

ADDENDUM NO. 2

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

New Outdoor Pavilion
Missouri Veterans Home
St. James, MO
PROJECT No.: U2610-01

Bid Opening Date has **CHANGED**: 1:30 PM, Tuesday, **August 11, 2026**

Revised Bid Form is attached. Bidders must use the Bid Form marked REVISED PER ADDENDUM 2 to bid this project.

Bidders are hereby informed that the Construction Plans and/or Specifications are modified as follows:

SPECIFICATION CHANGES:

1. Section 001116 – Invitation for Bid:
 - a. REVISE Paragraph 3.0-A as follows:
 - A. Until: 1:30 PM, Tuesday, August 11, 2026
2. Section 004113 – BID FORM
USE THE BID FORM INCLUDED WITH THIS ADDENDUM FOR SUBMITTING BID.

In Part 2.0 the attached Bid Form shows the correct MBE/WBE/SDVE Percentage of Participation Project Goals of MBE 0%, WBE 0%, and SDVE 3%.

3. Section 00116 – INVITATION FOR BID
 - a. REMOVE and REPLACE Section 4.0B as follows:
 - B. MBE/WBE/SDVE Goals: MBE 0%, WBE 0%, and SDVE 3%. **Note: Only MBE/WBE firms certified by the State of Missouri Office of Equal Opportunity as of the date of bid opening, or SDVE(s) meeting the requirements of Section 34.074, RSMo and 1 CSR 30-5.010, can be used to satisfy the MBE/WBE/SDVE participation goals for this project.**

DRAWING CHANGES:

1. SHEET S-201
 - a. REVISE COMBINED PLAN NOTE [BLACK DOT] to read “DENOTES FULL-PENETRATION, FULL-PERIMETER MOMENT WELD SIZED TO THE THINNEST MATERIAL TO BE JOINED. A COMBINATION OF BOLTING AND WELDING IS ACCEPTABLE FOR THE MOMENT CONNECTION; HOWEVER, A SHEAR TAB PROVIDED ON THE COLUMN WOULD MAINLY BE AN ERECTION AID AND NOT CONTRIBUTE TO THE MOMENT CAPACITY.”
 - b. Revise Detail 3 to add note, “ANCHOR BOLTS MAY BE DRILLED AND EPOXIED IN PLACE. SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED TO VERIFY DEPTH OF EMBEDMENT AND EQUIVALENT PULL-OUT RESISTANCE TO CAST-IN-

PLACE ANCHORS.”

2. SHEET A-300
 - a. REMOVE comment for DOOR NO. 102 in DOOR SCHEDULE.
 - b. REVISE leader notes for cast stone band on Wall Sections #1, 2, 3 and 6.
3. SHEET E-100
 - a. REMOVE AND REPLACE **Note 3** of **Electrical Plan Keynotes** as follows:
INSTALL JUNCTION BOX WITH COVER PLATE FOR FUTURE NURSE CALL PULL STATION. CONFIRM FINAL MOUNTING HEIGHT AND LOCATION WITH OWNER. ROUTE 3/4" CONDUIT TO ABOVE DROP CEILING IN RESTROOM.
 - b. REMOVE AND REPLACE **Note 7** of **Electrical Plan Keynotes** as follows:
INSTALL FLUSH MOUNT EXTERIOR JUNCTION BOX WITH COVER PLATE FOR FUTURE NURSE CALL ALARM LIGHT. ROUTE 3/4" CONDUIT TO ABOVE DROP CEILING IN RESTROOM.
 - c. REMOVE AND REPLACE **Note 9** of **Electrical Plan Keynotes** as follows:
EXTEND CONDUIT STUB OUT ON MECHANICAL ROOM SIDE FOR FUTURE WIRE PULL, IF NEEDED. INSTALLED OPPOSITE THE JUNCTION BOX FOR FUTURE NURSE CALL.

GENERAL COMMENTS:

1. Bidders needing additional site inspection should contact Neal Gately, Maintenance/Grounds Supervisor at (573) 899-6055 to schedule a time if access to the facility is required.
2. Please contact April Howser, Capital Improvements Contract Specialist, at (573) 690-9874 or april.howser@oa.mo.gov, for questions about bidding procedures, MBE\WBE\SDVE goals, and submittal requirements.
3. The deadline for technical questions was Monday, July 20, 2026, 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 Planholders list available online at:
<https://www.oafmdcplanroom.com/projects/3342/plan-holders/u2610-01-new-outdoor-pavilion-st-james-missouri-veterans-home>
7. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 1C, Columbia MO 65201, 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 alternate. 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 0%/0%/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.**
10. **The Contractor shall pay not less than the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed, as determined by the Missouri Department of Labor and Industrial Relations. Bidders are to adhere to Prevailing Wage Hourly Rate of Wages, and the**

Department of Labor and Industrial Relations can be contacted to determine the applicable wage rate for the work on this project.

ATTACHMENTS:

1. Section 004113 – Bid Form (5 Pages)
2. Sheet S-201
3. Sheet A-300
4. Sheet E-100

August 5, 2026

END ADDENDUM NO. 2

All bid documents shall be emailed to FMDCBids@oa.mo.gov

SECTION 004113 - BID FORM

1.0 BID

A. From: _____
(Bidder's Company Name)

☐ Sole Proprietorship/General Partnership ☐ LLC ☐ Limited Partnership ☐ Corporation ☐ Joint Venture

Address: _____

City, State, Zip _____

Phone: _____ Email: _____

Federal ID Number: _____ Missouri Business Charter Number: _____

Contact Name: _____ Contact email: _____

herein after called the "**Bidder**"

B. To: Director, Division of Facilities Management, Design and Construction
Room 730, Harry S Truman State Office Building
301 West High Street
Jefferson City, Missouri 65101

herein after called the "**Owner**"

C. For: New Outdoor Pavilion
Missouri Veterans Home
St James, Missouri

D. Project Number: U2610-01

hereinafter called the "**Work**"

E. Documents: The undersigned, having examined and being familiar with the local conditions affecting the work and with the complete set of contract documents, including the Drawings, the Invitation For Bid, Instructions To Bidders, Statement of Bidders Qualifications, General Conditions, Supplement to General Conditions, and the technical specifications, including: addenda number _____ through _____ hereby proposes to perform the Work for the following:

F. Bid Amount: _____
_____ Dollars (\$ _____)

G. Allowances: The Base Bid above must include a Weather Allowance of ten (10) "bad weather" days. See Section 012100 for details.

2.0 MBE/WBE/SDVE PERCENTAGE OF PARTICIPATION PROJECT GOALS

- A. This project's specific goals are: **MBE 0%, WBE 0%, and SDVE 3%**. NOTE: Only MBE/WBE firms certified by the State of Missouri Office of Equal Opportunity, and SDVE(s) meeting the requirements of Section 34.074, RSMo, and 1 CSR 30-5.010, as of the date of bid opening can be used to satisfy the MBE/WBE/SDVE participation goals for this project.

3.0 BID BOND

- A. Accompanying the bid is: ___ 5% Bid Bond or ___ Cashier's Check/Bank Draft for 5% of base bid that is payable without condition to the Division of Facilities Management, Design and Construction, State of Missouri, as per Article 5 of "Instructions To Bidders".

4.0 CONTRACT COMPLETION TIME AND LIQUIDATED DAMAGES

- A. The Bidder agrees to complete the work within **140 working days** from the date the Notice of Intent to Award is issued as modified by additional days added by the Owner's acceptance of alternates, if applicable. This includes ten (10) working days for document mailing and processing. The Bidder further agrees to pay to or allow the State as liquidated damages the sum of **\$700** for each working day thereafter that the entire work is not substantially complete.

5.0 ATTACHMENTS TO BID

004337	MBE/WBE/SDVE Compliance Form
004338	MBE/WBE/SDVE Joint Venture Form
004339	MBE/WBE/SDVE Waiver Form
004340	SDVE Business Form
004541	Affidavit of Work Authorization
004545	Anti-Discrimination Against Israel Act Certification form

6.0 BIDDER'S CERTIFICATIONS

By signing and submitting this bid form, the Bidder certifies as follows:

A. No Undisclosed Interests or Associations, Collusion, or Solicitation of Other Bidders

1. This bid is genuine and is not made in the interest of or on behalf of any undisclosed person, firm, or corporation, and is not submitted in conformity with any agreement or rules of any group, association or corporation.
2. The Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham proposal.
3. The Bidder has not solicited or induced any person, firm or corporation to refrain from submitting a bid.
4. The Bidder has not sought by collusion or otherwise to obtain any advantage over any other bidder or over the Owner.

B. Accuracy of Contract Documents

The Bidder has based this bid upon an official/complete set of contract documents, either obtained from the Owner or from a secondary source known to the Bidder to have provided a complete and accurate set of contract documents. If the Bidder received the contract documents from such a secondary source, any errors or omissions in the contract documents shall be interpreted and construed in favor of the Owner and against the Bidder. This bid is based upon the conditions within Article 1.2 of the General Conditions.

C. Non-Discrimination

The Bidder will not discriminate against any employee or applicant for employment because of race, creed, color or national origin in the performance of the Work.

D. Prevailing Wage

MISSOURI PREVAILING WAGE LAW (Sections 290.210 to 290.340, RSMo): The Contractor shall pay not less than the specified hourly rate of wages, as set out in the wage order attached to and made part of the specifications for work under this contract, to all workers performing work under the contract, in accordance with sections 290.210 to 290.340, RSMo. The Contractor shall forfeit a penalty to the Owner of one hundred dollars per day (or portion of a day) for each worker that is paid less than the specified rates for any work done under the contract by the Contractor or by any subcontractor, in accordance with section 290.250, RSMo.

DAVIS-BACON ACT: If this Project is financed in whole or in part from Federal funds (as indicated in the Instructions to Bidders or other bid or contract documents for this Project), then this contract shall be subject to all applicable federal labor statutes, rules and regulations, including provisions of the Davis-Bacon Act, 40 U.S.C. §3141 et seq., and the “Federal Labor Standards Provisions,” as further set forth in Section 007333 – Supplementary General Conditions for Federally Funded/Assisted Construction Projects, which is incorporated into the contract by reference. Where the Missouri Prevailing Wage Law and the Davis-Bacon Act require payment of different wages for work performed under this contract, the Contractor and all Subcontractors shall pay the greater of the wages required under either law, on a classification-by-classification basis.

E. Transient Employers

The Bidder will comply with the provisions of Sections 285.230-234, RSMo, regarding transient employers.

F. Federal Work Authorization Program

The Bidder has enrolled and is participating in, and will continue to participate in, a federal work authorization program in accordance with Sections 285.525 and 285.530, RSMo for the duration of any contract awarded because of this bid.

G. Illegal Immigration Reform and Immigrant Responsibility Act (IIRIRA)

1. If awarded contract for this project, the Bidder/Contractor shall only utilize personnel authorized to work in the United States in accordance with applicable federal, state and local laws. This includes, but is not limited to, the Illegal Immigration Reform and Immigrant Responsibility Act (IIRIRA) and INA Section 274A.
2. If found to be in violation of this requirement or any applicable laws, and if the State of Missouri has reasonable cause to believe that the Contractor has knowingly employed individuals who are not eligible to work in the United States, the state shall have the right to cancel the contract immediately without penalty or recourse and suspend or debar the contractor from doing business with the state.
3. The Contractor agrees to cooperate fully with any audit or investigation from federal, state or local law enforcement agencies.

H. Anti-Discrimination Against Israel Act

1. If the awarded Contractor meets the definition of a company as defined in section 34.600, RSMo, and has ten or more employees, the Contractor shall not engage in a boycott of goods or services from the State of Israel; from companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or from persons or entities doing business in the State of Israel as defined in section 34.600, RSMo.
2. If, at any time during the life of the contract, Contractor meets the definition of a company as defined in section 34.600, RSMo, and the company’s employees increases to ten or more OR the contractor’s business status changes to become a company as defined in section 34.600, RSMo, and the company has ten or more employees, then the Contractor shall submit to the Division of Facilities Management, Design and Construction a completed Box C of the exhibit titled “Anti-Discrimination Against Israel Act Certification, and shall comply with the requirements of Box C.

7.0 SIGNATURES

FOR SOLE PROPRIETORSHIPS/GENERAL PARTNERSHIPS ONLY

Sole Proprietor’s Name (printed)

Name each general partner: _____

Today's Date: _____

I, _____, being the sole proprietor/general partner of (name of business) _____
(and if the name of said business is other than my legal name, having filed a
Registration of Fictitious Name with the Missouri Secretary of State in order to allow me to use such name in
connection with my business, as provided by Section 417.200, RSMo, et seq.), do hereby submit this bid and agree to be
bound unto the State of Missouri as herein provided (if a general partnership, all partners must sign below).

Signature: _____

Signature: _____

Signature: _____

Signature: _____

FOR LIMITED LIABILITY COMPANIES ONLY

_____ today's date _____ State(s) of organization: _____
Manager's (or Managing Member's) Name (printed)

I, _____, being the Manager (or Managing Member) of (full legal name of limited
liability company from Articles of Organization) _____, and being duly
authorized to act as herein provided on behalf of said limited liability company, do hereby submit this bid on behalf of
said limited liability company and agree that said limited liability company shall be bound unto the State of Missouri as
herein provided.

Signature: _____

**FOR LIMITED PARTNERSHIPS/LIMITED LIABILITY PARTNERSHIPS/LIMITED LIABILITY LIMITED
PARTNERSHIPS ONLY**

_____ today's date: _____ State(s) of organization: _____
General/Managing Partner's Name (printed)

I, _____, being the General Partner/Managing Partner of (full legal name of limited
partnership/limited liability partnership/limited liability limited partnership from partnership agreement or Certificate of
Limited Partnership) _____, and being duly authorized to act as herein provided on
behalf of said limited partnership/limited liability partnership/limited liability limited partnership, do hereby submit this
bid on behalf of said limited partnership/limited liability partnership/limited liability limited partnership and agree that
said limited partnership/limited liability partnership/limited liability limited partnership shall be bound unto the State of
Missouri as herein provided.

Signature: _____

FOR CORPORATIONS ONLY

President's Name (printed)

Secretary's Name (printed)

Today's date

State(s) of incorporation: _____

I, _____, being the (officer or title) _____ of (full legal name of corporation, from Articles of Incorporation) _____, and being duly authorized by the Board of Directors of said corporation to act as herein provided on behalf of said corporation, do hereby submit this bid on behalf of said corporation and agree that said corporation shall be bound unto the State of Missouri as herein provided.

Signature: _____
President

Attested by: _____
Corporate Secretary

The President should sign as the bidder. If the signator is other than the corporate president, the bidder must provide satisfactory evidence that the signator has the legal authority to bind the corporation.

FOR ASSOCIATIONS/JOINT VENTURES

If multiple business entities/individuals are bidding collectively as an association or joint venture, each business entity/individual bidding as part of the association or joint venture shall sign this bid in the above sections relevant to the form that such business entity or individual does business, and the bidder shall duplicate the necessary number of signature pages so that all members of the association or joint venture shall sign this bid. If a name is adopted for use by the association or joint venture, the association or joint venture shall file a Registration of Fictitious Name with the Missouri Secretary of State in order to use such name in connection with the association or joint venture, as provided by Section 417.200, RSMo, *et seq.*

COMBINED PLAN NOTE

1. SLAB ON GRADE CONSTRUCTION = 4" NORMAL WEIGHT CONCRETE W/ #4 BARS 24" O.C. OVER 10 MIL VAPOR BARRIER OVER 4" MIN. COMPACTED GRANULAR FILL

2. T.O. SLAB IS 100' - 0" U.N.O. REFERENCE CIVIL DRAWINGS FOR ACTUAL ELEVATION

3. BEARING ELEVATIONS:

3. T.O. CONCRETE SLAB = 100' - 0"

3. 2ND FLOOR JOIST BRG = 110' - 0"

4. ROOF CONSTRUCTION: PRE-ENGINEERED WOOD GAMBREL TYPE ROOF TRUSSES @ 24" O.C..

5. FOR TYPICAL FOUNDATION AND FRAMING DETAILS REFER TO SHEETS S201

6. FOR GENERAL NOTES, SPECIAL INSPECTIONS AND DETAILS REFER TO SHEETS S200

7. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.

8. COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS. REQUIREMENTS OF THE TENANT AND LANDLORD/BUILDING OWNER, AND THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. COORDINATE THE INSTALLATION WITH OTHER TRADES AS REQUIRED TO ENSURE A NEAT AND ORDERLY INSTALLATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE STARTING WORK.

9. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.

10. ALL ROOF TOP UNIT DIMENSIONS SHALL BE COORDINATED BY THE G.C. THE CURB MANUFACTURER IS TO PROVIDE HVAC AND ROOF TOP EQUIPMENT UPLIFT RESTRAINT BRACKET FOR APPLICABLE WIND SPEED.

11. ALL ROOF PENETRATIONS, DIMENSIONED AND NON-DIMENSIONED, ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO PENETRATING ROOF.

12. SHEAR WALLS: ALL EXTERIOR WALLS TO BE SHEAR WALLS. INTERIOR SHEAR WALLS AS LOCATED ON PLANS. PROVIDE BLOCKING AT ALL PANEL JOINTS.

13. FOR NEW LINTELS REFER TO SCHEDULE ON SHEET S200

14. PROVIDE 7/16" O.S.B. CEILING AT BOTTOM CHORD OF TRUSS. PROVIDE BLOCKING AT JOINTS. FASTEN W/ 100 NAILS @ 6" O.C. ALONG JOINTS & 12" O.C. ELSEWHERE

● DENOTES FULL-PENETRATION, FULL-PERIMETER MOMENT WELD.SIZED TO THE THINNEST MATERIAL TO BE JOINED".

A COMBINATION OF BOLTING AND WELDING IS ACCEPTABLE FOR THE MOMENT CONNECTION HOWEVER A SHEAR TAB ON THE COLUMN WOULD BE AN ERECTION AID AND NOT CONTRIBUTE TO THE MOMENT CAPACITY.

SPREAD FOOTING SCHEDULE					
FOOTING	WIDTH	LENGTH	DEPTH	REINFORCING	
F1	6' - 0"	6' - 0"	24"	(6) #5 BARS EACH WAY, TOP & BOTTOM	

WALL FOOTING SCHEDULE			
FOOTING	WIDTH	DEPTH	REINFORCING
WF1	20"	24"	(2) #5 LONGITUDINAL BARS, TOP & BOTTOM & #4 TRANSVERSE TIES @ 16" O.C.

COLUMN SCHEDULE				
COLUMN	SIZE	BASEPLATE (WxLxT)	ANCHOR ROD	EMBEDMENT
C-1	5 x 5 x 1/4 T.S.	12" x 12" x 1/4" OR 12" x 5 1/2" x 1/4"	(4) 3/4" DIA.	12"
C-2	5 x 5 x 3/8 T.S.	12" x 12" x 3/8" OR 12" x 5 1/2" x 3/8"	(4) 3/4" DIA.	12"

HEADER / BEAM SCHEDULE		
BEAM	BEAM TYPE	COMMENTS
H-1	10 x 5 x 1/4" TUBE STEEL	FULL-PERIMETER, FULL-PENETRATION MOMENT WELD TO COLUMN
H-2	(3) 2x6	
H-3	(3) 2x8	

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

3100 S NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.860.0563 FAX: 417.860.0563
REG. NO. 1-200002594
Pinnacle Design Consultants
CIVIL & STRUCTURAL ENGINEERING
417.861.4800 PINNACLEDC.COM

OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION
MO VETERANS
COMMISSION

Design & Construct New Pavilion
for:
ST. JAMES VETERANS HOME

620 N. JEFFERSON STREET
ST. JAMES, MISSOURI

PROJECT # U2610-01
SITE # 6801
FACILITY # 8136801012

REVISION: ADDENDUM 2
DATE: 7-30-2026
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 05.01.2026

CAD DWG FILE: A-100
DRAWN BY: RTH
CHECKED BY: RTH
DESIGNED BY: RTH

SHEET TITLE:

DETAILS

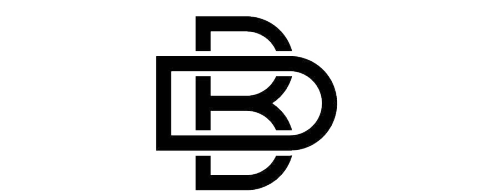
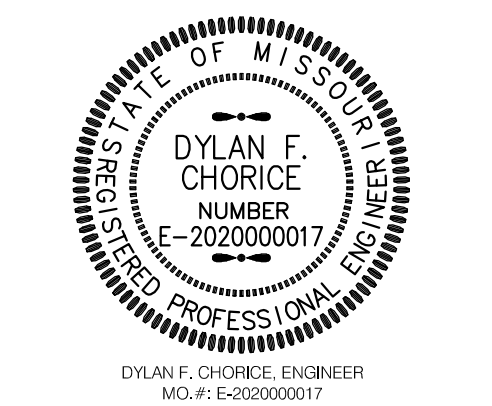
SHEET NUMBER:

S-201

05.01.2026

SPECIAL NOTICE: IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE DESIGN PROFESSIONAL, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL. THEREFORE, THE CLIENT AGREES TO RELEASE THE DESIGN PROFESSIONAL FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES. COPYRIGHT ©2025 BY BUXTON-KUBIK-DODD, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPY OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

STATE OF MISSOURI MIKE KEHOE, GOVERNOR	
STATE OF MISSOURI JONATHAN BLAKE DODD NUMBER A-2004006188 ARCHITECT JONATHAN B. DODD, ARCHITECT MO. # A-2004006188	
BUXTON KUBIK DODD DESIGN COLLECTIVE 3100 S. NATIONAL AVENUE, SUITE 300 SPRINGFIELD, MO 65807 PHONE: 417.890.5543 FAX: 417.890.5562 MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007384	
OFFICE OF ADMINISTRATION DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION MO VETERANS COMMISSION	
Design and Construct New Pav for: ST. JAMES VETERANS HO 620 N. JEFFERSON STREET ST. JAMES, MISSOURI	
PROJECT # U2610-01 SITE # 6801 FACILITY # 8136801012	
REVISION: ADD #2 DATE: 07-30-26 REVISION: DATE: REVISION: DATE: ISSUE DATE: 05.01.2026	
CAD DWG FILE: A-300 DRAWN BY: JB CHECKED BY: KS DESIGNED BY: JD	
SHEET TITLE: DETAILS AND SCHEDULES	
SHEET NUMBER: A-300	
12 OF 18 SHEETS 05.01.2026	



BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE SUITE 300
SPRINGFIELD, MO 65807
PHONE: 417.890.5543 FAX: 417.890.5583
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION
MO VETERANS
COMMISSION

Design & Construct New Pavilion
for:
ST. JAMES VETERANS HOME

620 N. JEFFERSON STREET
ST. JAMES, MISSOURI

PROJECT # U2610-01
SITE # 6801
FACILITY # 8136801012

REVISION: ADD #1
DATE: 07/22/2026
REVISION: ADD #2
DATE: 07/30/2026
REVISION:
DATE:
ISSUE DATE: 05.01.2026

CAD DWG FILE: E-100
DRAWN BY: DEC
CHECKED BY: DEC
DESIGNED BY: DEC

SHEET TITLE:

POWER PLAN

SHEET NUMBER:

E-100

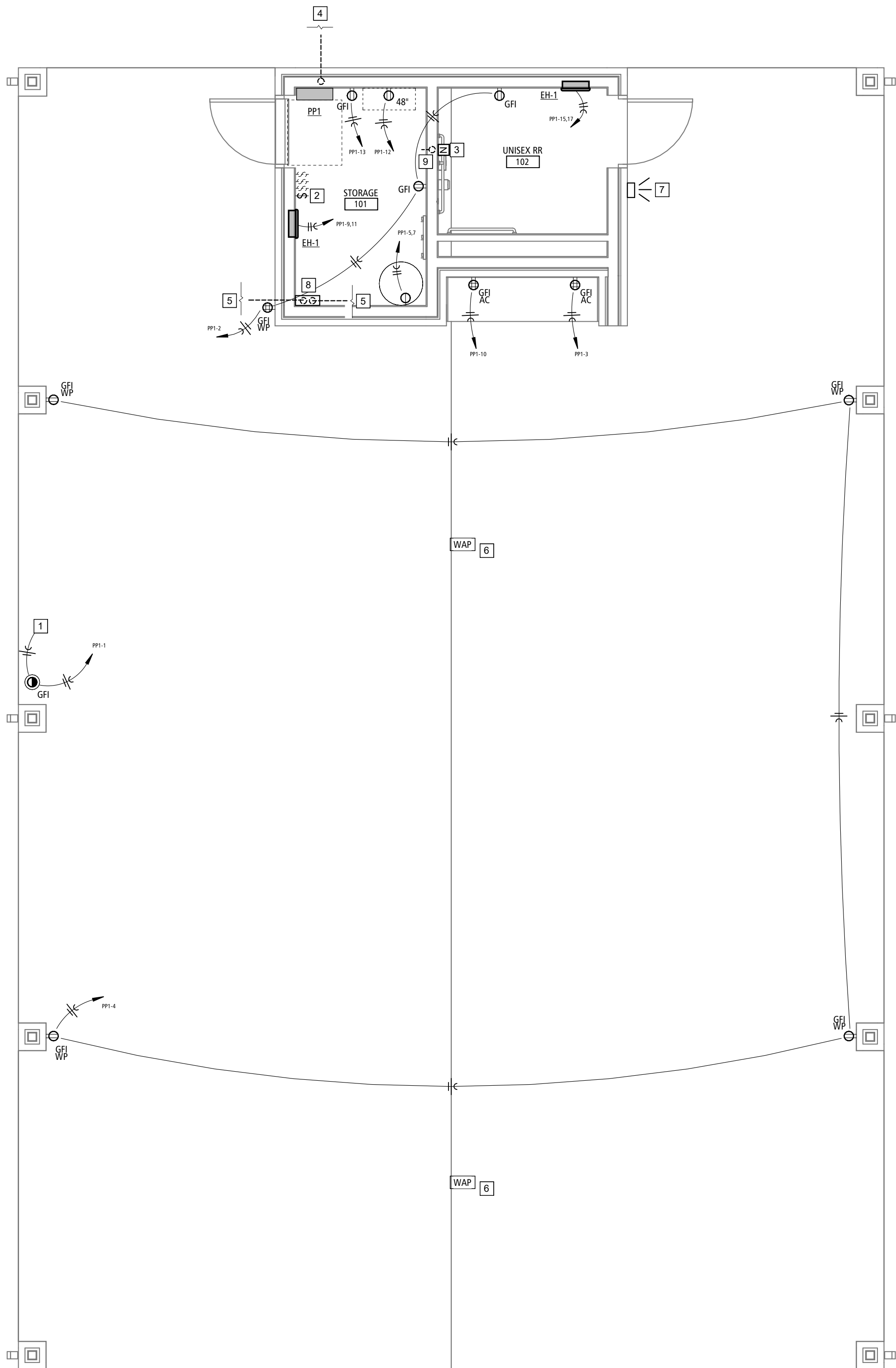
17 OF 18 SHEETS
05.01.2026

ELECTRICAL GENERAL NOTES:

- THE GENERAL NOTES ON THIS SHEET SPACE SHALL APPLY TO ALL OTHER SHEET SPACES.
- ALL INSTALLATIONS SHALL CONFORM TO THE 2011 NATIONAL ELECTRIC CODE AND THE CURRENT ADOPTIVE ORDINANCES IN EFFECT FOR MT. VERNON MO.
- PLANS ARE DIAGRAMMATIC IN NATURE AND NOT TO BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH DETAILS, ELEVATIONS, AND EXACT MOUNTING LOCATIONS OF AIR TERMINALS.
- ANY ADDITIONAL IMPACT COST, DESIGN MODIFICATIONS, ADDITIONAL ARCHITECTURAL AND/OR ENGINEERING SERVICES, MATERIALS, LABOR CHANGES, SCHEDULE CHANGES AND/OR OTHER UNANTICIPATED CONSEQUENCES RESULTING FROM SUBSTITUTIONS IN LIEU OF THE SPECIFIED ITEMS ON THE PLANS AND SPECIFICATIONS SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR, AND/OR SUPPLIER. NO ADDITIONAL COST SHALL BE INCURRED TO THE ARCHITECT, ENGINEER OR OWNER FOR THESE CHANGES.
- CLOSELY COORDINATE ALL WORK WITH ALL OTHER TRADES.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AS NECESSARY TO RESTORE FIRE-RESISTANCE RATING OF ASSEMBLY. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR RATED ASSEMBLIES, FIRE STOPPING MATERIALS, AND REQUIREMENTS.
- ALL EXIT AND EMERGENCY LIGHT FIXTURES SHALL BE MOUNTED AT 9'-0" MAX ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- FIXTURE WITH THE "NL" (NIGHT LIGHT) SYMBOL SHALL NOT BE CONNECTED TO THE SWITCH LEG AND SHALL ALWAYS REMAIN ON.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS TO ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT. PROVIDE ALL CORD AND PLUG SETS AS NEEDED. COORDINATE ALL WORK AND ROUGH-INS WITH EQUIPMENT INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, WIRE, AND BOXES NECESSARY FOR HVAC CONTROLS. ALL CONTROL CONNECTIONS BY HVAC CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL COORDINATE ALL DEVICE LOCATIONS WITH FURNITURE.
- COORDINATE ALL DEVICE HEIGHTS WITH ARCHITECTURAL ELEVATIONS, EQUIPMENT, CASEWORK INSTALLATION, AND FURNITURE INSTALLATION.
- TV ANNOTATION TO REPRESENT TELEVISION AUDIO/VISUAL BOX RECESSED IN WALL AND CONCEALED BEHIND TELEVISION IN AN ACCESSIBLE LOCATION. COORDINATE EXACT LOCATION AND HEIGHT WITH INTERIOR ELEVATIONS AND TELEVISION MOUNTING REQUIREMENTS. INSTALL NEARBY RECEPTACLE AND ROUGH-IN SINGLE GANG BOX WITH 1" CONDUIT. LOW VOLTAGE WIRING AND DEVICES BY OWNER-SELECTED VENDOR.
- UNLESS OTHERWISE INDICATED BY UTILITY COMPANY, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PRIMARY TRENCHING, CONDUIT INSTALL, AND BACKFILLING. COORDINATE RESPONSIBILITY OF FEEDER PURCHASING AND INSTALL.
- ALL RECEPTACLES INSTALLED IN PUBLIC SPACES TO BE TAMPER RESISTANT.

ELECTRICAL PLAN KEYNOTES

- ROUTE TO SWITCH.
- SWITCH FOR 20A RECEPTACLE IN SOFFIT FOR LIGHTS OR MISC POWER. PROVIDE TAG ON SWITCH TO INDICATE "SWITCH FOR RECEPTACLE IN SOFFIT". COORDINATE LOCATION WITH OTHER LIGHT SWITCHES IN STORAGE ROOM.
- INSTALL JUNCTION BOX WITH COVER PLATE FOR FUTURE NURSE CALL PULL STATION. CONFIRM FINAL MOUNTING HEIGHT AND LOCATION WITH OWNER. ROUTE 3/4" CONDUIT TO ABOVE DROP CEILING IN RESTROOM.
- 2" CONDUIT TO EXISTING POWER. REFER TO SITE PLAN.
- STUB UP (1) 3" CONDUIT TO ROUTE INTO GENERATOR BUILDING AND TERMINATE AT NEAREST ACCESSIBLE POINT ABOVE CEILING FOR LOW VOLTAGE DATA AND COMMUNICATION WIRING. STUB (1) 3" CONDUIT TO THE NORTH BUILDINGS AND TERMINATE AT NEAREST ACCESSIBLE POINT ABOVE CEILING FOR LOW VOLTAGE DATA AND COMMUNICATION WIRING. REFER TO SITE PLAN.
- COORDINATE WIRELESS ACCESS POINT LOCATIONS WITH OWNER. ELECTRICIAN RESPONSIBLE FOR CONDUIT TO EACH LOCATION.
- INSTALL FLUSH MOUNT EXTERIOR JUNCTION BOX WITH COVER PLATE FOR FUTURE NURSE CALL ALARM LIGHT. ROUTE 3/4" CONDUIT TO ABOVE DROP CEILING IN RESTROOM.
- PROVIDE A 14" x 14" JUNCTION BOX FOR THE 3" LV CONDUIT TO TIE INTO.
- EXTEND CONDUIT STUB OUT ON MECHANICAL ROOM SIDE FOR FUTURE WIRE PULL. IF NEEDED, INSTALLED OPPOSITE THE JUNCTION BOX FOR FUTURE NURSE CALL.



POWER PLAN

1

E-100

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

SITE POWER PLAN

2

E-100

SCALE: 3/64" = 1'-0"

PANELBOARD SCHEDULE

PANEL DESIGNATION:

PP1

FED BY:

MOUNTING: SURFACE

ENCLOSURE RATING: NEMA 1

MANUFACTURER / TYPE: SQUARE D / NQ

VOLTAGE, PHASE, WIRE: 208/120 - 1PH:3W

RATING (AMPS) / MAIN TYPE: 60 A / MCB

MCB RATING (AMPS): 60 A

AIC RATING (AMPS): 10 kA

CONDITION: New Construction

LOCATION:

POLE	LOAD DESCRIPTION	W	G	BREAKER RATING	BREAKER TYPE	A		B		BREAKER TYPE	BREAKER RATING	G	W	LOAD DESCRIPTION	POLE
1	SWITCHED RECEPTACLE - SOFFIT	#12	#12	20 A		180	1080				20 A	#12	#12	RECEPTACLE - GENERAL	2
3	RECEPTACLE - KITCHEN	#12	#12	20 A				500	720		20 A	#12	#12	RECEPTACLES - GENERAL	4
5	WATER HEATER	#10	#10	30 A		1000	180			AFI	15 A	#12	#12	CEILING FANS	6
7								1000	423	AFI	15 A	#12	#12	LIGHTING	8
9	EH-1	#12	#12	20 A		2000	500				20 A	#12	#12	RECEPTACLE - KITCHEN	10
11								0	360		20 A	#12	#12	RECEPTACLE - IT	12
13	CONVENIENCE RECEPTACLE	#12	#12	20 A		360									14
15	EH-1	#12	#12	20 A				2000							16
17						0								18	
19															20
21															22
23															24
CONNECTED PHASE LOAD						3859 VA		3608 VA							
*PHASE DIVERSIFIED LOAD						3859 VA		3608 VA							
*PHASE DIVERSIFIED AMPS						37 A		35 A		37 A CALCULATED PANEL AMPS					

NOTES:

*DIVERSIFIED LOADS CALCULATED PER THE NATIONAL ELECTRIC CODE.

PANEL TOTALS

TOTAL CONNECTED LOAD: 7465 VA

TOTAL DIVERSIFIED LOAD: 7465 VA

CONTROLLING LOAD: N/A