AGENDA

Independence City Commission

January 27, 2022

Civic Center Memorial Hall 5:30 PM

To participate by conference call:
1 785-289-4727 Conference ID: 592 706 042#

I. REGULAR SESSION

A. Call To Order

B. Pledge Of Allegiance To The United States Of America

C. Adoption Of Agenda

II. APPOINTMENTS

A. Planning Commission – One Unexpired Term Ending January 1, 2024 – Applications Due By Noon On February 4, 2022

Apply at this link: CITY BOARD APPLICATION

B. Landbank – One Unexpired Term Ending June 1, 2022 – Applications Due By Noon On February 4, 2022

Apply at this link: CITY BOARD APPLICATION

III. CONSENT AGENDA

(Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Consent Agenda are adopted by a single motion unless removed from the Consent Agenda.)

A. Appropriations

1. A-1905
2. P-1880
3. P-1880-A

Documents:

ORDINANCE NO A 1905.PDF
ORDINANCE NO P 1880.PDF
ORDINANCE NO P 1880-A.PDF

B. Consider Authorizing Certain Turning Restrictions In The 300 Block Of West Main.

Documents:

RCA TURNING CONTROLS SCOOTERS.PDF

C. Consider Formal Approval Of A Change Order For Airport Run-Up Pad Work.

Documents:

RCA 2022 AIRPORT RUNUP PAD CHANGE ORDER.PDF

D. Consider Authorizing Award Of The Concrete Patching Bid.

Documents:

RCA 2022 CONCRETE PATCHING AWARD.PDF

E. Consider Authorizing The Purchase And Financing Of A New Sanitation Truck.

Documents:

RCA 2022 NEW SANITATION TRUCK.PDF

F. Consider Adopting A Resolution Approving The Redemption And Payment Of The City's Taxable Industrial Revenue Bonds, Series 2016A (Montgomery County Assisted Living Project) And Authorizing The City To Consent To The Assignment Of Certain Documents In Connection With Its Taxable Industrial Revenue Bonds, Series 2016B (Montgomery County Assisted Living Project).

Documents:

RCA PAYMENT OF BONDS-MG COUNTY ASSISTED LIVING

PROJECT.PDF

G. Consider Authorizing The Mayor To Sign A Support Letter For EDA Tourism Funds For The Freedom's Frontier As Requested By The Independence Historical Museum.

Documents:

RCA SUPPORT LETTER.PDF

H. Consider Authorizing The Mayor To Sign Documentation Requesting An Extension For The CDBG Sanitary Sewer Project.

Documents:

RCA CDBG SEWER PROJECT EXTENSION.PDF

I. Consider Adopting An Ordinance Establishing Residency Requirements For Employees Of The City Of Independence.

Documents:

RCA RESIDENCY.PDF

J. Consider Adopting An Ordinance Approving The Appropriations For 2022 Authorized Expenditures.

Documents:

RCA APPROVAL OF AUTHORIZED 2022 APPROPRIATIONS.PDF

IV. PUBLIC HEARINGS

A. Public Hearing To Consider Condemnation Of 2009 ½ North Penn Avenue As Dangerous And Unsafe.

Documents:

RCA TO ADJOURN 2009 12 N PENN 01272022.PDF

V. ITEMS FOR COMMISSION ACTION

A. Consider Authorizing Award Of The Enterprise Drive Improvements Project.

Documents:

RCA 2022 ENTERPRISE DRIVE PROJECT.PDF

B. Consider Authorizing The Mayor To Sign An Agreement With PEC For Riverside Park & Ralph Mitchell Zoo Electrical Study.

Documents:

RCA -RIVERSIDE PARK ELECTRICAL - 01272022.PDF

C. Consider Authorizing Award Of The Preliminary Design For The New Public Works Facility.

Documents:

RCA 2022 PUBLIC WORKS DESIGN AWARD.PDF

D. Consider Approving The 100% Construction Documents And Setting The Date Of February 18, 2022 To Receive Bids For The Rehabilitation Of 1916 City Hall.

Documents:

RCA -CITY HALL BID - 01272022.PDF

VI. REPORTS

A. Land Bank 2021 Report

Documents:

2021 YE REPORT ILB.PDF

B. Housing Needs Analysis

Documents:

HOUSING NEEDS ANALYSIS 2021.PDF

C. City Board Minutes

1. November 1, 2022 Electrical Board

Documents:

VII. CITY MANAGER'S COMMENTS

VIII. COMMISSIONERS' COMMENTS

IX. PUBLIC CONCERNS

X. EXECUTIVE SESSION

A. Data Relating To Financial Affairs Or Trade Secrets Of Second Parties.

XI. ADJOURNMENT

ORDINANCE NO. A – 1905

An ordinance making appropriation for the payment of certain claims. Be it ordained by the City Commission of the City of Independence.

Section 1. That in order to pay the claims herein stated which have been properly audited and approved. There is hereby appropriated out of the respective funds in the City Treasury the sum for each claim.

Section 2. That this ordinance shall take effect and be in full force from and after its passage.

Approved this 27th day of January 2022.

_____ Mayor

Attest_____ City Clerk

Ordinance #A – 1905
$ 844,519.26

PACKET: 25768 Regular Payments-01/28/2022
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-002515 ASSOCIATED BAG COMPANY									
I	G313521	EVIDENCE BAGS	AP	1/28/2022	R	2/05/2022	309.79	309.79CR	
		G/L ACCOUNT		CK: 075776			309.79		
		01 521-7690 OTHER OPERATIONAL SUPPLIES					309.79	EVIDENCE BAGS	
		REG. CHECK					1 309.79	309.79CR	0.00
							309.79	0.00	
01-003190 BEACHNER GRAIN INC.									
I	00120149	SALT WATER SOFT PELLETS	AP	1/28/2022	R	2/10/2022	66.00	66.00CR	
		G/L ACCOUNT		CK: 075777			66.00		
		01 548-6493 BOILER/CENTRAL AIR					66.00	SALT WATER SOFT PELLETS	
		REG. CHECK					1 66.00	66.00CR	0.00
							66.00	0.00	
01-004611 CITY ATTORNEYS ASSOCIATION									
I	3851	2022 MEMBERSHIP DUES	AP	1/28/2022	R	2/17/2022	35.00	35.00CR	
		G/L ACCOUNT		CK: 075778			35.00		
		01 509-6430 LEGAL					35.00	2022 MEMBERSHIP DUES	
		REG. CHECK					1 35.00	35.00CR	0.00
							35.00	0.00	
01-008200 HARRY BASS ATTORNEY									
I	01142022	ATTORNEY FEES	AP	1/28/2022	R	2/13/2022	600.00	600.00CR	
		G/L ACCOUNT		CK: 075779			600.00		
		01 502-6430 LEGAL					200.00	21-267 STEVEN TAIR MURCH	
		01 502-6430 LEGAL					200.00	21-269 DARIN LEE TURNER	
		01 502-6430 LEGAL					200.00	21-096 BILLY WAYNE ROSS	
		REG. CHECK					1 600.00	600.00CR	0.00
							600.00	0.00	
01-013055 KANSAS ASSOCIATION OF									
I	460	2022 FULL KACM MEMBERSHIP D	AP	1/28/2022	R	2/04/2022	200.00	200.00CR	
		G/L ACCOUNT		CK: 075780			200.00		
		01 501-6300 MEMBERSHIP DUES					200.00	2022 FULL KACM MEMBERSHIP DUES	

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		REG. CHECK				1	200.00	200.00CR	0.00
							200.00	0.00	
01-014400 LINNS AIR COOLED ENGINES LL									
	I 391807	CHAINS	AP	1/28/2022	R	2/05/2022	136.00	136.00CR	
		G/L ACCOUNT		CK: 075781			136.00		
		01 541-7310 EQUIPMENT PARTS				136.00	CHAINS		
	I 391811	RECOIL/CHAINS/DEPTH LIMITER	AP	1/28/2022	R	2/10/2022	486.23	486.23CR	
		G/L ACCOUNT		CK: 075781			486.23		
		01 526-6720 OTHER EQUIPMENT MAINTENANCE				486.23	RECOIL/CHAINS/DEPTH LIMITER		
		REG. CHECK				1	622.23	622.23CR	0.00
							622.23	0.00	
01-016022 MONTGOMERY COUNTY									
	I 21-016	24" X 26' PIPE	AP	1/28/2022	R	1/20/2022	1,006.98	1,006.98CR	
		G/L ACCOUNT		CK: 075782			1,006.98		
		33 562-7750 MAINS & OTHER LINES				1,006.98	24" X 26' PIPE		
		REG. CHECK				1	1,006.98	1,006.98CR	0.00
							1,006.98	0.00	
01-016030 MONTGOMERY COUNTY									
	I 01032022	INMATE HOUSING	AP	1/28/2022	R	2/02/2022	1,575.00	1,575.00CR	
		G/L ACCOUNT		CK: 075783			1,575.00		
		01 521-6970 PRISONER CARE				1,575.00	INMATE HOUSING		
		REG. CHECK				1	1,575.00	1,575.00CR	0.00
							1,575.00	0.00	
01-016230 MUNICIPAL CODE CORPORATIO									
	I 176685	CODE ORDINANCE BINDERS	AP	1/28/2022	R	2/04/2022	200.00	200.00CR	
		G/L ACCOUNT		CK: 075784			200.00		
		01 511-7050 BOOKS & FILMS				200.00	CODE ORDINANCE BINDERS		
		REG. CHECK				1	200.00	200.00CR	0.00
							200.00	0.00	

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01-018120 O'REILLY AUTO PARTS									
C	0154-442538	HOSE RETURN	AP	1/28/2022	R	12/17/2021	278.64CR	278.64	
		G/L ACCOUNT		CK: 075785			278.64CR		
		01 541-7950 TRAIN					278.64CR	HOSE RETURN	
C	0154-445710	MASTER CYLINDER CAP RETURN	AP	1/28/2022	R	1/07/2022	7.84CR	7.84	
		G/L ACCOUNT		CK: 075785			7.84CR		
		33 562-6710 VEHICLE MAINTENANCE					7.84CR	MASTER CYLINDER CAP RETURN	
I	0154-442378	DEFROST FAN/CONT-TESTER	AP	1/28/2022	R	1/15/2022	30.48	30.48CR	
		G/L ACCOUNT		CK: 075785			30.48		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					30.48	DEFROST FAN/CONT-TESTER	
I	0154-442537	AIR HOSE	AP	1/28/2022	R	1/16/2022	19.00	19.00CR	
		G/L ACCOUNT		CK: 075785			19.00		
		01 541-7950 TRAIN					19.00	AIR HOSE	
I	0154-442572	AIR HOSE	AP	1/28/2022	R	1/16/2022	25.00	25.00CR	
		G/L ACCOUNT		CK: 075785			25.00		
		01 541-7950 TRAIN					25.00	AIR HOSE	
I	0154-443316	WIRES/BUTT CONNECTOR	AP	1/28/2022	R	1/21/2022	31.97	31.97CR	
		G/L ACCOUNT		CK: 075785			31.97		
		01 526-6710 VEHICLE MAINTENANCE					31.97	WIRES/BUTT CONNECTOR	
I	0154-443375	FUEL ADDITIVE	AP	1/28/2022	R	1/22/2022	5.99	5.99CR	
		G/L ACCOUNT		CK: 075785			5.99		
		01 533-6710 VEHICLE MAINTENANCE					5.99	FUEL ADDITIVE	
I	0154-443407	O-RING	AP	1/28/2022	R	1/22/2022	0.95	0.95CR	
		G/L ACCOUNT		CK: 075785			0.95		
		01 526-6710 VEHICLE MAINTENANCE					0.95	O-RING	
I	0154-443469	ELECTRIC TAPE	AP	1/28/2022	R	1/22/2022	4.58	4.58CR	
		G/L ACCOUNT		CK: 075785			4.58		
		01 526-6710 VEHICLE MAINTENANCE					4.58	ELECTRIC TAPE	
I	0154-443488	RETAINER	AP	1/28/2022	R	1/22/2022	3.99	3.99CR	
		G/L ACCOUNT		CK: 075785			3.99		
		01 526-6710 VEHICLE MAINTENANCE					3.99	RETAINER	
I	0154-444448	HOSE CONNECTOR UNIT 502	AP	1/28/2022	R	1/29/2022	3.41	3.41CR	
		G/L ACCOUNT		CK: 075785			3.41		
		01 533-7310 EQUIPMENT PARTS					3.41	HOSE CONNECTOR UNIT 502	
I	0154-444471	ABSORBENT	AP	1/28/2022	R	1/29/2022	64.90	64.90CR	
		G/L ACCOUNT		CK: 075785			64.90		
		01 526-7100 CLEANING SUPPLIES					64.90	ABSORBENT	

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I 0154-444612		MULTIMETER	AP	1/28/2022	R	1/29/2022	22.99	22.99CR	
		G/L ACCOUNT		CK: 075785			22.99		
		01 526-6710 VEHICLE MAINTENANCE					22.99	MULTIMETER	
I 0154-445036		BLOCK HEATER FOR BACKHOE	AP	1/28/2022	R	2/02/2022	38.19	38.19CR	
		G/L ACCOUNT		CK: 075785			38.19		
		33 562-6710 VEHICLE MAINTENANCE					38.19	BLOCK HEATER FOR BACKHOE	
I 0154-445413		ANTIFREEZE/TRANSMISSION FLU	AP	1/28/2022	R	2/04/2022	204.80	204.80CR	
		G/L ACCOUNT		CK: 075785			204.80		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					204.80	ANTIFREEZE/TRANSMISSION FLUID	
I 0154-445567		WHEEL CYLINDER FOR UNIT 422	AP	1/28/2022	R	2/05/2022	57.86	57.86CR	
		G/L ACCOUNT		CK: 075785			57.86		
		33 562-6710 VEHICLE MAINTENANCE					57.86	WHEEL CYLINDER FOR UNIT 422	
I 0154-445708		MASTER CYLINDER CAP	AP	1/28/2022	R	2/06/2022	15.68	15.68CR	
		G/L ACCOUNT		CK: 075785			15.68		
		33 562-6710 VEHICLE MAINTENANCE					15.68	MASTER CYLINDER CAP	
I 0154-446141		motor oil	AP	1/28/2022	R	2/09/2022	32.94	32.94CR	
		G/L ACCOUNT		CK: 075785			32.94		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					32.94	motor oil	
I 0154-446494		HYDRAULIC FLUID FOR UNIT 50	AP	1/28/2022	R	2/11/2022	84.99	84.99CR	
		G/L ACCOUNT		CK: 075785			84.99		
		01 533-6720 OTHER EQUIPMENT MAINTENANCE					84.99	HYDRAULIC FLUID FOR UNIT 505	
I 0154-446542		WIPER BLADES FOR METER READ	AP	1/28/2022	R	2/11/2022	7.99	7.99CR	
		G/L ACCOUNT		CK: 075785			7.99		
		33 562-6710 VEHICLE MAINTENANCE					7.99	WIPER BLADES FOR METER READER	
I 0154-446923		WIRE BRUSH	AP	1/28/2022	R	2/13/2022	11.98	11.98CR	
		G/L ACCOUNT		CK: 075785			11.98		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					11.98	WIRE BRUSH	
I 0154-447455		OIL FILTER	AP	1/28/2022	R	2/17/2022	17.14	17.14CR	
		G/L ACCOUNT		CK: 075785			17.14		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					17.14	OIL FILTER	
		REG. CHECK					1 398.35	398.35CR	0.00
							398.35	0.00	

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01-020010 QUALITY MOTORS OF INDEPEN									
	I 172449	TIRES/MOUNT AND BALANCE	AP	1/28/2022	R	2/09/2022	2,215.12	2,215.12CR	
		G/L ACCOUNT		CK: 075787			2,215.12		
		37 501-7220 TIRES				2,215.12	TIRES/MOUNT AND BALANCE		
				REG. CHECK		1	2,215.12	2,215.12CR	0.00
							2,215.12	0.00	
01-022400 SHERWIN WILLIAMS									
	I 1199-5	404 S 10TH ST	AP	1/28/2022	R	1/02/2022	49.35	49.35CR	
		G/L ACCOUNT		CK: 075788			49.35		
		53 501-7180 OTHER BUILDING SUPPLIES				49.35	404 S 10TH ST		
	I 1242-3	LOVE INDY FINISH	AP	1/28/2022	R	1/05/2022	49.35	49.35CR	
		G/L ACCOUNT		CK: 075788			49.35		
		53 501-7180 OTHER BUILDING SUPPLIES				49.35	LOVE INDY FINISH		
	I 2059-0	PAINT	AP	1/28/2022	R	2/18/2022	62.31	62.31CR	
		G/L ACCOUNT		CK: 075788			62.31		
		01 542-7190 OTHER GROUND SUPPLIES				62.31	PAINT		
				REG. CHECK		1	161.01	161.01CR	0.00
							161.01	0.00	
01-022560 SEKRPC									
	I 2022 DUES	2022 SEKRPC MEMBERSHIP DUES	AP	1/28/2022	R	1/20/2022	50.00	50.00CR	
		G/L ACCOUNT		CK: 075789			50.00		
		01 509-6300 MEMBERSHIP DUES				50.00	2022 SEKRPC MEMBERSHIP DUES		
				REG. CHECK		1	50.00	50.00CR	0.00
							50.00	0.00	
01-022876 STRUKEL ELECTRIC CORPORAT									
	I 33723	NEW REGULATOR INSTALL	AP	1/28/2022	R	2/03/2022	21,021.17	21,021.17CR	
		G/L ACCOUNT		CK: 075790			21,021.17		
		31 501-6590 OTHER BUILDING & GROUND MAINT				21,021.17	NEW REGULATOR INSTALL		
				REG. CHECK		1	21,021.17	21,021.17CR	0.00
							21,021.17	0.00	

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01-022900 SUNDOWNER TROPHIES									
I	KP30L21	PLAQUE	AP	1/28/2022	R	2/08/2022	93.80	93.80CR	
		G/L ACCOUNT		CK: 075791			93.80		
		01 509-5710 OTHER EMPLOYEE BENEFITS				93.80	PLAQUE		
				REG. CHECK		1	93.80	93.80CR	0.00
							93.80	0.00	
01-030108 INDEPENDENCE HOUSING									
I	012022-BANNING	922 E COFFEYVILLE #B	AP	1/28/2022	R	1/01/2022	346.00	346.00CR	
		G/L ACCOUNT		CK: 075792			346.00		
		58 501-8704 TBRA #M19-SG200140				346.00	922 E COFFEYVILLE #B		
I	012022-COLLINS	920 E CEDAR #3BR - J COLLIN	AP	1/28/2022	R	1/01/2022	61.00	61.00CR	
		G/L ACCOUNT		CK: 075792			61.00		
		58 501-8704 TBRA #M19-SG200140				61.00	920 E CEDAR #3BR - J COLLINS		
I	012022-GOFOURTH	GOFOURTH,MARIANNE 313 CEMEN	AP	1/28/2022	R	1/01/2022	231.00	231.00CR	
		G/L ACCOUNT		CK: 075792			231.00		
		58 501-8704 TBRA #M19-SG200140				231.00	GOFOURTH,MARIANNE 313 CEMENT		
I	012022-GOODMAN	1009 E CEDAR (A) - D GOODMA	AP	1/28/2022	R	1/01/2022	236.00	236.00CR	
		G/L ACCOUNT		CK: 075792			236.00		
		58 501-8704 TBRA #M19-SG200140				236.00	1009 E CEDAR (A) - D GOODMAN		
I	012022-HARRIS	1005 E CEDAR	AP	1/28/2022	R	1/01/2022	133.00	133.00CR	
		G/L ACCOUNT		CK: 075792			133.00		
		58 501-8704 TBRA #M19-SG200140				133.00	1005 E CEDAR		
I	012022-JOHNSON	1008 E COFFEYVILLE - L JOHN	AP	1/28/2022	R	1/01/2022	62.00	62.00CR	
		G/L ACCOUNT		CK: 075792			62.00		
		58 501-8704 TBRA #M19-SG200140				62.00	1008 E COFFEYVILLE - L JOHNSON		
I	012022-LANDWEHR	912 E COFFEYVILLE #1	AP	1/28/2022	R	1/01/2022	124.00	124.00CR	
		G/L ACCOUNT		CK: 075792			124.00		
		58 501-8704 TBRA #M19-SG200140				124.00	912 E COFFEYVILLE #1		
I	012022-PARKS	718 N 13TH ST	AP	1/28/2022	R	1/01/2022	389.00	389.00CR	
		G/L ACCOUNT		CK: 075792			389.00		
		58 501-8705 TBRA #M-20-SG-20-0140				389.00	718 N 13TH ST		
I	012022-PAULSON	915 E EDISON #3	AP	1/28/2022	R	1/01/2022	151.00	151.00CR	
		G/L ACCOUNT		CK: 075792			151.00		
		58 501-8705 TBRA #M-20-SG-20-0140				151.00	915 E EDISON #3		

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I 012022-PING		912 E COFFEYVILLE #2	AP	1/28/2022	R	1/01/2022	166.00	166.00CR	
	G/L ACCOUNT			CK: 075792			166.00		
	58 501-8704	TBRA #M19-SG200140				166.00	912 E COFFEYVILLE #2		
I 012022-RICHARDSO		722 N 13TH	AP	1/28/2022	R	1/01/2022	181.00	181.00CR	
	G/L ACCOUNT			CK: 075792			181.00		
	58 501-8704	TBRA #M19-SG200140				181.00	722 N 13TH		
I 012022-RODRIQUEZ		916 E CEDAR #1 - C RODRIQUE	AP	1/28/2022	R	1/01/2022	96.00	96.00CR	
	G/L ACCOUNT			CK: 075792			96.00		
	58 501-8704	TBRA #M19-SG200140				96.00	916 E CEDAR #1 - C RODRIQUEZ		
I 012022-STANBURY		706 N 13TH	AP	1/28/2022	R	1/01/2022	51.00	51.00CR	
	G/L ACCOUNT			CK: 075792			51.00		
	58 501-8704	TBRA #M19-SG200140				51.00	706 N 13TH		
I 012022-STEPHENS		1002 E COFFEYVILLE	AP	1/28/2022	R	1/01/2022	88.00	88.00CR	
	G/L ACCOUNT			CK: 075792			88.00		
	58 501-8704	TBRA #M19-SG200140				88.00	1002 E COFFEYVILLE		
I 012022-WOODS		720 N 13TH ST	AP	1/28/2022	R	1/01/2022	247.00	247.00CR	
	G/L ACCOUNT			CK: 075792			247.00		
	58 501-8705	TBRA #M-20-SG-20-0140				247.00	720 N 13TH ST		
				REG. CHECK		1	2,562.00	2,562.00CR	0.00
							2,562.00	0.00	
01-032159 CJ'S THREADS									
I 20908		5.11 TACTICAL PANTS/CAPS-DU	AP	1/28/2022	R	12/04/2021	124.50	124.50CR	
	G/L ACCOUNT			CK: 075794			124.50		
	01 526-7900	UNIFORMS				124.50	JC DUNCAN UNIFORMS		
				REG. CHECK		1	124.50	124.50CR	0.00
							124.50	0.00	
01-032215 CARTER WATERS LLC									
I 15223046-00		ROCK	AP	1/28/2022	R	1/12/2022	2,591.00	2,591.00CR	
	G/L ACCOUNT			CK: 075795			2,591.00		
	01 533-7510	ASPHALT PATCHING				2,591.00	ROCK		
				REG. CHECK		1	2,591.00	2,591.00CR	0.00
							2,591.00	0.00	

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01-032299 BARTA ANIMAL HOSPITAL									
	I 234458	ANIMAL CONTROL	AP	1/28/2022	R	12/09/2021	30.10	30.10CR	
		G/L ACCOUNT		CK: 075796			30.10		
		01 522-6470 MEDICAL & VETERINARIAN SUPPLY					30.10	ANIMAL CONTROL	
	I 234487	ANIMAL CONTROL	AP	1/28/2022	R	12/10/2021	165.75	165.75CR	
		G/L ACCOUNT		CK: 075796			165.75		
		01 522-6470 MEDICAL & VETERINARIAN SUPPLY					165.75	ANIMAL CONTROL	
	I 362611	EUTHANASIA CAT/CREAMATION	AP	1/28/2022	R	12/03/2021	30.60	30.60CR	
		G/L ACCOUNT		CK: 075796			30.60		
		01 522-6470 MEDICAL & VETERINARIAN SUPPLY					30.60	EUTHANASIA CAT/CREAMATION	
	I 362626	ANIMAL CARE-TORTOISE	AP	1/28/2022	R	12/03/2021	44.00	44.00CR	
		G/L ACCOUNT		CK: 075796			44.00		
		01 542-6470 VETERINARIAN					44.00	ANIMAL CARE-TORTOISE	
	I 362837	ANIMAL CARE	AP	1/28/2022	R	12/08/2021	135.50	135.50CR	
		G/L ACCOUNT		CK: 075796			135.50		
		01 522-6470 MEDICAL & VETERINARIAN SUPPLY					135.50	ANIMAL CARE	
	I 362852	ANIMAL CARE-DONKEY	AP	1/28/2022	R	12/08/2021	55.00	55.00CR	
		G/L ACCOUNT		CK: 075796			55.00		
		01 542-6470 VETERINARIAN					55.00	ANIMAL CARE-DONKEY	
	I 362901	ANIMAL CARE	AP	1/28/2022	R	12/09/2021	1,505.40	1,505.40CR	
		G/L ACCOUNT		CK: 075796			1,505.40		
		01 542-6470 VETERINARIAN					276.40	FALLOW DEER	
		01 542-6470 VETERINARIAN					981.50	MONKEY	
		01 542-6470 VETERINARIAN					238.50	SVEN	
		01 542-6470 VETERINARIAN					9.00	TORTOISE	
	I 363034	ANIMAL CARE	AP	1/28/2022	R	12/13/2021	89.25	89.25CR	
		G/L ACCOUNT		CK: 075796			89.25		
		01 542-6470 VETERINARIAN					19.25	COATIMUNDI	
		01 542-6470 VETERINARIAN					35.00	MONKEY	
		01 542-6470 VETERINARIAN					35.00	TORTOISE	
	I 363268	ANIMAL CARE- TORTOISE	AP	1/28/2022	R	12/18/2021	44.00	44.00CR	
		G/L ACCOUNT		CK: 075796			44.00		
		01 542-6470 VETERINARIAN					44.00	ANIMAL CARE- TORTOISE	
	I 363318	ANIMAL CARE-DOLLY	AP	1/28/2022	R	12/20/2021	355.00	355.00CR	
		G/L ACCOUNT		CK: 075796			355.00		
		01 542-6470 VETERINARIAN					355.00	ANIMAL CARE-DOLLY	
	I 363435	ANIMAL CARE- POLLY	AP	1/28/2022	R	1/22/2021	40.00	40.00CR	
		G/L ACCOUNT		CK: 075796			40.00		
		01 542-6470 VETERINARIAN					40.00	ANIMAL CARE- POLLY	

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I	363452	ANIMAL CARE-TORTOISE	AP	1/28/2022	R	12/23/2021	44.00	44.00CR	
	G/L ACCOUNT			CK: 075796			44.00		
	01 542-6470	VETERINARIAN				44.00	ANIMAL CARE-TORTOISE		
I	363746	ANIMAL BOARDING	AP	1/28/2022	R	12/14/2021	260.40	260.40CR	
	G/L ACCOUNT			CK: 075796			260.40		
	01 522-6470	MEDICAL & VETERINARIAN SUPPLY				260.40	ANIMAL BOARDING		
I	SERVCRG12/21	SERVICE CHARGE	AP	1/28/2022	R	12/31/2021	0.59	0.59CR	
	G/L ACCOUNT			CK: 075796			0.59		
	01 522-6470	MEDICAL & VETERINARIAN SUPPLY				0.59	SERVICE CHARGE		
				REG. CHECK		1	2,799.59	2,799.59CR	0.00
							2,799.59	0.00	
01-032321 PITNEY BOWES									
I	01072022	POSTAGE REFILL	AP	1/28/2022	R	1/08/2022	1,200.00	1,200.00CR	
	G/L ACCOUNT			CK: 075798			1,200.00		
	01 511-6010	POSTAGE				1,200.00	POSTAGE REFILL		
				REG. CHECK		1	1,200.00	1,200.00CR	0.00
							1,200.00	0.00	
01-032440 STAPLES CREDIT PLAN									
I	9906371495	PAPER	AP	1/28/2022	R	12/06/2021	83.98	83.98CR	
	G/L ACCOUNT			CK: 075799			83.98		
	01 501-7090	MISC OFFICE SUPPLIES				83.98	PAPER		
I	9907320335	LAPTOP BRIEFCASE	AP	1/28/2022	R	1/10/2022	34.49	34.49CR	
	G/L ACCOUNT			CK: 075799			34.49		
	01 501-7090	MISC OFFICE SUPPLIES				34.49	LAPTOP BRIEFCASE		
				REG. CHECK		1	118.47	118.47CR	0.00
							118.47	0.00	
01-032879 GRASS ROOTS DESIGN GROUP, I									
I	2490	REFLECTIVE DECALS FOR BARAC	AP	1/28/2022	R	12/30/2021	243.50	243.50CR	
	G/L ACCOUNT			CK: 075800			243.50		
	01 521-6710	VEHICLE MAINTENANCE				243.50	REFLECTIVE DECALS FOR BARACADE		
				REG. CHECK		1	243.50	243.50CR	0.00
							243.50	0.00	

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01-032984 STINSON LLP									
I	43403666	FILE: 0502564.0003	AP	1/28/2022	R	12/31/2021	8,507.50	8,507.50CR	
		G/L ACCOUNT		CK: 075801			8,507.50		
		01 501-6430 LEGAL					8,507.50	FILE: 0502564.0003	
		REG. CHECK				1	8,507.50	8,507.50CR	0.00
							8,507.50	0.00	
01-033182 LAKELAND OFFICE SYSTEMS,									
I	IN398155	MONTHLY SERVICE AGREEMENT	AP	1/28/2022	R	11/04/2021	69.23	69.23CR	
		G/L ACCOUNT		CK: 075802			69.23		
		01 521-6700 OFFICE EQUIPMENT MAINTENANCE					69.23	MONTHLY SERVICE AGREEMENT	
		REG. CHECK				1	69.23	69.23CR	0.00
							69.23	0.00	
01-033605 SANDBAGGER GOLF CARS									
I	17480	MOWER BLADES/PARTS	AP	1/28/2022	R	1/05/2022	418.79	418.79CR	
		G/L ACCOUNT		CK: 075803			418.79		
		01 545-7690 OTHER OPERATIONAL SUPPLIES					418.79	MOWER BLADES/PARTS	
I	17482	MOWER BLADES/AIR FILTER	AP	1/28/2022	R	1/06/2022	286.87	286.87CR	
		G/L ACCOUNT		CK: 075803			286.87		
		01 541-7310 EQUIPMENT PARTS					286.87	MOWER BLADES/AIR FILTER	
		REG. CHECK				1	705.66	705.66CR	0.00
							705.66	0.00	
01-033688 DOWN HOME FAMILY RESTAURANT									
I	36970	EMPLOYEE BANQUET	AP	1/28/2022	R	12/10/2021	438.00	438.00CR	
		G/L ACCOUNT		CK: 075804			438.00		
		01 509-5710 OTHER EMPLOYEE BENEFITS					438.00	EMPLOYEE BANQUET	
		REG. CHECK				1	438.00	438.00CR	0.00
							438.00	0.00	

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01-033732 QUEST DIAGNOSTICS									
I	9196566293	PRE EMPP DRUG TEST	AP	1/28/2022	R	12/27/2021	263.70	263.70CR	
		G/L ACCOUNT		CK: 075805			263.70		
		01 521-6470	MEDICAL & VETERINARIAN			52.74	J. GREGORY		
		01 542-6470	VETERINARIAN			52.74	R. HUCKE		
		01 521-6470	MEDICAL & VETERINARIAN			52.74	R. GOUR		
		01 526-6470	MEDICAL/VETERINARIAN			52.74	D. STANDRIDGE		
		01 521-6470	MEDICAL & VETERINARIAN			52.74	B.ROARK		
				REG. CHECK		1	263.70	263.70CR	0.00
							263.70	0.00	
01-033925 BRADFORD'S APPLIANCE SERVIC									
I	01132022	WASHER SERVICE CALL	AP	1/28/2022	R	1/13/2022	60.00	60.00CR	
		G/L ACCOUNT		CK: 075806			60.00		
		01 526-6720	OTHER EQUIPMENT MAINTENANCE			60.00	WASHER SERVICE CALL		
				REG. CHECK		1	60.00	60.00CR	0.00
							60.00	0.00	
01-033961 TRI-STAR UTILITIES, INC.									
I	3157	10TH/LAUREL STROM DRAIN REP	AP	1/28/2022	R	10/07/2021	29,750.00	29,750.00CR	
		G/L ACCOUNT		CK: 075807			29,750.00		
		01 533-7820	STORM SEWER REPAIRS			29,750.00	10TH/LAUREL STROM DRAIN REPLAC		
				REG. CHECK		1	29,750.00	29,750.00CR	0.00
							29,750.00	0.00	
01-034025 ADMINISTRATIVE ASSISTANTS O									
I	12312021	MEMBERSHIP APPLICATION	AP	1/28/2022	R	12/13/2021	35.00	35.00CR	
		G/L ACCOUNT		CK: 075808			35.00		
		01 521-6300	MEMBERSHIP DUES			35.00	MEMBERSHIP APPLICATION		
				REG. CHECK		1	35.00	35.00CR	0.00
							35.00	0.00	

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01-034094 EMERGENCY SERVICES SUPPLY									
I	17088	PARTS FOR SECOND O2 BOTTLE	AP	1/28/2022	R	1/04/2022	553.09	553.09CR	
		G/L ACCOUNT		CK: 075809			553.09		
		01 526-6710 VEHICLE MAINTENANCE					553.09	PARTS FOR SECOND O2 BOTTLE	
				REG. CHECK			1 553.09	553.09CR	0.00
							553.09	0.00	
01-034229 MID-STATES ORGANIZED CRIME									
I	33042-1305	2022 MOCIC ANNUAL FEES	AP	1/28/2022	R	1/01/2022	150.00	150.00CR	
		G/L ACCOUNT		CK: 075810			150.00		
		01 521-6300 MEMBERSHIP DUES					150.00	2022 MOCIC ANNUAL FEES	
				REG. CHECK			1 150.00	150.00CR	0.00
							150.00	0.00	
01-034273 KANSAS MUNICIPAL INSURANCE									
I	13-2495	2022 KMIT WORKERS COMP INSU	AP	1/28/2022	R	1/01/2022	252,035.00	252,035.00CR	
		G/L ACCOUNT		CK: 075811			252,035.00		
		26 501-6230 WORKERS COMPENSATION INS					16,128.57	STREETS	
		31 501-6230 WORKERS COMPENSATION INS					3,376.79	AIRPORT	
		33 563-6030 TELEPHONE					34,266.96	WATERWORKS	
		33 563-6230 WORKERS COMPENSATION INS					6,430.51	SEWAGE DISPOSAL	
		26 501-6230 WORKERS COMPENSATION INS					31,268.69	EMS	
		26 501-6230 WORKERS COMPENSATION INS					28,970.97	FIREFIGHTERS	
		26 501-6230 WORKERS COMPENSATION INS					46,659.01	POLICE	
		26 501-6230 WORKERS COMPENSATION INS					949.24	CLERICAL	
		26 501-6230 WORKERS COMPENSATION INS					448.86	LIBRARY	
		26 501-6230 WORKERS COMPENSATION INS					5,812.47	BUILDING OPERATIONS	
		53 501-6230 WORKERS COMPENSATION INS					7,799.15	HOUSING AUTHORITY	
		26 501-6230 WORKERS COMPENSATION INS					13,665.86	PARK	
		26 501-6230 WORKERS COMPENSATION INS					9,450.43	CEMETERY	
		37 501-6230 WORKERS COMPENSATION INS					36,514.67	SANITAITON	
		26 501-6230 WORKERS COMPENSATION INS					10,092.82	MUNICIPAL/TOWNSHIPS	
		26 501-6230 WORKERS COMPENSATION INS					200.00	EXPENSE CONSTANT	
				REG. CHECK			1 252,035.00	252,035.00CR	0.00
							252,035.00	0.00	

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01-034390 ZIMMERMAN ELECTRIC									
	I 45903-1	WATER TREATMENT	AP	1/28/2022 R		12/21/2021	310.40	310.40CR	
		G/L ACCOUNT		CK: 075812			310.40		
		33 561-7740 PUMP STATION MAINTENANCE					310.40	WATER TREATMENT	
				REG. CHECK		1	310.40	310.40CR	0.00
							310.40	0.00	
01-034517 KANSAS MAYORS ASSOCIATION									
	I 4117	2022 KS MAYORS ASSOCIATION	AP	1/28/2022 R		1/17/2022	50.00	50.00CR	
		G/L ACCOUNT		CK: 075813			50.00		
		01 509-6300 MEMBERSHIP DUES					50.00	2022 KS MAYORS ASSOCIATION DUE	
				REG. CHECK		1	50.00	50.00CR	0.00
							50.00	0.00	
01-034711 KANSAS LUMBER COMPANY									
	I 364980	LUMBER	AP	1/28/2022 R		1/05/2022	743.75	743.75CR	
		G/L ACCOUNT		CK: 075814			743.75		
		01 533-7540 LUMBER					743.75	LUMBER	
				REG. CHECK		1	743.75	743.75CR	0.00
							743.75	0.00	
01-034716 IMAGE TREND, INC.									
	I 133108	ANNUAL SITE LICENSE FEE	AP	1/28/2022 R		1/17/2022	1,200.00	1,200.00CR	
		G/L ACCOUNT		CK: 075815			1,200.00		
		01 526-6490 OTHER PROFESSIONAL SERVICES					1,200.00	ANNUAL SITE LICENSE FEE	
				REG. CHECK		1	1,200.00	1,200.00CR	0.00
							1,200.00	0.00	
01-034816 ECOLAB PEST									
	I 5693469	PEST CONTROL SERVICES	AP	1/28/2022 R		11/17/2021	554.72	554.72CR	
		G/L ACCOUNT		CK: 075816			554.72		
		53 501-6490 OTHER PROFESSIONAL SERVICE					354.72	PEST CONTROL SERVICES	
		56 501-6490 OTHER PROFESSIONAL SERVICE					200.00	PEST CONTROL SERVICES	
				REG. CHECK		1	554.72	554.72CR	0.00
							554.72	0.00	

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01-034901 HD SUPPLY FACILITIES									
I	9196180050	401 S PENN	AP	1/28/2022	R	10/07/2021	260.57	260.57CR	
		G/L ACCOUNT		CK: 075817			260.57		
		56 501-7180 OTHER BUILDING SUPPLIES					260.57	401 S PENN	
I	9196180051	401 S PENN	AP	1/28/2022	R	10/07/2021	302.58	302.58CR	
		G/L ACCOUNT		CK: 075817			302.58		
		56 501-7180 OTHER BUILDING SUPPLIES					302.58	401 S PENN	
I	9196343890	401 S PENN	AP	1/28/2022	R	10/12/2021	555.66	555.66CR	
		G/L ACCOUNT		CK: 075817			555.66		
		56 501-7180 OTHER BUILDING SUPPLIES					555.66	401 S PENN	
I	9196487970	401 S PENN	AP	1/28/2022	R	12/15/2021	264.60	264.60CR	
		G/L ACCOUNT		CK: 075817			264.60		
		56 501-7180 OTHER BUILDING SUPPLIES					264.60	401 S PENN	
I	9196797197	401 S PENN	AP	1/28/2022	R	10/25/2021	170.10	170.10CR	
		G/L ACCOUNT		CK: 075817			170.10		
		56 501-7180 OTHER BUILDING SUPPLIES					170.10	401 S PENN	
I	9197801903	401 S PENN	AP	1/28/2022	R	11/24/2021	175.16	175.16CR	
		G/L ACCOUNT		CK: 075817			175.16		
		56 501-7180 OTHER BUILDING SUPPLIES					175.16	401 S PENN	
		REG. CHECK			1		1,728.67	1,728.67CR	0.00
							1,728.67	0.00	
01-035070 D & F SERVICES, LLC									
I	5655	CHLORINE DIOXIDE SYS RENTAL	AP	1/28/2022	R	1/01/2022	745.00	745.00CR	
		G/L ACCOUNT		CK: 075818			745.00		
		33 561-7630 CHEMICALS					745.00	CHLORINE DIOXIDE SYS RENTAL	
		REG. CHECK			1		745.00	745.00CR	0.00
							745.00	0.00	
01-035111 SEK-CAP, INC.									
I	11042021	RETURN SUBSIDY DUE TO DEATH	AP	1/28/2022	R	11/04/2021	489.00	489.00CR	
		G/L ACCOUNT		CK: 075819			489.00		
		49 501-8690 CAPITAL OUTLAY					185.00	923 E CEDAR APT A	
		49 501-8690 CAPITAL OUTLAY					304.00	922 COFFEYVILLE APT C	
		REG. CHECK			1		489.00	489.00CR	0.00
							489.00	0.00	

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01-035182 JOHNSON CONTROLS FIRE PROTE									
I	22661420	ANNUAL RENWAL	AP	1/28/2022	R	12/14/2021	4,034.71	4,034.71CR	
		G/L ACCOUNT		CK: 075820			4,034.71		
		01 547-6494 SIMPLEX - FIRE ALARM SYSTEM					4,034.71	ANNUAL RENWAL	
		REG. CHECK					1 4,034.71	4,034.71CR	0.00
							4,034.71	0.00	
01-035268 MEGA LLC									
I	1077	DEMO HOUSE ON PENN	AP	1/28/2022	R	12/24/2021	5,000.00	5,000.00CR	
		G/L ACCOUNT		CK: 075821			5,000.00		
		46 501-8690 PROJECT COST					5,000.00	DEMO HOUSE ON PENN	
I	1079	40 YARD SET FEE	AP	1/28/2022	R	1/04/2022	1,650.00	1,650.00CR	
		G/L ACCOUNT		CK: 075821			1,650.00		
		37 501-6810 COUNTY LANDFILL					1,650.00	40 YARD SET FEE	
		REG. CHECK					1 6,650.00	6,650.00CR	0.00
							6,650.00	0.00	
01-035748 FIRE X INC.									
I	103181222221	FIRE EXTINGUISHER RECHARGE	AP	1/28/2022	R	12/22/2021	65.00	65.00CR	
		G/L ACCOUNT		CK: 075822			65.00		
		01 526-7690 OTHER OPERATIONAL SUPPLIES					65.00	FIRE EXTINGUISHER RECHARGE	
I	103191222221	GLASS REPLACED FIRE EXT CAB	AP	1/28/2022	R	12/22/2021	30.00	30.00CR	
		G/L ACCOUNT		CK: 075822			30.00		
		01 548-6590 OTHER BUILDING & GROUND MAINT					30.00	GLASS REPLACED FIRE EXT CABINE	
I	10328010422	FIRE EXTINGUISHER RECHARGE	AP	1/28/2022	R	1/05/2022	39.50	39.50CR	
		G/L ACCOUNT		CK: 075822			39.50		
		01 521-6490 OTHER PROFESSIONAL SERVICE					39.50	FIRE EXTINGUISHER RECHARGE	
I	1624010222	ANNUAL FIRE EXTINGUISHER IN	AP	1/28/2022	R	1/07/2022	328.50	328.50CR	
		G/L ACCOUNT		CK: 075822			328.50		
		01 526-7690 OTHER OPERATIONAL SUPPLIES					328.50	ANNUAL FIRE EXTINGUISHER INSP	
I	6564010222	ANNUAL FIRE EXTINGUISHER IN	AP	1/28/2022	R	1/07/2022	120.00	120.00CR	
		G/L ACCOUNT		CK: 075822			120.00		
		33 561-6490 OTHER PROFESSIONAL SERVICES					120.00	ANNUAL FIRE EXTINGUISHER INSP	
		REG. CHECK					1 583.00	583.00CR	0.00
							583.00	0.00	

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01-035780 2 B SMOKIN									
I	21-118	EMPLOYEE LUNCHEON	AP	1/28/2022	R	12/10/2021	320.00	320.00CR	
		G/L ACCOUNT		CK: 075823			320.00		
		01 509-5710 OTHER EMPLOYEE BENEFITS				320.00	EMPLOYEE LUNCHEON		
		REG. CHECK				1	320.00	320.00CR	0.00
							320.00	0.00	
01-035913 NEWTONS TRUE VALUE									
I	D198724	LED BULB	AP	1/28/2022	R	11/29/2021	11.99	11.99CR	
		G/L ACCOUNT		CK: 075824			11.99		
		01 542-6590 OTHER BUILDING & GROUND MAINT				11.99	LED BULB		
I	D198868	FLEXIBLE COUPLING	AP	1/28/2022	R	12/01/2021	40.48	40.48CR	
		G/L ACCOUNT		CK: 075824			40.48		
		01 548-7160 BUILDING SYSTEM REPAIR PARTS				40.48	FLEXIBLE COUPLING		
I	D198997	PLAS UNV WHEEL	AP	1/28/2022	R	12/02/2021	17.98	17.98CR	
		G/L ACCOUNT		CK: 075824			17.98		
		37 501-7690 OTHER OPERATIONAL SUPPLIES				17.98	PLAS UNV WHEEL		
I	D199332	COFFEE FILTERS/COFFEEMAKER	AP	1/28/2022	R	12/06/2021	35.98	35.98CR	
		G/L ACCOUNT		CK: 075824			35.98		
		37 501-7690 OTHER OPERATIONAL SUPPLIES				35.98	COFFEE FILTERS/COFFEEMAKER		
I	D199454	UNION	AP	1/28/2022	R	12/07/2021	19.99	19.99CR	
		G/L ACCOUNT		CK: 075824			19.99		
		01 548-6493 BOILER/CENTRAL AIR				19.99	UNION		
I	D199519	PIPE/NIPPLE	AP	1/28/2022	R	12/08/2021	7.08	7.08CR	
		G/L ACCOUNT		CK: 075824			7.08		
		01 548-6493 BOILER/CENTRAL AIR				7.08	PIPE/NIPPLE		
I	D199992	DEWALK BATTERIES	AP	1/28/2022	R	12/13/2021	239.98	239.98CR	
		G/L ACCOUNT		CK: 075824			239.98		
		01 533-7490 OTHER SMALL TOOLS & EQUIPMENT				239.98	DEWALK BATTERIES		
I	D200048	COUPLINGS	AP	1/28/2022	R	12/14/2021	13.46	13.46CR	
		G/L ACCOUNT		CK: 075824			13.46		
		01 548-7160 BUILDING SYSTEM REPAIR PARTS				13.46	COUPLINGS		
I	D200052	BUSING/VALVE	AP	1/28/2022	R	12/14/2021	23.48	23.48CR	
		G/L ACCOUNT		CK: 075824			23.48		
		01 548-7160 BUILDING SYSTEM REPAIR PARTS				23.48	BUSING/VALVE		

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	D200072	TRIMMER/PRO HEAD/MIXER	AP	1/28/2022	R	12/14/2021	894.91	894.91CR	
		G/L ACCOUNT		CK: 075824			894.91		
		01 545-6720 OTHER EQUIPMENT MAINTENANCE					99.98	5 GAL MIX	
		01 545-6720 OTHER EQUIPMENT MAINTENANCE					134.95	ECHOMATIC PRO HEAD	
		01 545-6720 OTHER EQUIPMENT MAINTENANCE					659.98	ECHO 25.4 STRING TRIMMER	
I	D200133	WHITE MARKING PAINT/FLAGS	AP	1/28/2022	R	12/15/2021	17.38	17.38CR	
		G/L ACCOUNT		CK: 075824			17.38		
		01 533-7690 OTHER OPERATIONAL SUPPLIES					17.38	WHITE MARKING PAINT/FLAGS	
I	D200246	BRAKE CLEANER/SCREW SET	AP	1/28/2022	R	12/16/2021	26.26	26.26CR	
		G/L ACCOUNT		CK: 075824			26.26		
		33 561-7490 OTHER SMALL TOOLS & EQUIPMENT					3.29	BULB	
		33 561-7490 OTHER SMALL TOOLS & EQUIPMENT					10.98	BRAKE CLEANER	
		33 561-7490 OTHER SMALL TOOLS & EQUIPMENT					11.99	SCREW SET	
I	D200759	BRAID TUBING/HOSE/SPLICER	AP	1/28/2022	R	12/21/2021	61.41	61.41CR	
		G/L ACCOUNT		CK: 075824			61.41		
		33 561-7490 OTHER SMALL TOOLS & EQUIPMENT					61.41	BRAID TUBING/HOSE/SPLICER	
I	D200864	PADLOCK/KEY	AP	1/28/2022	R	12/22/2021	19.28	19.28CR	
		G/L ACCOUNT		CK: 075824			19.28		
		01 533-7690 OTHER OPERATIONAL SUPPLIES					19.28	PADLOCK/KEY	
I	D201265	BOLT/NUT/WASHER	AP	1/28/2022	R	12/27/2021	1.20	1.20CR	
		G/L ACCOUNT		CK: 075824			1.20		
		01 526-6710 VEHICLE MAINTENANCE					1.20	BOLT/NUT/WASHER	
				REG. CHECK		1	1,430.86	1,430.86CR	0.00
							1,430.86	0.00	
01-036033 KANSAS ALCOHOLIC BEVERAGE C									
I	JANUARY 2022	2022 MALT BEBERAGE STAMP FE	AP	1/28/2022	R	1/01/2022	350.00	350.00CR	
		G/L ACCOUNT		CK: 075826			350.00		
		01 511-7090 MISC OFFICE SUPPLIES					350.00	2022 MALT BEBERAGE STAMP FEE	
				REG. CHECK		1	350.00	350.00CR	0.00
							350.00	0.00	
01-036460 MCHUGH VIDEO PRODUCTIONS									
I	1338	VIDEOGRAPHY	AP	1/28/2022	R	12/31/2021	1,600.00	1,600.00CR	
		G/L ACCOUNT		CK: 075827			1,600.00		
		01 509-6490 OTHER PROFESSIONAL SERVICE					1,600.00	VIDEOGRAPHY	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	1,600.00	1,600.00CR	0.00
							1,600.00	0.00	
01-036591 PREMIER TRUCK GROUP OF TULS									
I	813015410	MOTOR-BLOWER/HVAC PARTS	AP	1/28/2022	R	12/20/2021	175.00	175.00CR	
		G/L ACCOUNT		CK: 075828			175.00		
		37 501-6710 VEHICLE MAINTENANCE				175.00	MOTOR-BLOWER/HVAC PARTS		
				REG. CHECK		1	175.00	175.00CR	0.00
							175.00	0.00	
01-036644 SECURITY BENEFIT									
I	ASBS101688	ANNUAL SERVICE FEE	AP	1/28/2022	R	12/31/2021	1,830.00	1,830.00CR	
		G/L ACCOUNT		CK: 075829			1,830.00		
		01 509-5710 OTHER EMPLOYEE BENEFITS				375.00	ANNUAL SERVICE FEE 2021		
		01 509-5710 OTHER EMPLOYEE BENEFITS				1,455.00	PARTICIPANT ADMIN FEE 2021		
				REG. CHECK		1	1,830.00	1,830.00CR	0.00
							1,830.00	0.00	
01-036659 KOPCO, INC.									
I	66691	INDEPENDENCE NEWS	AP	1/28/2022	R	1/12/2022	759.13	759.13CR	
		G/L ACCOUNT		CK: 075830			759.13		
		01 509-6490 OTHER PROFESSIONAL SERVICE				759.13	INDEPENDENCE NEWS		
				REG. CHECK		1	759.13	759.13CR	0.00
							759.13	0.00	
01-036748 RLI SURETY									
I	1099888-2022	PASSAUER BOND INSURANCE	AP	1/28/2022	R	1/01/2022	250.00	250.00CR	
		G/L ACCOUNT		CK: 075831			250.00		
		01 509-6220 SURETY & FIDELITY BONDS				250.00	PASSAUER BOND INSURANCE		
				REG. CHECK		1	250.00	250.00CR	0.00
							250.00	0.00	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-036883 LABETTE HEALTH									
	I 1221 Cd	PRE EMPP DRUG SCREENING	AP	1/28/2022	R	12/31/2021	258.50	258.50CR	
		G/L ACCOUNT		CK: 075832			258.50		
		01 521-6470 MEDICAL & VETERINARIAN					116.50	J GREGORY	
		01 521-6470 MEDICAL & VETERINARIAN					71.00	R. GOUR	
		01 533-6470 MEDICAL SERVICES					71.00	J. CANNON	
	I 1221 Ci	COVID TESTING	AP	1/28/2022	R	12/31/2021	480.00	480.00CR	
		G/L ACCOUNT		CK: 075832			480.00		
		01 521-6470 MEDICAL & VETERINARIAN					360.00	COVID TESTING	
		31 501-6490 OTHER PROFESSIONAL SERVICES					120.00	COVID TESTING	
	I 38	MEDICAL SUPPLIES	AP	1/28/2022	R	1/14/2022	844.23	844.23CR	
		G/L ACCOUNT		CK: 075832			844.23		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					844.23	MEDICAL SUPPLIES	
		REG. CHECK				1	1,582.73	1,582.73CR	0.00
							1,582.73	0.00	
01-036974 SHANNON CHEMICAL CORPORATIO									
	I 42462	POSTASSIUM PERMANGANATE	AP	1/28/2022	R	1/11/2022	7,063.54	7,063.54CR	
		G/L ACCOUNT		CK: 075833			7,063.54		
		33 561-7630 CHEMICALS					7,063.54	POSTASSIUM PERMANGANATE	
		REG. CHECK				1	7,063.54	7,063.54CR	0.00
							7,063.54	0.00	
01-037126 AUTOZONE, INC									
	C 1605034672	BATTERY RETURN	AP	1/28/2022	R	12/21/2021	22.00CR	22.00	
		G/L ACCOUNT		CK: 075834			22.00CR		
		01 521-6710 VEHICLE MAINTENANCE					22.00CR	BATTERY RETURN	
	C 1605043390	BATTERY RETURN	AP	1/28/2022	R	1/13/2022	22.00CR	22.00	
		G/L ACCOUNT		CK: 075834			22.00CR		
		01 541-7290 OTHER VEHICLE SUPPLIES					22.00CR	BATTERY RETURN	
	I 1605027722	DISCONNECT/WINDSHIELD FLUID	AP	1/28/2022	R	12/02/2021	48.91	48.91CR	
		G/L ACCOUNT		CK: 075834			48.91		
		31 501-7490 OTHER SMALL TOOLS & EQUIPMENT					14.29	DORMAN QUICK DISCONNECT	
		31 501-7490 OTHER SMALL TOOLS & EQUIPMENT					9.19	16-14 GAUGE FEMALE DISCONNECTS	
		31 501-7490 OTHER SMALL TOOLS & EQUIPMENT					11.58	WINDSHIELD WASHER FLUID	
		31 501-7490 OTHER SMALL TOOLS & EQUIPMENT					13.85	WIRE STRIPER	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 1605038948		GLUE/COLD WELD/DE-ICER	AP	1/28/2022	R	12/31/2021	27.15	27.15CR	
		G/L ACCOUNT		CK: 075834			27.15		
		31 501-7290 OTHER VEHICLE SUPPLIES					5.89	GORILLA GLUE	
		31 501-7290 OTHER VEHICLE SUPPLIES					8.39	COLD WELD	
		31 501-7290 OTHER VEHICLE SUPPLIES					6.58	DE-ICER	
		31 501-7290 OTHER VEHICLE SUPPLIES					6.29	MOTOR OIL	
I 1605040159		DIESEL EXHAUST FLUID	AP	1/28/2022	R	1/04/2022	16.79	16.79CR	
		G/L ACCOUNT		CK: 075834			16.79		
		33 562-6710 VEHICLE MAINTENANCE					16.79	DIESEL EXHAUST FLUID	
I 1605040251		FUEL SUPPLEMENT/RATCHET STR	AP	1/28/2022	R	1/04/2022	42.77	42.77CR	
		G/L ACCOUNT		CK: 075834			42.77		
		33 561-6620 PLANT BASINS AND DIKES					12.09	FUEL SUPPLEMENT	
		33 561-6620 PLANT BASINS AND DIKES					24.09	RATCHET STRAPS	
		33 561-6620 PLANT BASINS AND DIKES					6.59	QUICK FILL FUNNEL	
I 1605040362		GREASE GUN	AP	1/28/2022	R	1/04/2022	22.09	22.09CR	
		G/L ACCOUNT		CK: 075834			22.09		
		33 564-7490 OTHER SMALL TOOLS & EQUIPMENT					22.09	GREASE GUN	
I 1605040927		BRAKE PADS FOR UNIT 422	AP	1/28/2022	R	1/06/2022	43.19	43.19CR	
		G/L ACCOUNT		CK: 075834			43.19		
		33 562-6710 VEHICLE MAINTENANCE					43.19	BRAKE PADS FOR UNIT 422	
I 1605040954		OIL FILTERS	AP	1/28/2022	R	1/06/2022	201.15	201.15CR	
		G/L ACCOUNT		CK: 075834			201.15		
		31 501-7310 EQUIPMENT PARTS					201.15	OIL FILTERS	
I 1605040961		BOLTS FOR BRAKES UNIT 422	AP	1/28/2022	R	1/06/2022	2.96	2.96CR	
		G/L ACCOUNT		CK: 075834			2.96		
		33 562-6710 VEHICLE MAINTENANCE					2.96	BOLTS FOR BRAKES UNIT 422	
I 1605042610		TUBING CUTTER FOR UNIT 406	AP	1/28/2022	R	1/11/2022	7.89	7.89CR	
		G/L ACCOUNT		CK: 075834			7.89		
		33 562-7490 OTHER SMALL TOOLS & EQUIPMENT					7.89	TUBING CUTTER FOR UNIT 406	
I 1605043389		BATTERY	AP	1/28/2022	R	1/13/2022	167.39	167.39CR	
		G/L ACCOUNT		CK: 075834			167.39		
		01 541-7290 OTHER VEHICLE SUPPLIES					167.39	BATTERY	
I 160534671		BATTERY	AP	1/28/2022	R	12/21/2021	174.99	174.99CR	
		G/L ACCOUNT		CK: 075834			174.99		
		01 521-6710 VEHICLE MAINTENANCE					174.99	BATTERY	
				REG. CHECK		1	711.28	711.28CR	0.00
							711.28	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-037194 J GRAHAM CONSTRUCTION INC.									
I	APP NO. 1	KIDDY LAND SIDEWALK	AP	1/28/2022	R	12/28/2021	44,705.25	44,705.25CR	
	G/L ACCOUNT			CK: 075836			44,705.25		
	17 501-8693	ADA COMPLIANCE					27,702.00	KIDDY LAND SIDEWALK	
	17 501-8693	ADA COMPLIANCE					17,003.25	KIDDY LAND SIDEWALK	
I	APP NO. 2	2021 ADA SIDEWALK/RAMP	AP	1/28/2022	R	1/14/2022	7,806.95	7,806.95CR	
	G/L ACCOUNT			CK: 075836			7,806.95		
	74 501-8690	PROJECT COST					7,806.95	DOG PARK	
				REG. CHECK		1	52,512.20	52,512.20CR	0.00
							52,512.20	0.00	
01-037435 AVIA DESIGN GROUP									
I	1102	ADD PRODUCT READY ART REVIS	AP	1/28/2022	R	1/05/2022	220.00	220.00CR	
	G/L ACCOUNT			CK: 075837			220.00		
	01 509-6490	OTHER PROFESSIONAL SERVICE					220.00	ADD PRODUCT READY ART REVISION	
				REG. CHECK		1	220.00	220.00CR	0.00
							220.00	0.00	
01-037441 BARDAVON HEALTH INNOVATIONS									
I	INV-0000470	PRE EMPP PHYCIAL	AP	1/28/2022	R	12/31/2021	450.00	450.00CR	
	G/L ACCOUNT			CK: 075838			450.00		
	01 521-6470	MEDICAL & VETERINARIAN					75.00	J. GREGORY	
	01 521-6470	MEDICAL & VETERINARIAN					75.00	R. GOUR	
	01 521-6470	MEDICAL & VETERINARIAN					75.00	B. ROARK	
	01 542-6470	VETERINARIAN					75.00	R.HUCKE	
	01 533-6470	MEDICAL SERVICES					75.00	J. CANNON	
	01 526-6470	MEDICAL/VETERINARIAN					75.00	D.STANDRIDGE	
				REG. CHECK		1	450.00	450.00CR	0.00
							450.00	0.00	
01-037450 CLEAR CHOICE AUTO GLASS									
I	INV0219	WINDSHIED REPLACEMENT UNIT	AP	1/28/2022	R	1/11/2022	200.00	200.00CR	
	G/L ACCOUNT			CK: 075839			200.00		
	01 533-6710	VEHICLE MAINTENANCE					200.00	WINDSHIED REPLACEMENT UNIT 501	
				REG. CHECK		1	200.00	200.00CR	0.00
							200.00	0.00	

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01-037580 BLEACHER GEAR INC.									
I 2355		UNIFORMS	AP	1/28/2022 R		1/07/2022	423.15	423.15CR	
	G/L ACCOUNT			CK: 075840			423.15		
	01 545-7690	OTHER OPERATIONAL SUPPLIES				111.20	UNIFORMS		
	01 541-7900	UNIFORMS				126.30	UNIFORMS		
	01 542-7900	UNIFORMS				185.65	UNIFORMS		
				REG. CHECK		1	423.15	423.15CR	0.00
							423.15	0.00	
01-037586 DIRECTV									
I 088787708X220109		PENN TERRACE APTS	AP	1/28/2022 R		1/09/2022	1,074.58	1,074.58CR	
	G/L ACCOUNT			CK: 075841			1,074.58		
	53 501-6120	CABLE				1,074.58	PENN TERRACE APTS		
				REG. CHECK		1	1,074.58	1,074.58CR	0.00
							1,074.58	0.00	
01-037601 BUTLER & ASSOCIATES, P.A.									
I 136305		AMBULANCE SERVICES	AP	1/28/2022 R		9/30/2021	24.77	24.77CR	
	G/L ACCOUNT			CK: 075842			24.77		
	01 526-6490	OTHER PROFESSIONAL SERVICES				24.77	AMBULANCE SERVICES		
				REG. CHECK		1	24.77	24.77CR	0.00
							24.77	0.00	
01-037602 CENTRAL CONSOLIDATED, INC									
I 34436		POP OFF RELIEF VALVE	AP	1/28/2022 R		11/24/2021	425.00	425.00CR	
	G/L ACCOUNT			CK: 075843			425.00		
	01 548-6493	BOILER/CENTRAL AIR				425.00	POP OFF RELIEF VALVE		
				REG. CHECK		1	425.00	425.00CR	0.00
							425.00	0.00	
01-037603 KANSAS SALT, LLC									
I 73773		BULK DEICING SALT	AP	1/28/2022 R		1/04/2022	2,189.43	2,189.43CR	
	G/L ACCOUNT			CK: 075844			2,189.43		
	01 533-7520	SAND CHAT & GRAVEL				2,189.43	BULK DEICING SALT		

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	2,189.43	2,189.43CR	0.00
							2,189.43	0.00	

01-1 Misc. Vendor

I AMBRE: BOYLE	CIGNA:		AP	1/28/2022 R		1/06/2022	154.57	154.57CR	
CIGNA	G/L ACCOUNT			CK: 075845			154.57		
	01 526-6490	OTHER PROFESSIONAL SERVICES				154.57	JIMMIE BOYLE:		
				REG. CHECK		1	154.57	154.57CR	0.00
							154.57	0.00	

01-1 Misc. Vendor

I AMBRE: WILLIAMS	HERMAN WILLIAMS:		AP	1/28/2022 R		1/20/2022	300.00	300.00CR	
HERMAN WILLIAMS	G/L ACCOUNT			CK: 075846			300.00		
	01 526-6490	OTHER PROFESSIONAL SERVICES				300.00	HERMAN WILLIAMS:		
				REG. CHECK		1	300.00	300.00CR	0.00
							300.00	0.00	

01-1 Misc. Vendor

I SECDEP: MUSGROVE	LINDA MUSGROVE:		AP	1/28/2022 R		12/30/2021	314.28	314.28CR	
LINDA MUSGROVE	G/L ACCOUNT			CK: 075847			314.28		
	59 501-8690	CAPITAL OUTLAY				314.28	LINDA MUSGROVE:		
				REG. CHECK		1	314.28	314.28CR	0.00
							314.28	0.00	

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REPORT TOTALS

FUND DISTRIBUTION

FUND NO#	FUND NAME	AMOUNT
01	GENERAL FUND	70,450.35CR
17	SPEC USE SALES TAX	44,705.25CR
26	GF EMPLOYEE BENEFITS	163,646.92CR
31	AIRPORT	24,795.17CR
33	WATER/SEWER	50,278.63CR
37	SANITATION	40,906.09CR
46	DEMOLITION	5,000.00CR
49	MCKINLEY - OPERATING	489.00CR
53	HOUSING/PENN TERRACE	9,327.15CR
56	HOUSING/CEDAR POINT	1,928.67CR
58	HOUSING/TBRA	2,562.00CR
59	HOUSING/DEPOSIT FUND	314.28CR
74	ADA DJ # 204-29-144	7,806.95CR
	** TOTALS **	422,210.46CR

---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS		0.00	0.00	0.00
		0.00	0.00	
REG-CHECKS	67	422,210.46	422,210.46CR	0.00
		422,210.46	0.00	
EFT		0.00	0.00	0.00
		0.00	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS	67	422,210.46	422,210.46CR	0.00
		422,210.46	0.00	

ERRORS: 0 WARNINGS: 0

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VENDOR	ITEM NO#	DESCRIPTION	BANK	EFT DATE/#	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-002510 ASHCRAFT TIRE COMPANY INC									
	I 35056	UNIT 609 FLAT REPAIR	AP	1/28/2022	E	2/05/2022	52.94	52.94CR	
		G/L ACCOUNT		CK: 001098			52.94		
		37 501-6710 VEHICLE MAINTENANCE					52.94	UNIT 609 FLAT REPAIR	
	I 35120	UNIT 608	AP	1/28/2022	E	2/05/2022	98.37	98.37CR	
		G/L ACCOUNT		CK: 001098			98.37		
		37 501-6710 VEHICLE MAINTENANCE					98.37	UNIT 608 TIRE PATCH	
	I 35136	UNIT 602	AP	1/28/2022	E	2/12/2022	48.93	48.93CR	
		G/L ACCOUNT		CK: 001098			48.93		
		37 501-6710 VEHICLE MAINTENANCE					48.93	UNIT 602	
				EFT		1	200.24	200.24CR	0.00
							200.24	0.00	
01-003460 BOUND TREE MEDICAL LLC									
	I 84349259	IV CATHETER/GLOVES/BANDAGE	AP	1/28/2022	E	2/03/2022	529.79	529.79CR	
		G/L ACCOUNT		CK: 001099			529.79		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					529.79	IV CATHETER/GLOVES/BANDAGE	
				EFT		1	529.79	529.79CR	0.00
							529.79	0.00	
01-007200 ERIC'S PLUMBING									
	I 4495	GAS LINE REPAIR	AP	1/28/2022	E	2/05/2022	180.00	180.00CR	
		G/L ACCOUNT		CK: 001100			180.00		
		01 533-6940 MISC CONTRACT LABOR					180.00	GAS LINE REPAIR	
				EFT		1	180.00	180.00CR	0.00
							180.00	0.00	
01-010050 HACH COMPANY									
	I 12822341	PAO STD SOLN	AP	1/28/2022	E	2/04/2022	517.95	517.95CR	
		G/L ACCOUNT		CK: 001101			517.95		
		33 561-7630 CHEMICALS					517.95	PAO STD SOLN	
				EFT		1	517.95	517.95CR	0.00
							517.95	0.00	

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01-010440 HUGO'S INDUSTRIAL SUPPLY									
	I 268129.2	TRASH CAN RUBBER BANDS	AP	1/28/2022	E	1/05/2022	62.16	62.16	62.16CR
		G/L ACCOUNT		CK: 001102			62.16		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					62.16	TRASH CAN RUBBER BANDS	
	I 270623	OFFICE SUPPLIES	AP	1/28/2022	E	12/05/2021	19.39	19.39	19.39CR
		G/L ACCOUNT		CK: 001102			19.39		
		01 501-7090 MISC OFFICE SUPPLIES					4.79	HP 200 HEADPHONES	
		01 509-7090 MISC OFFICE SUPPLIES					14.60	CORRECTION TAPE	
	I 270921	CLEANING SUPPLIES	AP	1/28/2022	E	12/10/2021	115.27	115.27	115.27CR
		G/L ACCOUNT		CK: 001102			115.27		
		33 562-7690 OTHER OPERATIONAL SUPPLIES					115.27	CLEANING SUPPLIES	
	I 271442	OFFICE SUPPLIES	AP	1/28/2022	E	12/19/2021	41.57	41.57	41.57CR
		G/L ACCOUNT		CK: 001102			41.57		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					41.57	OFFICE SUPPLIES	
	I 271465	CLEANING SUPPLIES	AP	1/28/2022	E	12/19/2021	38.13	38.13	38.13CR
		G/L ACCOUNT		CK: 001102			38.13		
		01 533-7100 CLEANING SUPPLIES					38.13	CLEANING SUPPLIES	
	I 271656	OFFICE SUPPLIES/CALENDAR	AP	1/28/2022	E	12/24/2021	1,702.79	1,702.79	1,702.79CR
		G/L ACCOUNT		CK: 001102			1,702.79		
		01 502-7090 MISC OFFICE SUPPLIES					370.88	OFFICE INK/PLANNER/CALENDAR	
		53 501-6491 ADMINISTRATIVE					28.12	CALENDARS	
		33 563-7090 MISC OFFICE SUPPLIES					15.79	CALENDARS	
		01 509-7090 MISC OFFICE SUPPLIES					1,288.00	CALENDARS/INK	
	I 271976	CLEANING SUPPLIES	AP	1/28/2022	E	1/01/2022	374.55	374.55	374.55CR
		G/L ACCOUNT		CK: 001102			374.55		
		01 548-7100 CLEANING SUPPLIES					374.55	CLEANING SUPPLIES	
	I 272007	WALL PLANNER	AP	1/28/2022	E	1/02/2022	45.26	45.26	45.26CR
		G/L ACCOUNT		CK: 001102			45.26		
		01 533-7690 OTHER OPERATIONAL SUPPLIES					45.26	WALL PLANNER	
	I 272284	OFFICE SUPPLIES	AP	1/28/2022	E	1/07/2022	265.40	265.40	265.40CR
		G/L ACCOUNT		CK: 001102			265.40		
		01 509-7090 MISC OFFICE SUPPLIES					265.40	OFFICE SUPPLIES	
	I 272491	PAPER PLTS/UTENSILS/NAPKINS	AP	1/28/2022	E	1/09/2022	217.61	217.61	217.61CR
		G/L ACCOUNT		CK: 001102			217.61		
		01 509-5710 OTHER EMPLOYEE BENEFITS					217.61	PAPER PLTS/UTENSILS/NAPKINS	
	I 272651	WALL PLANNER	AP	1/28/2022	E	1/14/2022	22.63	22.63	22.63CR
		G/L ACCOUNT		CK: 001102			22.63		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					22.63	WALL PLANNER	

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I 272662		20 X 20 X 20 BOX	AP	1/28/2022	E	1/13/2022	3.76	3.76CR	
	G/L ACCOUNT			CK: 001102			3.76		
	33 564-7090	OFFICE SUPPLIES				3.76	20 X 20 X 20 BOX		
I 272753		FILAMENT TAPE	AP	1/28/2022	E	1/14/2022	3.36	3.36CR	
	G/L ACCOUNT			CK: 001102			3.36		
	33 564-7090	OFFICE SUPPLIES				3.36	FILAMENT TAPE		
I 272885		CODING STAMP	AP	1/28/2022	E	1/20/2022	33.50	33.50CR	
	G/L ACCOUNT			CK: 001102			33.50		
	01 541-7020	FORMS & PRINTING				11.16	CODING STAMP		
	01 542-7020	FORMS & PRINTING				11.16	CODING STAMP		
	01 545-7020	FORMS & PRINTING				11.18	CODING STAMP		
I 272930		FLOOR CLEANER	AP	1/28/2022	E	1/19/2022	185.79	185.79CR	
	G/L ACCOUNT			CK: 001102			185.79		
	01 511-7090	MISC OFFICE SUPPLIES				92.89	FLOOR CLEANER		
	01 521-7050	CANINE				92.90	FLOOR CLEANER		
I 273044		FLOOR CLEANER RENTAL	AP	1/28/2022	E	1/20/2022	100.00	100.00CR	
	G/L ACCOUNT			CK: 001102			100.00		
	01 548-6590	OTHER BUILDING & GROUND MAINT				100.00	FLOOR CLEANER RENTAL		
I 273158		PARCHMENT PAPER	AP	1/28/2022	E	1/22/2022	99.75	99.75CR	
	G/L ACCOUNT			CK: 001102			99.75		
	01 511-7090	MISC OFFICE SUPPLIES				99.75	PARCHMENT PAPER		
				EFT		1	3,330.92	3,330.92CR	0.00
							3,330.92	0.00	

01-014210 THE LEAGUE OF KS MUNICIPALI

I 21-2985		GOVERNING BODY HANDBOOK 202	AP	1/28/2022	E	1/19/2022	43.00	43.00CR	
	G/L ACCOUNT			CK: 001103			43.00		
	01 509-6303	KS LEAGUE OF MUNICIPALITIES				43.00	GOVERNING BODY HANDBOOK 2020		
				EFT		1	43.00	43.00CR	0.00
							43.00	0.00	

01-019290 PHEASANT POINT APARTMENTS

I 012022-KNIGHT		2350 N 20TH PL #16	AP	1/28/2022	E	1/01/2022	213.00	213.00CR	
	G/L ACCOUNT			CK: 001104			213.00		
	58 501-8704	TBRA #M19-SG200140				213.00	2350 N 20TH PL #15		
I 012022-SASSE		2325 N 20TH PL #10	AP	1/28/2022	E	1/01/2022	427.00	427.00CR	
	G/L ACCOUNT			CK: 001104			427.00		
	58 501-8704	TBRA #M19-SG200140				427.00	2325 N 20TH PL #10		

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			EFT			1	640.00	640.00CR	0.00
							640.00	0.00	
01-019370 AIRGAS USA LLC.									
I 9120941397		OXYGEN	AP	1/28/2022	E	1/21/2022	104.15	104.15CR	
		G/L ACCOUNT		CK: 001105			104.15		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				104.15	OXYGEN		
I 9121094412		OXYGEN	AP	1/28/2022	E	1/28/2022	50.25	50.25CR	
		G/L ACCOUNT		CK: 001105			50.25		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				50.25	OXYGEN		
I 9121094413		OXYGEN	AP	1/28/2022	E	1/28/2022	240.19	240.19CR	
		G/L ACCOUNT		CK: 001105			240.19		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				240.19	OXYGEN		
I 9985342133		OXYGEN RENTAL	AP	1/28/2022	E	1/30/2022	100.60	100.60CR	
		G/L ACCOUNT		CK: 001105			100.60		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				100.60	OXYGEN RENTAL		
			EFT			1	495.19	495.19CR	0.00
							495.19	0.00	
01-021300 RESOURCE RECOVERY DIV 4392									
I 4392-000008099		LANDFILL	AP	1/28/2022	E	1/30/2022	12,776.37	12,776.37CR	
		G/L ACCOUNT		CK: 001106			12,776.37		
		37 501-6810 COUNTY LANDFILL				12,776.37	LANDFILL		
I 4392-000008110		LANDFILL	AP	1/28/2022	E	2/14/2022	11,102.15	11,102.15CR	
		G/L ACCOUNT		CK: 001106			11,102.15		
		37 501-6810 COUNTY LANDFILL				11,102.15	LANDFILL		
			EFT			1	23,878.52	23,878.52CR	0.00
							23,878.52	0.00	
01-024137 THE CAR SHOP, INC.									
I 9842		UNIT 509	AP	1/28/2022	E	2/06/2022	447.66	447.66CR	
		G/L ACCOUNT		CK: 001107			447.66		
		01 533-6710 VEHICLE MAINTENANCE				447.66	UNIT 509		
I 9855		AIRPORT FUEL TRUCK	AP	1/28/2022	E	2/09/2022	1,753.97	1,753.97CR	
		G/L ACCOUNT		CK: 001107			1,753.97		
		31 501-7260 VEHICLE PARTS				1,753.97	AIRPORT FUEL TRUCK		

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I 9877		AIRPORT LOADER BATTERY CHAR	AP	1/28/2022 E		2/12/2022	111.24	111.24CR	
		G/L ACCOUNT		CK: 001107			111.24		
		01 533-6720 OTHER EQUIPMENT MAINTENANCE				111.24	AIRPORT LOADER BATTERY CHARGER		
				EFT		1	2,312.87	2,312.87CR	0.00
							2,312.87	0.00	
01-027225 OIL PATCH PUMP & SUPPLY INC									
I 222325		HYDRANT PARTS	AP	1/28/2022 E		1/21/2022	196.26	196.26CR	
		G/L ACCOUNT		CK: 001108			196.26		
		33 562-7750 MAINS & OTHER LINES				196.26	HYDRANT PARTS		
				EFT		1	196.26	196.26CR	0.00
							196.26	0.00	
01-027340 DANMARK LLC / WHISTLER GLAS									
I 25342		MAYORS PICTURES	AP	1/28/2022 E		2/11/2022	90.00	90.00CR	
		G/L ACCOUNT		CK: 001109			90.00		
		01 501-5710 OTHER EMPLOYEE BENETITS				90.00	MAYORS PICTURES		
				EFT		1	90.00	90.00CR	0.00
							90.00	0.00	
01-029045 ZOLL MEDICAL CORPORATION									
I 3427291		4 BAY SUREPOWER CHARGER	AP	1/28/2022 E		2/03/2022	2,290.68	2,290.68CR	
		G/L ACCOUNT		CK: 001110			2,290.68		
		01 526-6720 OTHER EQUIPMENT MAINTENANCE				2,290.68	4 BAY SUREPOWER CHARGER		
				EFT		1	2,290.68	2,290.68CR	0.00
							2,290.68	0.00	
01-032859 PACE ANALYTICAL SERVICES,									
I 2260150266		ANALYTICAL SERVICES,	AP	1/28/2022 E		1/14/2022	231.00	231.00CR	
		G/L ACCOUNT		CK: 001111			231.00		
		33 561-6490 OTHER PROFESSIONAL SERVICES				231.00	ANALYTICAL SERVICES,		
I 2260150569		ANALYTICAL SERVICES,	AP	1/28/2022 E		1/19/2022	467.00	467.00CR	
		G/L ACCOUNT		CK: 001111			467.00		
		33 564-6490 OTHER PROFESSIONAL SERVICES				467.00	ANALYTICAL SERVICES,		

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				EFT		1	698.00	698.00CR	0.00
							698.00	0.00	
01-032873 NORTHERN SAFETY CO., INC.									
	I 904662055	WINTER COAT	AP	1/28/2022 E		1/06/2022	61.77	61.77CR	
		G/L ACCOUNT		CK: 001112			61.77		
		01 533-7690 OTHER OPERATIONAL SUPPLIES				61.77	WINTER COAT		
				EFT		1	61.77	61.77CR	0.00
							61.77	0.00	
01-032898 STERICYCLE, INC.									
	I 4010614008	STERI-SAFE	AP	1/28/2022 E		1/01/2022	2,183.70	2,183.70CR	
		G/L ACCOUNT		CK: 001113			2,183.70		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				2,183.70	STERI-SAFE		
				EFT		1	2,183.70	2,183.70CR	0.00
							2,183.70	0.00	
01-032902 CHANDLER OIL, LLC									
	I 62253	UNLEADED GAS	AP	1/28/2022 E		1/10/2022	722.72	722.72CR	
		G/L ACCOUNT		CK: 001114			722.72		
		31 501-7640 DIESEL FUEL				722.72	UNLEADED GAS		
				EFT		1	722.72	722.72CR	0.00
							722.72	0.00	
01-032956 TLC GROUNDSKEEPING, INC.									
	I 23746	CRACK AND CREVICE CONTROL	AP	1/28/2022 E		1/04/2022	958.33	958.33CR	
		G/L ACCOUNT		CK: 001115			958.33		
		01 509-6490 OTHER PROFESSIONAL SERVICE				958.33	CRACK AND CREVICE CONTROL		
				EFT		1	958.33	958.33CR	0.00
							958.33	0.00	

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01-033027 CINTAS CORPORATION									
I	5090282601	SAFETY/FIRST AID CHECK	AP	1/28/2022	E	10/05/2022	142.22	142.22CR	
		G/L ACCOUNT		CK: 001116			142.22		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					142.22	SAFETY/FIRST AID CHECK	
I	5090282668	SAFETY/FIRST AID CHECK	AP	1/28/2022	E	1/05/2022	71.73	71.73CR	
		G/L ACCOUNT		CK: 001116			71.73		
		33 562-7690 OTHER OPERATIONAL SUPPLIES					71.73	SAFETY/FIRST AID CHECK	
I	5091575572	SAFETY/FIRST AID CHECK	AP	1/28/2022	E	1/14/2022	424.61	424.61CR	
		G/L ACCOUNT		CK: 001116			424.61		
		01 533-7690 OTHER OPERATIONAL SUPPLIES					424.61	SAFETY/FIRST AID CHECK	
		EFT				1	638.56	638.56CR	0.00
							638.56	0.00	
01-033119 FASTENAL COMPANY									
I	KSIND51168	LIME VESTS/SAFETY GLASSES	AP	1/28/2022	E	1/11/2022	123.50	123.50CR	
		G/L ACCOUNT		CK: 001117			123.50		
		37 501-7690 OTHER OPERATIONAL SUPPLIES					123.50	LIME VESTS/SAFETY GLASSES	
I	KSIND51195	SLIDE REPAIR	AP	1/28/2022	E	1/12/2022	23.99	23.99CR	
		G/L ACCOUNT		CK: 001117			23.99		
		40 501-8690 CAPITAL OUTLAY					23.99	SLIDE REPAIR	
I	KSIND51211	ALLEN WRENCH SET	AP	1/28/2022	E	1/13/2022	26.61	26.61CR	
		G/L ACCOUNT		CK: 001117			26.61		
		01 533-7490 OTHER SMALL TOOLS & EQUIPMENT					26.61	ALLEN WRENCH SET	
I	KSIND51283	AIR FITTINGS FOR UNIT 416	AP	1/28/2022	E	1/18/2022	11.79	11.79CR	
		G/L ACCOUNT		CK: 001117			11.79		
		33 565-6710 VEHICLE MAINTENANCE					11.79	AIR FITTINGS FOR UNIT 416	
I	KSIND51295	AIRLINE PARTS FOR UNIT 416	AP	1/28/2022	E	1/19/2022	8.40	8.40CR	
		G/L ACCOUNT		CK: 001117			8.40		
		33 565-6710 VEHICLE MAINTENANCE					8.40	AIRLINE PARTS FOR UNIT 416	
I	KSIND51300	PLAYGROUND PARTS	AP	1/28/2022	E	1/19/2022	4.77	4.77CR	
		G/L ACCOUNT		CK: 001117			4.77		
		01 541-7180 OTHER BUILDING SUPPLIES					4.77	PLAYGROUND PARTS	
		EFT				1	199.06	199.06CR	0.00
							199.06	0.00	

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01-033305 KEITH A. COPITHKE									
I	01122022	RENEWAL APPLICATION AEMT	AP	1/28/2022 E		1/12/2022	30.00	30.00CR	
	G/L ACCOUNT			CK: 001147			30.00		
	01 526-6300	MEMBERSHIP DUES				30.00	RENEWAL APPLICATION AEMT		
				EFT		1	30.00	30.00CR	0.00
							30.00	0.00	
01-033568 GALAXIE BUSINESS									
I	012022-MONTHLY	MONTHLY ANTI VIRUS FEES	AP	1/28/2022 E		12/09/2021	3,722.50	3,722.50CR	
	G/L ACCOUNT			CK: 001118			3,722.50		
	01 521-6490	OTHER PROFESSIONAL SERVICE				54.00	ANTI-VIRUS BUSN EDITION PD		
	01 526-6490	OTHER PROFESSIONAL SERVICES				144.00	ANTI-VIRUS BUSN EDITION FD		
	01 521-6490	OTHER PROFESSIONAL SERVICE				24.00	ANTI-VIRUS BUSN EDITION PD		
	01 509-6493	GALAXIE BUSINESS				12.00	ANTI-VIRUS BUSN EDITION CITY		
	01 521-6490	OTHER PROFESSIONAL SERVICE				374.50	VEEAM CLOUDCONNECT PD SHARE		
	01 509-6493	GALAXIE BUSINESS				237.50	VEEAM CLOUDCONNECT CITY SHARE		
	01 521-6490	OTHER PROFESSIONAL SERVICE				90.00	VEEAM BACKUP/REPLICATION VMWAR		
	01 509-6493	GALAXIE BUSINESS				108.00	VEEAM BACKUP/REPLICATION VMWAR		
	01 509-6493	GALAXIE BUSINESS				362.00	SONICWALL NSA 3600 MONTHLY SUB		
	33 563-6490	OTHER PROFESSIONAL SERVICES				92.25	SONICWALL TOTAL SECURE ADVANCE		
	01 526-6490	OTHER PROFESSIONAL SERVICES				19.25	SONICWALL TOTAL SONICPOINT N2		
	53 501-6490	OTHER PROFESSIONAL SERVICE				92.25	SONICWALL TZ400W SECAAS		
	53 501-6490	OTHER PROFESSIONAL SERVICE				19.25	SONICWALL SONICPOINT N2 W/POE		
	01 541-6490	OTHER PROFESSIONAL SERVICE				67.50	SONICWALL TZ300W SECAAS		
	01 547-6490	OTHER PROFESSIONAL SERVICE				63.00	SONICWALL TZ300W SECAAS		
	01 548-6490	OTHER PROFESSIONAL SERVICE				19.25	SONICWALL SONICPOINT N2 W/POE		
	01 509-6493	GALAXIE BUSINESS				67.00	SONICWALL CAPTURE ADVANCED		
	01 509-6493	GALAXIE BUSINESS				855.00	OFFICE 365 BUSN PREMIUM		
	01 509-6493	GALAXIE BUSINESS				368.50	OFFICE 365 EXCHANGE ONLINE		
	01 509-6493	GALAXIE BUSINESS				93.50	OFFICE 365 BUSN ESSENTIALS		
	53 501-6490	OTHER PROFESSIONAL SERVICE				15.00	OFFICE 365 BUSN PREMIUM		
	53 501-6490	OTHER PROFESSIONAL SERVICE				27.50	OFFICE 365 EXCHANGE ONLINE		
	01 509-6493	GALAXIE BUSINESS				85.25	OFFICE 365 ENCRYPTION		
	01 509-6493	GALAXIE BUSINESS				36.50	AUDIO CONFERENCING		
	01 509-6493	GALAXIE BUSINESS				160.00	AUVIK PERFORMANCE MONITORING		
	01 509-6493	GALAXIE BUSINESS				55.00	REMOTE WORKFORCE CONNECT		
	01 521-6490	OTHER PROFESSIONAL SERVICE				20.00	REMOTE WORKFORCE CONNECT		
	01 509-6493	GALAXIE BUSINESS				48.00	O365 ENTERPRISE E3		
	01 509-6493	GALAXIE BUSINESS				62.50	CONTROL ACCESS SAAS AGENT		
	01 509-6493	GALAXIE BUSINESS				50.00	CONTROL STANDARD SUPPORT		
I	012022-MONTHLY 2	PD/DISPATCH MONTHLY ANTI-VI	AP	1/28/2022 E		12/09/2021	180.50	180.50CR	
	G/L ACCOUNT			CK: 001118			180.50		
	08 501-8690	PROJECT COST				21.00	ANTI-VIRUS BUSN EDITION		

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	08 501-8690	PROJECT COST					4.00	ANTI-VIRUS BUSN EDITION SERVER	
	08 501-8690	PROJECT COST					63.00	VEEAM CLOUDCONNECT	
	08 501-8690	PROJECT COST					18.00	VEEAM BACKUP/REPLICATION	
	01 521-6490	OTHER PROFESSIONAL SERVICE					15.00	OFFICE 365 BUSN PREMIUM	
	01 521-6490	OTHER PROFESSIONAL SERVICE					33.00	OFFICE 365 EXCHANGE ONLINE	
	01 521-6490	OTHER PROFESSIONAL SERVICE					16.50	OFFICE 365 ENCRYPTION	
	01 521-6490	OTHER PROFESSIONAL SERVICE					10.00	REMOTE WORKFORCE CONNECT	
I CW-11030	ONSITE SERVER INSTALL		AP	1/28/2022	E	12/09/2021	472.50	472.50CR	
	G/L ACCOUNT			CK: 001118			472.50		
	01 521-6490	OTHER PROFESSIONAL SERVICE					472.50	ONSITE SERVER INSTALL	
I CW-11046	LF ON PREM TO CLOUD MIGRATI		AP	1/28/2022	E	12/20/2021	810.00	810.00CR	
	G/L ACCOUNT			CK: 001118			810.00		
	01 509-6499	LASERFICHE					810.00	LF ON PREM TO CLOUD MIGRATION	
I CW-11052	LASERFICHE VIEWER ISSUES		AP	1/28/2022	E	12/23/2021	270.00	270.00CR	
	G/L ACCOUNT			CK: 001118			270.00		
	01 521-6490	OTHER PROFESSIONAL SERVICE					270.00	LASERFICHE VIEWER ISSUES	
I CW-11054	CODE ENFROCEMENT TASKS		AP	1/28/2022	E	12/23/2021	90.00	90.00CR	
	G/L ACCOUNT			CK: 001118			90.00		
	01 526-6390	OTHER TRAINING & REFERENCE					90.00	CODE ENFROCEMENT TASKS	
I CW-11056	WATER DEPT PASSWORD RESET		AP	1/28/2022	E	12/23/2021	22.50	22.50CR	
	G/L ACCOUNT			CK: 001118			22.50		
	33 561-6490	OTHER PROFESSIONAL SERVICES					22.50	WATER DEPT PASSWORD RESET	
I CW-11058	ANIMAL CONTROL LF CLOUD SYS		AP	1/28/2022	E	12/23/2021	22.50	22.50CR	
	G/L ACCOUNT			CK: 001118			22.50		
	01 526-6490	OTHER PROFESSIONAL SERVICES					22.50	ANIMAL CONTROL LF CLOUD SYS	
I CW-11059	RECOVER STORAGE IN IHA		AP	1/28/2022	E	12/23/2021	22.50	22.50CR	
	G/L ACCOUNT			CK: 001118			22.50		
	53 501-6491	ADMINISTRATIVE					22.50	RECOVER STORAGE IN IHA	
I CW-11060	ENTERPOL CLIENT UPDATE		AP	1/28/2022	E	12/27/2021	697.50	697.50CR	
	G/L ACCOUNT			CK: 001118			697.50		
	01 521-6490	OTHER PROFESSIONAL SERVICE					697.50	ENTERPOL CLIENT UPDATE	
I CW-11063	VEEAM BACK UP FAILURES		AP	1/28/2022	E	12/27/2021	135.00	135.00CR	
	G/L ACCOUNT			CK: 001118			135.00		
	01 521-6490	OTHER PROFESSIONAL SERVICE					135.00	VEEAM BACK UP FAILURES	
I CW11062	LASERFICHE ISSUES		AP	1/28/2022	E	12/27/2021	315.00	315.00CR	
	G/L ACCOUNT			CK: 001118			315.00		
	01 509-6499	LASERFICHE					315.00	LASERFICHE ISSUES	
			EFT				1 6,760.50	6,760.50CR	0.00
							6,760.50	0.00	

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01-034221 CORE & MAIN									
	I Q142196	REPAIR PARTS FOR MAINS	AP	1/28/2022 E		1/03/2022	3,402.72	3,402.72CR	
		G/L ACCOUNT		CK: 001119			3,402.72		
		33 562-7750 MAINS & OTHER LINES				3,402.72	REPAIR PARTS FOR MAINS		
				EFT		1	3,402.72	3,402.72CR	0.00
							3,402.72	0.00	
01-034284 INDIGO DESIGN, INC.									
	I FINAL DESIGN-5	SPORTS COMPLEX	AP	1/28/2022 E		1/21/2022	61,098.06	61,098.06CR	
		G/L ACCOUNT		CK: 001120			61,098.06		
		14 501-8691 CENTRAL PARK SPORTS COMPLEX				60,966.00	CONSTRUCTION/BIDDING DOCU		
		14 501-8691 CENTRAL PARK SPORTS COMPLEX				132.06	REIMBURSEABLE EXPENSE		
				EFT		1	61,098.06	61,098.06CR	0.00
							61,098.06	0.00	
01-034515 TIDY WHITIE'S LAUNDROMAT									
	I 26638	TOWELS WASH/FOLD	AP	1/28/2022 E		1/19/2022	14.50	14.50CR	
		G/L ACCOUNT		CK: 001121			14.50		
		33 561-6490 OTHER PROFESSIONAL SERVICES				14.50	TOWELS WASH/FOLD		
				EFT		1	14.50	14.50CR	0.00
							14.50	0.00	
01-034712 PRAIRIE FIRE COFFEE & ROAST									
	I 1363718	COFFEE	AP	1/28/2022 E		1/19/2022	60.90	60.90CR	
		G/L ACCOUNT		CK: 001122			60.90		
		33 561-7090 MISC OFFICE SUPPLIES				60.90	COFFEE		
				EFT		1	60.90	60.90CR	0.00
							60.90	0.00	
01-034910 MARSHA LEROY									
	I 012022-RAMEY	916 E MAIN	AP	1/28/2022 E		1/01/2022	285.00	285.00CR	
		G/L ACCOUNT		CK: 001123			285.00		
		58 501-8704 TBRA #M19-SG200140				285.00	916 E MAIN		
				EFT		1	285.00	285.00CR	0.00
							285.00	0.00	

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01-035115 EXPRESS SERVICES, INC.									
I	01-2022-STATEMENT	EXPRESS EMPLOYMENT	AP	1/28/2022 E		1/12/2022	2,247.71	2,247.71CR	
	G/L ACCOUNT			CK: 001124			2,247.71		
	37 501-5011	EXPRESS EMPLOYMENT					203.39	GENERAL LABOR SANITAITON	
	33 562-5011	EXPRESS EMPLOYMENT					822.82	WATER/SEWER	
	01 545-5011	EXPRESS EMPLOYMENT					0.00	GENERAL LABOR CEMETERY	
	01 533-5011	EXPRESS EMPLOYMENT					878.30	GENERAL LABOR STREET	
	37 501-5011	EXPRESS EMPLOYMENT					0.00	SANITATION CDL DRIVER	
	01 533-5011	EXPRESS EMPLOYMENT					343.20	STREET DEPT CDL DRIVER	
	01 541-5011	EXPRESS EMPLOYMENT					0.00	PARK/ZOO SECRETARY	
	01 541-5011	EXPRESS EMPLOYMENT					0.00	SEASONAL PARK	
I	01/22-STATEMENT	EXPRESS EMPLOYMENT	AP	1/28/2022 E		1/05/2022	3,309.84	3,309.84CR	
	G/L ACCOUNT			CK: 001124			3,309.84		
	37 501-5011	EXPRESS EMPLOYMENT					896.89	GENERAL LABOR SANITAITON	
	33 562-5011	EXPRESS EMPLOYMENT					1,229.59	WATER/SEWER	
	01 545-5011	EXPRESS EMPLOYMENT					591.68	GENERAL LABOR CEMETERY	
	01 533-5011	EXPRESS EMPLOYMENT					591.68	GENERAL LABOR STREET	
	37 501-5011	EXPRESS EMPLOYMENT					0.00	SANITATION CDL DRIVER	
	01 533-5011	EXPRESS EMPLOYMENT					0.00	STREET DEPT CDL DRIVER	
	01 541-5011	EXPRESS EMPLOYMENT					0.00	PARK/ZOO SECRETARY	
	01 541-5011	EXPRESS EMPLOYMENT					0.00	SEASONAL PARK	
				EFT		1	5,557.55	5,557.55CR	0.00
							5,557.55	0.00	
01-035459 USD # 446									
I	11162021	USD # 446 EDUCATIONAL FOUND	AP	1/28/2022 E		11/16/2021	2,400.00	2,400.00CR	
	G/L ACCOUNT			CK: 001125			2,400.00		
	50 501-8690	OTHER PROJECTS					2,400.00	USD # 446 EDUCATIONAL FOUNDATI	
I	JANUARY 2022	EDUCATIONAL SALES TAX	AP	1/28/2022 E		1/01/2022	211,555.62	211,555.62CR	
	G/L ACCOUNT			CK: 001125			211,555.62		
	11 501-6800	FUNDING TO EXT. ORGANIZATIONS					211,555.62	EDUCATIONAL SALES TAX	
				EFT		1	213,955.62	213,955.62CR	0.00
							213,955.62	0.00	
01-035503 NATIONAL SCREENING BUREAU									
I	2112150	PRE EMPP BACKGROUND CHECK	AP	1/28/2022 E		12/31/2021	193.00	193.00CR	
	G/L ACCOUNT			CK: 001126			193.00		
	01 526-6490	OTHER PROFESSIONAL SERVICES					47.00	PRE EMPP BACKGROUND CHECK	

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	01 542-6490	OTHER PROFESSIONAL SERVICES				47.00	PRE EMPP BACKGROUND CHECK		
	01 533-6490	OTHER PROFESSIONAL SERVICES				99.00	PRE EMPP BACKGROUND CHECK		
				EFT		1	193.00	193.00CR	0.00
							193.00	0.00	
01-035778 8TH & MAIN HISTORIC									
I 012022-HUFF	123 W MAIN # 402		AP	1/28/2022 E		1/01/2022	205.00	205.00CR	
	G/L ACCOUNT			CK: 001127			205.00		
	58 501-8704	TBRA #M19-SG200140				205.00	123 W MAIN # 402		
I 012022-MUNSON	123 W MAIN #302		AP	1/28/2022 E		1/01/2022	317.00	317.00CR	
	G/L ACCOUNT			CK: 001127			317.00		
	58 501-8704	TBRA #M19-SG200140				317.00	123 W MAIN #302		
				EFT		1	522.00	522.00CR	0.00
							522.00	0.00	
01-035789 1ST DUE									
I 22-4437	BOOTS/HELMET		AP	1/28/2022 E		1/14/2022	1,058.97	1,058.97CR	
	G/L ACCOUNT			CK: 001128			1,058.97		
	01 526-7900	UNIFORMS				1,058.97	BOOTS/HELMET		
				EFT		1	1,058.97	1,058.97CR	0.00
							1,058.97	0.00	
01-035900 ANE MAE'S COFFEE AND SANDWI									
I 9222	NOVEMBER 30TH MEETING		AP	1/28/2022 E		11/30/2021	75.00	75.00CR	
	G/L ACCOUNT			CK: 001129			75.00		
	01 542-6490	OTHER PROFESSIONAL SERVICES				75.00	NOVEMBER 30TH MEETING		
I 9315	BEAUTIFICATION MEETING		AP	1/28/2022 E		1/10/2022	72.00	72.00CR	
	G/L ACCOUNT			CK: 001129			72.00		
	01 501-6350	BUSINESS MEETINGS				72.00	BEAUTIFICATION MEETING		
I 9339	JANUARY 21ST LUNCH		AP	1/28/2022 E		1/21/2022	215.00	215.00CR	
	G/L ACCOUNT			CK: 001129			215.00		
	01 501-6350	BUSINESS MEETINGS				215.00	JANUARY 21ST LUNCH		
				EFT		1	362.00	362.00CR	0.00
							362.00	0.00	

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01-036233 HAWKINS INC.									
I	6100740	CHLORINE	AP	1/28/2022 E		1/10/2022	3,529.52	3,529.52CR	
		G/L ACCOUNT		CK: 001130			3,529.52		
		33 561-7630 CHEMICALS				3,529.52	CHLORINE		
				EFT		1	3,529.52	3,529.52CR	0.00
							3,529.52	0.00	
01-036349 D & A ELECTRICAL SYSTEMS, L									
I	220169	MONTHLY MONITORING	AP	1/28/2022 E		1/17/2022	239.40	239.40CR	
		G/L ACCOUNT		CK: 001131			239.40		
		53 501-6490 OTHER PROFESSIONAL SERVICE				239.40	MONTHLY MONITORING		
				EFT		1	239.40	239.40CR	0.00
							239.40	0.00	
01-036657 LABORATORY SALES & SERVICE									
I	26773	SULFURIC ACID	AP	1/28/2022 E		1/04/2022	66.50	66.50CR	
		G/L ACCOUNT		CK: 001132			66.50		
		33 561-7630 CHEMICALS				66.50	SULFURIC ACID		
				EFT		1	66.50	66.50CR	0.00
							66.50	0.00	
01-036779 CE WATER MANAGEMENT, INC.									
I	K06844	BOILER TREATMENT	AP	1/28/2022 E		12/17/2021	1,295.20	1,295.20CR	
		G/L ACCOUNT		CK: 001133			1,295.20		
		01 548-6493 BOILER/CENTRAL AIR				1,295.20	BOILER TREATMENT		
				EFT		1	1,295.20	1,295.20CR	0.00
							1,295.20	0.00	
01-036790 LIFE-ASSIST, INC									
I	1164407	MEDICAL SUPPLIES	AP	1/28/2022 E		1/04/2022	652.09	652.09CR	
		G/L ACCOUNT		CK: 001134			652.09		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				15.00	AMBU SPUR II RESUSCIATOR		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				15.78	SALINE SYRINGE 10 ML		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY				176.92	ZOOL CPR STAT-PADZ ELECTRODE		

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		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					50.70	EKG PAPER	
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					9.19	ADDIPAK UNIT DOSE SODIUM CHLOR	
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					149.60	NASAL CANNULA W/O2	
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					165.90	NASAL CANNULA W/O2	
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					69.00	IV SOLUCTION	
I	1164408	BEDDING KIT	AP	1/28/2022	E	1/04/2022	397.50	397.50CR	
		G/L ACCOUNT		CK: 001134			397.50		
		01 526-7610 MEDICAL & VETERINARIAN SUPPLEY					397.50	BEDDING KIT	
				EFT		1	1,049.59	1,049.59CR	0.00
							1,049.59	0.00	
01-036818 TREANOR HL									
I	48832	CITY HALL PHASE 2	AP	1/28/2022	E	12/31/2021	45,567.79	45,567.79CR	
		G/L ACCOUNT		CK: 001135			45,567.79		
		01 509-6490 OTHER PROFESSIONAL SERVICE					468.19	REIMBURSABLE EXPENSES	
		17 2050 OUTSTANDING PURCHASE ORDERS					32,982.60	CONSTRUCTION DOCUMEN	
		17 501-8926 1916 CITY HALL PROJECT					8,052.00	BIDDING/NEGOTIATIONS	
		66 501-8690 PROJECT COST					4,065.00	CE-CONSTRUCITON DOCUMENTS	
				EFT		1	45,567.79	45,567.79CR	0.00
							45,567.79	0.00	
01-036865 JONATHAN JOHNSON									
I	01042022	MILEAGE REIMBURSEMENT	AP	1/28/2022	E	1/04/2022	57.33	57.33CR	
		G/L ACCOUNT		CK: 001148			57.33		
		01 526-6390 OTHER TRAINING & REFERENCE					57.33	MILEAGE REIMBURSEMENT	
I	01062022	MILEAGE REIMBURSEMENT	AP	1/28/2022	E	1/06/2022	57.33	57.33CR	
		G/L ACCOUNT		CK: 001148			57.33		
		01 526-6390 OTHER TRAINING & REFERENCE					57.33	MILEAGE REIMBURSEMENT	
				EFT		1	114.66	114.66CR	0.00
							114.66	0.00	
01-036912 LEXIPOL, LLC									
I	INVLEX7607	ANNUAL LE SUPPLEMENTAL MANU	AP	1/28/2022	E	1/01/2022	11,178.00	11,178.00CR	
		G/L ACCOUNT		CK: 001136			11,178.00		
		01 521-6490 OTHER PROFESSIONAL SERVICE					11,178.00	ANNUAL LE SUPPLEMENTAL MANUALS	
				EFT		1	11,178.00	11,178.00CR	0.00
							11,178.00	0.00	

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01-036939 DREW RISING									
I	01142022	MEAL REIMBURSEMENT	AP	1/28/2022	E	1/14/2022	8.00	8.00CR	
		G/L ACCOUNT		CK: 001149			8.00		
		01 526-6090 OTHER TRAVEL EXPENSE				8.00	MEAL REIMBURSEMENT		
				EFT		1	8.00	8.00CR	0.00
							8.00	0.00	
01-037008 SANDRA ALSPAUGH									
I	20213356	MEAL REIMBURSEMENT	AP	1/28/2022	E	12/29/2021	4.49	4.49CR	
		G/L ACCOUNT		CK: 001137			4.49		
		01 526-6090 OTHER TRAVEL EXPENSE				4.49	MEAL REIMBURSEMENT		
I	20220110	MEAL REIMBURSEMENT	AP	1/28/2022	E	1/13/2022	4.59	4.59CR	
		G/L ACCOUNT		CK: 001137			4.59		
		01 526-6090 OTHER TRAVEL EXPENSE				4.59	MEAL REIMBURSEMENT		
				EFT		1	9.08	9.08CR	0.00
							9.08	0.00	
01-037107 ACL PROPERTIES LLC									
I	012022-TANNER	109 S WALD - BETTY TANNER	AP	1/28/2022	E	1/01/2022	317.00	317.00CR	
		G/L ACCOUNT		CK: 001138			317.00		
		58 501-8704 TBRA #M19-SG200140				317.00	109 S WALD - BETTY TANNER		
				EFT		1	317.00	317.00CR	0.00
							317.00	0.00	
01-037139 FLEET FUELS, LLC									
I	60973	STREET	AP	1/28/2022	E	1/05/2022	1,570.70	1,570.70CR	
		G/L ACCOUNT		CK: 001139			1,570.70		
		01 533-7640 DIESEL FUEL				1,570.70	STREET		
I	69318	SANITATION	AP	1/28/2022	E	1/07/2022	1,097.60	1,097.60CR	
		G/L ACCOUNT		CK: 001139			1,097.60		
		37 501-7640 DIESEL FUEL				1,097.60	SANITATION		
I	69336	FIRE/EMS	AP	1/28/2022	E	1/07/2022	976.36	976.36CR	
		G/L ACCOUNT		CK: 001139			976.36		
		01 526-7200 GASOLINE				608.05	FIRE/EMS		

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	01 526-7640	DIESEL FUEL					368.31	FIRE/EMS	
I 69347	POLICE		AP	1/28/2022	E	1/07/2022	607.07	607.07CR	
	G/L ACCOUNT		CK: 001139				607.07		
	01 521-7200	GASOLINE					607.07	POLICE	
I 69377	SEWER TREATMENT		AP	1/28/2022	E	1/07/2022	88.71	88.71CR	
	G/L ACCOUNT		CK: 001139				88.71		
	33 564-7200	GASOLINE					88.71	SEWER TREATMENT	
I 69384	WATER DISTRIBUTION		AP	1/28/2022	E	1/07/2022	263.89	263.89CR	
	G/L ACCOUNT		CK: 001139				263.89		
	33 562-7640	DIESEL FUEL					147.18	WATER DISTRIBUTION	
	33 562-7200	GASOLINE					116.71	WATER DISTRIBUTION	
I 69385	CEMETERY		AP	1/28/2022	E	1/07/2022	53.51	53.51CR	
	G/L ACCOUNT		CK: 001139				53.51		
	01 545-7200	GASOLINE					53.51	CEMETERY	
I 69393	WATER TREATMENT		AP	1/28/2022	E	1/07/2022	31.19	31.19CR	
	G/L ACCOUNT		CK: 001139				31.19		
	33 561-7200	GASOLINE					31.19	WATER TREATMENT	
I 69397	STREET		AP	1/28/2022	E	1/07/2022	246.02	246.02CR	
	G/L ACCOUNT		CK: 001139				246.02		
	01 533-7200	GASOLINE					35.75	STREET	
	01 533-7640	DIESEL FUEL					210.27	STREET	
I 69399	HOUSING		AP	1/28/2022	E	1/07/2022	47.61	47.61CR	
	G/L ACCOUNT		CK: 001139				47.61		
	53 501-7200	GASOLINE					47.61	HOUSING	
I 69401	PARK DEPT		AP	1/28/2022	E	1/07/2022	51.50	51.50CR	
	G/L ACCOUNT		CK: 001139				51.50		
	01 541-7200	GASOLINE					51.50	PARK DEPT	
I 69411	SEWER COLLECTION		AP	1/28/2022	E	1/07/2022	175.73	175.73CR	
	G/L ACCOUNT		CK: 001139				175.73		
	33 562-7640	DIESEL FUEL					175.73	SEWER COLLECTION	
		EFT					1 5,209.89	5,209.89CR	0.00
							5,209.89	0.00	

PACKET: 25769 EFT Payments-01/28/2022
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	EFT DATE/#	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-037205 PAUL TERRY									
I	01082022	MILEAGE REIMBURSEMENT	AP	1/28/2022	E	1/08/2022	52.65	52.65CR	
	G/L ACCOUNT			CK: 001150			52.65		
	01 526-6390	OTHER TRAINING & REFERENCE					52.65	MILEAGE REIMBURSEMENT	
				EFT		1	52.65	52.65CR	0.00
							52.65	0.00	
01-037258 WASHINGTON HISTORIC RESIDEN									
I	012022-FRANKLIN	300 E MYRTLE #209	AP	1/28/2022	E	1/01/2022	200.00	200.00CR	
	G/L ACCOUNT			CK: 001140			200.00		
	58 501-8704	TBRA #M19-SG200140					200.00	300 E MYRTLE #209	
I	012022-WILSON	300 E MYRTLE #207	AP	1/28/2022	E	1/01/2022	272.00	272.00CR	
	G/L ACCOUNT			CK: 001140			272.00		
	58 501-8705	TBRA #M-20-SG-20-0140					272.00	300 E MYRTLE #207	
				EFT		1	472.00	472.00CR	0.00
							472.00	0.00	
01-037404 RED TIGER TIRE & AUTO INC.									
I	4723	MEDIC 1 OIL CHANGE	AP	1/28/2022	E	1/10/2022	65.00	65.00CR	
	G/L ACCOUNT			CK: 001141			65.00		
	01 526-6710	VEHICLE MAINTENANCE					65.00	MEDIC 1 OIL CHANGE	
				EFT		1	65.00	65.00CR	0.00
							65.00	0.00	
01-037448 UNITED MINERAL AND CHEMICAL									
I	122650	POTASSIUM PERMANGANATE	AP	1/28/2022	E	6/28/2021	3,994.74	3,994.74CR	
	G/L ACCOUNT			CK: 001142			3,994.74		
	33 561-7630	CHEMICALS					3,994.74	POTASSIUM PERMANGANATE	
				EFT		1	3,994.74	3,994.74CR	0.00
							3,994.74	0.00	

PACKET: 25769 EFT Payments-01/28/2022
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	EFT DATE/#	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-037458 C & C GROUP									
I	45616	ASSESS DAMANGE TO ATS CONTR	AP	1/28/2022 E		12/22/2021	375.00	375.00CR	
		G/L ACCOUNT		CK: 001143			375.00		
		01 548-6590 OTHER BUILDING & GROUND MAINT				375.00	ASSESS DAMANGE TO ATS CONTROL		
				EFT		1	375.00	375.00CR	0.00
							375.00	0.00	
01-037488 HEALY LAW OFFICES, LLC									
I	19230	3001-001: TELECOMMUNICATION	AP	1/28/2022 E		12/31/2021	1,106.25	1,106.25CR	
		G/L ACCOUNT		CK: 001144			1,106.25		
		01 501-6430 LEGAL				1,106.25	3001-001: TELECOMMUNICATIONS		
				EFT		1	1,106.25	1,106.25CR	0.00
							1,106.25	0.00	
01-037500 EQUIPMENTSHARE.COM, INC.									
I	1371996-000	BACKHOE TEETH	AP	1/28/2022 E		1/03/2022	276.29	276.29CR	
		G/L ACCOUNT		CK: 001145			276.29		
		01 533-7310 EQUIPMENT PARTS				276.29	BACKHOE TEETH		
I	1372288-000	BACKHOE REPAIR	AP	1/28/2022 E		1/03/2022	12,787.61	12,787.61CR	
		G/L ACCOUNT		CK: 001145			12,787.61		
		01 533-6720 OTHER EQUIPMENT MAINTENANCE				12,787.61	BACKHOE REPAIR		
I	1394953-000	UNIT 510 HYDRAULIC CAP	AP	1/28/2022 E		1/13/2022	130.25	130.25CR	
		G/L ACCOUNT		CK: 001145			130.25		
		01 533-7310 EQUIPMENT PARTS				130.25	UNIT 510 HYDRAULIC CAP		
				EFT		1	13,194.15	13,194.15CR	0.00
							13,194.15	0.00	
01-037508 MARK & AMANDIA BROCK									
I	012022-DOLLISON	201 S PARK BLVD	AP	1/28/2022 E		1/01/2022	427.00	427.00CR	
		G/L ACCOUNT		CK: 001151			427.00		
		58 501-8704 TBRA #M19-SG200140				427.00	201 S PARK BLVD		
				EFT		1	427.00	427.00CR	0.00
							427.00	0.00	

PACKET: 25769 EFT Payments-01/28/2022
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	EFT DATE/#	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-037559 ALISHA FLORIO									
I	012022-BECHTLE	1004 W COTTONWOOD	AP	1/28/2022 E		1/01/2022	317.00	317.00CR	
		G/L ACCOUNT		CK: 001152			317.00		
		58 501-8705	TBRA #M-20-SG-20-0140				317.00	1004 W COTTONWOOD	
			EFT			1	317.00	317.00CR	0.00
							317.00	0.00	
01-037579 A PENNY SAVED LLC									
I	012022-RUSSELL	409 W RAILROAD	AP	1/28/2022 E		1/01/2022	252.00	252.00CR	
		G/L ACCOUNT		CK: 001146			252.00		
		58 501-8705	TBRA #M-20-SG-20-0140				252.00	409 W RAILROAD	
			EFT			1	252.00	252.00CR	0.00
							252.00	0.00	

PACKET: 25769 EFT Payments-01/28/2022
VENDOR SET: 01

REPORT TOTALS

FUND DISTRIBUTION

FUND NO#	FUND NAME	AMOUNT
01	GENERAL FUND	53,718.62CR
08	E-911 - NEW	106.00CR
11	EDUCATION SALES TAX	211,555.62CR
14	CITY PROJECTS	61,098.06CR
17	SPEC USE SALES TAX	41,034.60CR
31	AIRPORT	2,476.69CR
33	WATER/SEWER	15,437.87CR
37	SANITATION	26,668.72CR
40	SPECIAL PARK	23.99CR
50	HOUSING/SURPLUS	2,400.00CR
53	HOUSING/PENN TERRACE	491.63CR
58	HOUSING/TBRA	3,232.00CR
66	MEMORIAL HALL TAX CREDIT	4,065.00CR
	** TOTALS **	422,308.80CR

---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS		0.00	0.00	0.00
		0.00	0.00	
REG-CHECKS		0.00	0.00	0.00
		0.00	0.00	
EFT	55	422,308.80	422,308.80CR	0.00
		422,308.80	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS	55	422,308.80	422,308.80CR	0.00
		422,308.80	0.00	

TOTAL CHECKS TO PRINT: 0

ERRORS: 0 WARNINGS: 0

ORDINANCE NO. P – 1880

An ordinance making appropriation for the payment of certain claims. Be it ordained by the City Commission of the City of Independence.

Section 1. That in order to pay the claims herein stated which have been properly audited and approved. There is hereby appropriated out of the respective funds in the City Treasury the sum for each claim.

Section 2. That this ordinance shall take effect and be in full force from and after its passage.

Approved this 27th January 2022.

_____ Mayor

Attest: _____ City Clerk

Ordinance # P – 1880
$ 144,021.61

PACKET: 25742 Payroll Entries-01/21/202
VENDOR SET: 01 City of Independence+ *** DRAFT/OTHER LISTING ***
BANK: AP Community National Bank

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
032008		KPERS						
	I-02 202201193808	OPTIONAL GROUP LIFE INSURANCE	D	1/21/2022		591.26	000651	
	I-36 202201193808	OGLI - SPOUSE	D	1/21/2022		195.55	000651	
	I-62 202201193808	OGLI - CHILD	D	1/21/2022		25.40	000651	812.21

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	812.21	812.21
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	1	0.00	812.21	812.21

PACKET: 25742 Payroll Entries-01/21/202
VENDOR SET: 01 City of Independence+ *** DRAFT/OTHER LISTING ***
BANK: PR Payroll Accounts Payable

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
013350		KANSAS WITHHOLDING TAX						
	I-T2 202201193808	KANSAS STATE INCOME TAC	D	1/21/2022		8,176.25	000648	8,176.25
032008		KPERS						
	I-01 202201193808	KPERS WITHHELD	D	1/21/2022		9,338.83	000649	
	I-28 202201193808	KPERS WITHHELD	D	1/21/2022		23,020.89	000649	32,359.72
032014		INTERNAL REVENUE SERVICE						
	I-T1 202201193808	FEDERAL INCOME TAX WITHHELD	D	1/21/2022		17,407.45	000650	
	I-T3 202201193808	FICA WITHHELD	D	1/21/2022		25,646.98	000650	
	I-T4 202201193808	MEDICARE WITHHELD	D	1/21/2022		5,997.92	000650	49,052.35

* * B A N K T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	89,588.32	89,588.32
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
BANK TOTALS:	3	0.00	89,588.32	89,588.32

PACKET: 25742 Payroll Entries-01/21/202
VENDOR SET: 01 City of Independence+ *** DRAFT/OTHER LISTING ***
BANK: ALL

** REGISTER GRAND TOTALS *

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	90,400.53	90,400.53
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	4	0.00	90,400.53	90,400.53

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
01	1/2022	38,700.78CR
26	1/2022	24,381.31CR
31	1/2022	1,506.80CR
33	1/2022	14,802.35CR
37	1/2022	5,707.91CR
53	1/2022	5,301.38CR
ALL		90,400.53CR

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

ORDINANCE NO. P – 1880-A

An ordinance making appropriation for the payment of certain claims. Be it ordained by the City Commission of the City of Independence.

Section 1. That in order to pay the claims herein stated which have been properly audited and approved. There is hereby appropriated out of the respective funds in the City Treasury the sum for each claim.

Section 2. That this ordinance shall take effect and be in full force from and after its passage.

Approved this 27th January 2022.

_____ Mayor

Attest: _____ City Clerk

Ordinance # P – 1880-A
$ 304.03

PAYROLL NO: 01 City of Independence PAYROLL DATE: 1/21/2022

EMP NO	EMPLOYEE NAME	TYPE	CHECK DATE	CHECK AMOUNT	CHECK NO.
0561	COLLINS, SHANE M	R	1/21/2022	25.64	075773
1069	EZELL, JEREMY D	R	1/21/2022	278.39	075774
0561	COLLINS, SHANE M	M-M	1/21/2022	1,434.92CR	999999

PAYROLL NO: 01 City of Independence PAYROLL DATE: 1/21/2022

*** REGISTER TOTALS ***

REGULAR CHECKS:	2	304.03
DIRECT DEPOSIT REGULAR CHECKS:	1	1,434.92
MANUAL CHECKS:	1	1,434.92CR
PRINTED MANUAL CHECKS:		
DIRECT DEPOSIT MANUAL CHECKS:		
VOIDED CHECKS:		
NON CHECKS:		
TOTAL CHECKS:	4	304.03

*** NO ERRORS FOUND ***

** END OF REPORT **

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Police **Director Approval** *Chief Jerry Harrison*

AGENDA ITEM Consider authorizing certain turning restrictions in the 300 block of West Main.

SUMMARY RECOMMENDATION Turning limitations need to be placed on eastbound traffic on Main entering Scooters and traffic exiting Scooters to go eastbound on Main.

BACKGROUND With the opening of Scooters on 12-27-21 potential traffic hazards have developed. KDOT contacted city staff and requested turning restrictions be placed to prevent crashes and keep traffic flowing on Main around Scooters.

Scooters original plan indicated there would be a right turn only sign for traffic exiting the Scooters parking lot. There was also supposed to be a no left turn sign for eastbound traffic on the 300 block of West Main across Main from Scooters. If Scooters places the signs IPD cannot cite drivers for violations. However, in accordance with KSA 8-1545(c) if local authorities authorize placement of the signs police can cite drivers for violating the traffic controls.

City staff recommend the Commission authorize the placement of a right turn only sign or a no left turn sign for traffic exiting Scooters and a no left turn sign for eastbound traffic on Main to prevent left turns into Scooters.

SUGGESTED MOTION I move to authorize a no left turn or a right turn only sign be placed for traffic exiting Scooter's property onto Main and a no left turn sign for eastbound traffic on Main to prevent left turns into Scooters.

SUPPORTING DOCUMENTS

1. Diagram of Scooters Sign Request
2. KSA 8-1545



8-1545. Required position and method of turning vehicles. (a) The driver of a vehicle intending to turn shall do so as follows:

(1) *Right turns.* Both the approach for a right turn and a right turn shall be made as close as practicable to the right-hand curb or edge of the roadway.

(2) *Left turns.* The driver of a vehicle intending to turn left shall approach the turn in the extreme left-hand lane lawfully available to traffic moving in the direction of travel of such vehicle. Whenever practicable a left turn at an intersection shall be made to the left of the center of the intersection, and any left turn shall be made so as to leave the intersection or other location in the extreme left-hand lane lawfully available to traffic moving in the same direction as such vehicle on the roadway being entered.

(b) *Two-way left turn lanes.* Where a special lane for making left turns by drivers proceeding in opposite directions has been indicated by official traffic control devices: (1) A left turn shall not be made from any other lane; (2) a vehicle shall not be driven in the lane except when preparing for or making a left turn from or into the roadway or when preparing for or making a U-turn when otherwise permitted by law.

(c) The secretary of transportation and local authorities in their respective jurisdictions may cause official traffic-control devices to be placed and thereby require and direct that a different course from that specified in this section be traveled by turning vehicles, and when such devices are so placed no driver shall turn a vehicle other than as directed and required by such devices.

History: L. 1974, ch. 33, § 8-1545; L. 1975, ch. 427, § 22; L. 1995, ch. 188, § 6; July 1.

Source or Prior Law:

8-544.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Airport **Director Approval** John Garris

AGENDA ITEM Consider formal approval of a Change Order for airport run-up pad work.

SUMMARY RECOMMENDATION Approve execution of the Change Order.

BACKGROUND After the completion of the Run Up Pad project (KDOT AV-2020-19) final quantities on the unit price contract were tabulated. The overall result was a net deduction of $1,344.00 from the contract total of $779,264.40. The City received this notice on 1/5/2022.

SUGGESTED MOTIONS I move to approve execution of the Change Order with J. Graham Construction, Inc. in the amount of $1,344.00 resulting in a revised total contract price of $777,920.40 and the execution of any and all required documentation to close out this project.

SUPPORTING DOCUMENT Change Order

CHANGE ORDER

SHEET NO. 1 of 1

SEQUENCE NO.: 1

COUNTY: Montgomery

TO J. Graham Construction, Inc. CONTRACTOR

AIRPORT: Independence Municipal Airport

PROJECT NO.: AV-2020-19

YOU ARE HEREBY DIRECTED TO MAKE THE FOLLOWING CHANGES FROM THE CONTRACT

1. DESCRIPTION AND REASON FOR CHANGE: (ATTACH SUPPLEMENTAL SHEETS IF REQUIRED)

This change order reconciles the contract quantites to match those measured in the field.

2. ESTIMATE OF COST OF WORK AFFECTED BY THIS CHANGE ORDER.

(A) EST. LINE NO.	(B) CONTRACT ITEM NO.	(C) ITEM DESCRIPTION	(D) UNITS PREVIOUSLY PROVIDED FOR	(E) UNITS TO BE CONSTRUCTED	(F) UNITS OVERRUN, UNDERRUN, CONTINGENT	UNIT	(G) CONTRACT OR AGREED UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT
1	2	Erosion Control Barrier (Silt Fence)	150	30	120	L.F.	$5.25		$630.00
2	5	Existing Pavement Removal	6,869	6,949	80	S.Y.	$5.50	$440.00	
3	6	Saw Cut	1,047	1,122	75	L.F.	$2.00	$150.00	
4	7	Variable Depth Cold Milling (0" to 2")	418	463	45	S.Y.	$7.00	$315.00	
5	8	Unsuitable Subgrade Removal and Replacement	600	0	600	C.Y.	$17.50		$10,500.00
6	9	Erosion Control Blanket, Type 2C	1,428	1,080	348	S.Y.	$2.25		$783.00
7	10	Aggregate Base Course (6")	6,878	6,958	80	S.Y.	$13.00	$1,040.00	
8	11	P.C.C. Pavement (6")	6,862	6,987	125	S.Y.	$70.00	$8,750.00	
9	17	Temporary Seeding	100%	0%	100%	L.S.	$500.00		$500.00
		Add Alternate 1							
10	2	Treated Subgrade (12")	6,878	6,946	68	S.Y.	$5.50	$374.00	
							TOTALS	$11,069.00	$12,413.00

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

1. CONTRACT AMOUNT		$779,264.40
2. OVERRUN OR UNDERRUN THIS ORDER (H-I)	($1,344.00)	
3. OVERRUN PREVIOUS (LINE 4 ON PREV. ORDER)	$0.00	
4. TOTAL OVERRUN TO DATE (2+3)		($1,344.00)
5. TOTAL (1+4)		$777,920.40

4. COMMENTS:

Larry Wagner 10/01/2021

SUBMITTED - PROJECT ENGINEER DATE

THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO.

J. Graham Construction, Inc.
CONTRACTOR (Company Name)

10 Oct 2021

APPROVED - SPONSOR DATE

SIGNATURE (Authorized Representative) DATE

FILENAME: I:\KAC\FRJ\000016373\PROJECT FILES\AE\CHANGE ORDER\[Change Order.xls]CO1

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Utilities/Street **Director Approval** Garris

AGENDA ITEM Consider authorizing award of the Concrete Patching Bid.

SUMMARY RECOMMENDATION Authorize award to multiple parties.

BACKGROUND The City requires concrete patching work to be completed at various locations due to utility repair activity and required pavement maintenance (including pavement flowlines). We requested bids for this work, and received two responses (attached). It is recommended that the City award bids to both contractors, since there will likely times during the year when one or the other contractor may not be able to be responsive.

Since the bids were very close in cost, it is suggested that both be awarded the work at the higher bid amount of $143 per square yard, which would increase overall costs of patching less than 3%.

SUGGESTED MOTIONS I move to authorize award of contracts for Concrete Patching to Goins Concrete and Construction and to Recrete Design Concrete + Construction at the unit cost of $143.00 per square yard.

SUPPORTING DOCUMENTS Bid Responses

BID

PROPOSAL of _____ **0410**

INDEPENDENCE, KS - PAVEMENT PATCHING

hereinafter referred to as BIDDER,

* a corporation arranged under the laws of the State of Kansas
* a partnership consisting of Recrete Design - Concrete + Const.
* an individual d/b/a _____

TO: The City of Independence, Kansas, referred to as OWNER,

In response to your Invitation to Bid and having carefully examined the specifications and related documents, all addenda thereto, the project site and conditions related thereto, the BIDDER hereby proposes to perform all work for **Pavement Patching** in strict accordance with these Contract Documents, within the period(s) of time set out herein, and for the price(s), stated hereinafter.

By submission of this Bid, BIDDER certifies, and in the case of a joint Bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently without consultation, communication, agreement, collusion, or understanding with any other Bidder submitting a Bid for this Project.

BIDDER hereby agrees that if this Bid is accepted, BIDDER will, within fourteen (14) consecutive calendar days, after the date of Notice of Award, enter into an Agreement.

BIDDER acknowledges receipt of the following ADDENDA:

NO.	DATE
_____	1.17.22

_____

_____

BID SCHEDULE

Bid Prices shall be written in both word and numerals. In case of discrepancy, the bid price as written in words shall govern. Bidder understands and acknowledges in offering this Bid that the bid price in the Bid Schedule represents a summary price of all major items of construction required for the proposed work. Bidder further assures and acknowledges that each unit or lump sum bid price includes the cost of all adjacent, incidental, related, and companion items which are shown on the drawings, called for in the specifications, or otherwise necessary to provide a complete and functioning project.

The OWNER reserves the right to increase, decrease, or delete from the Project quantities of work at the Unit Bid Price or Lump Sum Price in order to bring the total contract price to the budgeted project expenditures.

BID

Item No.		Units	Prices Written in Words	Dollars Cents
1-1	1	SY	Pavement Patching. Includes Excavation, compacted granular stone, Sawcutting, cast in place concrete, And all other items required to complete The patching. Complete & in Place ONE HUNDRED THIRTY NINE DOLLARS PER SQUARE YARD /SY	$ 139.00/Square yard

Amounts are to be shown in both words and figures. In case of discrepancy, the amounts written in words will govern.

BIDDER understands and acknowledges that the bid items shown in this proposal represent a summary of all major components of construction required; and is set forth to facilitate the comparison of bids; and to provide a basis for any future negotiations that may be necessary.

BIDDER further understands and acknowledges that the bids on the different items on the Bid Schedule must be balanced within reasonable limits.

Respectfully submitted,

ATTEST: _____

RODNEY SCHLEGEL II
Name of Contractor

By CO-OWNER
Title

Rod Schlegel

(SEAL) _____

(If Bid is a Corporation) Address (Including Zip Code)

_____

BID.....**0410**

PROPOSAL of Goins Concrete and Construction ,
hereinafter referred to as BIDDER,

* a corporation arranged under the laws of the State of Kansas
* a partnership consisting of
* an individual d/b/a

TO: The City of Independence, Kansas, referred to as OWNER,

In response to your Invitation to Bid and having carefully examined the specifications and related documents, all addenda thereto, the project site and conditions related thereto, the BIDDER hereby proposes to perform all work for **Pavement Patching** in strict accordance with these Contract Documents, within the period(s) of time set out herein, and for the price(s), stated hereinafter.

By submission of this Bid, BIDDER certifies, and in the case of a joint Bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently without consultation, communication, agreement, collusion, or understanding with any other Bidder submitting a Bid for this Project.

BIDDER hereby agrees that if this Bid is accepted, BIDDER will, within fourteen (14) consecutive calendar days, after the date of Notice of Award, enter into an Agreement.

BIDDER acknowledges receipt of the following ADDENDA:

NO.	DATE
____	_____

BID SCHEDULE

Bid Prices shall be written in both word and numerals. In case of discrepancy, the bid price as written in words shall govern. Bidder understands and acknowledges in offering this Bid that the bid price in the Bid Schedule represents a summary price of all major items of construction required for the proposed work. Bidder further assures and acknowledges that each unit or lump sum bid price includes the cost of all adjacent, incidental, related, and companion items which are shown on the drawings, called for in the specifications, or otherwise necessary to provide a complete and functioning project.

The OWNER reserves the right to increase, decrease, or delete from the Project quantities of work at the Unit Bid Price or Lump Sum Price in order to bring the total contract price to the budgeted project expenditures.

BID

Item No.		Units	Prices Written in Words	Dollars Cents
1-1	1	SY	Pavement Patching. Includes Excavation, compacted granular stone, Sawcutting, cast in place concrete, And all other items required to complete The patching. Complete & in Place_____ _One Hundred Forty Three___/SY	$___143.00_____

Amounts are to be shown in both words and figures. In case of discrepancy, the amounts written in words will govern.

BIDDER understands and acknowledges that the bid items shown in this proposal represent a summary of all major components of construction required; and is set forth to facilitate the comparison of bids; and to provide a basis for any future negotiations that may be necessary.

BIDDER further understands and acknowledges that the bids on the different items on the Bid Schedule must be balanced within reasonable limits.

Respectfully submitted,

ATTEST:_____

____Darrin Goins_____
Name of Contractor

_____

By

_____

Title

(SEAL)
(If Bid is a Corporation)

4507 CR 6400 Neodesha KS 66757_____
Address (Including Zip Code)

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Sanitation/Finance **Director Approval** John Garris/Lacey Lies

AGENDA ITEM Consider authorizing the purchase and financing of a new sanitation truck.

SUMMARY RECOMMENDATION Authorize purchase and financing.

BACKGROUND The City solicited bids for a replacement large sanitation truck. This truck 5requires a CDL certified operator and is intended to be the primary truck for the commercial routes. Three bids were received from two bidders, and the low bid was an alternate for a shorter truck that would be more maneuverable, at a reduction in capacity of seven cubic yards. This was selected by sanitation management as the best alternative. This bid was for $199,838.00 from Elliot Equipment Company. It is recommended that we accept this bid.

The city has budgeted this from the Sanitation Fund (enterprise fund) as a lease-purchase arrangement. Proposals for financing rates were received from four local banks. City staff recommend awarding a 5-year term to the financial institution that offered the lowest interest rate of 1.72%.

SUGGESTED MOTIONS

1. I move to authorize awarding the purchase of the new sanitation truck to Elliot Equipment Company, for the price of $199,838.00 and to execute any required documentation for this purchase.
2. I move to authorize a 3-year lease-purchase agreement with Community National Bank.

SUPPORTING DOCUMENTS Bid Tabulations

Truck Bid Tabulation

Elliot Equipment - 32 CY	$206,981
Elliot Equipment - 25 CY	$199,838
Technology International - 32 CY	$292,500

Financing Bids	**3 Years**	**5 years**
Community National	1.72%	1.96%
Commercial Bank	1.99%	1.99%
Equity Bank	3.03%	3.16%
FirstOak Bank	2.90%	3.00%

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** *Kelly Passauer*

AGENDA ITEM Consider adopting a resolution approving the redemption and payment of the City's Taxable Industrial Revenue Bonds, Series 2016A (Montgomery County Assisted Living Project) and authorizing the City to consent to the assignment of certain documents in connection with its Taxable Industrial Revenue Bonds, Series 2016B (Montgomery County Assisted Living Project).

SUMMARY RECOMMENDATION Adopt the resolution and authorize the necessary signatures.

BACKGROUND In 2016, the City of Independence issued its Taxable Industrial Revenue Bonds, Series 2016A and Series 2016B (Montgomery County Assisted Living Project) for the purpose of financing the construction of an assisted living facility leased to Montgomery County Assisted Living, LLC (the "Tenant"). Community National Bank (the "Bank") purchased and remains the sole owner of the Series 2016A Bonds and the Tenant purchased and remains the sole owner of the Series 2016B Bonds. The Tenant desires to sell the Project to a new entity (Independence Senior Living, LLC), which will have some of the same investors as the original Tenant entity. As part of that process, the Tenant will pay off and retire the Series 2016A Bonds owned by the Bank. The Series 2016B Bonds will remain outstanding and be transferred to Independence Senior Living, LLC, and Independence Senior Living, LLC will also assume all rights and duties as "tenant" under the IRB documents. The Bank has consented to and is supportive of the proposed actions. The proposed actions require the City's consent and approval, as the issuer of the Bonds. Approval will not affect the property tax exemption granted, or the liability, debt limit, or credit rating of the City.

SUGGESTED MOTION I move to adopt a resolution authorizing the redemption and payment of its Taxable Industrial Revenue Bonds, Series 2016A (Montgomery County Assisted Living Project); and authorizing the City to consent to the assignment of certain documents in connection with its Taxable Industrial Revenue Bonds, Series 2016B (Montgomery County Assisted Living Project).

SUPPORTING DOCUMENTS

1. Resolution
2. Assignment and Assumption Agreement

RESOLUTION NO. 2022-002

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS AUTHORIZING THE REDEMPTION AND PAYMENT OF ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016A (MONTGOMERY COUNTY ASSISTED LIVING PROJECT); AND AUTHORIZING THE CITY TO CONSENT TO THE ASSIGNMENT OF CERTAIN DOCUMENTS IN CONNECTION WITH ITS TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016B (MONTGOMERY COUNTY ASSISTED LIVING PROJECT).

WHEREAS, the City of Independence, Kansas (the "City") has issued its Taxable Industrial Revenue Bonds, Series 2016A (Montgomery County Assisted Living Project) in the aggregate principal amount of $1,700,000 (the "Series A Bonds") and its Taxable Industrial Revenue Bonds, Series 2016B (Montgomery County Assisted Living Project) in the aggregate principal amount of $4,910,000 (the "Series B Bonds" and collectively with the Series A Bonds, the "Bonds") pursuant to a Bond Agreement dated as of the Issue Date of the Bonds (the "Bond Agreement"), by and between the City and Community National Bank & Trust, as fiscal and paying agent (the "Bank"), to finance the costs of the acquisition, construction, and equipping of an assisted living facility (the "Project"); and

WHEREAS, the City leased the Project to Montgomery County Assisted Living, LLC, a Kansas limited liability company ("MCAL"), pursuant to a Lease dated as of the Issue Date of the Bonds between the City and MCAL (the "Lease"); and

WHEREAS, the City, the Bank, and MCAL entered into various other documents relating to the Bonds (collectively, the "Other Bond Documents"), a complete set of which are contained in the Transcript of proceedings relating to the issuance of the Bonds; and

WHEREAS, MCAL is selling all of its right, title, and interest in the Project to Independence Senior Living, LLC, a Kansas limited liability company ("ISL"); and

WHEREAS, MCAL desires to provide for the immediate payment of all outstanding Series A Bonds, the redemption premium and interest thereon accruing to a redemption date acceptable to the owners of the outstanding Series A Bonds (the "Redemption Date"), by depositing a sum sufficient for such purpose with the Bank; and

WHEREAS, MCAL has provided a written redemption notice to the owners of all outstanding Series A Bonds; and

WHEREAS, sufficient funds will be deposited with the Bank to accomplish the redemption of the Series A Bonds on the Redemption Date; and

WHEREAS, MCAL has proposed to assign its interest in the Series B Bonds, the Bond Agreement, the Lease, and the Other Bond Documents, to ISL pursuant to an Assignment and Assumption of Lease and Related Bond Documents among MCAL, ISL, the Bank, and the City (the "Assignment and Assumption Agreement"); and

WHEREAS, the City desires to authorize the execution and delivery of the Assignment and Assumption Agreement and to consent to the assignments provided for therein;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY:

Section 1. Redemption of Series A Bonds. The Mayor, City Clerk, and other agents and officials of the City, and the Bank are hereby directed to take all action necessary to accomplish the redemption of the outstanding Series A Bonds.

Section 2. Approval of Assignment and Assumption Agreement. The Governing Body of the City hereby approves the Assignment and Assumption Agreement in substantially the form presented to the Governing Body on this date, and consents to the assignment provided for therein. Notwithstanding such consent to said assignment, the City expressly reserves to itself and its assignees all rights and privileges accruing to it under the terms of the Lease. The Mayor is hereby authorized and directed to execute and deliver such document with such changes therein as shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval and the City's approval thereof.

Section 3. Further Authority. The Mayor is hereby authorized and directed to execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the aforementioned document and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Effective Date. This resolution shall take effect and be in full force immediately after its adoption by the governing body of the City.

[BALANCE OF PAGE INTENTIONALLY BLANK]

ADOPTED by the Governing Body of the City of Independence, Kansas on January 27, 2022.

CITY OF INDEPENDENCE, KANSAS

By: _____
Mayor

[SEAL]

ATTEST:

By: _____
City Clerk

ASSIGNMENT AND ASSUMPTION OF
LEASE AND RELATED BOND DOCUMENTS

THIS ASSIGNMENT AND ASSUMPTION OF LEASE AND RELATED BOND DOCUMENTS (this "Agreement") is made and entered into as of February ___, 2022 (the "Effective Date"), among **MONTGOMERY COUNTY ASSISTED LIVING, LLC**, a Kansas limited liability company ("Assignor"), **INDEPENDENCE SENIOR LIVING, LLC,** a Kansas limited liability company (the "Assignee"), **COMMUNITY NATIONAL BANK & TRUST, N.A.**, a banking corporation or associate organized under the laws of the United States of America or one of the states thereof (the "Bank"), and the **CITY OF INDEPENDENCE, KANSAS**, a municipal corporation organized and existing under the laws of the State of Kansas (the "City") related to the property set forth on **Exhibit A**.

Recitals:

A. Pursuant to a Bond Agreement dated as of the Issue Date of the Bonds (the "Bond Agreement"), between the City, the Bank, as fiscal and paying agent and as owner of the Series A Bonds, and the Assignor, the City has previously issued its $1,700,000 aggregate principal amount of Taxable Industrial Revenue Bonds, Series 2016A (Montgomery County Assisted Living Project) (the "Series A Bonds") and its $4,910,000 aggregate principal amount of Taxable Industrial Revenue Bonds, Series 2016B (Montgomery County Assisted Living Project) (the "Series B Bonds" and collectively with the Series A Bonds, the "Bonds"), and used the proceeds of the Bonds to construct a Project (as defined in the Bond Agreement).

B. The City leased the Project to the Assignor pursuant to a Lease dated as of the Issue Date of the Bonds (the "Lease"), and the Assignor and the City filed for record a Notice of Lease in the Office of the Register of Deeds of Montgomery County, Kansas, on November 2, 2016 at Book 654, Page 397-399.

C. The Assignor, the City and the Bank entered into various other documents relating to the Bonds, including an Assignment of Lease and Security Agreement which was recorded in the Office of the Register of Deeds of Montgomery County, Kansas, on November 2, 2016 at Book 654, Page 400-404, a complete set of which is contained in the Transcript of proceedings relating to the issuance of the Bonds (the "Transcript").

D. Assignor desires to assign and to transfer to Assignee all of Assignor's right, title, and interest in, to and under the Bond Agreement, the Lease, the Series B Bonds, and any other instruments to which Assignor is a party with respect to the Bonds (collectively, the "IRB Documents").

E. Concurrently herewith:

(i) the Issuer, at the direction of Assignor, is redeeming all outstanding Series A Bonds; and

(ii) Assignor is conveying to Assignee all of Assignor's right, title and interest in and to the Project, as described on **Exhibit A**.

F. Assignee desires to accept such assignment and assume and agree to keep, perform and observe all of the terms, covenants, agreements and conditions contained in the IRB Documents on Assignor's part to be kept, performed and observed with respect to any fact, event or circumstance that first occurs from and after the Effective Date, subject to the terms, covenants and conditions contained herein and in the IRB Documents.

G. The Bank is willing to register the proposed assignment of the Series B Bonds from the Assignor to the Assignee without the requirement that the Assignor's signature be guaranteed by an eligible guarantor institution as defined by S.E.C. Rule 17 Ad-15 (17 C.F.R. 240. 17-Ad-15) so long as the Assignor's signature is notarized.

H. The Series B Bondowner has authorized the execution of a consent to the assignment of the IRB documents.

Agreement:

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, mutually agree as follows:

1. Representation. As of the Effective Date, Assignor and Assignee represent that Assignor has conveyed to Assignee its interest in the Project, including the buildings, structures, improvements, fixtures, machinery, and equipment situated on the Land and all additions, alterations, modifications, and improvements thereof.

2. Assignment. Assignor hereby assigns to Assignee all right, title and interest of Assignor in, to and under the IRB Documents, subject to the terms, covenants and conditions contained in the IRB Documents and this Agreement (the "Assigned Interests").

3. Assumption. Assignee, for itself and its successors and permitted assigns, does hereby accept the assignment of the Assigned Interests as of the Effective Date, and agrees to assume and perform, observe and discharge all of the obligations, terms, covenants and conditions to be performed or observed by Assignor under the IRB Documents which accrue on or after the Effective Date, including, but not limited to, the obligation to pay rent, additional rent and any other charges payable thereunder.

4. No Event of Default. The Assignor represents that there has been no damage or destruction to the Project that has not been repaired, restored and replaced in accordance with the terms of the Lease, and there has been no Event of Default (as defined and/or described in the Lease) under the terms of the Lease, and no conditions currently exist that with the passage of time would result in an Event of

Default. To the City's knowledge there has been no Event of Default (as defined and/or described in the Lease) under the terms of the Lease, and no conditions currently exist that with the passage of time would result in an Event of Default. The Lease has not been assigned, modified, or amended except as set forth herein.

5. Consent and Release. Pursuant to ***Section 9.2*** and ***9.3*** of the Lease, the Bank and the City hereby consent to the assignment of the IRB Documents from the Assignor to the Assignee. The Bank and the City hereby release the Assignor from all liability under the IRB Documents occurring on and after the Effective Date.

6. Waiver. The Bank, the City, the Assignor, and the Assignee hereby waive the requirement that the Assignor's signature be guaranteed by an eligible guarantor institution as defined by S.E.C. Rule 17 Ad-15 (17 C.F.R. 240. 17-Ad-15) for the proposed assignment of the Series B Bonds from the Assignor to the Assignee, so long as the Assignor's signature is notarized.

7. Notice Address. The Assignee represents that the notice address of the Assignee for purposes of the IRB Documents is:

Independence Senior Living, LLC
7251 Lane Park Dr.
Dallas, Texas 75225
Attn: Manager

8. Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, Assignor and Assignee and their respective successors and assigns.

9. Receipt of Transcript; Delivery of Insurance Certificates. Assignee hereby represents that it has received and reviewed the copy of the Transcript delivered to it by Assignor. Assignee hereby represents that it has delivered to the Bank evidence of insurance as required under **Article VI** of the Lease.

10. Recording. Assignee shall submit this Agreement for recording in the Office of the Register of Deeds of Montgomery County, Kansas on or about the date hereof.

11. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Kansas and each party agrees to jurisdiction and venue in said state and the federal and state courts located in such state.

12. Counterparts. This Agreement may be executed and delivered in any number of counterparts, or by the parties on separate counterpart signature pages, all of which shall constitute one and the same instrument.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the Effective Date.

ASSIGNOR:

MONTGOMERY COUNTY ASSISTED LIVING, LLC,
a Kansas limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, _____ of Montgomery County Assisted Living, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

_____
Notary Public

Typed Name:_____

My commission expires _____.

ASSIGNEE:

INDEPENDENCE SENIOR LIVING, LLC,
a Kansas limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, _____of Independence Senior Living, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said corporation, and such officer duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

_____
Notary Public

Typed Name:_____

My commission expires _____.

CITY OF INDEPENDENCE, KANSAS

[SEAL]

_____
Dean Hayse, Mayor

ATTEST:

_____
David Schwenker, City Clerk

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
COUNTY OF MONTGOMERY)

BE IT REMEMBERED, that on this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dean Hayse, the Mayor of the City of Independence, Kansas, a municipal corporation and David Schwenker, the City Clerk, who are each personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said municipal corporation, and such officers duly acknowledged the execution of the same to be the act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

_____
Notary Public

Typed Name:_____

My commission expires _____.

COMMUNITY NATIONAL BANK & TRUST,
a banking corporation or association organized under the laws of the United States or one of the states thereof

By: _____
Name: _____
Title: _____

STATE OF KANSAS)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, _____of Community National Bank & Trust, a banking corporation or association organized under the laws of the United States or one of the states thereof, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said corporation, and such officer duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

_____
Notary Public

Typed Name:_____

My commission expires _____.

CONSENT OF BONDOWNER

MONTGOMERY COUNTY ASSISTED LIVING, LLC, a Kansas limited liability company, as bondowner of all outstanding City of Independence, Kansas, Taxable Industrial Revenue Bonds, Series 2016B (Montgomery County Assisted Living Project), (the "**Bondowner**"), hereby acknowledges and consents to the execution and delivery of this Assignment and Assumption of Lease and Other Bond Documents dated February __, 2022, among Montgomery County Assisted Living, LLC, Independence Senior Living, LLC, Community National Bank & Trust, and the City of Independence, Kansas. The Bondowner further acknowledges and agrees to execute such other instruments and documents which may be reasonably required to evidence the foregoing. On even date hereof, the Bondowner is transferring and assigning all of its right, title and interest in the Series B Bonds to the Assignee by separate instrument.

MONTGOMERY COUNTY ASSISTED LIVING, LLC,
a Kansas limited liability company

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, _____ of Montgomery County Assisted Living, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument on behalf of said limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

_____
Notary Public

Typed Name:_____

My commission expires _____.

EXHIBIT A

Legal Description

The following property acquired by the City of Independence, Kansas (the "Issuer") in connection with the issuance by the City of its Taxable Industrial Revenue Bonds, Series 2016A and Series 2016B (Montgomery County Assisted Living Project) (the "Series 2016A and Series 2016B Bonds"):

(a) The following described real estate in Montgomery County, Kansas:

Lots 3, 4, 5, and 6; and Lot 2, Except a tract beginning 35 feet West of the Northeast corner of Lot 2, thence West 131.2 feet, thence south 110 feet, thence East 131.2 feet, thence North 110 feet to the point of beginning, All in Block 3, Highland Park Addition to the City of Independence, Montgomery County, Kansas,

said real property constituting the "Land" as referred to in the Lease entered into by the Issuer concurrently with the issuance of the Series 2016A and Series 2016B Bonds (the "Lease"), subject to the following Permitted Encumbrances:

All easements, rights-of-way and other encumbrances of record.

(b) All buildings, building additions, improvements, machinery and equipment constructed, located or installed on the Land, all or any portion of the costs of which were paid from the proceeds of the Series 2016A and Series 2016B Bonds, and which constitute "Improvements" referred to in the Lease, together with any substitutions or replacements therefor, the property described in paragraphs (a) and (b) of this *Schedule I* together constituting the "Project" as referred to in the Lease.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** *Kelly Passauer*

AGENDA ITEM Consider authorizing the Mayor to sign a support letter for EDA tourism Funds for the Freedom's Frontier as requested by the Independence Historical Museum.

SUMMARY RECOMMENDATION Authorize the Mayor to sign the support letter.

BACKGROUND The City was contacted by Ray Rothgeb representing the Independence Historical Museum. Mr. Rothgeb indicated that support letters were requested on behalf of Freedom's Frontier to support their request for EDA Tourism Funds. Mr. Rothgeb indicated that the local museum is listed on Freedom's Frontier website at no cost to the museum, and they have previously received financial assistance from this group.

SUGGESTED MOTION I move to authorize the Mayor to sign a support letter for EDA tourism Funds for the Freedom's Frontier as requested by the Independence Historical Museum.

SUPPORTING DOCUMENTS

1. Letter
2. Request

CITY OF
INDEPENDENCE
KANSAS

January 24, 2022

Subject: Letter of Support for FFNHA Application

Dear Economic Development Administration:

The purpose of this letter is to support Freedom's Frontier National Heritage Area (FFNHA), Inc.'s application for tourism grant funds from EDA to update their existing website and map, correspondingly hiring additional staff, to better promote the hundreds of heritage tourism sites (including museums and historic sites) in the entire heritage area, including the Independence Historical Museum and Art Center and the Little House on the Prairie Museum.

FFNHA's platforms, as they have used them and envisioned them, not only deliver, but prompt us to do more. They are a cost-effective way to preserve our heritage, spur economic growth, and create jobs.

Freedom's Frontier, as evidenced by their newsletters, has been useful to its members and the public with promotion of museums and historic sites. Updating of their website and map, with the corresponding additional staff, funded by the EDA tourism grant, will both drive and support increased tourism in our area, resulting in increased visits to existing and new museums, historical sites, restaurants, shops, other vendors and lodging establishments, which, in turn, are anticipated to generate new positions in our community.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

Dean Hayse
Mayor
City of Independence, Kansas

From:	Ray Rothgeb
To:	Dean Hayse; Kelly Passauer
Cc:	temert@sehc-law.com; louisysusi@yahoo.com
Subject:	Letter of Support on Behalf of Freedom"s Frontier
Date:	Wednesday, January 19, 2022 11:57:51 AM
Attachments:	EDA Tourism Grant Support - Workfoce Dev - Independence KS.docx

---

Dean and Kelly,

I received an email from Freedom's Frontier while I was in Arizona and had not had an opportunity to share this until now. You may know that the museum is listed on Freedom's Frontier website {http://www.freedomsfrontier.org/Visitors/Places-To-See/Default.aspx?search=Independence) at no cost to us. Additionally we received a $!,000 grant to help with the "Climate & Energy Central" exhibition which is now open to the public in the IHMAC Gallery, for free. Freedom's Frontier has applied for a grant and as you can see from the "CONTENT" below, is needing letters of support. I hope this is something that you can accommodate as the acquisition of this grant can be helpful to our community and SEK Tourism. The letter can be sent to: hzane@freedomsfrontier.org

Thanks for your consideration!
Ray Rothgeb

(CONTENT OF EMAIL FROM FREEDOM'S FRONTIER)
Freedom's Frontier has applied for EDA Tourism funds, but have received feedback from their staff that our application will not be viewed favorably unless we obtain letters from city, county or state officials (e.g., Mayor, City Councilperson, County Commissioner, City Manager, etc), in both urban and rural areas, that indicate they believe what we do with the funding is anticipated to result in job growth.

We are planning to use the EDA grant funds to update our old (circa 2010) website and map so that all sites and partners are listed and are spectacularly promoted, as well as hire staff to help us with that updating and submitting content to our website and APP.

Would you be willing to find a local government official to sign and return the attached letter? I was extremely conservative and only estimated a growth of 2 jobs due to our efforts. Would you feel comfortable with that? If not, please revise so that it makes sense to you.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Public Works **Director Approval** Cowan/Garris

AGENDA ITEM Consider authorizing the Mayor to sign documentation requesting an extension for the CDBG sanitary sewer project.

SUMMARY RECOMMENDATION Authorize the Mayor to sign the appropriate documentation.

BACKGROUND Engineers are completing the final design and anticipate advertising for bids in late February or early March. This will require a 60-day extension to allow time for advertising bids and awarding the construction contract.

SUGGESTED MOTION I move to authorize the Mayor to sign any and all documentation to request an extension for the CDBG sanitary sewer project.

SUPPORTING DOCUMENTS

1. Letter
2. Form

January 27, 2021

Ginny Eardley
Kansas Department of Commerce
1000 SW Jackson St., Suite 100
Topeka, KS 66612-1354

RE: City of Independence, 21-PF-023 - Time Extension Request

Dear Ms. Eardley,

The City of Independence respectfully requests a 60-day Time Extension for the City's Sanitary Sewer Improvements project.

At this time, the engineers continue to work toward completing the final design and anticipate advertising for bids in late February or early March. When the required number of days for requesting wage rates and how long a project must be advertised are factored into the schedule, the Notice of Award cannot be issued prior to the February 28, 2022, deadline.

For these reasons, the City of Independence is requesting a 60-day time extension to allow time for the advertising for bids and awarding of the construction contract.

Thank you for your consideration of this matter.

Sincerely,

Dean Hayse
Mayor

Enclosures

INSTRUCTIONS: SUBMIT TO COMMERCE TWO ORIGINALLY SIGNED COPIES WITH COVER LETTER CONTAINING REASON(S) FOR REQUEST.

CONTRACT AMENDMENT/REQUEST #1

Grantee Name: City of Independence Grant #: 21-PF-023

Address, City, **Zip**: 811 W. Laurel St., Independence, KS 67301

Date of Request: 1/27/2022

Contract Award Date: 3/1/2021

Current Completion Date: 2/28/2023

Check as Applicable:

Time Extension ☒

Budget Amendment ☐

If requesting time extension, indicate amount of time needed to complete the project and give explanation below. Additional 2 months needed. New completion date for awarding the construction contract by 4/28/2022 .

For budget change(s), enter each line item -- **regardless of whether budget item changed or not**. If approved, this new project budget will supersede any previous budget(s).

No.	Activity Item	Existing Grant Budget	Revised Grant Budget	% Change
	TOTALS			

Explanation of Request (attach additional sheets, if needed):

At this time, the engineers continue to work toward completing the final design and anticipate advertising for bids in late February or early March. When the required number of days for requesting wage rates and how long a project must be advertised are factored into the schedule, the Notice of Award cannot be issued prior to the February 28, 2022, deadline. For these reasons, the City of Independence is requesting a 60-day time extension to allow time for the advertising for bids and awarding of the construction contract.

The amendment shall become effective on _____, 20____. All other terms and conditions of the contract or any amendments thereto, shall remain unchanged. IN WITNESS WHEREOF, the parties hereto execute this agreement.

Authorized Signature – Chief Elected Official	Kansas Department of Commerce
Dean Hayse, Mayor Typed Name and Title	CDBG Program
Date	Date

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** **Kelly Passauer**

AGENDA ITEM Consider adopting an ordinance establishing residency requirements for employees of the City of Independence.

SUMMARY RECOMMENDATION Adopt the Ordinance.

BACKGROUND On October 27, 2021 the City Commission adopted a charter ordinance exempting the City from the provisions of K.S.A. 14-1502 having to do with Residency Requirements for City Employees. The Charter Ordinance was published for two consecutive weeks and was to become effective 61 days after publication. Once it takes effect, the City Commission can adopt a regular ordinance on the issue of residency. According to the City Clerk, the effective date of the charter ordinance is January 27, 2022. The City Attorney has prepared an ordinance regarding residency.

The proposed ordinance is similar to the residency policy that was adopted on October 9, 2017 and incorporated into the City Personnel Rules and Regulations.

SUGGESTED MOTION I move to adopt an ordinance establishing residency requirements for employees of the City of Independence.

SUPPORTING DOCUMENTS

1. Proposed Ordinance establishing residency requirements
2. October 27, 2021 RCA
3. Charter Ordinance No. 15

ORDINANCE NO. 4379

An Ordinance Establishing Residency Requirements for Employees of the City of Independence, Kansas

BE IT ORDAINED by the Governing Body of the City of Independence, Kansas:

Section 1. Purpose. The governing body believes that it is desirable and in the best interests of the public that city employees reside within close proximity to the city limits of the City of Independence, Kansas.

Section 2. Restrictions.

a. All employees must reside within a 90-mile radius of City Hall, Independence, Kansas.

b. All department heads and supervisors must live within Montgomery County, Kansas.

c. In the case of a city employee who is promoted to the position of department head or supervisor who does not reside within Montgomery County, such employee must reside within a 50-mile radius of City Hall, Independence, Kansas.

d. Should any employee of the City of Independence change residence after being hired or promoted, such employee must meet the residency requirement of living within Montgomery County, Kansas.

e. Any employee who does not meet the residency requirement specified in subsection "a" or subsection "b" above at the time of their employment by the City of Independence shall establish such residency within six months thereafter.

Section 3. Extension or Waiver. For good cause shown, and in the best interest of the City of Independence, Kansas, the city manager may grant an extension for any time requirement stated above or may grant a waiver of any residency required stated above.

Section 4. Residency of City Manager. Any residency requirement as to the city manager of the City of Independence shall be a contractual matter between the city manager and the governing body, and shall be addressed in the contract of employment between the city manager and the governing body.

Section 5. Effective Date. This Ordinance shall take effect upon its publication in the official City newspaper.

Adopted by the Governing Body of the City of Independence, Kansas, on the 27th day of January, 2022.

_____
DEAN HAYSE, Mayor

ATTEST:

_____
DAVID W. SCHWENKER, City Clerk

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
October 27, 2021

Department Administration **Director Approval** Kelly Passauer

AGENDA ITEM Consider adopting a charter ordinance exempting the City from the provisions of K.S.A. 14-1502 having to do with Residency Requirements for City Employees.

SUMMARY RECOMMENDATION Adopt the Charter Ordinance.

BACKGROUND Recently City staff attended "Municipal Procedures for Staff" sponsored by the League of Kansas Municipalities. During the training, staff learned that there was a residency requirement for appointed City officials for second class cities with a Commission-Manager form of government requiring residency within the City or within two miles, with the exception of expert employees, the municipal judge and law enforcement officers who had to be residents of the State.

Due to difficulty in filling positions, on October 9, 2017 the residency requirement was modified to allow employees to live within a 90-mile radius, with other specific positions being required to reside within Montgomery County. Prior to this modification, employees were required to live within Montgomery County, with other specific positions being required to reside within an approximate ten-mile boundary or within the City.

The City Attorney has prepared a charter ordinance that exempts the City from KSA 14-1502, which is allowed since Chapter 14 of the statute book only applies to 2nd class cities and is not uniformly applicable to all cities. If adopted, the Charter Ordinance would need to be published for two consecutive weeks, and then it takes effect after 61 days. Once it takes effect, the City Commission can adopt a regular ordinance on the issue of residency.

SUGGESTED MOTION I move to adopt a charter ordinance exempting the City from the provisions of K.S.A. 14-1502 having to do with Residency Requirements for City Employees.

SUPPORTING DOCUMENTS

1. Statute
2. Proposed Charter Ordinance

14-1502. Persons not eligible to office. No person shall be eligible to any appointive office unless he or she shall be a bona fide resident of the city or of the territory within a two (2) mile radius of such city prior to his or her appointment, except that the city may hire nonresident expert employees or appoint nonresidents as a municipal judge or as law enforcement officers when deemed necessary by the board of commissioners, including the appointment of nonresidents who also serve as municipal judge or law enforcement officers of another municipality or public agency: Provided, That nothing herein shall authorize the appointment of nonresidents of this state.

History: L. 1909, ch. 82, § 23; R.S. 1923, § 14-1502; L. 1961, ch. 107, § 1; L. 1967, ch. 90, § 9; July 1.

Source or Prior Law:

L. 1907, ch. 123, § 21.

CHARTER ORDINANCE NO. 15

A Charter Ordinance Exempting the City of Independence, Kansas, from the Provisions of K.S.A. 14-1502 having to do with Residency Requirements for City Employees

BE IT ORDAINED by the Governing Body of the City of Independence, Kansas:

Section 1. The City of Independence, Kansas, by the power vested in it by Article 12, Section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of K.S.A. 14-1502. This statutory provision is an enactment of the legislature, which is applicable to the City of Independence, but not uniformly applicable to all cities.

Section 2. The governing body may enact, by ordinary ordinance, substitute and additional provisions on the subject matter contained in the statutes being exempted.

Section 3. This ordinance shall be published once each week for two (2) consecutive weeks in the in the official City newspaper.

Section 4. This is a charter ordinance and shall take effect sixty-one (61) days after final publication unless a sufficient petition for referendum is filed and a referendum held on the ordinance as provided in Article 12, Section 5, of the Constitution of the State of Kansas, after which the charter ordinance shall become effective if approved by a majority of the electors voting thereon.

Adopted by the Governing Body of the City of Independence, Kansas, by not less than two-thirds of the members elect voting in favor thereof on the 27th day of October, 2021.

CITY OF INDEPENDENCE SEAL KANSAS

Louis Ysusi
LOUIS YSUSI, Mayor

ATTEST:

David Schwenker
DAVID W. SCHWENKER, City Clerk

State of Kansas, Montgomery County
This instrument was filed for
Record on October 28, 2021 2:07 PM
Recorded in Book 709 Page 51 - 51
Fee: $0.00 202104437

Marilyn Calhoun
Marilyn Calhoun , Register of Deeds

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Finance **Director Approval** Lacey Lies

AGENDA ITEM Consider adopting an ordinance approving the appropriations for 2022 authorized expenditures.

SUMMARY RECOMMENDATION City Staff recommends adopting an ordinance to approve appropriations as previously approved or budgeted in each fund for the 2022 fiscal year.

BACKGROUND The purpose of this ordinance is to allow for transactions to be fully processed through to payment in a timely manner, up to the budgeted authority in each fund or as otherwise previously authorized by Commission approved contract. Currently, a separate ordinance is prepared for each Commission meeting outlining the appropriations between each meeting and payment is made the day following each Commission meeting. Approving one ordinance authorizing payment up to previously approved amounts will allow for a more streamlined process as it will save staff time re-preparing ordinances, as well as allow the City to pay its vendors, reconcile accounts, and operate in a more efficient manner. In addition to accounts payable, this will also allow for the processing of payroll. All payment records would still be provided to the Commission as a report on a monthly basis at either the first or second monthly Commission meeting. As always, procurement policies must also be followed.

SUGGESTED MOTION I move to adopt an ordinance to approve appropriations for 2022 authorized and budgeted expenditures.

SUPPORTING DOCUMENTS 2022 Appropriation Ordinance

ORDINANCE NO. 4380

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET FOR THE REMAINDER OF CALENDAR YEAR 2022, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS:

SECTION 1. That there is hereby appropriated the accounts set up in each fund in the budget for the remainder of the fiscal year 2022 for the payment of all claims and charges against each fund. In addition, there is hereby appropriated the accounts set up in all project funds for projects approved by the governing body for the remainder of the fiscal year 2022 for the payment of all claims and charges against such project funds. Payments of all claims and charges against each fund shall be made by combination checks and warrants, drawn by the Finance Director and counter-signed by the City Manager, as provided by law; provided, however, that such officers shall at all times comply with the provisions of the Budget Law and Cash Basis Law of the State of Kansas, and the City's Procurement as set forth in Resolution No. 2019-019.

SECTION 2. That the payment of all claims and charges against the respective accounts and funds provided in the budget for the year 2022 are hereby authorized, ratified and approved.

SECTION 3. This Ordinance shall take effect from and after its passage and publication once in the official City newspaper.

ADOPTED this day of January 27, 2022.

_____

DEAN HAYSE, MAYOR

_____

ATTEST: DAVID SCHWENKER, CITY CLERK

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Building Inspector **Director Approval** Tyler Henry

AGENDA ITEM Public hearing to consider condemnation of 2009 ½ North Penn Avenue as dangerous and unsafe.

SUMMARY RECOMMENDATION City staff recommends adjourning the public hearing until February 24, 2022, at 5:30 PM.

BACKGROUND This public hearing was originally held on July 23, 2020 and has been adjourned multiple times. The new owner provided staff with a timeline through December 2021. He has completed the project and it is now being scheduled for HQS inspection next week. We recommend adjourning the public hearing to complete the inspection by Building Department.

SUGGESTED MOTION I move to adjourn the Public Hearing to consider condemnation of 2009 ½ North Penn Avenue as dangerous and unsafe until February 24, 2022 at 5:30 PM.

SUPPORTING DOCUMENTS Resolution 2020-023

RESOLUTION NO. 2020-023

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 28th day of May 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

Legal: SUB Blocks 5 & 6; Highland Park Addition to the City of Independence, Montgomery County, Kansas

Common Address: 2009 ½ N. Pennsylvania Ave.

Mortgage:

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **July 23, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 28th day of May 2020.

Mayor

City Clerk

(SEAL)

CITY OF INDEPENDENCE SEAL KANSAS

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** Cowan/Garris

AGENDA ITEM Consider authorizing award of the Enterprise Drive Improvements project.

SUMMARY RECOMMENDATION Authorize award.

BACKGROUND The City put the Enterprise Drive Improvements project out to bid and bid documents were received on January 20, 2022. A single bid was received. This bid was from J. Graham Construction, Inc. The bid was a unit price bid, and the total was $1,490,922.00.

The Engineer's Estimate for this project was $1,456,240.00. Shawn Turner, of TranSystems, evaluated the bid and feels that the bid is "reasonable and responsive". The City has significant recent experience with J. Graham Construction, Inc.

SUGGESTED MOTIONS I move to authorize award of the unit price contract for the Enterprise Drive Improvements project to J. Graham Construction, Inc. in the amount of $1,490,922.00.

SUPPORTING DOCUMENTS

1. Bid Response
2. Bid Tabulation

BID.....0410

PROPOSAL of _____

hereinafter referred to as BIDDER,

* a corporation arranged under the laws of the State of Kansas
* a partnership consisting of
* an individual d/b/a

TO: The City of Independence, Kansas, referred to as OWNER,

In response to your Invitation to Bid and having carefully examined the drawings, specifications, related contract documents, all addenda thereto, the project site and conditions related thereto, the BIDDER hereby proposes to perform all work for **Enterprise Drive Improvements** in strict accordance with these Contract Documents, within the period(s) of time set out herein, and for the price(s), stated hereinafter.

By submission of this Bid, BIDDER certifies, and in the case of a joint Bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently without consultation, communication, agreement, collusion, or understanding with any other Bidder submitting a Bid for this Project.

BIDDER hereby agrees that if this Bid is accepted, BIDDER will, within fourteen (14) consecutive calendar days, after the date of Notice of Award, enter into an Agreement of form attached herein, and will at that time deliver to the Owner the prescribed Performance Bond, Payment Bond, Insurance Certificates, and all other documents as required in these documents.

As bid security, BIDDER provides herewith, *Bid Bond, *Cashier's check, *Certified check, in the amount of five percent (5%) of the total bid amount, to become the property of the Owner as liquidated damages without condition, at the Owner's option in the event the BIDDER fails to enter into an Agreement, and/or deliver the Bonds and other contract documents within the period of time herein previously established. BIDDER agrees to provide to the Owner, the certificates of insurance specified in these Documents, and to maintain the scope of insurance throughout the term of the Agreement.

BIDDER, in submitting this Bid, agrees to commence work under the Agreement on or before a date to be specified in the Notice to Proceed and to complete the Agreement within **130** consecutive calendar days, thereafter. BIDDER acknowledges understanding of terms for liquidated damages as provided by the General Conditions, and agrees to pay liquidated damages in the amount of $1,000 per day, and by the term(s) established in the Agreement, without condition or recourse.

BIDDER acknowledges receipt of the following ADDENDA:

NO.	DATE
1	1.19.22

ADDENDUM #1

DATE OF ADDENDUM: January 19th, 2022

PROJECT: Enterprise Drive

OWNER: Independence, Kansas

ADDENDUM NO.: 1

CURRENT BID DATE: January 20th, 2022

Item 1: Certain Bid Items have changed as described in 'General' below. Bidder shall revise the Bid Schedule as noted in the following:

Bid Item	Description	Original Quantity	Quantity Adjustment	New Quantity
13	C&G, Type 1	2861 LF	-160	2701 LF
14	C&G, Type 2	264 LF	+160	424 LF
25	8" Pavement	77 SY	+11	88 SY
29	6" Agg Base	8715 SY	+11	8726 SY
49	3" Pres. Sewer	1917 SY	+74	1991 SY
51	3" Check V	1 Ea	+2	3 Ea

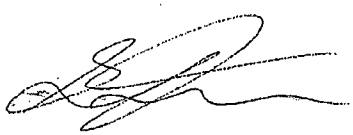
In addition to the above quantity changes, the scope of Mobilization and Clearing and Grubbing shall be changed as described in 'General' Items 6 and 7 below.

General

1. Sheet 6 - Move 8" concrete entrance at Sta 13+50.00 to 13+75.00. 5.00' entrance apron shall be changed so that slope will not exceed 2.0%. Grade backslope to drain. (No change in bid quantities)
2. Sheet 6 – Change 140 LF curb type I to curb type II from Sta 11+75.00 Rt. to Sta 13+15.00 Rt.
3. Sheet 9 – Move 8" concrete entrance at Sta 115+16.00 to 115+06.00, Increase entrance width from 40.00' to 60.00'. Change maximum slope so that apron slope shall not exceed 2%. Grade back slope to drain. Quantity changes are - increase 11 SY 8" Concrete Ent, increase 11 SY Agg. Base (AB-3), increase 20 LF curb type II. 5.00' entrance apron not to exceed 2.0% slope.
4. Sheet 28 – Move Water Service from Sta 513+00.00 to 511+30.00.(No Change in Bid Quantities)
5. Sheet 35 – Add 3" Pressure service with 3" check valve and 10 LF 3" pressure sewer line at Sta 316+16.00.
6. Sheet 33. Sewer Line Station 303+74.97, 59.4' LT. Install grinder station and 64 LF of 3" pressure sewer with tee and check valve. Quantity changes are additional 64 lf of 3" pressure sewer and 1 check valve. All costs for all other work, including the grinder station, shall be included in Mobilization.
7. Sheets 6,7 &8. The clearing and grubbing required north of Enterprise Drive will likely cause a portion of the adjacent barbed wire fence to be disturbed. The Contractor shall replace the barbed wire fence on the North edge of the property following clearing and grubbing. The Contractor shall incorporate the replacement of the barb wire fence, and material types, shall adjacent land owner. All costs for the barbed wire fence replacement shall be ***included in*** Clearing and Grubbing.

PREPARED BY:
ENGINEER:
TranSystems Corporation

PROJECT ENGINEER

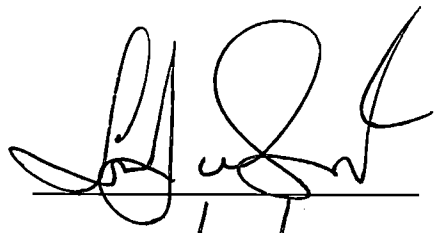


for: Shawn D. Turner, P.E

Date: 1/19/22

ACKNOWLEDGE RECEIPT:
CONTRACTOR (COMPANY):

Contractor's Authorized Representative



Date: 1/19/22

BID SCHEDULE

Bid Prices shall be written in both word and numerals. In case of discrepancy, the bid price as written in words shall govern. Bidder understands and acknowledges in offering this Bid that the bid price in the Bid Schedule represents a summary price of all major items of construction required for the proposed work. Bidder further assures and acknowledges that each unit or lump sum bid price includes the cost of all adjacent, incidental, related, and companion items which are shown on the drawings, called for in the specifications, or otherwise necessary to provide a complete and functioning project.

The OWNER reserves the right to increase, decrease, or delete from the Project quantities of work at the Unit Bid Price or Lump Sum Price in order to bring the total contract price to the budgeted project expenditures.

BASE BID

Item No.		Units	Prices Written in Words	Dollars Cents	Dollars Cents
1-1	1	LS	Construction Staking Complete & in Place Eight Thousand and Five Hundred and Zero Cents /LS	$ 8,500.00	$ 8,500.00
1-2	1	EA	Field Office and Lab Complete and In Place. Five Thousand Dollars and Zero Cents /EA	$ 5,000.00	$ 5,000.00
1-3	1	LS	Mobilization Complete and in place Ninety Thousand Dollars and Zero Cents /LS	$ 90,000.00	$ 90,000.00
1-4	1	LS	Mobilization (DBE) Complete and in Place Three Thousand Dollars and Zero Cents /LS	$ 3,000.00	$ 3,000.00
1-5	1	LS	Removal of Existing Bridge Complete and in Place One Thousand Dollars and Zero Cents /LS	$ 1,000.00	$ 1,000.00
1-6	1	LS	Removal of Existing Structure Complete and in Place Three Thousand Dollars and Zero Cents /LS	$ 3,000.00	$ 3,000.00
1-7	1	LS	Clearing and Grubbing Complete and in Place Fifteen Thousand Dollars and Zero Cents /LS	$ 15,000.00	$ 15,000.00

1-8	1675	CY	Common Excavation Complete and in Place Sixteen Dollars and Fifty Cents /CY	$ 16.50	$ 27,637.50
1-9	523	CY	Rock Excavation Complete and in Place Twenty Five Dollars and zero cents /CY	$ 25.00	$ 13,075.00
1-10	1452	CY	Compaction of Earthwork Type AA (MR-0-5) Complete and in Place Two Dollars and Zero Cents /CY	$ 2.00	$ 2,904.00
1-11	293	CY	Compaction of Earthwork Type B (MR-90) Complete and in Place Three Dollars and Zero Cents /CY	$ 3.00	$ 879.00
1-12	1	MGAL	Water Grading Set Price Complete and in Place Fifty Dollars and Zero Cents /MG	$ 50	$ 50
1-13	~~2861~~ 3701	LF	Curb and Gutter, Type 1 Complete and in Place Twenty Four Dollars and Zero Cents /LF	$ 24.00	$ 64,824.00
1-14	~~264~~ 424	LF	Curb and Gutter, Type 2 Complete and in Place Twenty Seven Dollars and Zero Cents /LF	$ 27.00	$ 11,448.00
1-15	1	EA	Special Type 2 inlets Complete and in Place Seven Thousand and Five Hundred Dollars and Zero Cents /EA	$ 7,500.00	$ 7,500.00
1-16	3	EA	Type 22 Inlets Complete and in Place Five Thousand Eight Hundred and Fifty Dollars & Zero Cents /EA	$ 5,850.00	$ 17,550.00
1-17	1	EA	Inlet Top Complete and in Place Two Thousand Dollars and Zero Cents /EA	$ 2,000.00	$ 2,000.00

1-18	1	EA	2 Cell 6' x 1.5' x 50' RCB Complete and in Place Sixty Eight Thousand Dollars and Zero Cents /EA	$ 68,000.00	$ 68,000.00
1-19	35	LF	Storm Sewer, 15" RCP Complete and in Place Fifty Dollars and Zero Cents /LF	$ 50.00	$ 1,750.00
1-20	114	LF	Storm Sewer, 15" PVC Complete and in Place Sixty Dollars and Zero Cents /LF	$ 60.00	$ 6,840.00
1-21	1	CY	Foundation Stabilization (set price) Complete and in Place Three Hundred Dollars and Zero Cents /CY	$ 300.00	$ 300.00
1-22	1	CY	Temporary Surfacing Material (Agg) (Set Price) Complete and in Place Eighty Dollars and Zero Cents /CY	$ 80.00	$ 80.00
1-23	203	CY	Shoofly Aggregate (2 minus Road Rock) Complete and in Place Seventy Five Dollars and Zero Cents /CY	$ 75.00	$ 15,225.00
1-24	41	SY	Concrete Pavement. (6" Uniform)(AE) Complete and in Place One Hundred Dollars and Zero Cents /SY	$ 100.00	$ 4,100.00
1-25	~~77~~ 88	SY	Concrete Pavement (8" Uniform) (AE) Complete and in Place One Hundred Ten Dollars and Zero Cents /SY	$ 110.00	$ 9,680.00
1-26	7046	SY	Concrete Pavement (8" Uniform)(AE) (NRDJ) Complete and in Place Sixty One Dollars and Zero Cents /SY	$ 61.00	$ 429,806.00
1-27	286	SY	Reinforced Concrete Pavement (8" Uniform) (AE) Complete and in Place Eighty Dollars and Zero Cents /SY	$ 80.00	$ 22,880.00
1-28	43	SY	Reinforced Colored Concrete Pavement (8" Uniform0 (AE) Complete and in Place One Hundred and Fifty Dollars and Zero Cents /SY	$ 150.00	$ 6,450.00

1-29	~~8745~~ 8726	SY	Aggregate Base (AB-3) (6") Complete and in Place Eleven Dollars and Twenty Five Cents /SY	$ 11.25	$ 98,167.50
1-30	1	MGAL	Water (Aggregate Base) (Set Price) Complete and in Place Fifty Dollars and Zero Cents /EA	$ 50	$ 50
1-31	1	LS	Traffic Control Complete and in Place Twenty Two Thousand Dollars and Zero Cents /LS	$ 22,000.00	$ 22,000.00
Water Line (1-32 to 1-47)					
1-32	1	EA	Connect to Existing 12" Water Line Complete and in Place Eleven Thousand Dollars and Zero Cents /EA	$ 11,000.00	$ 11,000.00
1-33	1	EA	Connect to Existing 8" Water Line Complete and in Place Nine Thousand Dollars and Zero Cents /EA	$ 9,000.00	$ 9,000.00
1-34	1	EA	Service Connection Complete and in Place Three Thousand Dollars and Zero Cents /EA	$ 3,000.00	$ 3,000.00
1-35	1217	LF	12" HDPE Water Line Complete and in Place One Hundred and Twenty Eight Dollars and Zero Cents /LF	$ 128.00	$ 155,776.00
1-36	845	LF	8" HDPE Water Line Complete and in Place One Hundred and Ten Dollars and Zero Cents /LF	$ 110.00	$ 92,950.00
1-37	68	LF	2" HDPE Water Line Complete and in Place One Hundred Dollars and Zero Cents. /LF	$ 100.00	$ 6,800.00
1-38	3	EA	12 Inch Gate Valve Complete and in Place Five Thousand Dollars and Zero Cents /EA	$ 5,000.00	$ 15,000.00
1-39	2	EA	8 Inch Gate Valve Complete and in Place Three Thousand Five Hundred Dollars and Zero Cents /EA	$ 3,500.00	$ 7,000.00
1-40	2	EA	12 Inch Tee w/thrust blocking Complete and in Place Two Thousand and Five Hundred Dollars and Zero Cents /EA	$ 2,500.00	$ 5,000.00

1-41	1	EA	8 Inch Tee w/thrust blocking Complete and in Place Two Thousand /EA Dollars and Zero Cents	$ 2,000.00	$ 2,000.00
1-42	1	EA	12" x 8" Reducer Complete and in Place One Thousand /EA Seven Hundred & Fifty Dollars and Zero Cents	$ 1,750.00	$ 1,750.00
1-43	3	EA	12" 11.25 degree bend Complete and in Place One Thousand /EA Eight Hundred Dollars & Zero Cents	$ 1,800.00	$ 5,400.00
1-44	4	EA	3-Way Fire Hydrant Complete and in Place Nine Thousand /EA Dollars and zero Cents	$ 9,000.00	$ 36,000.00
1-45	1	EA	Water Meter and Box Complete and in Place One Thousand /EA Seven Hundred & Fifty Dollars and Zero Cents	$ 1,750.00	$ 1,750.00
1-46	3	EA	Trench Plug Complete and in Place Two Hundred /EA Dollars and Zero Cents	$ 200.00	$ 600.00
1-47	1	EA	Remove Existing Fire Hydrant Complete and in Place One Thousand /EA Dollars and Zero Cents	$ 1,000.00	$ 1,000.00
Sewer Line (1-48 to 1-53)					
1-48	1	EA	Connect to Existing Manhole Complete and in Place Two Thousand /EA Dollars and Zero Cents	$ 2,000.00	$ 2,000.00
1-49	1917	LF	3" Pressure Sewer Complete and in Place Sixty One /LF Dollars and Zero Cents	$ 61.00	$ 116,937.00
1-50	1	EA	3" Tee with Thrust Blocking Complete and in Place One Thousand /EA Seven Hundred and Fifty Dollars and Zero Cents	$ 1,750.00	$ 1,750.00
1-51	3 1	EA	3" Check Valve Complete and in Place One Thousand /EA One Hundred Dollars and Zero Cents	$ 1,100.00	$ 3,300.00
1-52	1	EA	3" Cap Complete and in Place One Thousand /EA One Hundred Dollars and Zero Cents	$ 1,100.00	$ 1,100.00

1-53	4	EA	Install Trench Plug Complete and in Place One Thousand and One Hundred Dollars and Zero Cents	/EA	$ 1,100.00	$ 4,400.00
1-54	1	LS	Erosion Control & Seeding Complete and in Place Two Thousand and Five Hundred Dollars and Zero Cents	/LS	$ 2,500.00	$ 2,500.00
1-55	1	LS	Pavement Marking Complete and in Place Twenty Thousand Dollars and Zero Cents	/LS	$ 20,000.00	$ 20,000.00
1-56	1	LS	Signing Complete and in Place Seven Thousand ~~Dollars~~ Five Hundred Dollars and Zero Cents	/LS	$ 7,500.00	$ 7,500.00
1-57	1	LS	Traffic Signal Improvements Complete and in Place Seventeen Thousand Five Hundred Dollars and Zero Cents	/LS	$ 17,500.00	$ 17,500.00

Total Base Bid Amount

One Million Four Hundred Eight Nine Thousand Seven Hundred Nine Dollars ($ 1,489,709.00)
BASE BID and Nine Dollars and Zero Cents

Amounts are to be shown in both words and figures. In case of discrepancy, the amounts written in words will govern.

BIDDER understands and acknowledges that the bid items shown in this proposal represent a summary of all major components of construction required; and is set forth to facilitate the comparison of bids; and to provide a basis for any future negotiations that may be necessary.

BIDDER further understands and acknowledges that the bids on the different items on the Bid Schedule must be balanced within reasonable limits.

ATTEST: Stephen J. Graham
Stephen J. Graham
By President
Title

(SEAL)
(If Bid is a Corporation)

J. Graham Construction, Inc CORPORATE SEAL Kansas 2017

Respectfully submitted
J. Graham Construction, Inc
Name of Contractor

1306 S. Elm St.
Coffeyville, KS 67337
Address (Including Zip Code)

GRANITE RE, INC.

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

J. Graham Construction, Inc., 1306 S. Elm St, P.O. Box 874, Coffeyville, KS 67337

as principal, hereinafter called the Principal, and **Granite Re, Inc., 14001 Quailbrook Drive, Oklahoma City, OK 73134**, a corporation duly organized under the laws of the State of Minnesota as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Independence, KS, 811 West Laurel, Independence, KS 67301

as Obligee, hereinafter called the Obligee, in the sum of *** Five percent of the bid amount (5%) ***

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for

Project: Enterprise Drive Improvements

Bid Date: 01/20/2022

The conditions of this Bond are such that if the Obligee accepts the bid of the Principal within the time specified in the bid documents or within such time period as may be agreed to by the Obligee and Principal, and the Principal either (1) enters into a contract with the Obligee in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Obligee, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Obligee the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Obligee and Principal to extend the time in which the Obligee may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids, and the Obligee and Principal shall obtain the Surety's consent for an extension beyond sixty (60) days.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 01/20/2022.

Witness

J. Graham Construction, Inc.

Title (Seal)

J. Graham Construction, Inc. CORPORATE SEAL Kansas 2017

Granite Re, Inc.

Kenneth D. Whittington, Attorney in Fact (Seal)

GR0614-2

GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

KENNETH D. WHITTINGTON; KYLE MCDONALD its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

KENNETH D. WHITTINGTON; KYLE MCDONALD may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 3rd day of January, 2020.

Kenneth D. Whittington, President

Kyle P. McDonald, Assistant Secretary

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

On this 3rd day of January, 2020, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2023
Commission #: 11003620

Notary Public

GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

> "RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this January 20, 2022.

Kyle P. McDonald, Assistant Secretary

Bid Tabulation
Enterprise Drive Project
Independence, Kansas

Line Item	Description	Units	contract quantity	Graham Construction Unit Cost	Total
1	Construction Staking	LS	1	$ 8,500.00	$ 8,500.00
2	Field Office and Lab	EA	1	$ 5,000.00	$ 5,000.00
3	Mobilization	LS	1	$ 90,000.00	$ 90,000.00
4	Mobilization (DBE)	LS	1	$ 3,000.00	$ 3,000.00
5	Removal of Existing Bridge	LS	1	$ 1,000.00	$ 1,000.00
6	Removal of Existing Structures	LS	1	$ 3,000.00	$ 3,000.00
7	Clearing and Grubbing	LS	1	$ 15,000.00	$ 15,000.00
8	Common Excavation	CY	1675	$ 16.50	$ 27,637.50
9	Rock Excavation	CY	523	$ 25.00	$ 13,075.00
10	Compaction of Earthwork Type AA(M	CY	1452	$ 2.00	$ 2,904.00
11	Compaction of Earthwork TypeBA(MF	CY	293	$ 3.00	$ 879.00
12	Water Grading (Set Price)	MGAL	1	$ 50.00	$ 50.00
13	Curb & Gutter, Type 1	LF	2701	$ 24.00	$ 64,824.00
14	Curb & Gutter, Type 2	LF	424	$ 27.00	$ 11,448.00
15	Special Type 2 inlets	EA	1	$ 7,500.00	$ 7,500.00
16	Type 22 Inlets	EA	3	$ 5,850.00	$ 17,550.00
17	Inlet Top	EA	1	$ 2,000.00	$ 2,000.00
18	2 Cell 6'x1.5'x50' RCB	EA	1	$ 68,000.00	$ 68,000.00
19	Storm Sewer, 15" RCP	LF	35	$ 50.00	$ 1,750.00
20	Storm Sewer, 15" PVC	LF	114	$ 60.00	$ 6,840.00
21	Foundation Stabilization(Set Price)	CY	1	**$ 300.00**	$ 300.00
22	Temporary Surfacing (Agg)(Set Price)	CY	1	$ 80.00	$ 80.00
23	Shoofly Aggregate (2 minus road rock	CY	203	$ 75.00	$ 15,225.00
24	Concrete Pavement(6"Uniform)(AE)	SY	41	$ 100.00	$ 4,100.00
25	Concrete Pavement(8"Uniform)(AE)	SY	88	$ 110.00	$ 9,680.00
26	Concrete Pavement(8"Uniform)(NRD.	SY	7046	$ 61.00	$ 429,806.00
27	Reinforced Concrete Pavement(8"Uni	SY	286	$ 80.00	$ 22,880.00
28	Reinforced ColoredConcrete Pavemer	SY	43	$ 150.00	$ 6,450.00
29	Aggregate Base(AB-3)(6")	SY	8726	$ 11.25	$ 98,167.50
30	Water (AB)(Set Price)	MG	1	$ 50.00	$ 50.00
31	Traffic Control	LS	1	$ 22,000.00	$ 22,000.00
32	Connect to Existing 12" Water Line	EA	1	$ 11,000.00	$ 11,000.00
33	Connect to Existing 8" Water Line	EA	1	$ 9,000.00	$ 9,000.00
34	Service Connecton	EA	1	$ 3,000.00	$ 3,000.00
35	12" HDPE Water Line	LF	1217	$ 128.00	$ 155,776.00
36	8" HDPE Water Line	LF	845	$ 110.00	$ 92,950.00
37	2" HDPE Water Line	LF	68	$ 100.00	$ 6,800.00
38	12 inch Gate Valve	EA	3	$ 5,000.00	$ 15,000.00
39	8 inch Gate Valve	EA	2	$ 3,500.00	$ 7,000.00
40	12 inch Tee w/thrust blocking	EA	2	$ 2,500.00	$ 5,000.00
41	8 inch Tee w/thrust blocking	EA	1	$ 2,000.00	$ 2,000.00
42	12" x 8" Reducer	EA	1	$ 1,750.00	$ 1,750.00
43	12" 11.25 degree bend	EA	3	$ 1,800.00	$ 5,400.00
44	3- Way Fire Hydrant	EA	4	$ 9,000.00	$ 36,000.00
45	Water Meter box	EA	1	$ 1,750.00	$ 1,750.00
46	Trench plug	EA	3	$ 200.00	$ 600.00
47	Remove exsiting fire hydarant	EA	1	$ 1,000.00	$ 1,000.00
48	Connect to Existing Manhole	EA	1	$ 2,000.00	$ 2,000.00
49	3" Pressure Sewer	LF	1991	$ 61.00	$ 121,451.00
50	3" Tee with Thrust blocking	EA	1	$ 1,750.00	$ 1,750.00
51	3" Check Vavle	EA	3	$ 1,100.00	$ 3,300.00
52	3" Cap	EA	1	$ 1,100.00	$ 1,100.00
53	Install Trench Plug	EA	1	$ 1,100.00	$ 1,100.00
54	Erosion Control	LS	1	$ 2,500.00	$ 2,500.00
55	Pavement Marking	LS	1	$ 20,000.00	$ 20,000.00
56	Signing	LS	1	$ 7,500.00	$ 7,500.00
57	Traffic Signal Imprvements	LS	1	$ 17,500.00	$ 17,500.00
					$ 1,490,923.00

* Error on line # 49. They did not change Quantity off Addendum #1

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** David Cowan

AGENDA ITEM Consider authorizing the Mayor to sign an agreement with PEC for Riverside Park & Ralph Mitchell Zoo Electrical Study.

SUMMARY RECOMMENDATION City staff recommends an agreement with PEC

BACKGROUND The City of Independence received proposals for Electrical plans for Riverside Park and Zoo. After reviewing the initial RFP, the City updated the RFP and refined the request for an initial study of the electrical service with a complete cost estimate.

The City received four proposals.

1. LS&A - not to exceed $34,800.00
2. Hoss & Brown - not to exceed $17,500.00 + (additional site visits $2,000 per visit)
3. PEC - not to exceed $16,000.00 + expenses (scanning, printing, vehicle rental)
4. Basis Consulting - not to exceed $9,000.00

The committee of John Garris, Scott Patton, David Cowan, Commissioner Ysusi, and Kelly Passauer reviewed the proposals and recommended PEC. The committee felt their proposal was complete and fulfilled all the requirements requested. The low proposal did not meet all of the specifications and the complete cost estimate requested in the RFP.

SUGGESTED MOTION I move to authorize the Mayor to sign an agreement with PEC for a Riverside Park & Ralph Mitchell Zoo Electrical Study for $16,000 and expenses pending the City Attorney's review.

SUPPORTING DOCUMENTS

1. December 9, 2021 RCA with original RFP
2. Revised RFP
3. PEC Proposal

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
December 9, 2021

Department Park and Zoo **Director Approval** *Scott Patton*

AGENDA ITEM Consider authorizing issuing a Request for Proposals (RFP) for electrical engineering design services to upgrade electrical infrastructure and service to Riverside Park and Ralph Mitchell Zoo.

SUMMARY RECOMMENDATION Staff recommends setting the date to receive RFPs'.

BACKGROUND Riverside Park and Ralph Mitchell Zoo currently operate on outdated electrical infrastructure which is owned by the city. With this update electrical service, the local utility provider has agreed to assume electrical service of the Park and Zoo. In order to proceed with the project, stamped engineering plans must be completed. City staff is recommending taking RFP for electrical design and engineering of the electrical service at

SUGGESTED MOTION I move to authorize the issuance of an RFP for electrical engineering design services to upgrade electrical infrastructure and service to Riverside Park and Ralph Mitchell Zoo.

SUPPORTING DOCUMENTS

1. RFP
2. Park Map

REQUEST FOR PROPOSALS

Electrical Engineering Services

CITY OF INDEPENDENCE KANSAS

December 09, 2021

Important Dates:

Electronic Proposal Due Date:	Dec 30, 2021 by 2 p.m.
Projected City Council Award of Agreement:	Jan 13, 2022
Projected Agreement Start Date:	Jan 17, 2022

Contact:

Scott Patton
Riverside Park & Zoo Director
City of Independence Kansas
811 West Laurel
Independence, Ks
67301
Phone: 620.205.7527
Email: scottp@independenceks.gov

PROPOSALS MAY BE SUBMITTED IN ELECTRONIC FORMAT (PDF) OR BY MAIL TO THE CITY OF INDEPENDENCE.

(PDF) CITY CLERK MAILBOX DAVIDS@INDEPENDENCEKS.GOV

MAIL: DAVID SCHWENKER, CITY CLERK , 811 WEST LAUREL STREET , INDEPENDENCE, KANSAS 67301 ATTN: ELECTRICAL ENGINEERING RFP

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   B. Standard Service Provider Agreement

I. INTRODUCTION

The City of Independence ("City") is requesting professional proposals from qualified organizations to assist the City with Electrical Engineering design at Riverside Park & Ralph Mitchell Zoo. Provide the City with stamped electrical plans for the City to bid an electrical upgrade to Riverside Park and Ralph Mitchell Zoo.

A. Background.

The City of Independence is a city with a population of 8,500 people, located in the Southeast Kansas. The Independence Riverside Park & Zoo is currently in the process of developing a master plan for improvements to the Zoo and eventual accreditation. The Independence Riverside Park and Zoo is a tourist attraction and a key landmark in the community.

B. Purpose of the Request.

The Riverside Park & Zoo currently operates on an outdated City infrastructure owned by the City. The local utility provider, has agreed to assume the electrical service of the Riverside Park and Zoo infrastructure with this update to modern electrical service.

II. SCOPE OF SERVICES

Attached as Exhibit A is a map of Riverside Park and Ralph Mitchell Zoo. The current utility power enters the Park crossing Oak Street {East of 311 E. Oak Street} overhead on utility poles. The City is updating old electrical infrastructure to current standards to bring new electrical service into Riverside Park and Ralph Mitchell Zoo. The new service would be underground service and boring under Oak Street with Evergy power and underground service throughout the Park and Zoo. The City would ask the engineer to work with Evergy as they determine pad transformer size and locations. The new service design would also include new underground electrical service to existing buildings, exhibits, rides, new underground lighting and poles. The City has also visited with Evergy about new lighting poles throughout the Park and Zoo and would ask it be a part of the plan. The new metering locations and load determinations for buildings service to be determined by the engineer. The City also requests the electrical engineer to design emergency power backup for the Zoo, including the Steven's and adjacent buildings holding animals. The emergency power backup should include an appropriate size generator and switching gear. The City is also currently working on a Master Plan for Ralph Mitchell Zoo and would ask the engineer to work with the consultant to incorporate those proposed exhibits and new buildings into transformer size and the ability to provide electrical service.

The following locations will require new electrical service.

1. Tennis Courts (#2 on map)
    a. New service line and meter
2. Tennis Club House (#3 on map)
    a. New service line and meter
3. 4-H buildings (#4,5 & 6 on map)
    a. New Service and meter
    b. Bathroom (#29)
4. Sculpture Garden (#8)
    a. ? meter location
5. Miniature Golf Course (#9)
6. Miniature Golf Ticket Booth
    a. Meter Location
7. Miniature Train (#10)
8. Garden Club Office (#11)
    a. New Service and meter
9. Santa Fe Train (#12)
    a. Service from Garden club house
10. Concession House (#21)
    a. Service entrance and meter
    b. Service bathrooms (#31)
11. Ralph Mitchell Zoo (TBD locations of metering for exhibits)
    a. Monkey Island (#33)
    b. Stevens Building (#34)
        i. Stevens Bldg – Bear Cage/Mountain Lion
    c. Duck Pond (#35)
    d. Wallaby Exhibit (#37)
    e. African Tortoises (#39)
    f. Donkey Exhibit (#40)
    g. Ravine (#43)
12. Riverside Park Side
    a. Logan Fountain (#16)
        i. Service located on West side of fountain oval
    b. Shelter House (#15)
        i. New service and meter
    c. Playground Lighting (#13 & 14 area)
    d. Playground Bathroom (#30)
    e. Carousel (#17)
        i. Change from 3 phase to single phase – see explanation below
    f. Picnic Area (#19)
        i. Lighting
    g. Band Shell (#20)
    h. Concession House (#21)

i. Rock Kitchen (#21)
j. Shelters
    i. #22-#26
    ii. Lighting
k. Lone Chief Cabin #27
l. Lighting – One Way

13. Carousel is currently operated with 3-phase electricity and the City would desire the engineer to design single phase for the entire Park and converting the carousel with this scope of work
14. Engineer will design plan with the ability to phase in the new electrical infrastructure into the Park and Zoo.

15. Engineering Services may contact Scott Patton at scottp@independenceks.gov to arrange a walk through prior to the bid date to review the site.

III. PROPOSAL FORMAT

The proposal format is up to the proposer, but proposals shall include the following minimum information, in an easy to find format:

A. Description of Organization, Management and Team Members.

Provide a description of the team/consultant organization, and a work plan that identifies the personnel to be assigned to each task. The organization description should clearly identify who will be the project manager for this project, and the day to day contact person for the job. Include resumes of key personnel and indicate which branch office they work out of.

B. Organization Qualifications.

Provide an outline of the organization qualifications indicating relevant background experience and capabilities for this work. Give examples of work accomplished that is similar in size and content to the Scope of Services. If available, give examples of other on-call services contracts. If the proposing firm is likely to be using a subconsultant for the type of work discussed in the Scope of Services, provide information on the subconsultant firm and personnel likely to be used.

C. References, Related Experience and Examples of Work.

Provide client references with phone numbers for relevant work. Specify the client, location, consultant firm members and participating individuals and role on team (principal, project director, etc.), type of work, implementation results or status, examples of work, and other relevant information as needed. Show small sized, medium sized and on-call service contracts, if available.

IV. SELECTION PROCESS

A. Qualifications.

All proposals received by the due date will be evaluated by the City. Only information which is received in response to the RFP and input from references will be evaluated. The City will judge the responses of each proposing firm in several critical areas. The City, at its discretion, may invite selected proposers to an oral interview to further assess qualifications and assist in the final selection process.

B. Selection Criteria.

The City will select the most qualified proposal(s) based on the following factors. Responses to the RFP should address the qualities and indicators that are listed below:

1. Ability of the Firm to Carry Out and Manage the Proposed Project.

   An assessment of the past experience of the organization in general. Qualities and indicators that will receive consideration include the number and types of projects the organization or its employees have completed; the variety and creativity of projects completed and a demonstration of the organization's ability to be responsive to the City's need and the demonstrated general ability to bring about a successful completion of the projects under the proposer's direction.

2. Capabilities of the Consultant Team Members.

   Assessment of the capabilities of the individuals that will be engaged in the project. Qualities and indicators that will receive consideration include what professionals will be doing/working on each task; the various professional, technical, and educational achievements and registrations of each organization and individuals involved; the applicable experience of the proposed assigned staff, and the specific experience gained on similar projects.

3. Proximity to the Project Involved for the Proposer and/or Team.

   The application of this criteria shall include an assessment of the geographic proximity to the project; the location of the office from which the proposed project will be administered; the perceived response time and general availability of the proposer's management to be on site; the perceived effect that project management location will have on price and the ability of the project to be expedited on a timely basis; and the availability of special travel or communication plans which would effectively mitigate difficulties associated with location.

4. Billing Rate

   Cost, while not determinative, may be considered in the selection process.

C. Proposed Selection and Project Schedule.

Electronic Proposal Due Date:	Dec 30, 2021 by 2 p.m.
Projected City Council Award of Agreement:	Jan 13, 2022
Projected Agreement Start Date:	Jan 17, 2022

D. Award of Contract.

It is anticipated that any award of an agreement for services will be made by the City Council as early as the January 13, 2022 meeting. Notice to proceed will be issued on or after January 17, 2022.

V. PROPOSAL DUE DATE AND DELIVERY

The Proposal shall be submitted in electronic format (PDF) to the City of Independence general mailbox at **davids@independenceks.gov** **by 2 p.m. on Dec 30, 2021.** It is the Proposer's responsibility to clearly identify the RFP name in the email subject line "RFP for ELECTRICAL ENGINEERING SERVICES". The City shall not be held liable for negligence on the Proposer's part to confirm acknowledgement of receipt by the City. The time and date on the email, as received in the City's general mailbox, will serve as the official received date and time stamp. Please allow sufficient time to submit and acknowledge the submittal of your proposal. RFP's with a time stamp after 2 p.m. will not be accepted.

The RFP shall be valid for **60 days** from the submittal of the proposal to the City of Independence.

VI. CONDITIONS OF REQUEST

A. General Conditions.

The City reserves the right to cancel or reject all or a portion or portions of the request for proposal without notice. Further, the City makes no representations that any agreement will be awarded to any organization submitting a proposal. The City reserves the right to reject any and all proposals submitted in response to this request or any addenda thereto.

The City also reserves the right to reject any subconsultant or individual working on a consultant team and to replace the subconsultant or individual with a mutually acceptable replacement.

Any changes to the proposal requirements will be made by written addendum.

B. Liability of Costs and Responsibility.

The City shall not be liable for any costs incurred in response to this request for proposals. All costs shall be borne by the person or organization responding to the request. The person or organization responding to the request shall hold the City harmless from any and all liability, claim or expense whatsoever incurred by or on behalf of that person or organization. All submitted material becomes the property of the City of Independence.

The selected lead consultant will be required to assume responsibility for all services offered in the proposal whether or not they possess them within their organization. The selected lead consultant will be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the contract.

C. Validity.

The proposer agrees to be bound by its proposal for a period of ninety (90) days commencing December 30, 2021, during which time the City may request clarification or correction of the proposal for the purpose of evaluation. Amendments or clarifications shall not affect the remainder of the proposal, but only that portion so amended or clarified.

D. Standard Service Provider Agreement.

A sample agreement shall be provided by the proposer for City staff and attorney review. Any exceptions to terms, conditions, or other requirements must be clearly stated. Otherwise, the City will consider that all items offered are in strict compliance with the RFP, and the successful proposer will be responsible for compliance. The City will consider such exceptions as part of the evaluation process which may constitute grounds for rejection of the proposal. The consultant agreement will not be executed by the City without first being signed by the proposer.

E. Permits and Licenses.

Proposer, and all of proposer's sub-consultants, at its and/or their sole expense, shall obtain and maintain during the term of any agreement, all appropriate permits, certificates and licenses including, but not limited to, a City of Independence which will be required in connection with the performance of services hereunder.

F. Oral and Written Explanations.

The City will not be bound by oral explanations or instructions given at any time during the review process or after the award. Oral explanations given during the review process and after award become binding when confirmed in writing by an authorized City official. Written responses to question(s) asked by one proposer will be provided to all proposers who received Requests for Proposals.

G. Proposer's Representative.

The person signing the proposal must be a legal representative of the firm authorized to bind the firm to an agreement in the event of the award.

H. Deliverables.

Deliverables depend upon the task assigned. In general, three (3) copies of administrative draft reports are required upon completion of each major part of the project. Following approval by the staff, three (3) copies of each final report are required.

One unbound copy of each final document and an electronic file containing all final documents and all information are to be provided. The consultant will develop a system to assemble, organize, store and utilize data in an electronic format. At the outset of the agreement, the consultant will submit a description of the software to be used in preparation of the reports and graphics.

I. Insurance

General Liability, Automobile, Professional Liability, and Worker's compensation insurance are required in the amount set forth in the attached sample consultant agreement.

EXHIBITS:

A. Scope of Services
B. Standard Service Provider Agreement

EXHIBIT A

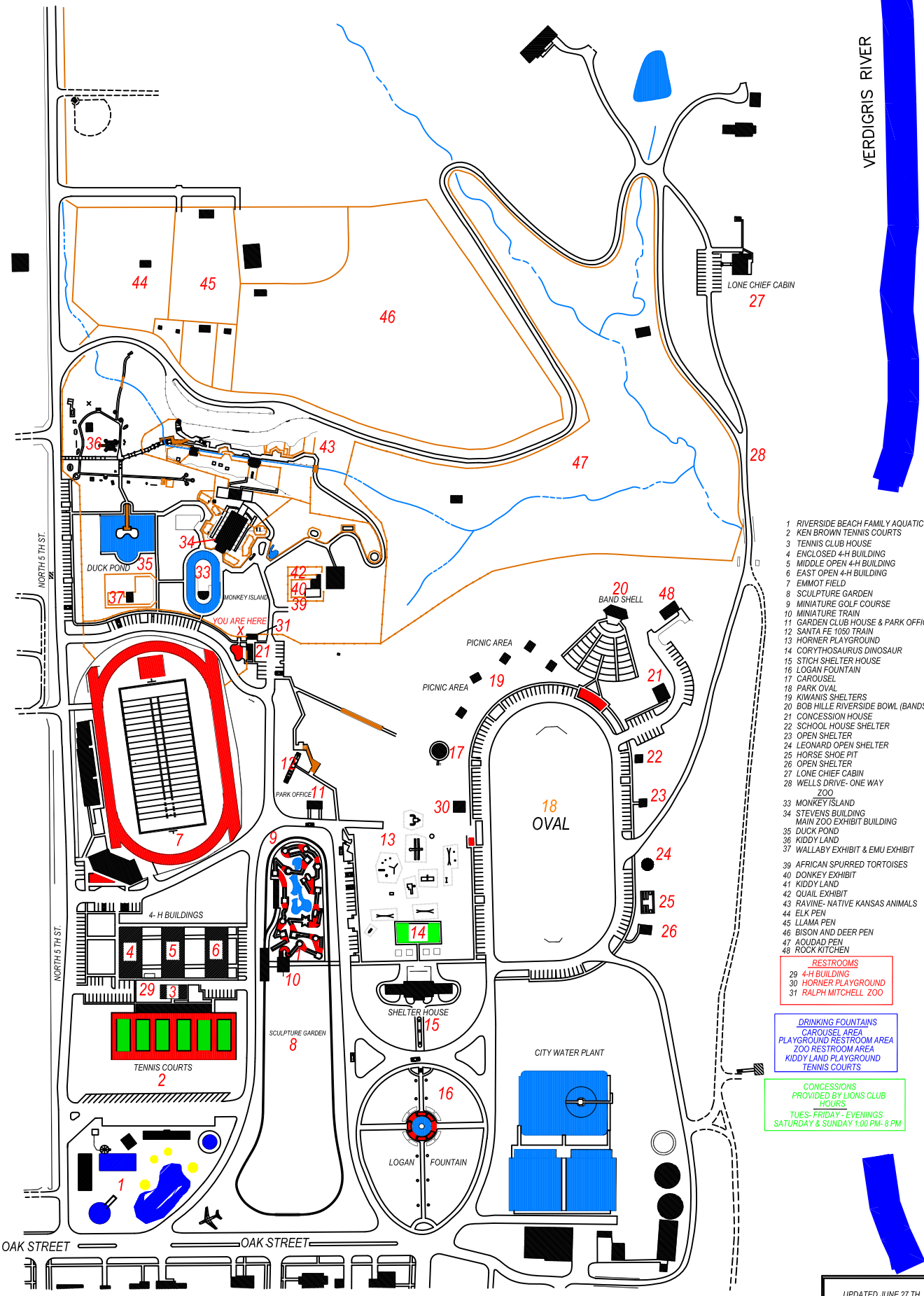
Riverside Park Map

The City desires to update City owned infrastructure and services entrances to Riverside Park and Ralph Mitchell Zoo.

The following map corresponds to Section II. Scope of work.

RIVERSIDE PARK
INDEPENDENCE, KANSAS

Drawn: Feb 2001



1 RIVERSIDE BEACH FAMILY AQUATIC CENTER
2 KEN BROWN TENNIS COURTS
3 TENNIS CLUB HOUSE
4 ENCLOSED 4-H BUILDING
5 MIDDLE OPEN 4-H BUILDING
6 EAST OPEN 4-H BUILDING
7 EMMOT FIELD
8 SCULPTURE GARDEN
9 MINIATURE GOLF COURSE
10 MINIATURE TRAIN
11 GARDEN CLUB HOUSE & PARK OFFICE
12 SANTA FE 1050 TRAIN
13 HORNER PLAYGROUND
14 CORYTHOSAURUS DINOSAUR
15 STICH SHELTER HOUSE
16 LOGAN FOUNTAIN
17 CAROUSEL
18 PARK OVAL
19 KIWANIS SHELTERS
20 BOB HILLE RIVERSIDE BOWL (BANDSHELL)
21 CONCESSION HOUSE
22 SCHOOL HOUSE SHELTER
23 OPEN SHELTER
24 LEONARD OPEN SHELTER
25 HORSE SHOE PIT
26 OPEN SHELTER
27 LONE CHIEF CABIN
28 WELLS DRIVE- ONE WAY
ZOO
33 MONKEY ISLAND
34 STEVENS BUILDING
MAIN ZOO EXHIBIT BUILDING
35 DUCK POND
36 KIDDY LAND
37 WALLABY EXHIBIT & EMU EXHIBIT
39 AFRICAN SPURRED TORTOISES
40 DONKEY EXHIBIT
41 KIDDY LAND
42 QUAIL EXHIBIT
43 RAVINE- NATIVE KANSAS ANIMALS
44 ELK PEN
45 LLAMA PEN
46 BISON AND DEER PEN
47 AOUDAD PEN
48 ROCK KITCHEN

RESTROOMS
29 4-H BUILDING
30 HORNER PLAYGROUND
31 RALPH MITCHELL ZOO

DRINKING FOUNTAINS
CAROUSEL AREA
PLAYGROUND RESTROOM AREA
ZOO RESTROOM AREA
KIDDY LAND PLAYGROUND
TENNIS COURTS

CONCESSIONS
PROVIDED BY LIONS CLUB
HOURS
TUES- FRIDAY - EVENINGS
SATURDAY & SUNDAY 1:00 PM- 8 PM

UPDATED JUNE 27 TH. 2011

BY : MIKE CONWAY

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

City of Independence – Riverside Park/Zoo Electrical RFP – Scope of Work & Not to Exceed Request.

Scope of Work:

1. Evaluation of electrical service throughout Riverside Park and Ralph Mitchell Zoo.
    a. Included in the scope of work
        i. Electrical Service – preliminary metering locations determined for the buildings in concert with Evergy (City prefers underground service locations)
        ii. Evaluations of building electrical service
            1. Code evaluation
            2. Suitability of service for expansion
            3. Requirements to 2014 NEC standard
        iii. Cost and requirements to change carousel power from 3-phase to single phase
        iv. Preliminary cost and schedule for project
        v. Estimated cost and schedule for detailed electrical design
2. Consult with PGA doing the Zoo Master Plan
    a. Ensure adequate power is available at the pedestal transformers for future expansion
    b. Consultant with PGA to ensure plans for expansions, new construction and new exhibits can be sufficiently powered in the future

The City of Independence has a committee assigned to assist with the Zoo Master plan and electrical upgrades. This committee is available to answer questions and assist during the evaluation of this electrical design document.

Timeline of Plan: The City is requesting the evaluation, preliminary cost estimate, and estimated cost and schedule for detailed electrical design be finalized and submitted to the City by May 14, 2022.

Cost of the Work: The City of Independence is requesting the engineering company submit a **time and materials not to exceed price along with relevant rates** proposal for this scope of work by January 20, 2022, at 2:00 p.m.

CITY OF INDEPENDENCE KANSAS

"Delivering Excellence"

Submission can be emailed or faxed to:

David Schwenker, City Clerk
Riverside Park Electrical
davids@independenceks.gov / davidc@independenceks.gov
620.332.2511 fax

If you have questions, please contact Scott Patton or David Cowan. 620.205.7527 or 620.330.0056

The City of Independence reserves the right to cancel or reject all or a portion or portions of the request for proposals without notice. Further, the City makes no representations that any agreement will be awarded to any organization submitting a proposal. The City reserves the right to reject any and all proposals submitted in response to this request or request changes with accepted credit or debit.

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

January 20, 2022

Mr. David Cowan
Assistant City Manager – Director of Safety
811 W. Laurel St.
Independence, KS 67301

RE: City of Independence Riverside Park & Zoo Electrical Service Evaluation Project

Dear Mr. Cowan:

Thank you for the conversation last week and we appreciate the opportunity to partner with you on this project. Please see attached proposal for our services. Please feel free to contact us with any questions or comments!

Respectfully Submitted,

PROFESSIONAL ENGINEERING CONSULTANTS, PA

David Garza, LC
Electrical Division

303 SOUTH TOPEKA WICHITA, KS 67202 316-262-2691 FAX 316-262-3003 www.pecl.com

January 20, 2022

Mr. David Cowan
Assistant City Manager – Director of Safety
City of Independence, Kansas
811 W. Laurel St.
Independence, KS 67301

Reference: AGREEMENT for City of Independence Riverside Park & Zoo Electrical Service Evaluation - Independence, Kansas
PEC Project No. 210964-001

Dear David:

Professional Engineering Consultants, P.A. ("PEC") is pleased to provide professional services to The City of Independence, Kansas ("Owner") in connection with the referenced Project, and in accordance with this letter agreement ("Agreement"). The services to be performed by PEC ("the Services") are described in Exhibit A – Services, Schedule, and Payment (attached and incorporated by reference) and are subject to the following terms and conditions.

Performance. PEC will perform the Services with the level of care and skill ordinarily exercised by other consultants of the same profession under similar circumstances, at the same time, and in the same locality. PEC agrees to perform the Services in as timely a manner as is consistent with the professional standard of care and to comply with applicable laws, regulations, codes and standards that relate to the Services and that are in effect as of the date when the Services are provided.

Owner Responsibilities. To enable PEC to perform the Services, Owner shall, at its sole expense: (1) provide all information and documentation regarding Owner requirements, the existing site, and planned improvements necessary for the orderly progress of the Services; (2) designate a person to act as Owner representative with authority to transmit instructions, receive instructions and information, and interpret and define Owner requirements and requests regarding the Services; (3) provide access to, and make all provisions for PEC to enter the project site as required to perform the Services, including those provisions required to perform subsurface investigations such as, but not limited to, clearing of trees and vegetation, removal of fences or other obstructions, and leveling the site; (4) site restoration and repair, as needed following field investigations; (5) establish and periodically update a project budget, which shall include a contingency to cover additional services as may be required by changes in the design or Services; and (6) timely respond to requests for information and timely review and approve all design deliverables. PEC shall be entitled to rely on all information and services provided by Owner. Owner recognizes field investigations may damage existing property. PEC will take reasonable precautions to minimize property damage whenever field investigations are included in the Services.

Payment. Invoices will be submitted periodically and are due and payable upon receipt. Unpaid balances more than 30 days past due shall be subject to an interest charge at the rate of 1.5 % per month from the date of the invoice, and any related attorneys' fees and collection costs. PEC reserves the right to suspend the Services and withhold deliverables if the Owner fails to make payment when due. In such an event, PEC shall have no liability for any delay or damage resulting from such suspension.

Work Product. PEC is the author and owner of all reports, drawings, specifications, test data, techniques, photographs, letters, notes, and all other work product, including in electronic form, created by PEC in connection with the Project (the "Work Product"). PEC retains all common law, statutory, and other reserved rights in the Work Product, including copyrights. The Work Product may not be reproduced or used by the Owner or anyone claiming by, through or under the Owner, for any purpose other than the purpose for which it was prepared, including, but not limited to, use on other projects or future modifications to the Project, without the prior written consent of PEC. Any unauthorized use of the Work Product shall be at the user's sole risk and Owner shall indemnify PEC for any liability or legal exposure arising from such unauthorized use. To the extent PEC terminates this Agreement due to non-payment by Owner shall not be entitled to use the Work Product for any purpose without the prior written consent of PEC.

Unless otherwise agreed by Owner and PEC, Owner may rely upon Work Product only in paper copy ("hard copy") or unalterable digital files, with either wet or digital signature meeting the requirements of the governing licensing authority having jurisdiction over the Project. In all instances, the original hard copy of the Work Product takes precedence over electronic files. All electronic files furnished by PEC are furnished only for convenience, not reliance by Owner, and any reliance on such electronic files will be at the Owner sole risk.

Insurance. PEC and Owner agree to each maintain statutory Worker's Compensation, Employer's Liability Insurance, General Liability Insurance, and Automobile Insurance coverage for the duration of this Agreement. Additionally, PEC will maintain Professional Liability Insurance for PEC's negligent acts, errors, or omissions in providing Services pursuant to this Agreement.

Supplemental Agreements. Changes in the Services may be accomplished after execution of this Agreement only by a written Supplemental Agreement signed by PEC and Owner. For any change that increases PEC's cost of, or time required for performance of any part of the Services, PEC's compensation and time for performance will be equitably increased.

Differing, Concealed, or Unknown Conditions. If PEC encounters conditions at the Project site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the information provided to PEC or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities provided for in this Agreement, PEC will, if practicable, promptly notify Owner before conditions are disturbed. Subsurface condition identification is limited to only those points where samples are taken. The nature and extent of subsurface condition variations across the site may not become evident until construction. PEC assumes no liability for site variations differing from those sampled or changed conditions discovered during construction. If the differing, concealed, or unknown conditions cause an increase in PEC's cost of, or time required for performance of any part of the Services, PEC's compensation and time for performance will be equitably increased.

Additionally, Owner (1) waives all claims against PEC and (2) agrees to indemnify and hold harmless PEC as well as its respective officers, directors and employees, from and against liability for claims, losses, damages, and expenses, including reasonable attorneys' fees from all third-party claims resulting from differing, concealed, or unknown conditions.

Fast-Track, Phased or Accelerated Schedule. Accelerated, phased or fast-track scheduling increases the risk of incurring unanticipated costs and expenses including costs for PEC to coordinate and redesign portions of the Project affected by the procuring or installing elements of the Project prior to the completion of all relevant construction documents, and costs for the contractor to remove and replace previously installed work. If Owner selects accelerated, phased or fast-track scheduling, Owner agrees to include a contingency in the Project budget sufficient to cover such costs.

Force Majeure. PEC will not be liable to Owner for delays in performing the Services or for any costs or damages that may result from: labor strikes; riots; war; acts of terrorism; acts or omissions of governmental authorities, the Project Owner or third parties; extraordinary weather conditions or other natural catastrophes; acts of God; unanticipated site conditions; or other acts or circumstances beyond the control of PEC. In the event performance of the Services is delayed by circumstances beyond PEC's control, PEC's compensation and time for performance will be equitably increased.

Construction Means; Safety. PEC shall have no control over and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for construction safety precautions and programs. PEC shall not be responsible for the acts or omissions of any contractor, subcontractor or any other person performing any work (other than the Services), or for the failure of any of them to carry out their work in accordance with all applicable laws, regulations, codes and standards, or the construction documents.

Cost Estimates. Upon request, PEC may furnish estimates of probable cost, but cannot and does not guarantee the accuracy of such estimates. All estimates, including estimates of construction costs, financial evaluations, feasibility studies, and economic analyses of alternate solutions, will be made on the basis of PEC's experience and qualifications and will represent PEC's judgment as a design professional familiar with the construction industry. However, PEC has no control over (1) the cost of labor, material or equipment furnished by others, (2) market conditions, (3) contractors' methods of determining prices or performing work, or (4) competitive bidding practices. Accordingly, PEC will have no liability for bids or actual costs that differ from PEC's estimates.

Termination. Both the Owner and PEC have the right to terminate this Agreement for convenience upon fifteen calendar days' written notice to the other party. In the event the Owner terminates this Agreement without cause, PEC shall be entitled to payment for all Services performed and expenses incurred up to the time of such termination, plus fees for any required transition services, and reimbursement of all costs incurred which are directly attributable to such termination.

Environmental Hazards. Owner acknowledges that the Services do not include the detection, investigation, evaluation, or abatement of environmental conditions that PEC may encounter, such as mold, lead, asbestos, PCBs, hazardous substances (as defined by Federal, State or local laws or regulations), contaminants, or toxic materials that may be present at the Project site. Owner agrees to defend, indemnify, and hold PEC harmless from any claims relating to the actual or alleged existence or discharge of such materials through no fault of PEC. PEC may suspend the Services, without liability for any damages, if it has reason to believe that its employees may be exposed to hazardous materials.

Betterment. PEC will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

Dispute Resolution. The Owner and PEC will endeavor to resolve claims, disputes and other matters in issue arising out of this Agreement, the Project or the Services through a meet and confer session. The meeting will be attended by senior representatives of Owner and PEC who have full authority to

resolve the claim. The meeting will take place within thirty (30) days after a request by either party, unless the parties mutually agree otherwise. Prior to the meeting, the parties will exchange relevant information that will assist in resolving the claim.

If the parties resolve the claim, they will prepare appropriate documentation memorializing the resolution.

If the parties are unable to resolve the claim, PEC and Owner agree to submit the claim to mediation prior to the initiation of any binding dispute resolution proceedings (except for PEC claims for nonpayment). The mediation will be held in Wichita, Kansas, and the parties will share the mediator's fees and expenses equally.

Jurisdiction; Venue; Governing Law. To the fullest extent permitted by law, PEC and Owner stipulate that the Eighteenth Judicial District, District Court, Sedgwick County, Kansas is the court of exclusive jurisdiction and venue to determine any dispute arising out of or relating to this Agreement, the Project or the Services. PEC and Owner further agree that this Agreement shall be construed, interpreted and governed in accordance with the laws of the State of Kansas without regard to its conflict of laws principles.

Indemnity. To the fullest extent permitted by law, Owner and PEC each agree to indemnify and hold harmless the other, as well as their respective officers, directors and employees, from and against liability for claims, losses, damages, and expenses, including reasonable attorneys' fees, provided such claim, loss, damage, or expense is attributable to bodily injury, sickness, disease, death, or property damage, but only to the extent caused by the negligent acts or omissions of the indemnifying party, or anyone for whose acts they may be liable.

Agreed Remedy. To the fullest extent permitted by law, the total liability, in the aggregate, of PEC and PEC's officers, directors, employees, agents, and consultants to Owner and anyone claiming by, through or under Owner, for any and all injuries, claims, losses, expenses, or damages, including, without limitation, attorneys' fees, arising out of or in any way related to this Agreement, the Services, or the Project, from any cause and under any theory of liability, shall not exceed PEC's total fee under this Agreement. In no event will PEC be liable for any indirect, incidental, special or consequential damages, including, without limitation, loss of use or lost profits, incurred by Owner or anyone claiming by, through or under Owner.

Assignment. Owner will not assign any rights, duties, or interests accruing from this Agreement without the prior written consent of PEC. This Agreement will be binding upon the Owner, its successors and assigns.

No Third-Party Beneficiaries. This Agreement is solely for the benefit of PEC and Owner. Nothing herein is intended in any way to benefit any third party or otherwise create any duty or obligation on behalf of PEC or Owner in favor of such third parties. Further, PEC assumes no obligations or duties other than the obligations to Owner specifically set forth in this Agreement. PEC shall not be responsible for Owner obligations under any separate agreement with any third-party.

Entire Agreement. This Agreement represents the entire and integrated agreement between PEC and Owner and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may only be amended by a writing signed by PEC and Owner.

Severability. If any provisions of this Agreement is determined to be unenforceable, in whole or in part, the remainder shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.

Thank you for engaging PEC; we look forward to working with you. If this Agreement is acceptable, please sign below and return an executed copy to me. Receipt of the executed copy will serve as PEC's notice to proceed with the Services.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

David Garza, LC
Electrical Division

DCG:lms

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

By: _____, Signatory

Printed Name: Steve Vo

Title: Electrical Division Manager

Date: _____

ACCEPTED: CITY OF INDEPENDENCE, KANSAS

By: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A

A. The City of Independence Riverside Park & Zoo Electrical Service Evaluation (Project) shall consist of a non-destructive assessment of the Riverside Park and Ralph Mitchell Zoo Facilities and coordination with PGA for assistance with the Zoo Master Plan.

B. **Anticipated Project Schedule.**

1. PEC shall commence its services on the Project within fourteen days after receiving Owner's notice to proceed.

C. **Project Deliverables**

1. The Project Deliverables shall consist of the following sealed by an Engineer licensed in the State of Kansas, where applicable:
   a) Written assessment of the existing facility conditions with associated recommendations and estimated, corresponding construction costs as noted below:
      i. Electrical Service – preliminary metering locations determined for the buildings in concert with Evergy. Distribution to building will be undergrade if possible.
      ii. Evaluations of building electrical services based on 2014 NEC to determine system condition and expansion capability.
      iii. Cost and requirements to change carousel power from 3-phase to single phase.
      iv. Preliminary cost and schedule for project.
      v. Estimated cost and schedule for detailed electrical design associated with above recommendations.
   b) Provide consulting services for coordination of Zoo Master Plan.

D. **Scope of Services:**

1. General Scope Items for Electrical Services:
   a) Conduct pre-design site visit to assess existing conditions with City Staff.
   b) Provide recommendations for any needed equipment replacements due to age or Code based factors.
   c) Provide Engineer's opinion of probable construction cost of recommendations included in written report.
   d) Provide estimated cost and schedule for detailed electrical engineering design for recommendations listed within the assessment.

E. **Additional Responsibilities of Owner:**

The Owner agrees to provide the following pursuant to PEC accomplishing the Scope of Services outlined herein.

1. Project schedule and modifications to the schedule made during project.
2. Drawings, studies, reports, and other information available pertaining to the existing building and site.

F. **Exclusions:**

The following shall be specifically excluded from the Scope of Services to be provided by PEC.

1. Electrical Design Services.

G. **PEC's Fees & Reimbursable Expenses:**

1. PEC will invoice Owner one time per month for services rendered and Reimbursable Expenses incurred in the previous month. Owner agrees to pay each invoice within 30 days after receipt. Unpaid invoices may be subject to an interest charge at the rate of 1.5% per month.
2. PEC's Fee for its Scope of Services will be on an hourly basis, at the rates established on the attached Rate Schedule not to exceed $16,000, plus Reimbursable Expenses.
3. Reimbursable Expenses shall include digital scanning and printing by outside firms, and vehicle rental and fuel for travel outside the county of the PEC office(s) providing design services.
4. Taxes are not included in PEC's Fees. Owner shall reimburse PEC for any sales, use, and value added taxes which apply to these services.

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

2022 RATE SCHEDULE A**

TITLE	HOURLY RATE *
Principal Engineer	$195.00
Senior Project Manager	$190.00
Project Manager	$175.00
Senior Engineer	$170.00
Project Engineer	$145.00
Senior Landscape Architect	$140.00
Landscape Architect	$110.00
Land Use Planner	$130.00
Design Engineer	$120.00
Senior Technician	$135.00
Design Technician	$100.00
Commissioning Agent	$130.00
Project Assistant	$85.00
Senior Field Project Manager	$155.00
Field Project Manager	$140.00
Senior Inspector	$135.00
Inspector	$115.00
Senior Field Technician	$95.00
Field Technician	$75.00
Driller	$100.00
Land Surveyor	$125.00
Party Chief	$105.00
Survey Technician	$85.00
*Premium time for all non-salaried personnel or as noted in the contract	1.5 multiplier

REIMBURSABLES:

Infrared Camera	$50.00/Hour
Structural Testing Equipment	$50.00/Hour
Outside Consultants	Cost plus 10%
Reproduction & Photography	Cost plus 10%
Equipment Rental	Cost plus 10%
Material	Cost plus 10%
Vehicle Mileage	$0.585/Mile
Truck Mileage	$0.70/Mile
ATV	$20.00/Hour
GPS	$50.00/Hour
3D Laser Scanner	$150.00/Hour
Robotic Total Station	$50.00/Hour
UAS	$150.00/Hour
Drill Rig Use	$75.00/Hour
Car Rental and Fuel	Cost plus 10%
Per Diem, Meals	Cost plus 10%
Per Diem, Lodging	Cost plus 10%
Deliveries and Overnight Mail…	Cost plus 10%
Travel, Hotel, Meals, and Subsistence	Cost plus 10%
Filing Fees	Cost plus 10%
Concrete Testing Equipment	$10.00/Each
Nuclear Gauge Equipment	$20.00/Each
Compression Tests of Cylinders	$12.00/Each
Ultra Sonic Testing Equipment	$50.00/Each
Semi-Trailer Mileage	$3.00/Mile

**The rates shown above are effective for services through December 31, 2022 and are subject to revision thereafter.

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** Cowan/Garris

AGENDA ITEM Consider authorizing award of the preliminary design for the new Public Works facility.

SUMMARY RECOMMENDATION Authorize award.

BACKGROUND An RFP was issued for the preliminary design and budgeting work associated with the construction of a new, unified Public Works Facility. There were three proposals received. All were responsive and technically capable. There was a tie for low cost between HB&K and BG Consultants. Given the likely lower cost of travel in future work, it is recommended to award the work to HB&K.

SUGGESTED MOTION I move to authorize award of the preliminary design and budgeting work to HB&K Architecture at a not to exceed price of $8,500.

SUPPORTING DOCUMENTS HB&K Proposal





HBK ARCHITECTURE

STATEMENT OF QUALIFICATIONS

















SPECIFICATIONS & PROPOSAL SHEET

PUBLIC WORKS BUILDING PRELIMINARY SCOPE, SCHEDULE, AND COST ESTIMATE:

$ 8,500

PLEASE SEE THE ATTACHED DOCUMENTS FOR SPECIFICATIONS

DELIVERY INCLUDED TO:
City of Independence
811 West Laurel
INDEPENDENCE, KS 67301

FOR QUESTIONS, PLEASE CONTACT:
JOHN GARRIS
engineer@INDEPENDENCEKS.GOV
(620) 332-2512

CITY OF INDEPENDENCE KANSAS

HB&K
ARCHITECTURE
INTERIORS

INDEPENDENCE | TULSA
LAWRENCE | PITTSBURG

FIRM PROFILE

HBK is an established architecture and interior design firm with a strong reputation of providing professional services to clients in the architectural industry. It is our vision to develop long term client relationships and be leaders in the architectural community



HISTORY

Owners of HBK purchased an existing 30yr old Architecture firm and took over the clients and staff at the time. With that, HBK established their name and presence in 2020 and has grown from the initial 3 employee small firm into an industry leading regional architecture and interior design firm. The HBK team consists of architects, interior designers, planners, conservators, project managers, engineers, and most importantly professionals dedicated to meeting the design challenges clients and spaces present us with. Though we are a young firm, we are talented and backed with 30+ years of experience across many sectors. Through our integrated approach we pool the talents of the entire design and construction team to help clarify the projects needs and goals. Our professional staff strive to meet or exceed all client expectations.

SERVICE

We offer a range of services for commercial and residential architectural and interior design projects for both new construction and renovation. We encourage the re-use of existing buildings and the application of new design. It is our belief that solutions for new construction respect existing architectural values and the context of the surroundings. When analyzing projects, we are adept in the assessment and treatment of the significant architectural spaces and elements. We welcome the challenge of solving problems of renovations or new structures. HBK architecture ensures that all projects comply with the local, state and federal codes.

4 OFFICE LOCATIONS	8 EMPLOYEES	7 STATE LICENSES	OVER 3000 COMPLETED PROJECTS

HB&K
ARCHITECTURE
INTERIORS

INDEPENDENCE | TULSA
LAWRENCE | PITTSBURG

QUALITY ASSURANCE METHODS

At HBK we focus on Client Centered service with continual communication between the client and design team. Each project is assigned a project manager that will act as the clients point of contact for the entirety of the project. The project manager will coordinate with the client and the design team through all phases of the projects design. Aside from construction plans, all administrative tasks will be generated, coordinated, and organized by our administrative support staff.



TECHNICAL COMPETENCE

HBK was established in 2020 and has grown into an industry leading regional architecture and interior design firm. The HBK team consists of architects, interior designers, planners, conservators, project managers, engineers, and most importantly professionals dedicated to meeting the design challenges clients and spaces present us with. The success of our projets and showing of repeat clients speaks of our technical competence. It is our goal to ensure all projects run smoothly and that clients are left happy with the results of their project and our services provided.

PROJECT SCHEDULE & BUDGET

HBK proposes the following project schedule / timeline

2 weeks for initial design layout based on provided information in RFP.
1 week for client review and comments
1 week for re-design of space based on comments
1 week for client review and comments
1 week for re-design of space based on comments

At this time, we should have a final plan / layout and exterior elevations and views of the building that can be used for contractor pricing / budgeting as well as client marketing.

Budget of the entire project should fall within $125 - $150 per s/f based on current market rates. The range depends on final scope of interior finish and outfit. Current pricing of the market is so volitile at this time. With the unknown square footage of the plan / project, HBK is only confortable with providing a cost range for construction. Final budget number will be determined once layout has been established. HBK will work with a qualified contractor to provide a cost estimate of the layout with the current material pricing in consideration.

HBK proposes a fee of $8,500 for services provided on this project.

MIRANDA BRUENING, NCIDQ
OWNER | INTERIOR DESIGNER
PROJECT MANAGER



EDUCATION
Bachelors of Science, Interior Design from Kansas State University

REGISTRATIONS AND LICENSURES
Oklahoma
NCARB certified
National Council for Interior Design Qualifications

COMMUNITY INVOLVEMENT
YPI Board Member and Current Vice-President
Main Street Independence Board Member Elect
Main Street Independence Vitality Committee

BACKGROUND
With twelve years of experience providing interior design and architectural services with specialized expertise in Education and Adaptive Reuse, Miranda actively participates in all phases of projects including Master Planning, Programming, Design, Project Management, Building Code Reviews, Construction Documents, and Construction Administration.

CAREER PROJECT EXPERIENCE
Miranda's primary role is Management of the HBK Offices and taking the lead as Project Manager on all projects. Miranda is an NCIDQ licensed interior designer and is additionally working on obtaining her Architecture License. She wears many hats within her firm and takes on challenges with ease. The following represents Miranda's work and leadership within the HBK firm over the last 5 years.

Managed and designed projects for over 11 healthcare clinics and hospitals.

Planned education projects from classroom additions to safe rooms in over 8 school districts.

Part of the design team & project lead for over 10 multi-family housing projects.

Directed and planned over 20 non-profit and civic projects for many different municipalities and clients in Oklahoma and Kansas.

Lead and designed over 7 spiritual projects.

Managed and designed over 25 retail and corporate based projects between Oklahoma and Kansas.

Helped over 10 clients with their historical renovations and rehab projects including those needing state funded grants.

JOHN HECKMAN, ARCHITECT
ARCHITECT CONSULTANT

EDUCATION
Bachelor of Architecture from Kansas State University

REGISTRATIONS AND LICENSURES
Kansas - Registered Architect

COMMUNITY INVOLVEMENT
Independence Historical Museum Building Committee

BACKGROUND
John has over 30 years of experience providing architectural services in both commericial and residential sectors. John actively participates in all phases of projects including master planning, programming, design, project management, building code reviews, construction documents, and construction administration.

CAREER PROJECT EXPERIENCE
John's primary role at HBK is Senior Architectural Associate. John has a long history of working in the Independence, KS community to create new spaces and preserve existing buildings. In recent years, John has worked with many schools and municipal organizations to preserve and improve existing buildngs.

Lead architect for Independence USD 446 Bus Facility

Lead Architect for USD 446 Shulthis Stadium

Led the ADA renovation for Memorial Hall including historic storm windows and doors

Lead Architect for Riverside Beach Aquatic Center for the City of Independence

SEAN CLAPP, AIA
ARCHITECT
SENIOR ASSOCIATE



EDUCATION
Bachelors of Architecture from University of Kansas

REGISTRATIONS AND LICENSURES
Kansas
NCARB certified
American Institute of Architects

COMMUNITY INVOLVEMENT
Former & Honorary Neewollah Board Member & Chairman
Past Neewollah Generalissimo
Independence KS Historic Resource Commission Vice Chair
Independence KS Historic Design Review Committee Chairmain

BACKGROUND
With twenty-five years of experience providing architectural services with experience in both commercial and residential sectors, Sean actively participates in all phases of projects including master planning, programming, design, project management, building code reviews, construction documents, and construction administration.

CAREER PROJECT EXPERIENCE
Sean's primary role at HBK is Senior Architectural Associate. Sean takes great pride in his work and is fantastic at working with HBK's clients to achieve the highest level of design possible for the project. Sean has obtained an extensive list of contacts over his 25 year career. His ability to stay connected ensures he is able meet standards in the industry for clients and the city in which a project is taking place. The following represents Sean's architectural design experience over the last 5 years.

Lead architect on over 6 heathcare clinics and hospitals.

Part of the design process for over 9 school districts in the state of Kansas from early childhood to higher education.

Planned for over 7 retail and corporate sector projects including clothing stores and restaurants.

Designed over 9 civic and historical projects in the state of Kansas.

Lead architect on over 5 multi-family housing projects including ADA compliance and new building construction.

Planned renovations and new construction projects for over 6 spiritual organizations.

HBK ARCHITECTURE

Heckman, Bruening, & King LLC

PROJECT EXPERIENCE SNAPSHOTS

Civic / Government





FAB LAB, INDEPENDENCE, KS
INDEPENDENCE COMMUNITY COLLEGE

This project consisted of a 6,600 square foot addition to Independence Community College Textron Technology Building on the Colleges main campus. This existing building housed the colleges original FAB lab program within a small space on the south end of the building. Since the programs inception it grew rapidly which was requiring more space than the building had to give. It was decided to add on to this building a new structure that would completely house all of the FAB Lab programs as well as some office space, design studio and bullpen, and mezzanine area. The project was designed to have an industrial appearance. The project was constructed using a pre-engineered metal building system with architectural/industrial exterior metal panels. The main lab space within the building utilizes clear story window lighting as well as high bay LED fixtures. Large storefront windows provide natural lighting within the studio and bullpen areas. The building was constructed with high efficient wall and roof insulation so as to reduce heating & cooling loads. The interior finishes consist of exposed concrete floors, painted walls and exposed roof structure

ROLE	Architect, Interior Design, Structural and MEP Work was completed under Heckman & Associates
SIZE	6,600 s/f
SCOPE	Addition
COST	$600,000
YEAR	2019

PUBLIC WORKS BUILDING, BARTLESVILLE, OK

This project consisted of a remodel and addition to the Bartlesville Public Works Building. The existing buidling was reconfigured to house offices, staff locker rooms and restrooms, break areas, team spaces, maintenance shop and various outbuilidngs for vehicle storage. We worked closely with the owner to establish needs of each team area, overall scope and program of the spaces, and then to reorganize a space plan to meet the needs.

ROLE	Architect, Structural and MEP Work was completed under Keleher Architects
YEAR	2019

HBK ARCHITECTURE

Heckman, Bruening, & King LLC

PROJECT EXPERIENCE SNAPSHOTS

Civic / Government



USD446 BUS MAINTENENACE FACILITY

In 2019 Unified School District 446, located in Independence, Kansas, made the decision to terminate their contract with Durham School Services and provide their own transportation services for the district. This required the design and construction of a new bus maintenance facility located at the current high school. This location is also in very close proximity to the two elementary schools and less than a mile from the middle school.

The new bus maintenance facility is a pre-engineered metal building measuring 60' x 75'. The building has a total of 4,500 SF with two service bays at 1,350 SF each and an office area totaling 1,800 SF. In addition, the building has an exterior wash bay. The building is extremely energy efficient through the use of 8" thick vinyl faced insulation in the walls and roof along with LED lights throughout and high-efficiency heating and cooling equipment.

ROLE	Architect, Structural and MEP Work was completed under Heckman & Associates
SIZE	4,500 s/f
COST	$450,000
YEAR	2020





BOWERSOCK MILLS AND POWER CO., LAWRENCE, KS

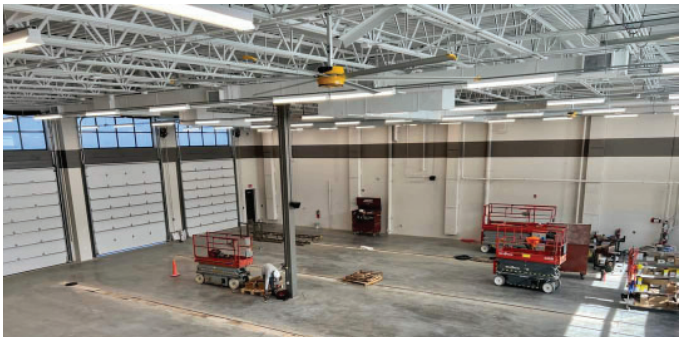
The project consisted of generating the As-Built drawings and aiding in implementing changes as needed for the citys hydro-power mill as needed. HBK is under contract as their architect of record.

HBK ARCHITECTURE

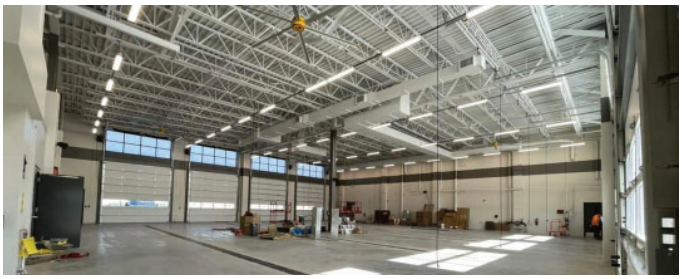
Heckman, Bruening, & King LLC

PROJECT EXPERIENCE SNAPSHOTS

Civic / Government











FIRE STATION #123 - JOHNSON COUNTY KS

Currently Under Construction

This project consists of a business area that held offices, conference rooms, and a breakroom. This building also consisted of a residence side that help bunk rooms, a living room, kitchen, locker rooms, a gym, and showers. This fire station also had 4 bays. We worked closely with the owner to establish the needs of the department. We separated the business and residence between the 4 bays. The project was constructed using three different colors of cmu block to help with the idea of the separation of the three spaces. There are storefront windows on the business and residence side to allow for natural light. The 4 bays have glass garage doors and the interior finishes consisted of exposed concrete floors, polished concrete floors, carpet, epoxy, and sports rubber flooring.

ROLE	Architect, Structural, Civil and MEP Work was completed under Archimages
SIZE	28,150 s/f
COST	$25,000,000
YEAR	2019

HB&K
ARCHITECTURE
INTERIORS
INDEPENDENCE | TULSA
LAWRENCE | PITTSBURG



REFERENCES

CONTRACTORS

Crossland Construction - Columbus, KS
Danny Langerot (620) 429-1414

Decker Construction Inc. - Coffeyville, KS
Steve Barry (620) 251-7693

Hofer & Hofer & Assoc., Inc. - Humboldt, KS
Justin Wintjen (620) 473-3919

Koehn Construction - Fredonia, KS
Lyle Koehn (620) 378-3002

SEK Construction - Independence, KS
Phil Groth (620) 331-5252

Tri-State Building Co. - Pittsburg, KS
Aaron Murphy (620) 231-5260

CLIENTS

Four County Mental Health
Greg Hennen (620) 332-1991

Independence Housing Authority
April Nutt (620) 332-2536

City of Independence
Kelly Passauer (620) 332-2506

Medicalodges, Inc.
Kevin Christmas (620) 709-0358

USD 446 Independence
Rusty Arnold (620) 332-1800

REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration **Director Approval** David Cowan

AGENDA ITEM Consider approving the 100% construction documents and setting the date of February 18, 2022 to receive bids for the rehabilitation of 1916 City Hall.

SUMMARY RECOMMENDATION Set the bid date

BACKGROUND Treanor HL will present the final design and bid documents for the rehabilitation of 1916 City Hall to the Commission for approval. Unless the Commission has modifications, TreanorHL is requesting permission to release the documents on January 28, 2022 with bids due on February 18, 2022. A Guaranteed Maximum Price (GMP) submission presentation would be presented on March 10, 2022 for City Commission approval.

SUGGESTED MOTION I move to approve the 100% construction documents and setting the date of February 18, 2022 to receive bids for the rehabilitation of 1916 City Hall.

SUPPORTING DOCUMENTS 100% Bid Documents

CITY OF INDEPENCENCE, KANSAS

CITY HALL RENOVATION

100CD

01/28/22

OWNER

CITY OF INDEPENDENCE
811 W. LAUREL STREET
INDEPENDENCE, KS 67301
WWW.INDEPENDENCEKS.GOV

ARCHITECT

TREANORHL, P.A.
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KANSAS CITY, MO 64108
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LANDSCAPE/ CIVIL ENGINEER

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KANSAS CITY, MO 64108
PHONE: 816.221.0900
WWW.TREANORHL.COM

STRUCTURAL ENGINEER

BOB D.CAMPBELL & COMPANY,INC
4338 BELLEVIEW
KANSAS CITY, MO 64108
PHONE: 816.531.4144
WWW.BDC-ENGRS.COM

MEP ENGINEER

LATIMER SOMMERS & ASSOCIATES, P.A.
8625 COLLEGE BLVD, SUITE 102
OVERLAND PARK, KS 66210
PHONE: 785.233.3232
WWW.LSAPA.COM



SOUTH ENTRACE & ADDITION VIEW

N.T.S.

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N.T.S.

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CITY OF INDEPENDENCE KANSAS

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Issued For: 100CD

Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

G000

COVER SHEET

TreanorHL NO. HP0559.1901.00

GENERAL INFORMATION

LOCATION: Independence KS City Hall
217 E Myrtle Street
Independence, KS 67301

OWNER INFORMATION: City of Independence
REASON FOR SUBMITTAL: Rehabilitation, Renovation and Addition

RESPONDING FIRE DEPARTMENT:
Independence Fire Department
AUTHORITIES HAVING JURISDICTION:
City of Independence, KS

APPLICABLE CODES

State Law establishes a minimum Life Safety and has a uniform effect through out the state. KSA 31-133 and KSA 2003 Supp. 31-134 require that all occupied structures conform to basic life safety requirements: A) Existing occupied buildings cannot have hazardous conditions which slow speedy exits. B) alterations of existing building cannot make existing conditions worse or block the exits. C) New construction and changes in use are subject to greater life safety requirements.

2011 - National Electric Code
2012 - International Building Code
2012 - International Existing Building Code
2012 - Uniform Mechanical Code
2012 - Uniform Plumbing Code

PROJECT DESCRIPTION

Rehabilitation and renovation of Historic building with new addition for city administration and police department. Replacement of adjacent County Courthouse carport.

Existing historic 3 story building with walk-out basement. The floor to floor dimension is 10-6 from basement to first and 11-6 typical other floors. Historic structure consists of load bearing masonry exterior brick and stone walls with internal structural concrete columns and 6" typical concrete floor slab thickness. Existing historic non-load bearing interior partitions are of hollow tile with plaster finish each side. New non-load bearing interior walls are of constructed primarily of gyp. bd. on metal studs.

EXEMPTIONS

IBC Section 3409 - Historic Buildings Provisions from IEBC.

OCCUPANCY/ STRUCTURAL CLASSIFICATION

Group "B" - Business; Civic Administration (304.1)
Municipal Courtroom on Ground Floor "A-3" Assembly space less than 50 occupants shall be identified as Group "B" (303.1.2)

BUILDING HEIGHTS AND AREAS

Allowable

City Hall - 6 stories; Building Height 85'-0"
Type B Occupancy - 5 stories not to exceed 65'-0" above grade, 28,500 SF per floor (Table 503).
Automatic sprinkler and frontage increase by 20 feet and maximum number of stories increased by one (504.2).
County Courthouse Carport on adjacent east lot - Type U Occupancy, limited to 1-story and 1,000sf (406.3.1). Actual: 1-story, 850 sf.

Actual

3 stories above grade; Total Building Height 39'-6" above grade

Basement	4,392 SF
First Floor	8,582 SF
Second Floor	6,151 SF
Third Floor	2,189 SF
Total	21,314 GSF

OCCUPANCY TYPE

B - Non Separated Occupancies — Section 508.3.3

GENERAL BUILDING LIMITATIONS

Construction Type III B — Section 602

STRUCTURAL FIRE RATINGS

1-hour substitution for sprinklered building — Table 601

Primary Structural Frame:	0
Bearing exterior walls:	2
Bearing interior walls:	0
Nonbearing exterior walls & partitions (Table 602):	
East walls <5' next to Co. Courthouse Carport	1
East walls >30' to Co. Courthouse Building	0
North, South, West >30'	0
Nonbearing interior walls & partitions:	0
Floor construction including supporting beams & joists:	0
Roof construction including supporting beams & joists:	0

SPECIAL AGREEMENTS

None.

WATER SUPPLY - FLOW TESTS:

Static:	N/A	Date:	N/A
Residual:	N/A	Location:	N/A
Flow:	N/A		

MEANS OF EGRESS:

Egress Width Factor with Sprinkler System for Stairs (Section 1005.3.1): .2
36" minimum width between handrails with occupant load less than 50. (Section 1009.4, Exception 1)
(note: accessible stair egress width minimum of 48" is not required in fully sprinklered buildings.)

Egress Width Factor with Sprinkler System for doors and openings (Section 1005.3.2): .15

Existing Stairs:
(2012 IEBC Sect. 403.1; Exception 1 - existing stairways not required to comply with IBC sect. 1009 where construction does not allow a reduction in pitch or slope. Exemption 2 - handrail extensions not required where extensions would be hazardous due to plan configuration)
Exterior West Stairs:
Guardrails (Sect. 1013.2) - Existing non-compliant condition, rails added to improve condition
Riser height and tread depth (Sect. 1009.7.2) - Two lower runs and landing to remain/existing non-compliant condition, Top step at door modified to improve conditions
Handrails (Sect. 1012) - modified to meet requirements
Interior Stairs:
Riser height and tread depth (Sect. 1009.7.2) - Existing non-compliant condition
Handrails (Sect. 1012) - modified to meet requirements

Common Path of Egress Travel (Table 1014.3)
B Occ. with sprinkler system 903.3.1.1 not to exceed 100 feet

Number of Exits from Spaces (Table 1015.1):
B Occupancy with no spaces more than 49 occupants and do not exceed the common path of egress travel distance allowed: 1 exit

Exit Access Travel Distance (Table 1016.2):
B Occupancy with sprinkler system shall not exceed 300 feet

Corridors (Section 1018):
Not rated with sprinkler system 903.3.1.1.

Exit Requirements from Spaces (Section 1021.1):
Basement: 2 required
1st Floor: 2 required
2nd Floor: 2 required
3rd Floor: 1 required (Per 2021.2, 3rd floor does not meet any of the requirements to require two exits from story; in addition, spaces on 3rd floor exit access to an exit stairway discharging directly to the exterior at the level of exit discharge. (Section 1021.2.1)

Exit Access & Exit Access Doorways (Section 1021.2):
Existing Non-conforming Condition (2nd Floor Exit Stair Access and Exit Stair closer than 1/3 diagonal of 2nd floor)

Exit Discharge, Exemption 1 (Section 1027.1):
West stair utilizing - 50% of interior exit stairways permitted to egress through areas on the level of exit discharge.
Basement Floor stair to 1st Floor: Requirements met
2nd Floor stair to 1st Floor: Existing non-compliant due to "exit is not readily visible and identifiable from point of termination of enclosure" - Additional exiting signage provided leading to exits.

EXITING OCCUPANCY LOAD TABULATION

FLOOR LEVEL	OCCUPANCY	LOAD
BASEMENT	B	70
FIRST FLOOR	B	178
SECOND FLOOR	B	98
THIRD FLOOR	B	7
TOTAL EXITING OCCUPANT LOAD		353

ACTIVE LIFE SAFETY SYSTEMS:

Fire Alarm:	Required/ Provided: Simplex Addressable, Voice Required/ Provided: 4100u connected via fiber to 911
Remote Annunciator Panel:	Required/Provided
Smoke Detection:	Not Required/Not Provided
Exit Signs:	Required / Provided: Powered by generator
Emergency Lights:	Required / Provided: Powered by generator
Backup Power:	Required / Provided
Suppression-Standpipes:	Required / Not Provided, Existing Non-conforming Condition (Existing distance from street to 3rd Floor 31'-6" > 30')
Suppression-Automatic	Required / Provided; Automatic sprinkler system in accordance with Section 903.3.1.1
Fire Extinguishers:	Required / Provided; Per NFPA 10

PASSIVE LIFE SAFETY SYSTEMS:

Corridor ratings:	None required
Occupancy Separations:	None required
Fire / Party Walls (Section 706):	New southeast City Hall addition located on lot line and less than 1' from County Courthouse Carport. For B occupancy 3 hour fire-resistance rating.
Vertical Openings (Section 712):	
Stairwells:	1 hour for less than 4 stories 2 hours for 4 stories or more
Shafts / Ducts:	1 hour rating for less than 4 stories: Ducts and Air Transfer Openings connecting not more than 2-Stories through Nonfire-resistance-rated Floor Assemblies - Alternate method no. 2 under Section 717.6.3 used, no floor damper required 2 hour rating for 4 stories or more: Shaft enclosure method under Section 713 Fire dampers at penetrations through fire-rated construction 1.5 hours for less than 3-hour fire-resistance-rated assemblies (Table 717.3.2.1)
Opening Fire Protection (Table 716.5):	
Door Assembly Ratings:	
1 Hour Fire Barriers - 60 minutes min.	
2 Hour Fire Barriers - 90 minutes min.	

FIXTURE COUNT

(IBC Table 403.1)
Group B Occupancy: 356 occupants total (178 occupants per sex)

Minimum Required:

Water Closets (men)	(50/25) + (128/50)	= 4.56; 5 required (per sex)
Lavatories	(80/40) + (98/80)	= 3.23; 4 required (per sex)
Drinking Fountain	356/100	= 3.56; 4 required (total)
Service Sink	1 required	= 1 required (total)

Summary - Actual	Total Required	Total Provided
Water Closets (per sex)	5	5
Water Closets (unisex)	-	6
Lavatories (per sex)	4	4
Lavatories (unisex)	-	6
Drinking Fountains	4	4
Service Sink	1	2

Actual Fixtures per Floor Level:

Level 0	Total Provided
Water Closets w/1 Urinal substituted (men)	3
Water Closets (women)	3
Lavatories	4
Drinking Fountain	0
Service Sink	1

Level 1	Total Provided
Water Closets (unisex)	4
Water Closets (men)	1
Water Closets (women)	1
Lavatories	6
Drinking Fountain	2
Service Sink	1

Level 2	Total Required	Total Provided
Water Closets (unisex)		2
Water Closets (men)		1
Water Closets (women)		1
Lavatories		4
Drinking Fountain		2
Service Sink		0

Level 3	Total Required	Total Provided
No Plumbing fixtures		

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CITY OF INDEPENDENCE, KANSAS
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CITY OF INDEPENDENCE KANSAS

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REVISIONS

NO	DESCRIPTION	DATE

G001

CODE PLAN

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
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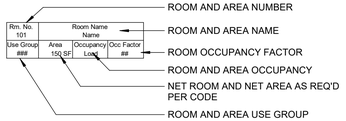
LIFE SAFETY LEGEND

ROOM USE OCCUPANCY LOAD



EGRESS COMPONENT CAPACITY

EXIT - EXTERIOR

EXIT - INTERIOR

STAIR 6 / 1.2" 34" — STAIR OCCUPANTS / REQUIRED WIDTH PROVIDED "CLEAR" WIDTH

6 / .9" 34" — OCCUPANTS / REQUIRED WIDTH PROVIDED "CLEAR" WIDTH

PATH — MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT IN A SPACE

SYMBOLS

HOSE CABINET

FIRE EXTINGUISHER

KNOX BOX - Fire department keeps keys

LIFE SAFETY FIRE WALL GRAPHICS

0 HR FRR "SMOKE PARTITION"

1 HR FRR "FIRE BARRIER"
1 hour Fire Barrier wall construction. 3/4-hour rated door assembly. Fire Dampers. (edit f.d. requirement for sprinklered buildings)

1 HR FRR "SMOKE BARRIER"

2 HR FRR "FIRE BARRIER"
2-hour Fire Barrier wall construction. No openings other than required exit doors. 1 1/2-hour door assembly.

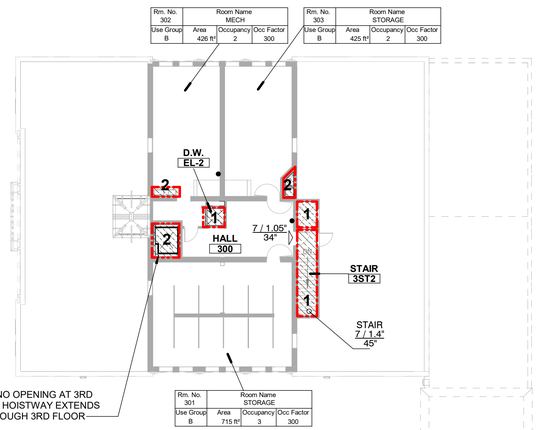
2 HR FRR "FIRE WALL"

2 HR FRR "SMOKE BARRIER"

3 HR FRR "FIRE BARRIER"
3 hour Fire Barrier wall construction. 3-hour rated door assembly. Fire Dampers.

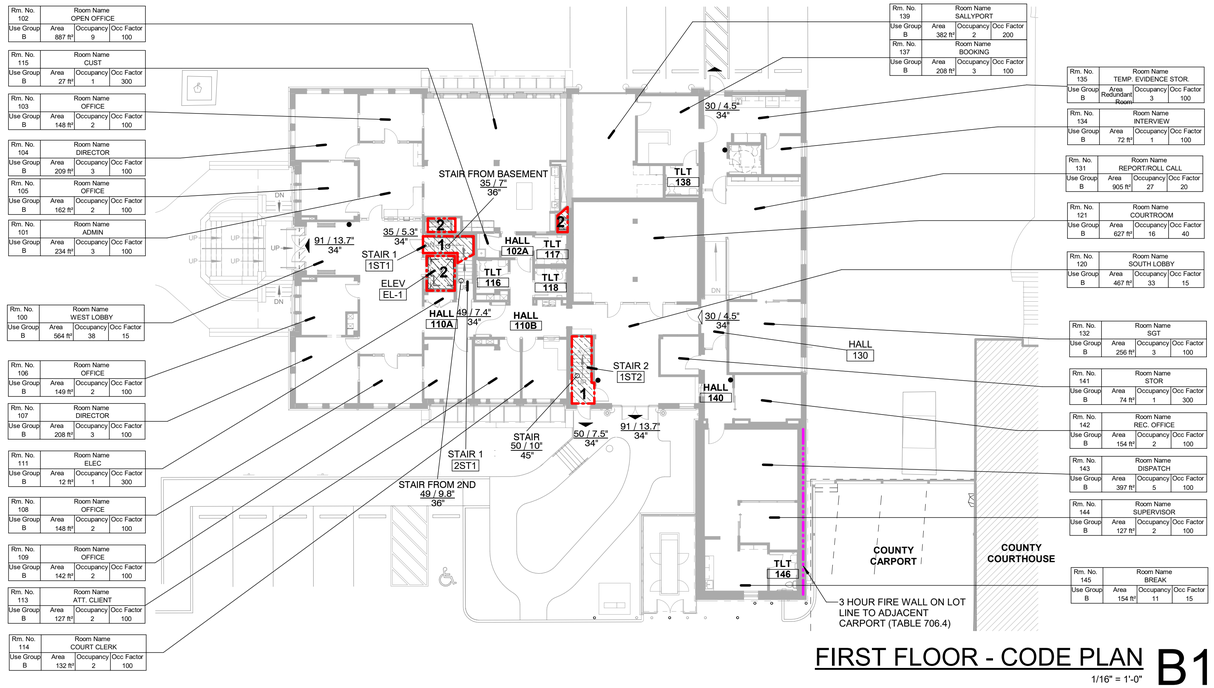
3 HR FRR "FIRE WALL"

1	1 HOUR EXIT ENCLOSURE (vertical) (stairwell - 3 stories)	1-hour Fire Barrier wall construction. No openings other than required exit doors. 1-hour door assembly.
2	2 HOUR EXIT ENCLOSURE (vertical) (stairwell - 4 stories)	2-hour Fire Barrier wall construction. No openings other than required exit doors. 1 1/2-hour door assembly.
1	1 HOUR SHAFT (3 Stories or more)	1-hour Fire Barrier wall construction. 3/4-hour door assembly. Fire/Smoke Dampers.
2	2 HOUR SHAFT (4 Stories or more)	2-hour Fire Barrier wall construction. 1 1/2-hour door assembly. Fire/Smoke Dampers.



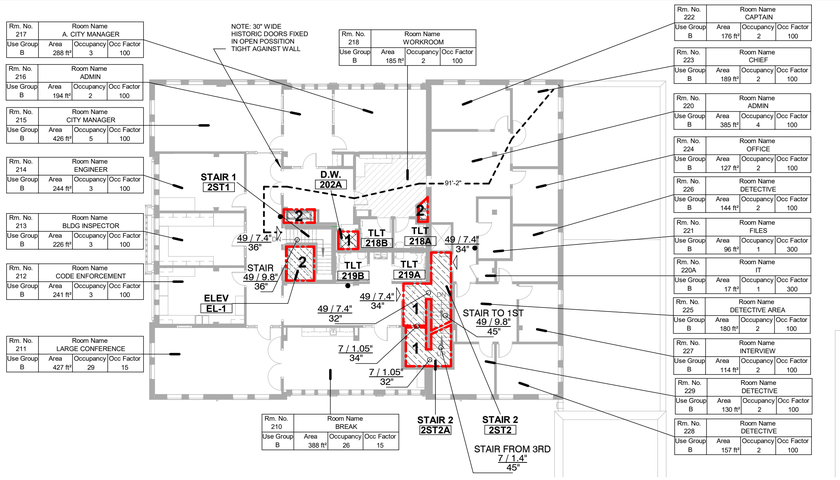
THIRD FLOOR - CODE PLAN B3

1/16" = 1'-0"



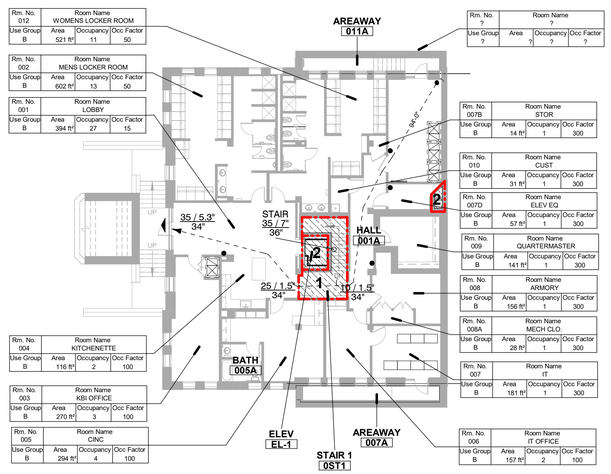
FIRST FLOOR - CODE PLAN B1

1/16" = 1'-0"



SECOND FLOOR - CODE PLAN A3

1/16" = 1'-0"



BASEMENT - CODE PLAN A1

1/16" = 1'-0"

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REVISIONS

NO	DESCRIPTION	DATE

G002

CODE PLAN

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
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GENERAL NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS FOR THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
2. SITE WORK MUST ALSO COMPLY WITH APPLICABLE ENVIRONMENTAL REQUIREMENTS.
3. ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. CONSTRUCTION IN THE CITY R.O.W. AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF INDEPENDENCE, KANSAS STANDARD SPECIFICATIONS, AS AMENDED.
5. WHEN REQUIRED, CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
6. THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION ADJUSTMENTS OR RELOCATION OF EXISTING UTILITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENT DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE STRUCTURES, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
8. THE CONTRACTOR SHALL PROTECT BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS/HER OWN EXPENSE. BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
9. IF THE CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATION OF THE BENCHMARKS SHALL BE SET WITHIN A TOLERANCE OF 0.010 FEET.
10. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
11. STRIPING, PAVEMENT MARKINGS, AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, UNLESS OTHERWISE NOTED ON THE PLANS.
12. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND DAMAGES WHICH OCCUR DUE TO HIS/HER FAILURE TO LOCATE AND PRESERVE ANY AND UTILITIES.
13. AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO ORIGINAL GRADES UNLESS OTHERWISE NOTED.

DEMOLITION NOTES

1. WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. FOR STRUCTURES NOTED TO BE REMOVED – REMOVE UTILITIES SHOWN OR NOT. CUT AND CAP UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
4. FOR ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
5. BACKFILL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE PROJECT SOILS REPORT.
6. TREES OUTSIDE OF THE LIMITS OF DISTURBANCE, AS SHOWN ON SHEET C100 SHALL REMAIN, UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF EROSION CONTROL. CONTRACTOR SHALL PROVIDE A COPY OF THE EROSION CONTROL PLAN TO CONTRACTORS AND UTILITIES PRIOR TO ANY WORK WITHIN THE DEVELOPMENT. CONTRACTOR MAY INPART CONVEY RESPONSIBILITY FOR INSPECTION, MAINTENANCE, AND REMEDIATION TO UTILITY COMPANIES FOR WORK UNDER THEIR CONTROL.
2. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF SOIL TRACKED ON PAVED STREETS.
3. INSPECTION OF EROSION CONTROL SHALL OCCUR AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF ONE HALF OF AN INCH OR GREATER AS MEASURED AT THE SITE. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE OWNER SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF EROSION CONTROL DEFICIENCIES.
4. MAINTENANCE OF EROSION CONTROL SHALL INCLUDE NECESSARY REPAIRS, REMOVAL OF SEDIMENT, AND ANY NECESSARY MODIFICATIONS.
5. SILT FENCE WILL BE INSTALLED AS SHOWN ON SHEET C100 WITH MODIFICATIONS (AS APPROVED BY THE OWNER) AS NECESSARY AT THE TIME OF INSTALLATION TO FIT EXISTING CONDITIONS.
6. TOPSOIL MUST BE STOCKPILED UPSTREAM OF SILT FENCE.
7. SILT FENCE SHALL BE RELOCATED IMMEDIATELY DOWNSTREAM OF ANY ADDITIONAL GRADING OR TRENCHING REQUIRED TO COMPLETE WORK SHOWN ON THESE PLANS.
8. SOIL STOCKPILES OR OTHER AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ACTIVITIES WHICH WILL REMAIN FOR PERIODS GREATER THAN THREE WEEKS SHALL BE STABILIZED BY SEEDING OR OTHER ACCEPTABLE MEANS.
9. FOR DISTURBED AREAS, STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY MAINTAINING THE EROSION CONTROL, OR STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING METHOD. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 21 DAYS.
10. UPON FINAL GRADING, DISTURBED AREAS SHALL BE STABILIZED BY SEEDING AND MULCHING WITHIN TWO WEEKS. WHEN THIS OCCURS OUTSIDE THE STANDARD SPECIFICATION SEEDING DATES, SEED SHALL CONSIST OF TEMPORARY COVER CROP OF ANNUAL RYE OR WHEAT. OTHER DISTURBED AREAS NOT EXPECTED TO BE SUBSEQUENTLY DISTURBED WITHIN THE FOLLOWING 6 WEEKS SHALL BE SEEDED WITH A TEMPORARY COVER CROP OF ANNUAL RYE OR WHEAT.
11. EROSION CONTROL SHALL REMAIN IN PLACE UNTIL UPSTREAM VEGETATIVE COVER IS ESTABLISHED UNLESS OTHERWISE APPROVED BY THE ENGINEER.

STORM AND SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND/OR ORDER FORMS FOR SANITARY SEWER AND STORM SEWER STRUCTURES, INCLUDING NYLOPLAST DRAIN BASINS (OR APPROVED EQUAL), TO THE CIVIL ENGINEER FOR REVIEW PRIOR TO ORDERING.
2. NYLOPLAST BASINS (OR APPROVED EQUAL) SHALL HAVE A SUMP INSERT.
3. MANHOLE, CLEANOUT AND VALVE COVERS AND INLET GRATES SHALL HAVE A CONCRETE COLLAR PER THE UTILITY DETAIL SHEET. NYLOPLAST AREA DRAINS SHALL HAVE A CIRCULAR CONCRETE COLLAR WHICH EXTENDS 6" FROM THE EDGE OF CASTING ON ALLSIDES, EXCEPT FOR THE AREA DRAINS IN ARTIFICIAL TURF AREAS.
4. CAST IRON COVERS FOR MANHOLES, WATER VALVES, CLEANOUTS, AND INLETS SHALL BE KEPT CLEAN OF CONCRETE SPILLAGE. THIS MAY BE ACHIEVED BY PLACING THE COVER IN A PLASTIC BAG DURING CONCRETE POUR.
5. CURB INLETS SHALL HAVE LOCKING STYLE HIGH-FLOW VANE GRATE. THE RECEIVING SIDE OF THE GRATE SHALL BE ORIENTED TOWARD THE DIRECTION OF THE GREATER SURFACE FLOW.
6. CURB INLETS SHALL BE FITTED WITH A CATCH-IT TEMPORARY SEDIMENT FILTER (OR APPROVED EQUAL) SIZED TO FIT THE INLET. FILTERS SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ACHIEVED.
7. HDPE STORM SEWER PIPE AND FITTINGS SHALL BE ADS N-12 SOIL TITE, RIGID, DUAL WALL WITH SMOOTH INTERIOR (OR APPROVED EQUAL), EXCEPT WHERE OTHERWISE NOTED. FLEXIBLE PIPE IS NOT ALLOWED.
8. PVC STORM SEWER PIPE AND FITTINGS SHALL BE PUSH-TOGETHER SDR35 PVC WITH GASKETED JOINTS.
9. SANITARY SEWER PIPE SHALL BE PUSH-TOGETHER SDR26 PVC WITH GASKETED JOINTS. PIPE FOR CLEANOUTS SHALL BE AS SPECIFIED ON THE CLEANOUT DETAIL.
10. THE NORTHING AND EASTING COORDINATES ON THE PLANS INDICATE THE CENTER POINT OF A STRUCTURE OR CLEANOUT RISER, OR THE POINT ON A FITTING WHERE THE PIPE CENTERLINES INTERSECT. THE COORDINATE FOR A FLARED END SECTION IS AT THE MIDPOINT OF THE OUTFLOW END.
11. UNDERDRAIN PIPING SHALL BE PERFORATED SDR35 PVC WRAPPED IN A FILTER SOCK.

UTILITY NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY COMPLETED BY CORNERSTONE REGIONAL SURVEYING LLC. ON JUNE 13, 2021 . IF THE CONTRACTOR FINDS A DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS, THEY SHALL NOTIFY THE CIVIL ENGINEER IMMEDIATELY.
2. AN ATTEMPT HAS BEEN MADE TO LOCATE UTILITY MANHOLES, METER COVERS, AND OTHER SUCH UTILITY ITEMS FROM SURVEY INFORMATION. UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY THE OWNER, UTILITY COMPANY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES, INCLUDING SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT KANSAS ONE CALL (811) OR (1-800-DIG SAFE) AS WELL AS THE CITY OF INDEPENDENCE PUBLIC WORKS (816-325-7600) AND AT LEAST 48 HOURS BEFORE THE START OF WORK AND VERIFY EXISTING UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF INFORMATION SHOWN ON PLANS.
4. LOCATION OF UTILITIES IS NOT GUARANTEED AND THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION, USING HAND EXCAVATION AS NECESSARY TO LOCATE AND PROTECT UTILITY LINES.
5. REPAIR OF UTILITY LINES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY PROVIDER PRIOR TO STARTING CONSTRUCTION. OWNER TO REIMBURSE GENERAL CONTRACTOR FOR SANITARY SEWER, GAS AND WATER TAP FEES.
7. COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT UTILITY COMPANY, LOCAL MUNICIPALITY AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
8. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SECURE PERMITS AND PAY FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS AND DEMOLITION AS NECESSARY
9. UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY AND/OR LOCAL COUNTY REQUIREMENTS.
10. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY COMPANY AND LOCAL AGENCY REVIEW.
11. CONTRACTOR SHALL PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
12. CONTRACTOR SHALL PROVIDE BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB-OUTS.
13. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE UTILITY COVERS WITHIN THE PROJECT LIMITS AND ADJUST THOSE ITEMS TO BE AT THE FINISHED GRADES IN EITHER THE SIDEWALK OR PAVEMENT AREAS WITHOUT ADDITIONAL COST TO THE OWNER. THE RELOCATION OF SUCH ITEMS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
14. COST OF DEMOLITION AND REPLACEMENT OF EXISTING IMPROVEMENTS REQUIRED FOR UTILITY CONSTRUCTION SHALL BE SUBSIDIARY TO AND INCLUDED IN THE UNIT PRICE FOR UTILITY CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, PAVEMENT, CURBS, SIDEWALKS, APPROPRIATE LANDSCAPE AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
15. IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREIN, TREANORHL SHALL BE NOTIFIED IMMEDIATELY FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF.
16. SEE THE MECHANICAL, ELECTRICAL AND PLUMBING SITE PLAN(S) FOR ADDITIONAL SITE UTILITIES AND SITE LIGHTNING.

GRADING NOTE:

1. CONTRACTOR SHALL ENSURE THAT ALL AREAS OF THE SITE MAINTAIN POSITIVE DRAINAGE AND THAT TRANSITIONS BETWEEN PROPOSED CURBS AND EXISTING CURBS AND BETWEEN DIFFERENT CURB AND GUTTER TYPES ALLOW FOR POSITIVE DRAINAGE AND WILL NOT CAUSE PONDING.
2. CONTRACTOR SHALL ENSURE FINAL GRADING ADJACENT TO SIDEWALKS AND PAVED AREAS THAT ABUT AREAS DESIGNATED FOR SOD ARE LOWER THAN THE TOP OF PAVING SUCH THAT INSTALLED SOD DOES NOT CREATE A DAM/OBSTRUCTION ALONG THE PAVING, RESULTING IN PONDING WATER ATOP PAVED SURFACES. ANY AREAS WITH PONDING WATER SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, NATIVE VEGETATION, SHRUB BEDS, PARKING LOT ISLANDS.
2. PLANT SUBSTITUTIONS TO BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
4. REFER TO SPECIFICATIONS FOR PLANT MATERIAL AND INSTALLATION METHODS.
5. PLANT MATERIAL SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
6. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
7. DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODDED WITH TURF GRASS OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. NEW TOPSOIL IS ONLY NECESSARY IF THE SOIL IS ROCKY OR VERY POOR. TOPSOIL AREAS AND SODDED AREAS SHALL BE FINE GRADED AND RAKED. REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET.
9. PLANTING BEDS SHALL BE COVERED WITH AN APPROVED WEED BARRIER MAT PRIOR TO DECORATIVE ROCK/ MULCH PLACEMENT.
10. OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED AND DRESSED WITH 3" DOUBLE SHREDDED HARDWOOD MULCH. PINE STRAW OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH.
11. REMOVE TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
12. TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
13. STAKE TREES WITH A MINIMUM OF TWO (2) STAKES. STAKES TO BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
14. FINISHED GRADES IN LANDSCAPE ISLANDS AND PENINSULAS SHALL BE INSTALLED SO THAT THEY ARE ONE INCH LOWER THAN THE TOP OF SURROUNDING CURB.
15. CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
16. GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF CONSTRUCTION DEBRIS AND RAKE GRASS AREAS. GRASS TO BE LEVEL, ROLLED AND MOWABLE.
17. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
18. LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE.
19. DISEASED, DAMAGED OR DEAD PLANT MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.
20. AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE COVERED WITH ECM (EROSION CONTROL MATTING) NORTH AMERICAN GREEN BioNet SC150BN OR APPROVED EQUAL, INSTALLED BY MANUFACTURER'S RECOMMENDATIONS.

IRRIGATION NOTES:

1. DELEGATED DESIGN – CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS PREPARED BY A QUALIFIED DESIGN PROFESSIONAL FOR REVIEW AND APPROVAL BY THE OWNER AND CIVIL ENGINEER/LANDSCAPE ARCHITECT. REFER TO THE PROJECT SPECIFICATIONS FOR DESIGN REQUIREMENTS.
2. A PERMANENT IRRIGATION SYSTEM AND WATERING CONNECTIONS FOR TEMPORARY IRRIGATION SHALL BE PROVIDED..
3. WATERING SHALL BE PROVIDED FOR THE ESTABLISHMENT PERIOD TO ALL VEGETATION.
4. PERMANENT IRRIGATION DESIGN DRAWINGS SHALL BE PREPARED BY A QUALIFIED DESIGN PROFESSIONAL PRIOR TO INSTALLATION.
5. INSTALL 1-1/2" DIAMETER PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.

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CITY OF INDEPENDENCE KANSAS

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Issued For: 100CD

Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

C001

GENERAL NOTES

TreanorHL NO. HP0559.1901.70

J:\LWCE0000.00.00 CIVIL PROJECTS\HP0559.1901.70 INDEPENDENCE CITY HALL PHASE 2\06_DRAWING\04_AUTOCAD\SHEETS\CD\CITY HALL\C001 GENERAL NOTES.DWG
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Possible Encroachments

(AA) NONE

Miscellaneous Notes

(A) The bearings shown hereon are based upon the Kansas State Plane Coordinate South Zone.

(B) This survey does not reflect any easements, rights–of–way or other instruments of record except those shown on the current Title Commitment.

(C) Underground utilities are shown by above ground markings provided by others.

(D) There were no observed earth moving, building construction or building additions in the process of conducting the fieldwork.

(E) There is no evidence of subject site being used as a solid waste dump or sanitary land fill.

(F) There is no evidence of subject site being used as a burial ground or cemetery.

(G) Vertical Datum: Benchmark – Disc set vertical at Northwest corner of court house through hole in new stone facing.
Elevation 826.69

(H) There are no known street right–of–way changes.

(I) There were no recent observed street or sidewalk construction or repairs.

(J) The subject property does not lie with in a wetland.

(K) Subject property has direct access to E. Myrtle Street and N. 6th Street, public right–of–ways.

Zoning Information

TO BE PROVIDED BY THE CLIENT.

Utility Information

Please Kansas One-Call before digging. 1-800-DIG-SAFE
One call ticket number 21277037, dated 6-03-21.

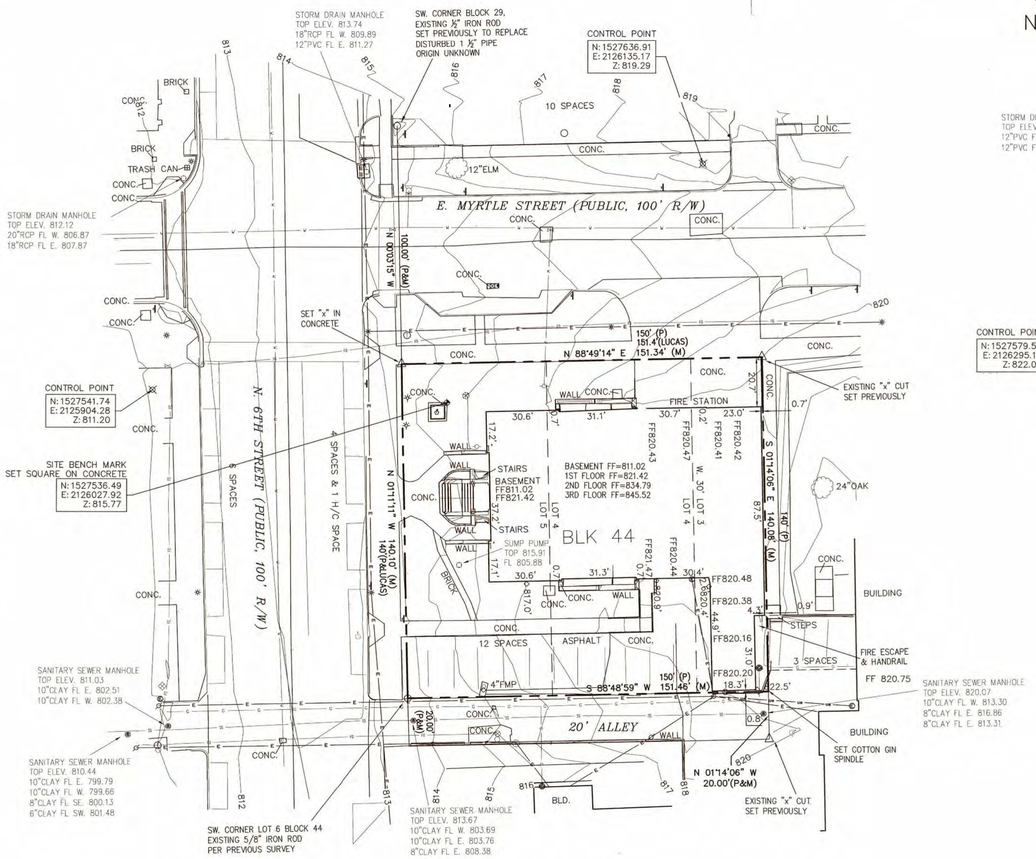
ATMOS ENERGY	866-322-8667
ATT DISTRIBUTION	800-778-9140
CABLE ONE OF INDEP.	800-691-3978
CITY OF INDEPENDENCE	620-332-2507
EVERGY	
KANSAS FIBER NETWORK	

Flood Note

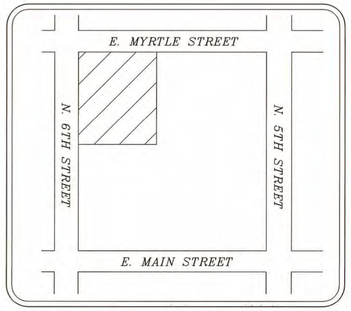
This property is not in a Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 20125C0255D, effective date June 20, 2019. Located in Zone "X".

0 30 60 90

SCALE : 1" = 30'



LOTS 6–10, BLK. 44
GREAT PLAINS FEDERAL CREDIT UNION
DEED BOOK 473, PAGE 216



Vicinity Map
Not To Scale

Commitment Legal Description

The West 30 feet of Lot 3 and all of Lots 4 and 5, Block 44, Original to the City of Independence, Montgomery County, Kansas

The land surveyed is identical to the insured premises described in the Security 1st Title, Commitment no. 2450148, dated May 6, 2021 at 7:30 am

Items Corresponding to Schedule B

NONE

ALTA/NSPS Land Title Survey

To:

Washington Historic Residences, LLC, a Kansas limited liability company
Aegon LIHTC Fund 55, LLC, a Delaware limited liability company, and its successors and assigns
Transamerica Affordable Housing, Inc., a California corporation, and its successors and assigns
BOKF, NA d/b/a MoBank, and its successors and/or assigns
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed in May 17, 2018.

WILLIAM ALLEN BOOE LICENSED LS-1046 KANSAS LAND SURVEYOR

6-12-21

William A. Booe, LS 1046

Legend of Symbols & Abbreviations

○	Existing Iron Rod with Origin Unknown (unless noted)	(M)	Measured Dimension
◉	Set 1/2"x24" Iron Rod/Cap Set Previously	(D)	Deed Dimension
△	Section Corner Origin Unknown (unless noted)	(P)	Plat Dimension
	Boundary Line	R/W	Right of Way
	Setback Line	FF	Finished Floor
	Fence	Conc.	Concrete
E E	Overhead Electric Line		Water Meter
W W	Water Line		Guy Wire
G G	Gas Line		Gas Meter
T T	Underground Telephone		Gas Valve
S S	Sanitary Sewer Line		Telephone Riser Box
•	Bollard		Sanitary Sewer Manhole
	Curb Inlet or Area Inlet		Sign
	Fire Hydrant		Light Pole
	Handicap Parking		Power Pole
	Telephone Manhole		Water Valve
	Storm Drain Manhole (unless noted)		Flag
			Tree
			Telephone Line Marker
			Stump
			Drain

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Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

C002

EXISTING CONDITIONS

TreanorHL NO. HP0559.1901.70

J:\LWCE0000.00.00 CIVIL PROJECTS\HP0559.1901.70 INDEPENDENCE CITY HALL PHASE 2\06_DRAWINGS\04_AUTOCAD\SHEETS\CD\CITY HALL\C002 EXISTING CONDITIONS.DWG
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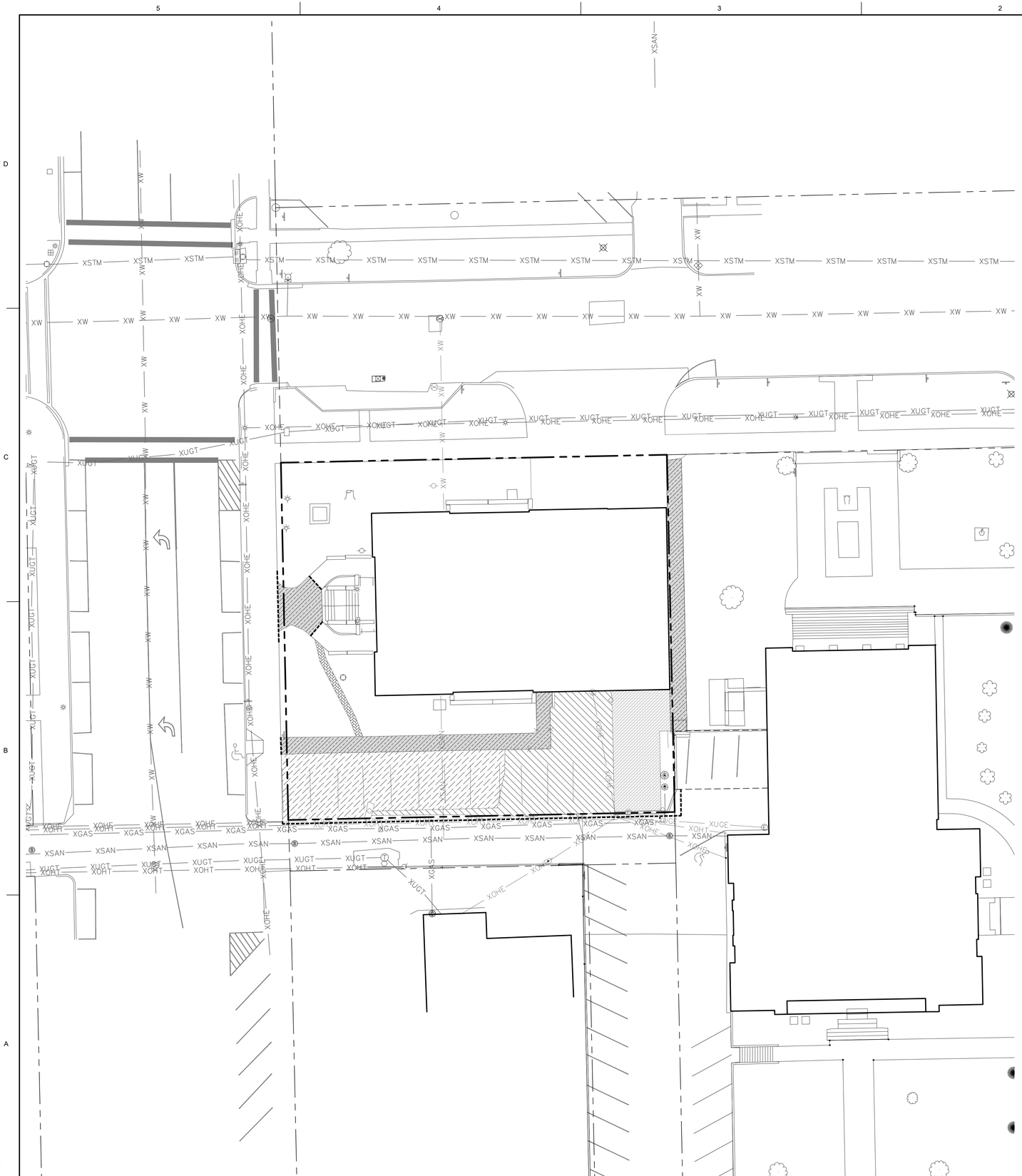

KEY NOTES:

0.0	**EXISTING TO REMAIN**	**DETAIL, SPEC OR REFERECE**
0.1	EXISTING SIDEWALK TO REMAIN	–
0.2	EXISTING PAVEMENT TO REMAIN	
0.3	EXISTING WATER VALVE TO REMAIN	
0.4	EXISTING RETAINING WALL TO REMAIN	
1.0	**REMOVALS**	**DETAIL, SPEC OR REFERECE**
1.1	REMOVE EXISTING BUILDING	–
1.1	REMOVE EXISTING SIDEWALK PAVEMENT	–
1.2	REMOVE 102 SF EXISTING PAVERS	–
1.3	REMOVE EXISTING PAVEMENT	–
1.4	REMOVE EXISTING CURB & GUTTER	–
1.5	REMOVE XX LF OVERHEAD ELECTRIC LINE; COORDINATE REMOVAL OF EXISTING UTILITY SERVICE WITH SERVICE PROVIDER	–
1.6	REMOVE XX LF OVERHEAD TELECOMM LINE; COORDINATE REMOVAL OF EXISTING UTILITY SERVICE WITH SERVICE PROVIDER	–
1.7	REMOVE EXISTING UTILITY POLE	
2.0	**SALVAGEABLES**	**DETAIL, SPEC OR REFERECE**
2.1	SALVAGE	–

DEMOLITION LEGEND

- EXISTING BUILDING TO BE REMOVED
- EXISTING PAVERS TO BE REMOVED
- SIDEWALK CONC. PAVEMENT TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- LIMITS OF DISTURBANCE
- SAW CUT FOR PVMT. REMOVALS
- PROPERTY LINE
- XCATV — EX. CABLE TV LINE
- XGAS — EX. GAS LINE
- XSAN — EX. SANITARY SEWER LINE
- XSTM — EX. STORM SEWER LINE
- XUGE — EX. UNDERGROUND ELECTRIC LINE
- XUGT — EX. UNDERGROUND TELEPHONE LINE
- XFO — EX. FIBER OPTIC LINE
- XW — EX. WATER LINE
- EX. FIRE HYDRANT
- EX. IRRIGATION CONTROL VALVE
- EX. LIGHT POLE
- EX. SANITARY SEWER MANHOLE
- EX. GAS METER
- EX. UTILITY POLE
- EX. WATER METER
- EX. WATER VALVE
- EXISTING SIGN
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

N

SCALE: 1” = 20’

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CITY OF INDEPENDENCE, KANSAS
CITY HALL RENOVATION

120 N. 6TH STREET
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DEMOLITION PLAN

TreanorHL NO. HP0559.1901.70

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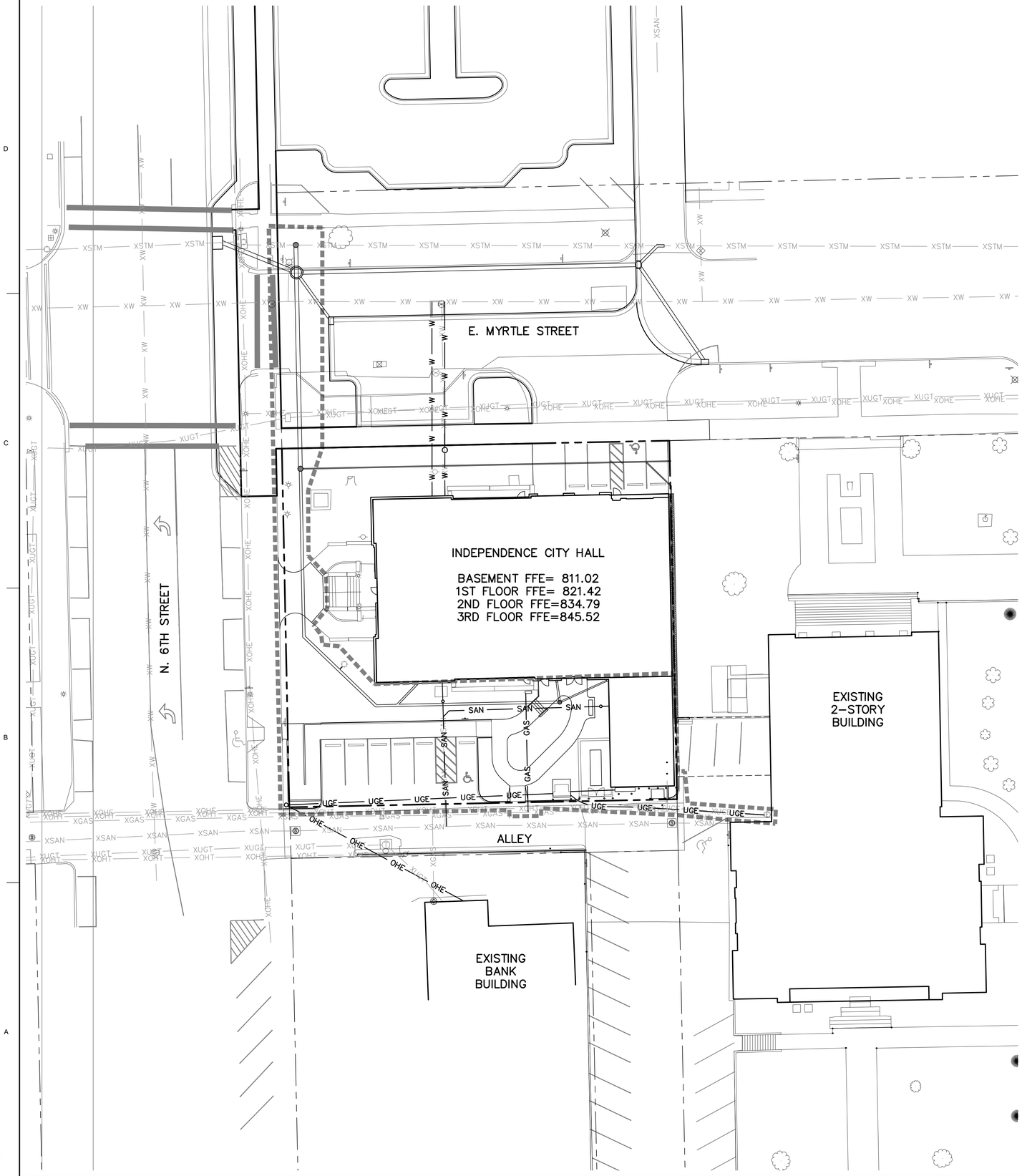

EROSION CONTROL KEY NOTES

1. CONSTRUCTION ENTRANCE/EXIT PER DETAIL XX; SHEET XXXX
2. CONCRETE WASHOUT PER DETAIL XX; SHEET XXXX
3. SILT FENCE PER DETAIL XX; SHEET XXXX

NOTE

1. REFER TO SHEET C001 FOR ADDITIONAL GENERAL NOTES AS WELL AS EROSION CONTROL NOTES AND REQUIREMENTS.

LEGEND

- SF — SILT FENCE
- GRAVEL CONSTRUCTION SITE ENTRANCE
- CONCRETE WASHOUT
- LIMITS OF DISTURBANCE

N

SCALE: 1" = 20'

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EROSION CONTROL PLAN

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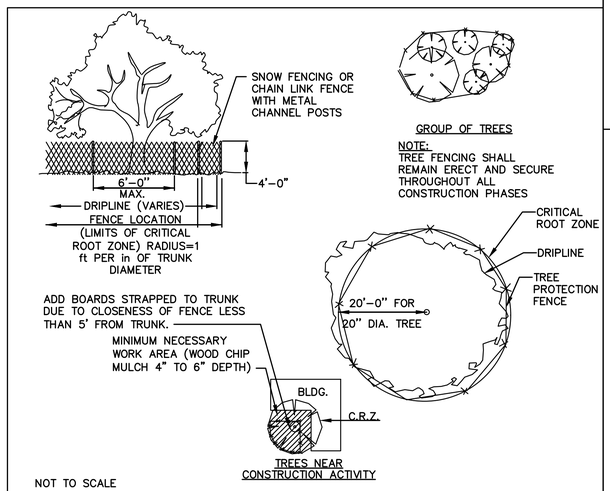

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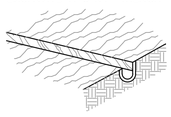
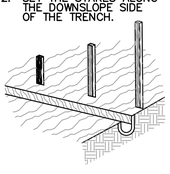
C1 | TREE PROTECTION DETAIL

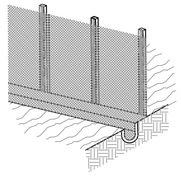
1. EXCAVATE A 6"X4" TRENCH



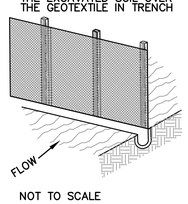
2. SET THE STAKES ALONG THE DOWNSLOPE SIDE OF THE TRENCH.



3. STAPLE GEOTEXTILE MATERIAL TO STAKES AND EXTEND IT INTO AND AROUND THE BOTTOM OF THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL OVER THE GEOTEXTILE IN TRENCH



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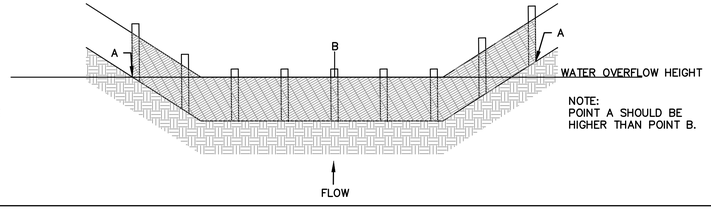
SEDIMENT FENCE NOTES:

A) INSTALLATION
1. THE HEIGHT OF SEDIMENT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34 INCHES ABOVE THE GROUND SURFACE.
2. THE FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE UNAVOIDABLE, FILTER CLOTH SHALL BE SECURELY SPLICED TOGETHER ONLY AT SUPPORT POSTS WITH A MAX. 6 INCH OVERLAP.
3. DIG A TRENCH AT LEAST 6 INCHES DEEP AND 4 INCHES WIDE ALONG THE FENCE ALIGNMENT.
4. DRIVE POSTS AT LEAST 24 INCHES INTO THE GROUND ON THE DOWNSLOPE SIDE OF THE TRENCH. SPACE POSTS A MAXIMUM OF 6 FEET APART.
5. EXTRA STRENGTH SEDIMENT FENCE FABRIC SHALL BE USED. POSTS FOR THIS TYPE OF FABRIC SHALL BE PLACED A MAXIMUM OF 6 FEET APART. THE SEDIMENT FABRIC SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING A MINIMUM OF ONE INCH LONG, HEAVY DUTY WIRE STAPLES OR TIE WIRES, AND EIGHT INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.
6. PLACE THE BOTTOM 1 FOOT OF FABRIC IN THE MINIMUM OF 6 INCH DEEP TRENCH, LAPPING TOWARD THE UPSLOPE SIDE. BACKFILL WITH COMPACTED EARTH OF GRAVEL.
7. IF A SEDIMENT IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, IT MUST BE OF SUFFICIENT LENGTH TO ELIMINATE ENDFLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE. EXTRA STRENGTH SEDIMENT FABRIC SHALL BE USED WITH A MAXIMUM 3 FOOT SPACING OR POSTS.
8. TO REDUCE MAINTENANCE, EXCAVATE A SHALLOW SEDIMENT STORAGE AREA IN THE UPSLOPE SIDE OF THE FENCE. PROVIDE GOOD ACCESS IN AREAS OF HEAVY SEDIMENTATION FOR CLEAN OUT AND MAINTENANCE.
9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY

B) TROUBLESHOOTING
1. DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES, BEFORE FENCE INSTALLATION SO UTILITIES ARE NOT DISTURBED.
2. GRADE ALIGNMENT OF FENCE AS NEEDED TO PROVIDE A BROAD, NEARLY LEVEL AREA UP STREAM OF FENCE TO ALLOW SEDIMENT COLLECTION AREA.

C) INSPECTION MAINTENANCE
1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. AVOID DAMAGING OR UNDERMINING THE FENCE DURING THE CLEANOUT. SEDIMENT ACCUMULATION SHOULD NOT EXCEED HALF THE HEIGHT OF THE FENCE.
4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY AND COMPLETELY STABILIZED.

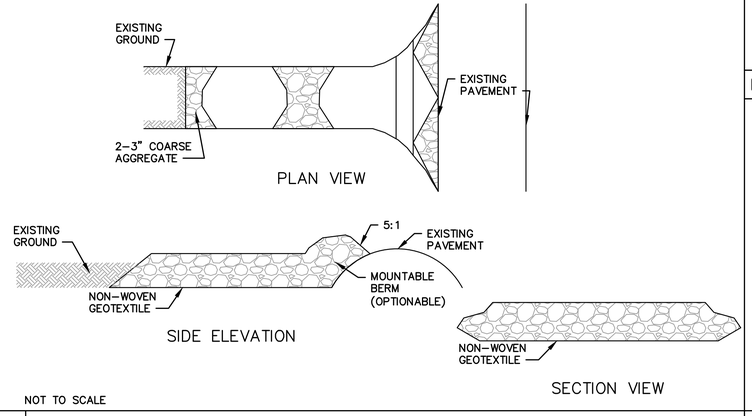


A5 | SILT FENCE DETAIL

TEMPORARY CONSTRUCTION ENTRANCE PAD NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2%, CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H:1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
5. PLACE STONE TO DIMENSIONS AND GRADE AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
7. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.

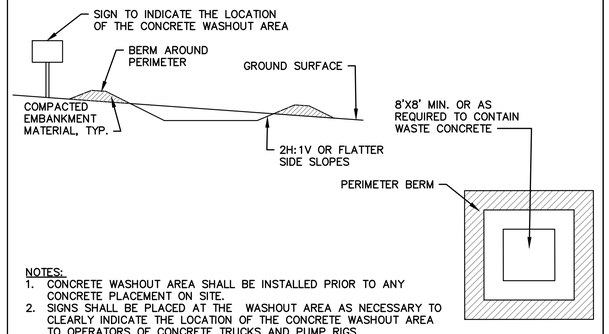
TROUBLESHOOTING:
1. IF RUNOFF CONTROL IS INADEQUATE TO THE EXTENT THAT SEDIMENT WASHES ONTO THE PUBLIC ROAD, INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES.
2. IF SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL, INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC.
3. IF THE PAD IS TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC, EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY.

INSPECTION AND MAINTENANCE:
1. INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ½ INCH OR GREATER STORM EVENTS.
2. RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
3. TOPDRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
4. IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.
5. REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED.



NOT TO SCALE

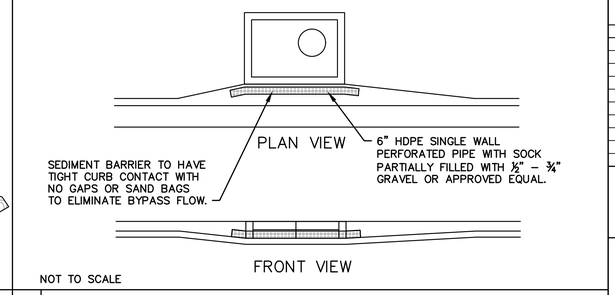
A3 | GRAVEL CONSTRUCTION SITE ENTRANCE



NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. SIGNS SHALL BE PLACED AT THE WASHOUT AREA AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

NOT TO SCALE

B1 | CONCRETE WASHOUT AREA



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A1 | LONG–TERM CURB INLET SEDIMENT BARRIER

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EROSION CONTROL DETAILS

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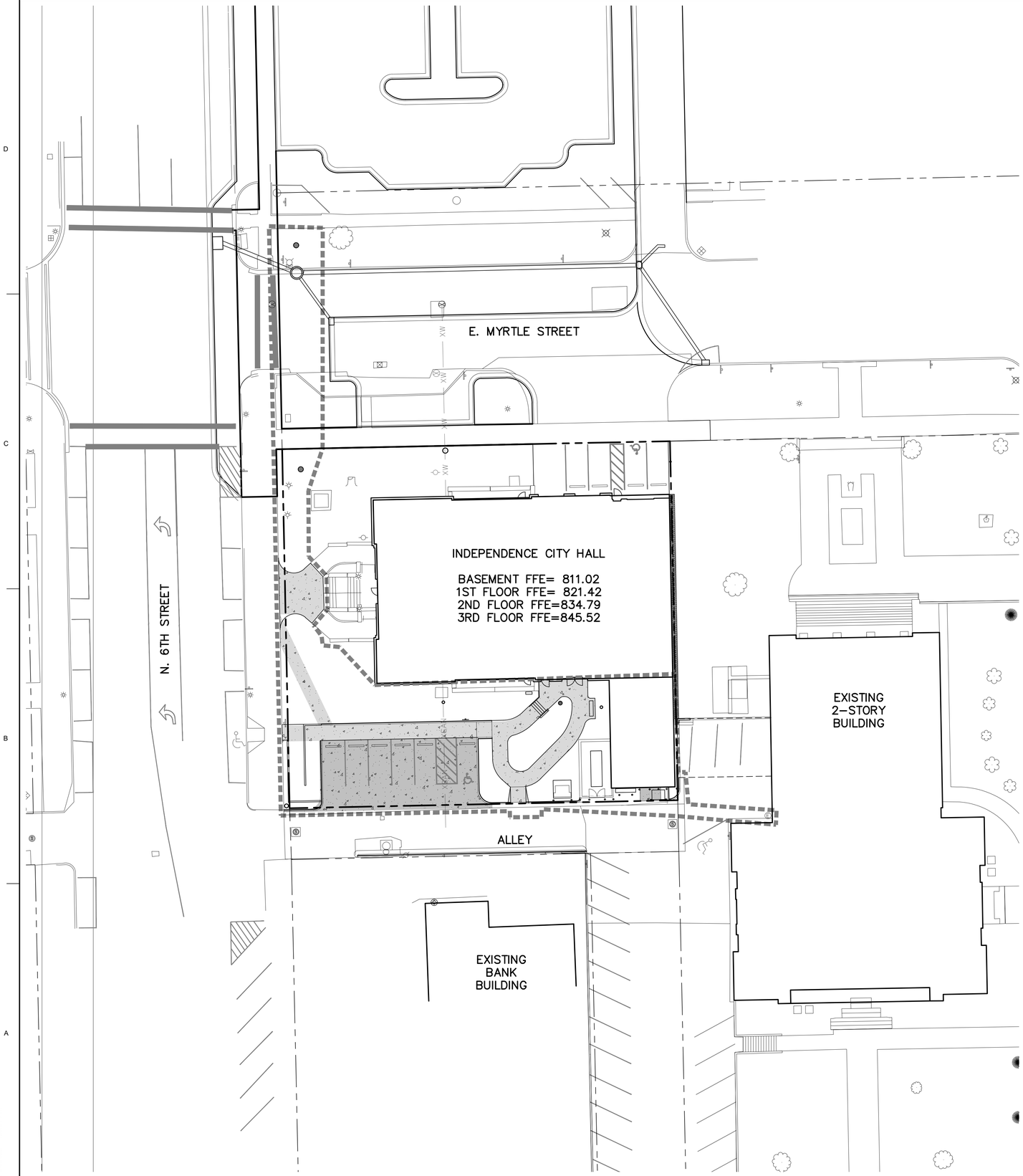

KEY NOTES:

0.0	**EXISTING**	DETAIL, SPEC OR REFERECE
0.1	EXISTING SIDEWALK OR PAVEMENT TO REMAIN	–
1.0	**PAVING & HARDSCAPE**	DETAIL, SPEC OR REFERECE
1.1	CURB & GUTTER. SEE GRADING PLAN FOR WET/DRY DESIGNATION.	–
1.2	CONCRETE STAIRS AND HANDRAIL	–
1.3	ADA PARKING WITH SIGNAGE	–
1.4	4" CONCRETE SIDEWALK; ANY SIDEWALK WITHIN STREET ROW SHALL BE CONSTRUCTED TO CITY STANDARD DETAIL	–
1.5	ADA RAMP WITH SINGLE–PIPE HANDRAIL	
2.0	**SITE AMENITIES & FEATURES**	DETAIL, SPEC OR REFERECE
2.1	ACCESSIBLE PARKING WITH SIGNAGE	–
2.2	BENCH	–
2.3	DUMPSTER ENCLOSURE; MATERIAL TO MATCH BUILDING EXTERIOR	REF. ARCH
2.4	CONCRETE PIPE BOLLARD	–
2.5	CAST–IN–PLACE CONCRETE STAIRS WITH HANDRAIL	
2.6	4" WHITE PAVEMENT MARKING	32 1723
3.0	**UTILITIES & SERVICES**	DETAIL, SPEC OR REFERECE
3.1	TRANSFORMER PAD PER UTILITY STANDARDS & SPECS	–
3.2	EMERGENCY GENERATOR AND ENCLOSURE	REF. ARCH AND MEP
3.3	GAS METER	

LEGEND:

- PROPERTY BOUNDARY
- PROJECT LIMITS
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT

N

SCALE: 1" = 20'

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SITE PLAN

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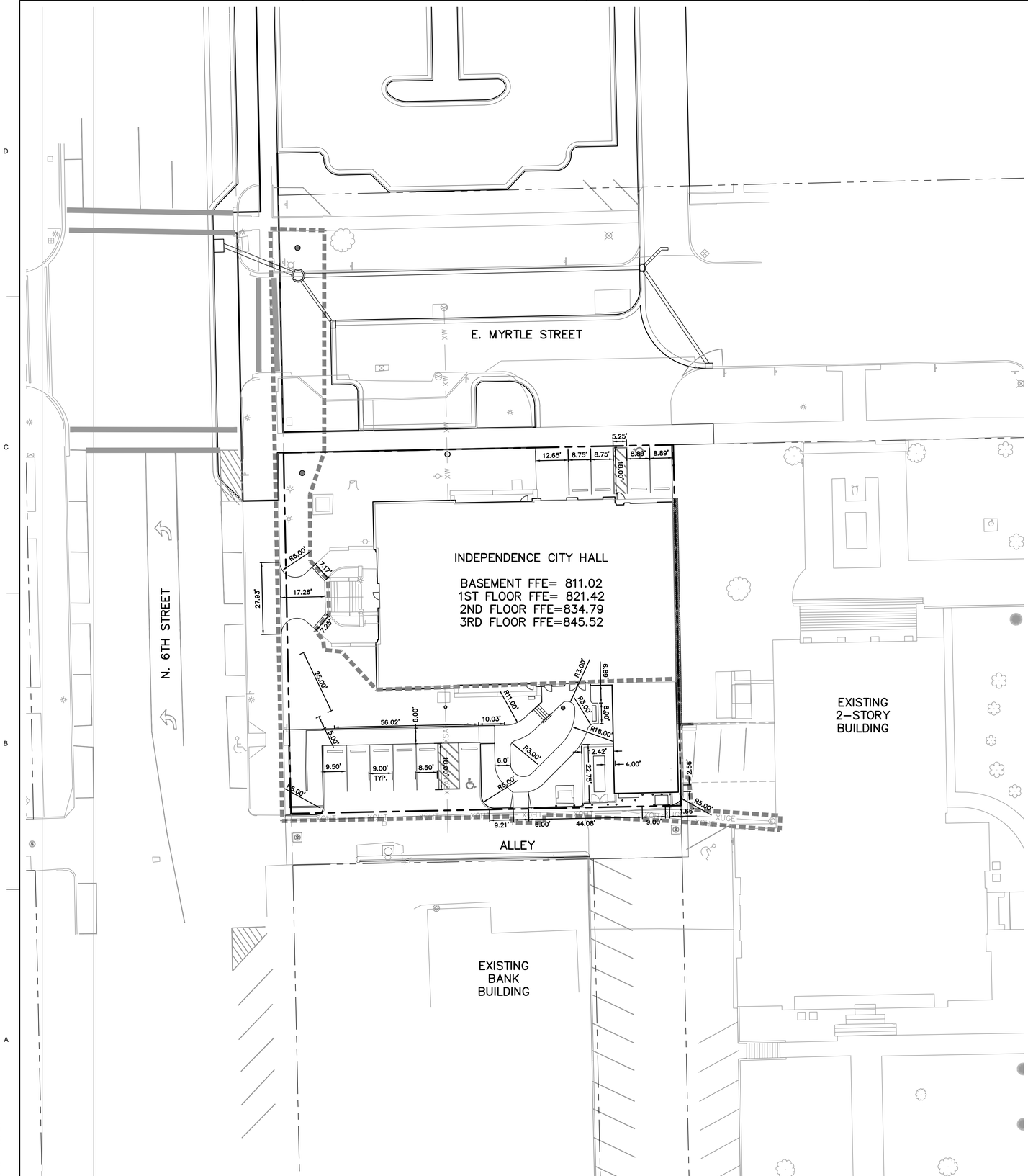

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DIMENSIONAL CONTROL PLAN

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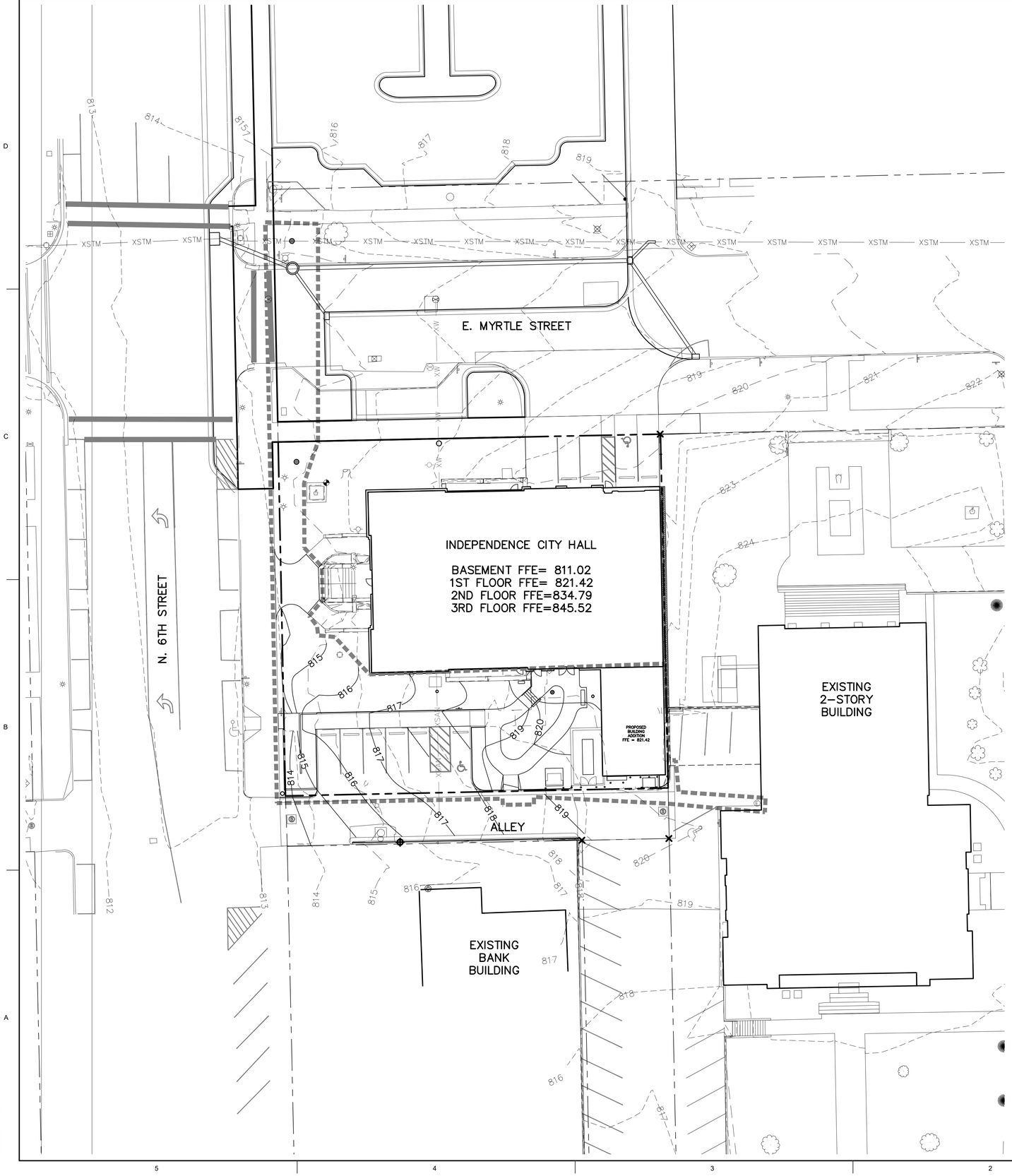

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CITY OF INDEPENDENCE, KANSAS
CITY HALL RENOVATION

120 N. 6TH STREET
INDEPENDENCE, KANSAS 67301

CITY OF INDEPENDENCE KANSAS

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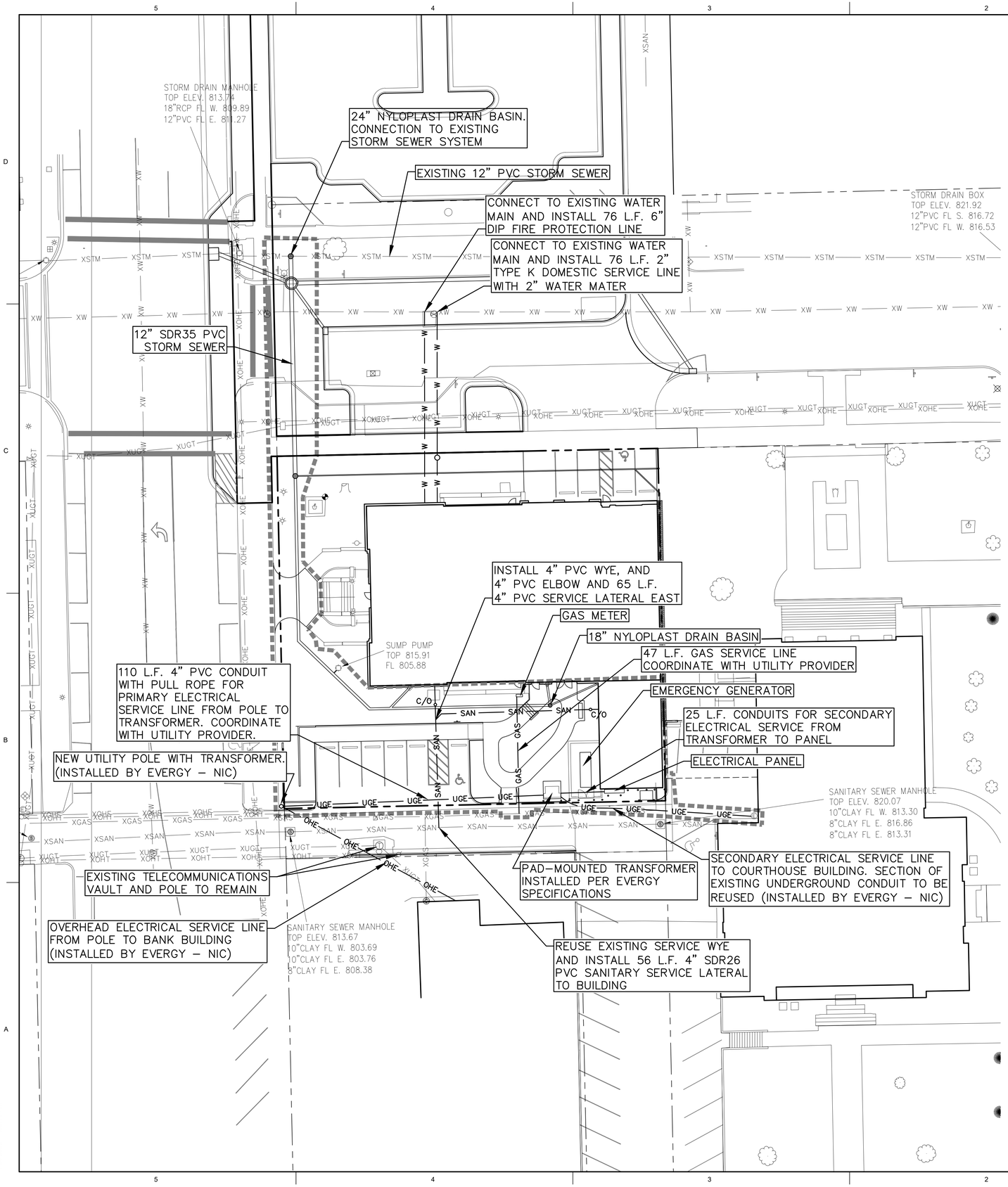
REVISIONS

NO	DESCRIPTION	DATE

C300

GRADING PLAN

TreanorHL NO. HP0559.1901.70



J:\LWCE0000.00.00 CIVIL PROJECTS\HP0559.1901.70 INDEPENDENCE CITY HALL PHASE 2\06_DRAWING\04_AUTOCAD\SHEETS\CD\CITY HALL\C400 UTILITY AND STORMWATER PLAN.DWG
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REVISIONS

NO	DESCRIPTION	DATE

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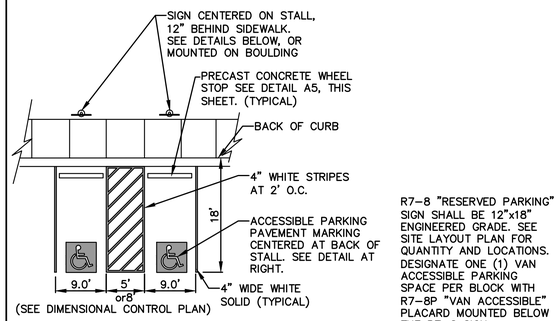
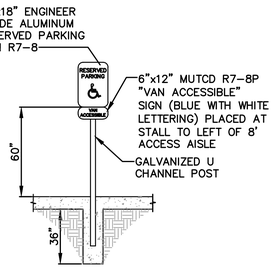
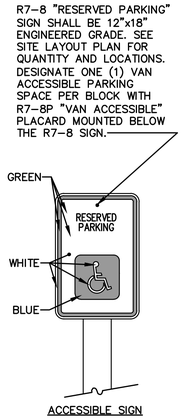
UTILITY AND STORMWATER PLAN

TreanorHL NO. HP0559.1901.70

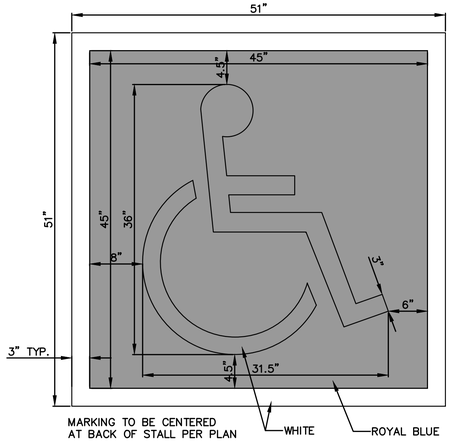


(SEE DIMENSIONAL CONTROL PLAN)



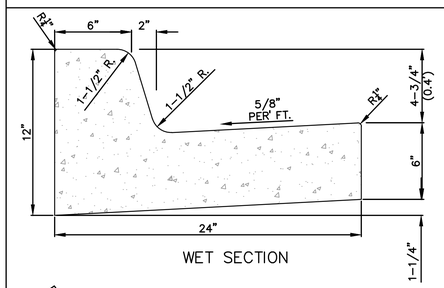


ACCESSIBLE SIGN

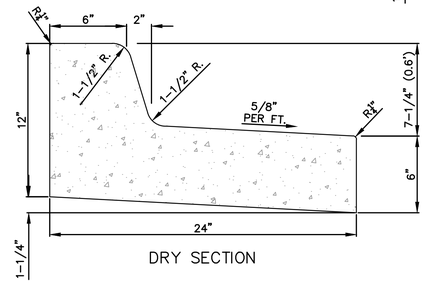


NOT TO SCALE

B5 ACCESSIBLE STALL DETAIL



WET SECTION



DRY SECTION

NOTES:
1. COMBINATION CURB AND GUTTER SHALL HAVE ⅛" x1" DEEP CONTRACTION JOINTS AT 10' O.C.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 30'-0" O.C., AT THE NEW ENDS AND MID POINTS OF RETURNS AND AT ANY POINT WHERE NEW CURB AND GUTTER ABUTTS OTHER CONCRETE STRUCTURES SUCH AS EXISTING CURB AND GUTTER AND CONCRETE WALK LAID PARALLEL WITH CURB AND GUTTER.
3. 5'-0" LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL AND PITCHED GUTTER UNLESS OTHERWISE NOTED ON GRADING PLAN.
4. NO STRAIGHT CURB SEGMENTS SHALL BE CONSTRUCTED IN CURVE RADII.
5. CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS.

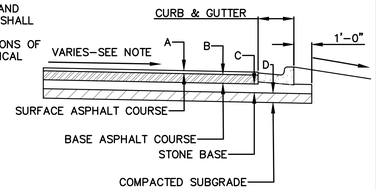
NOT TO SCALE

B4 FULL-HEIGHT CURB & GUTTER

PAVING AREA	A	B	C	D
HEAVY DUTY	2"	2"	8"	8"
STANDARD DUTY	1.25"	2"	6"	8"

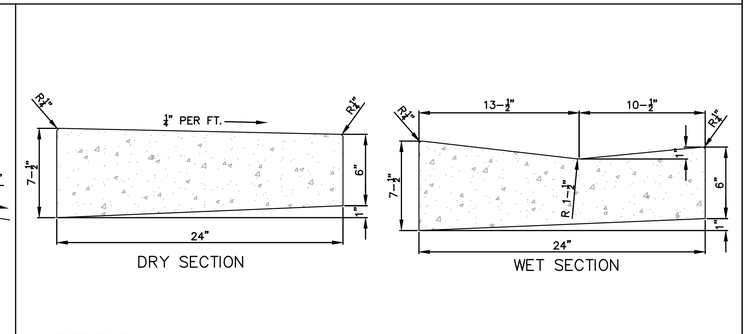
REFER TO SHEET C200 FOR PAVING TYPE DESIGNATION.

NOTE:
1. CROSS SLOPE SHALL NOT EXCEED 2% ALONG ALL ADA ROUTES.
2. SUBGRADE PREPARATION AND STABILIZATION SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT



NOT TO SCALE

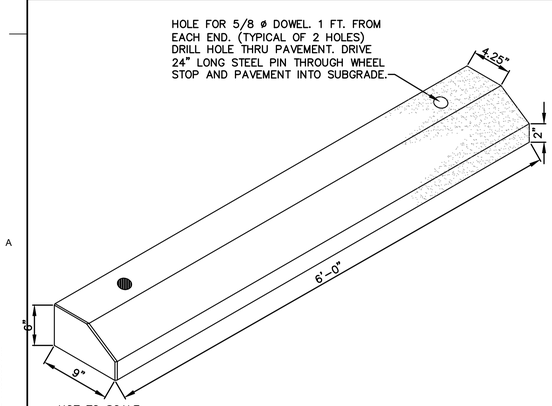
B3 ASPHALT PAVEMENT



DRY SECTION WET SECTION

NOT TO SCALE

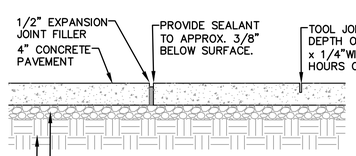
B2 LAY-DOWN CURB & GUTTER THROUGH DRIVEWAYS & ACCESS RAMPS



NOT TO SCALE

A5 CONCRETE WHEEL STOP

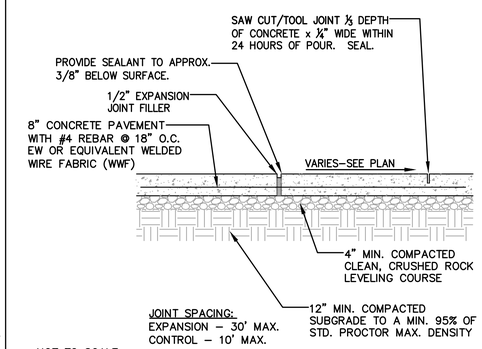
NOTE:
1. CROSS SLOPE SHALL NOT EXCEED 2% ALONG ALL ADA ROUTES.
2. SUBGRADE PREPARATION AND STABILIZATION SHALL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT



JOINT SPACING:
EXPANSION – 40' MAX.
CONTROL – 5' MAX.

NOT TO SCALE

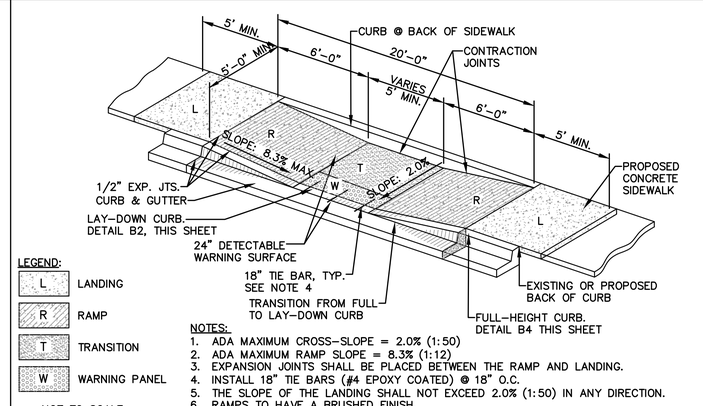
A4 4" CONCRETE SIDEWALK



JOINT SPACING:
EXPANSION – 30' MAX.
CONTROL – 10' MAX.

NOT TO SCALE

A3 8" CONCRETE PAVING



LEGEND:
- L LANDING
- R RAMP
- T TRANSITION
- W WARNING PANEL

NOTES:
1. ADA MAXIMUM CROSS-SLOPE = 2.0% (1:50)
2. ADA MAXIMUM RAMP SLOPE = 8.3% (1:12)
3. EXPANSION JOINTS SHALL BE PLACED BETWEEN THE RAMP AND LANDING.
4. INSTALL 18" TIE BARS (#4 EPOXY COATED) @ 18" O.C.
5. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION.
6. RAMPS TO HAVE A BRUSHED FINISH.

NOT TO SCALE

A2 TYPE II SIDEWALK RAMP

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Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

C500

SITE DETAILS

TreanorHL NO. HP0559.1901.70

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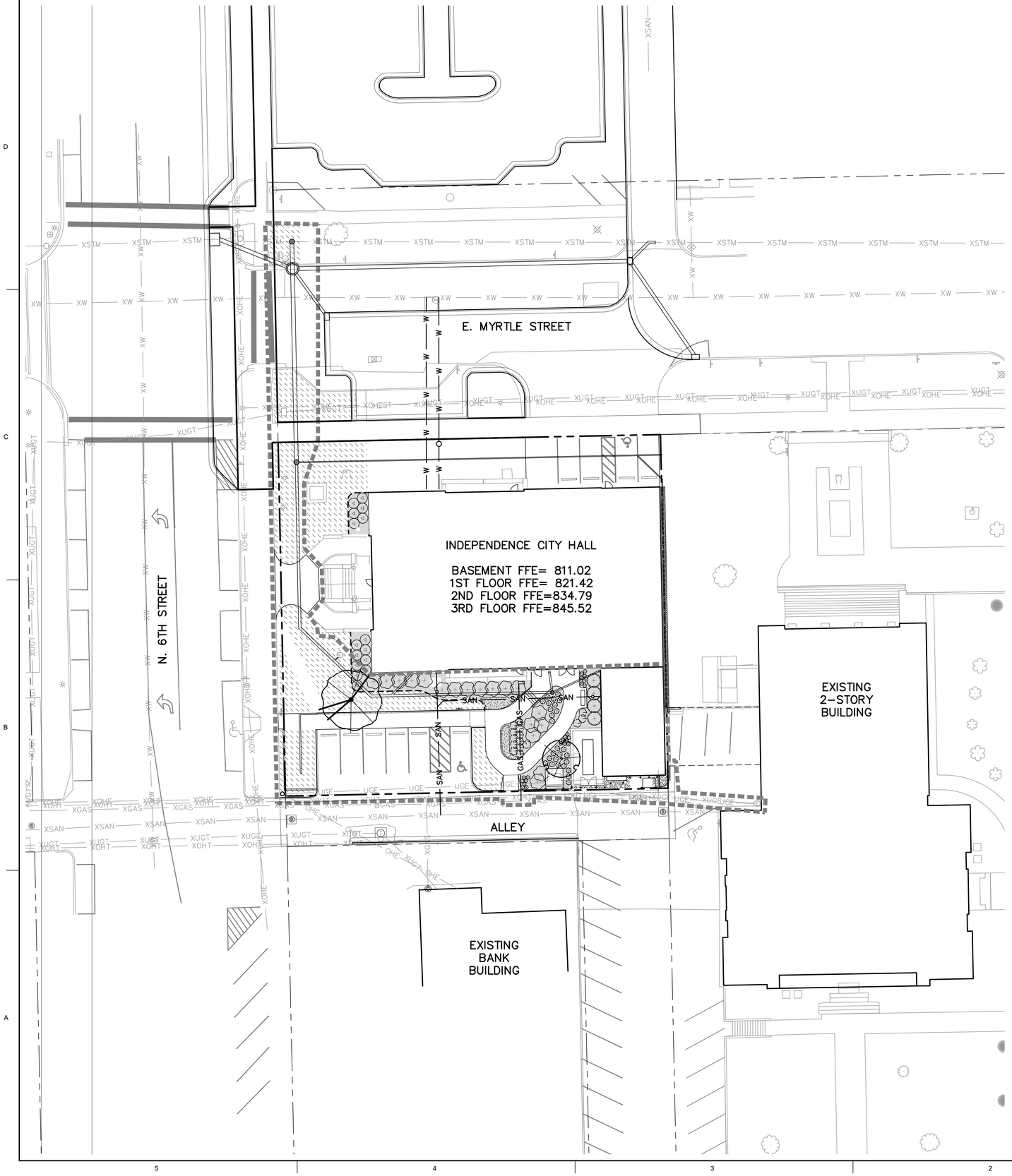

PLANT SCHEDULE OVERALL

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	CR2	1	Chinese Fringe Tree / Chionanthus retusus	2" Cal.	B&B
	UC	1	Frontier Elm / Ulmus x 'Frontier'	2" Cal.	B&B

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	CF	15	Red Twig Dogwood / Cornus stolonifera 'Farrow' TM	5 gal.	C.G.
	FT	15	Show Off Starlet Forsythia / Forsythia x intermedia 'Minfor6' TM	3 gal.	C.G.
	RG	18	Gro–Low Fragrant Sumac / Rhus aromatica 'Gro–Low'	5 gal.	C.G.
	VB	4	Brandywine Viburnum / Viburnum nudum 'Bulk' TM	5 gal.	C.G.

PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	CJ	22	Jethro Tull Tickseed / Coreopsis x 'Jethro Tull'	1 gal.	C.G.
	PP	26	Prairie Fire Switch Grass / Panicum virgatum 'Prairie Fire'	1 gal.	C.G.

SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	AN	100	Annual Flower Bed /	Quart	C.G.

GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	FX	3,719 sf	Turf Seed /	Hydroseed	
	LR	111 sf	Missouri Rainbow Rock / 2" Landscape Rock	2"	
	–	1,620 sf	Hardwood Mulch		

LEGEND

- XSAN — EX. SANITARY SEWER LINE
- XUGT — EX. UNDERGROUND TELEPHONE LINE
- XSTM — EX. STORM SEWER LINE
- XGAS — EX. GAS LINE
- XW — EX. WATER LINE
- XOHE — EX. OVERHEAD ELECTRIC
- EX. UTILITY POLE
- EX. WATER VALVE
- C/O — NEW SANITARY SEWER CLEANOUT PER DETAIL X/C50X
- EX. LIGHT POLE
- EX. MANHOLE
- EX. FIRE HYDRANT
- STM — NEW STORM SEWER LINE
- UGT — NEW FIBER OPTIC LINE
- W — NEW WATER LINE
- SAN — NEW SANITARY SEWER LINE
- LIMITS OF DISTURBANCE
- PROPERTY LINE

N

SCALE: 1" = 20'

20 10 0 20 40

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NO	DESCRIPTION	DATE

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LANDSCAPE PLAN

TreanorHL NO. HP0559.1901.70

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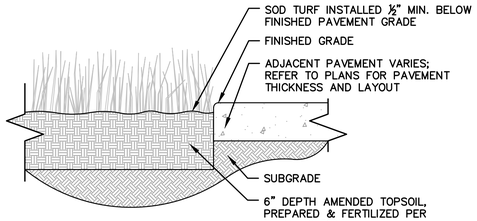
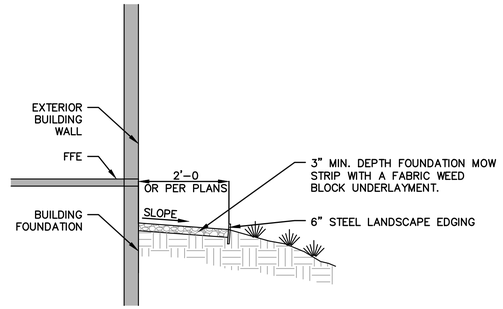


NOTES:
1. SOD SHALL BE INSTALLED IN A MANNER THAT ALLOWS WATER TO FREELY DRAIN FROM PAVEMENT
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING. ALL PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. NO LOW SPOTS THAT HOLD WATER WILL BE ACCEPTED. TURF AREAS SHALL BE COMPACTED TO REMOVE AIR POCKETS & REGRADED – FREE OF ROCKS OR LUMPS.
3. SODDING SHALL BE LAID PARALLEL TO SLOPE DIRECTION & IN A MANNER WHICH PERMITS SOD JOINT STAGGER.
4. SOD PIECES SHALL BE FITTED TOGETHER TIGHTLY SO THAT NO JOINTS ARE VISIBLE; SOD SHALL BE TAMPED FIRMLY & EVENLY BY HAND & ROLLER.
5. WHEN BORDERED BY HEADER BOARD, FINISH GRADE SHALL BE ½" BELOW TOP OF HEADER.

NOT TO SCALE

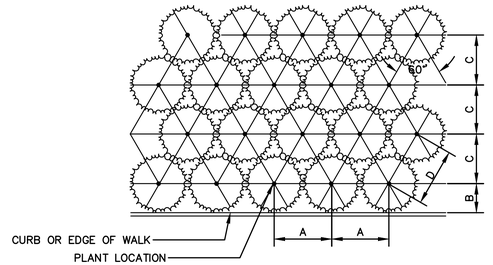
X SOD TURF AT PAVEMENT DETAIL



NOT TO SCALE

X GRAVEL MOW STRIP

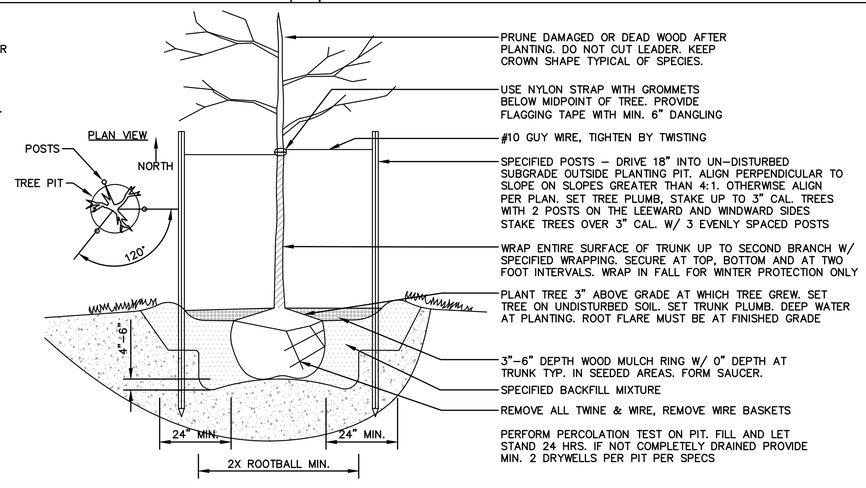
PLANT SPACING	A	B	C	D
3'	3'	1.5'	2.75'	3'
4'	4'	2'	3.5'	4'
5'	5'	2.5'	4.5'	5'



NOT TO SCALE

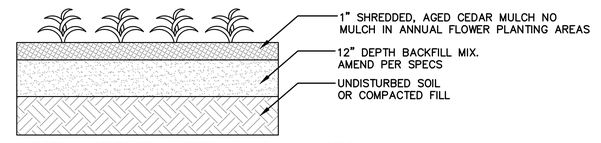
X SHRUB SPACING DETAIL

NOTES:
1. DO NOT REMOVE OR CUT LEADER
2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASON
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE PER SPECS.
7. WRAP TRUNK WITH SPECIFIED TREE WRAP ON EXPOSED SITES OR SPECIES WITH THIN BARK
8. WRAP OCTOBER 15 AND REMOVE MARCH 31



NOT TO SCALE

X DECIDUOUS TREE PLANTING

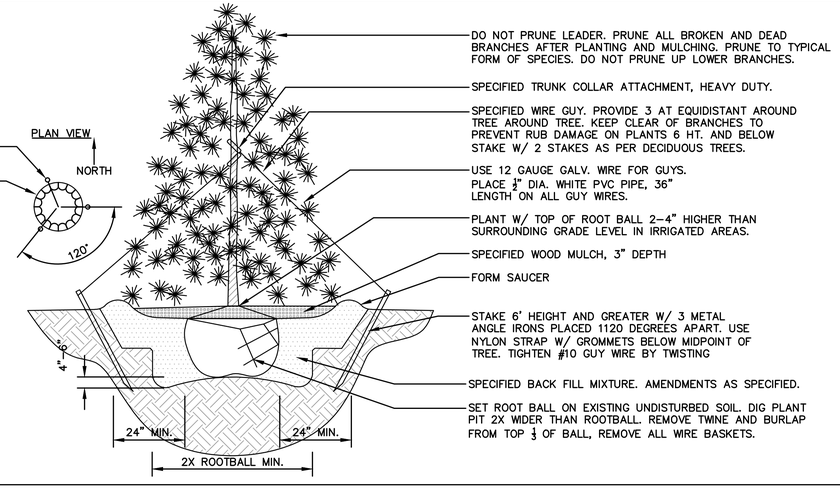


THIS DETAIL APPLIES TO ALL PERENNIAL AND ANNUAL BEDS

NOT TO SCALE

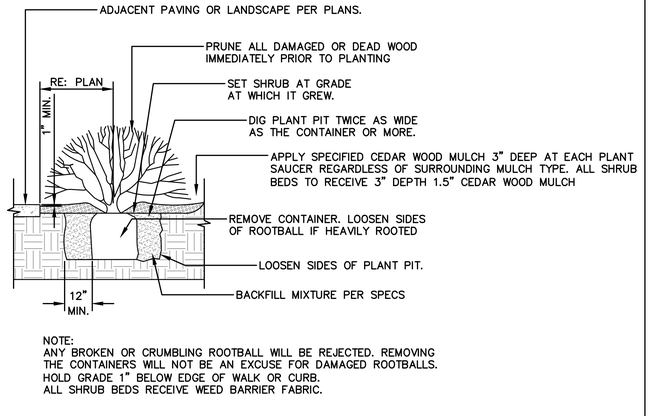
X GROUND COVER/ANNUAL/PERENNIAL PLANTING DETAIL

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE. GUY STAKES
4. KEEP PLANTS MOIST AND SHADED UNTIL TREE PIT PLANTING.
5. AVOID FALL PLANTING IF POSSIBLE.
6. AMENDED BACKFILL SHALL BE PER SPECS.
7. PERFORM PERCOLATION TEST ON PIT, FILL AND LET STAND 24 HRS. IF NOT COMPLETELY DRAINED PROVIDE MIN. 2 DRYWELLS PER PIT PER SPECS.
8. GUYING AND STAKING TO BE REMOVED AFTER ONE GROWING SEASON



NOT TO SCALE

X EVERGREEN TREE PLANTING



NOTE:
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. ALL SHRUB BEDS RECEIVE WEED BARRIER FABRIC.

NOT TO SCALE

X SHRUB PLANTING

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LANDSCAPE DETAILS

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ABBREVIATIONS

AA	AUTOMATICALLY ACTUATED
ABS	ABSOLUTE
ABV	ABOVE
AC	ABOVE COUNTER
ACMU	ARCHITECTURAL CEMENTITIOUS MASONRY UNIT
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AG	ACRYLIC GLAZING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CA	CARD ACTUATED
CAB	CABINET
CB	CHALKBOARD
CCTV	CLOSED CIRCUIT TELEVISION
CF	CORK FLOORING
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CH	CONDUCTOR HEAD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASORY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CORR	CORRIDOR
CPT	CARPET
CR	CARD READER
CS	CUSTOM STEEL
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSUNK
CW	COLD WATER
D	DEEP/DEPTH/DRAIN
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DFS	DOOR AND FRAME SCHEDULE
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DPR	DISPENSER
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EB	EXPANSION BOLT
ECUH	ELECTRIC CABINET UNIT HEATER
EF	EACH FACE
EIFS	EXTERIOR INSUL. FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATION/ELEVATOR
EMER	EMERGENCY
ENC	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FRESH AIR
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTENER
FB	FACE BRICK
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONECTION
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET\
FF	FINISH FLOOR
FFCO	FLUSH FLOOR CLEANOUT
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHWS	FLAT HEAD WOOD SCREW
FIN	FINISH
FL	FLOW LINE
FLUOR	FLUORESCENT
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUCCO
FP	FIREPROOF(ING)
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PLASTIC
FS	FLOOR SINK
FT	FEET
FTG	FOOTING
FUR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE/GRADING
GF	GROUND FACE
GFRC	GLASS FIBER REINFORCED CONCRETE
GR	GRADE, GRADING
GYP	GYPSUM
GYP BD	GYPSUM BOARD
H	HIGH/HEIGHT
HB	HOSE BIB
HM	HOLLOW METAL
HO	HOLD OPEN
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HWD	HARD WOOD
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE(D), (ING)
INSUL	INSULATION, INSULATING
INT	INTERIOR
INTM	INTERMEDIATE
INTXN	INTERSECTION
JB	JUNCTION BOX
JF	JOINT FILLER
JST	JOIST
JT	JOINT
KB	KEYBOARD
KIT	KITCHEN
KO	KNOCK OUT
KS	KNEE SPACE
L	LONG/LENGTH
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LIN	LINOLEUM
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMS	LIMESTONE
LT	LIGHT
LTL	LINTEL
LW	LIGHT WEIGHT
LWC	LIGHT WEIGHT CONCRETE
LWCMU	LIGHT WEIGHT CONCRETE MASONRY UNIT
M	METER(S)
MAS	MASONRY
MAT	MATERIAL(S)
MAX	MAXIMUM
MB	MARKERBOARD
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURE/MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING, MOULDING
MO	MASONRY OPENING
MOD	MODULAR
MS	METAL STUDS
MT	MOUNT(ED), (ING)
MTFR	METAL FURRING
MTL	METAL
MTLR	METAL ROOF
MULL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER (or) OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OFVI	OWNER FURNISHED VENDOR INSTALLED
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PAR	PARAPET
PAV	PAVING
PB	PUSH BUTTON
PC	PORTLAND CEMENT
PCC	PRECAST CONCRETE
PED	PEDESTRIAN
PERIM	PERIMETER
PERP	PERPENDICULAR
PFB	PREFABRICATE(D)
PIC	POLYISOCYANURATE
PK	PARKING
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT, PAINTED
PTR	PAPER TOWEL RECEPTOR
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS OR RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBT	RABBET
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFERENCE
RECEP	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED(ING)
REM	REMOVE
REQ	REQUIRE(D)
RES	RESILIENT
RET	RETURN
REV	REVISION
RFG	ROOFING
RFL	REFLECT(ED), (IVE), (OR)
RFS	ROOM FINISH SCHEDULE
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RVRS	REVERSE
S	SOUTH
SA	SUPPLY AIR
SAM	SELF-ADHERED MEMBRANE
SAN	SANITARY
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTH	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPC	SPACE
SPCR	SPACER
SPEC	SPECIFICATION(S)
SPKR	SPEAKER
SQ	SQUARE
SS	SOLID SURFACE
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	SPECIAL TREATMENT
STA	STATION
STD	STANDARD
STL	STEEL
STN	STONE
STOR	STORAGE
STP	STANDPIPE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SY	SQUARE YARD
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
THK	THICK(NESS)
THRU	THROUGH
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TS	TUBE STEEL
TYP	TYPICAL
TZ	TERRAZZO
UC	UNDER CONTRACT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
US	URINAL SCREEN
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VFCI	VENDOR FURNISHED CONTRACTOR INSTALLED
VFOI	VENDOR FURNISHED OWNER INSTALLED
VFVI	VENDOR FURNISHED VENDOR INSTALLED
VIF	VERIFY IN FIELD
W	WIDE/WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDB	WOOD BASE
WDO	WINDOW
WG	WIRE GLASS
WO	WHERE OCCURS
WPG	WATERPROOFING
WS	WRITABLE SURFACE
WS	WATERSTOP
WSCT	WAINSCOT
WT	WEIGHT
WTW	WALL TO WALL
WWF	WELDED WIRE FABRIC

MATERIALS

- FACE BRICK (PLAN/SECTION)
- CAST STONE (ELEVATION)
- RIGID INSULATION
- SPRAYED INSULATION
- CONCRETE MASONRY
- ASPHALT SHINGLES
- CONCRETE
- UNDISTURBED EARTH
- DISTURBED EARTH
- METAL STUD/STEEL
- GYPSUM BOARD
- DRAINAGE FILL
- PLYWOOD
- BLANKET OR LOOSE FILL INSULATION
- WOOD FINISH
- DEMOLITION
- EXISTING
- NEW PARTITION

SYMBOLS

DETAIL SECTION — 1 / A101 — DETAIL NUMBER, SHEET NUMBER

ELEVATION LEVEL — NAME, ELEVATION

BUILDING SECTION — 1 / A101 — DETAIL NUMBER, SHEET NUMBER

CEILING TAG W/ HEIGHT/MATERIAL — 1'-0" / APC1 — HEIGHT ABOVE FINISH FLOOR, UNO; CEILING TYPE

WALL SECTION — 1 / A101 — DETAIL NUMBER, SHEET NUMBER

DOOR TAG — 201A — UNIQUE ID, ROOM NUMBER

BUILDING ELEVATION / INTERIOR ELEVATION — 1 / A101 / 1 — DETAIL NUMBER, SHEET NUMBER

WINDOW TAGS — AA — 3'-0" AFF (WIN. SILL)

PLAN DETAIL — 1 / A101 — DETAIL NUMBER, SHEET NUMBER

GRAPHIC SCALE — 0, 4', 8', 16'

GRID LINE - NEW — 0

GRID LINE - EXISTING — 0

PLAN NOTE & DEMO NOTE — P01

NORTH ARROW

REVISION TAG — 99 — REVISION NUMBER

PARTITION TYPE INDICATOR — A321 — PARTITION TYPE, DIMENSIONAL MODIFIER, TYPE MODIFIER, RATING - WHERE APPLIES, PARTITION

ROOM TAG — ROOM NAME, 101 — ROOM NAME, ROOM NUMBER

ROOM TAG W/ AREA — ROOM NAME, 101, 150 SF — ROOM NAME, ROOM NUMBER, ROOM SF

CASEWORK TAG — # / 12" / 12" — AWI # or PRODUCT #, WIDTH, DEPTH

SPECIALTY EQUIPMTNT TAG — 1i

GENERAL NOTES

A General Notes shall apply to all Work of this Project, including changes approved by the Owner during the course of the Work.

B Drawings are intended to show end result of design. Minor modifications necessary to suit job conditions shall be included as part of the Work.

C Architectural floor plan dimensions are to face of concrete, face of masonry, face of gypsum board, or Column Line, UNO. Masonry dimensions are nominal, UNO. "Clear" denotes minimum finish to finish dimension.

D Do not scale drawings; dimensions shall govern.

E COORDINATE FLOOR CORE DRILLING WITH EXISTING STRUCTURE.

F PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. PATCH, SAND, AND TEXTURE EXISTING SURFACES TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES.

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CITY OF INDEPENDENCE KANSAS

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Issued For: 100CD

Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

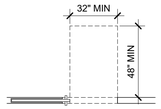
A001

GEN NOTES

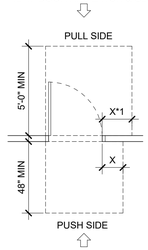
TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:41:25 AM

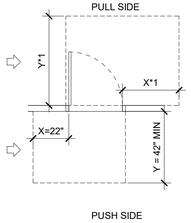
NOTE: WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.



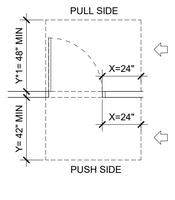
NOTE: X*1= 18" MIN, 24" PREFERRED
X = 12" IF DOOR HAS LATCH & CLOSER

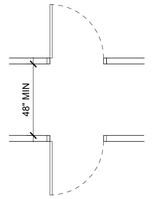


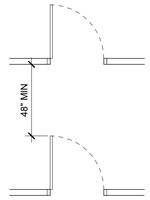
NOTE: X*1= 36" MIN IF Y*1=60" +
X*1=42" MIN IF Y*1= 54" - 59"
Y = 48" IF DOOR HAS LATCH & CLOSER

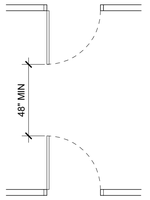


NOTE: Y*1= 54" MIN IF DOOR HAS CLOSER
Y = 48" MIN IF DOOR HAS CLOSER









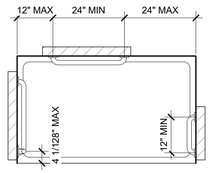
DOOR CLEARANCES E2

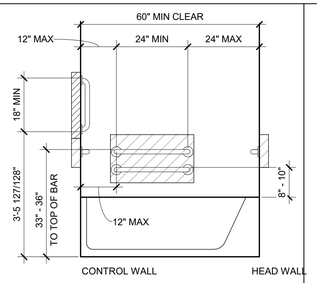
1/4" = 1'-0"

GENERAL NOTES

A REFERENCED STANDARD(S) PROJECT SHALL COMPLY WITH ADA #### AND ANSI ### ####

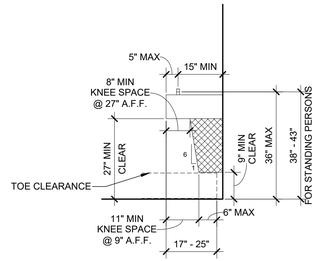
B DIMENSIONS ON THIS SHEET ARE TO FINISH FACE OF WALLS AND CEILINGS.





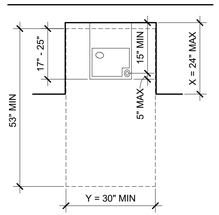
ADA BATHTUB MOUNTING D4

1/2" = 1'-0"



NOTE: EQUIPMENT PERMITTED IN SHADED AREA, ADAAG 303.6.4

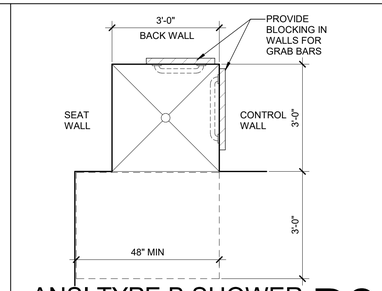
NOTE: ANY PROTRUSION HIGHER THAN 27" ABOVE FINISH FLOOR SHALL NOT PROJECT INTO A CORRIDOR OR PATH MORE THAN 4"



NOTE: IF X > 24" THEN Y SHALL BE 36" MIN.

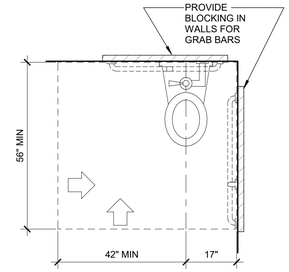
DRINKING FOUNTAIN D3

1/2" = 1'-0"



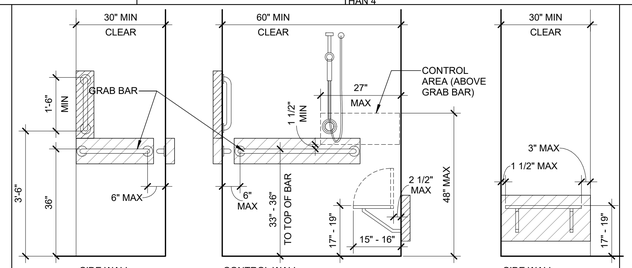
ANSI TYPE B SHOWER D2

1/2" = 1'-0"



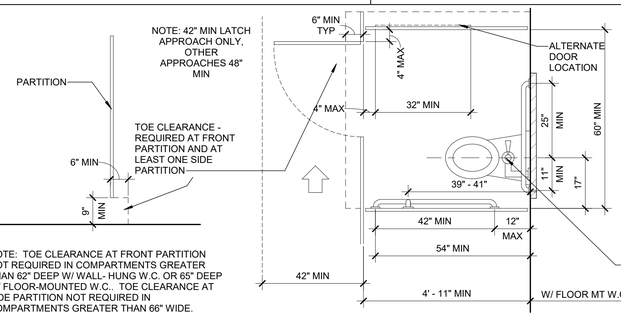
ANSI TYPE B W.C.-PLAN D1

1/2" = 1'-0"

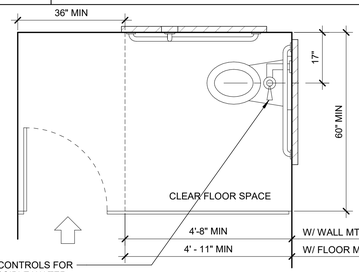


ADA ROLL-IN SHOWER MOUNTING C3

1/2" = 1'-0"

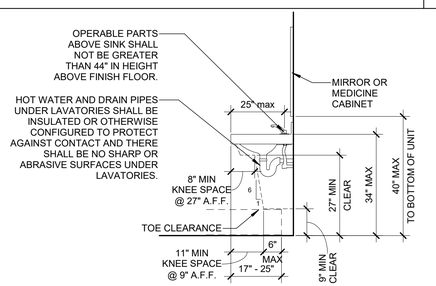


NOTE: TOE CLEARANCE AT FRONT PARTITION NOT REQUIRED IN COMPARTMENTS GREATER THAN 62" DEEP W/ WALL- HUNG W.C. OR 65" DEEP W/ FLOOR-MOUNTED W.C.. TOE CLEARANCE AT SIDE PARTITION NOT REQUIRED IN COMPARTMENTS GREATER THAN 66" WIDE.



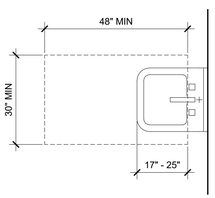
ADA STALL-PLAN C1

1/2" = 1'-0"



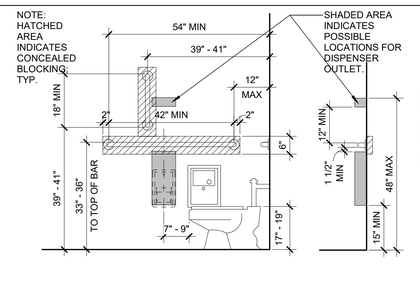
LAVATORY-ELEVATION B4

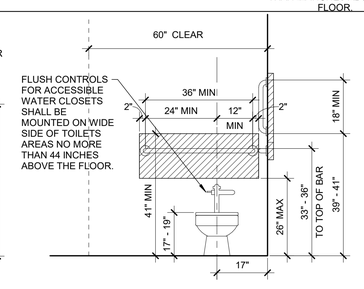
1/2" = 1'-0"



ADA LAVATORY-PLAN B3

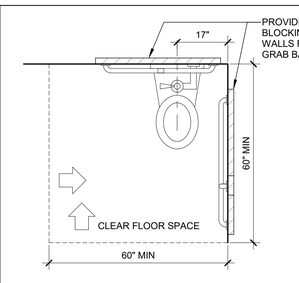
1/2" = 1'-0"





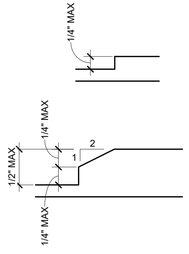
ADA W.C.-ELEVATIONS B2

1/2" = 1'-0"



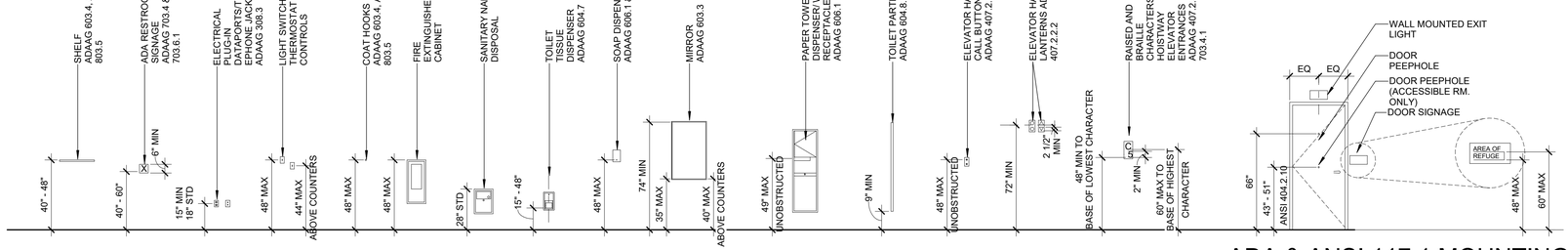
ADA W.C.-PLAN B1

1/2" = 1'-0"



LEVEL CHANGES A5

1/4" = 1'-0"



ADA & ANSI 117.1 MOUNTING HEIGHTS A1

1/4" = 1'-0"

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
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120 N. 6TH STREET
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REVISIONS

NO	DESCRIPTION	DATE

A002

ADA TYP

TreanorHL NO. HP0559.1901.00

G211 - WALL SCHEDULE

TYPE	DIM.	CORE MAT. DIM.	GYP. BD	FIRE RATING	SOUND BATT.	U.L. NO.	STC	NOTES
A3	4 7/8"							
A3a	4 7/8"							
A3d1	4 7/8"			1HR				
A3f1	4 7/8"			1HR (Fire)				
A3p	4 7/8"							
A6	7 1/4"							
C3	4 7/8"							
D2a	5"							
D3a	6 1/8"							
D3d1	6 1/8"			1 HR				
dfa	4 7/8"	3 5/8"	5/8"					
E2a	4 3/8"							
E3a	5 1/2"							
E3d1	5 1/2"			1HR (Fire)				
F1	2 1/4"	1 1/2"	5/8"					
F1H	1 1/2"	1 1/2"	5/8"					
F2	3 1/8"							
F3	4 1/4"							
F3a	4 1/4"							
F3b	4 1/4"							
H2a	3 3/4"							
H3a	4 7/8"							
M12	11 5/8"	7 5/8"	5/8"					
Q4	3 5/8"							
Q6f2	5 5/8"			2 HR				
X2f1	3 1/8"	4"	5/8"	1 HR				
Y2d2	3 3/4"			2HR (Fire)				

PARTITION TYPE:

A. MTL STUD_SGL LAYER OF GYP BD, BS_TO ROOF OR BOTTOM OF DECK
B. MTL STUD_SGL LAYER OF GYP BD, BS_4" ABV CLG
C. MTL STUD_SGL LAYER OF GYP BD, BS_PARTIAL HEIGHT
D. MTL STUD_DBL LAYER OF GYP BD, BS_TO ROOF OR BOTTOM OF DECK
E. MTL STUD_SGL LAYER OF GYP BD, SS_TO ROOF OR BOTTOM OF DECK
F. MTL STUD_DBL LAYER OF GYP BD, SS_TO ROOF OR BOTTOM OF DECK
G. MTL STUD_SGL LAYER OF GYP BD,SS_4" ABV CLG
H. MTL STUD_DBL LAYER OF GYP BD, SS, SGL LAYER OF GYP BD, SS_TO ROOF OR BOTTOM OF DECK
I. NOT USED
J. N/A
K. MTL DBL STUD_SGL LAYER OF GYP BD,BS_TO ROOF OR BOTTOM OF DECK
L. N/A
M. MTL FURRING_SGL LAYER OF GYP BD_4" ABV CLG
N. MTL FURRING_DBL LAYER OF GYP BD_4" ABV CLG
O. NOT USED
P. N/A
Q. CMU_TO ROOF OR BOTTOM OF DECK
R. CMU_4" ABOVE CEILING AND BRACED TO STRUCTURE
S. CMU_PARTIAL HEIGHT
T. CMU_4" ABOVE CEILING, BRACE TO STRUCTURE, TYPE A WALL ABOVE
U. CMU,TO ROOF OR BOTTOM OF DECK, 1 1/2" MTL FURRING, SS_SGL LAYER OF GYP BD, SS_4" ABV CLG
V. CMU,TO ROOF OR BOTTOM OF DECK, 1 1/2" MTL FURRING, BS_SGL LAYER OF GYP BD, BS_4" ABV CLG
W. N/A
X. SHAFT WALL_SGL LAYER OF GYP BD, SS_TO ROOF OR BOTTOM OF DECK
Y. SHAFT WALL_DBL LAYER OF GYP BD, SS_TO ROOF OR BOTTOM OF DECK
Z. N/A

DIMENSONAL MODIFIER

MTL STUD
0 - 7/8"
1 - 1 5/8"
2 - 2 1/2"
3 - 3 5/8"
4 - 4"
5 - 5"
6 - 6"

SHAFT WALL
2 - 2 1/2" SHAFT WALL FRAMING
4 - 4" SHAFT WALL FRAMING
6 - 6" SHAFT WALL FRAMING

CMU
1 - 9 5/8"
2 - 11 5/8"
4 - 3 5/8"
6 - 5 5/8"
8 - 7 5/8"

WOOD
4 - 2X4
6 - 2X6
8 - 2X8

TYPE MODIFIER:

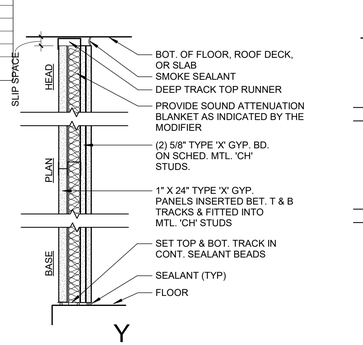
a. ACOUSTIC, SOUND, STC
b. LOAD BEARING
c. EXPANDED METAL/ACOUSTIC, SOUND, STC
d. FIRE BARRIER
e. FIRE BARRIER/ACOUSTIC, SOUND, STC
f. FIRE PARTITION
g. FIRE PARTITION/ACOUSTIC, SOUND, STC
h. FIRE WALL
i. Do not use
j. FIRE WALL/ACOUSTIC, SOUND, STC
k. LEAD
l. Do not use
m. LEAD/ACOUSTIC, SOUND, STC
n. RF SHIELDED/ACOUSTIC, SOUND, STC
o. RF SHIELDED/ACOUSTIC, SOUND, STC/EXPANDED METAL
p. SECURITY
q. SECURITY/ACOUSTIC, SOUND, STC
r. SMOKE BARRIER
s. Do not use
t. RF SHIELDED/ACOUSTIC, SOUND, STC/LEAD

RATING:

0 - NON-RATED
1 - 1 HOUR
2 - 2 HOUR
3 - 3 HOUR
4 - 4 HOUR
5 - 1/2 HOUR

S - SMOKE





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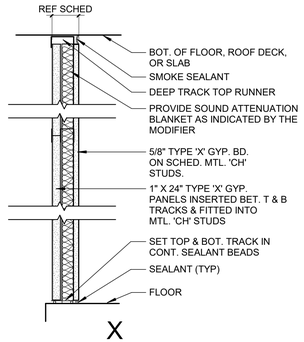

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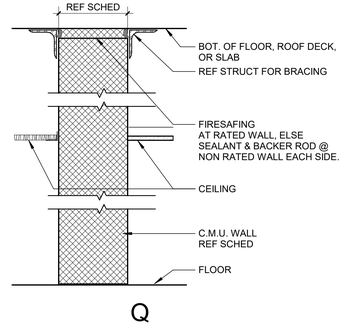

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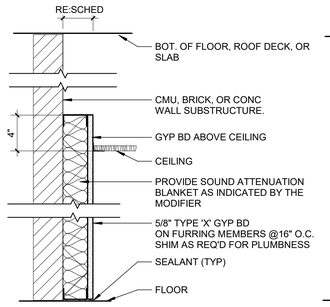

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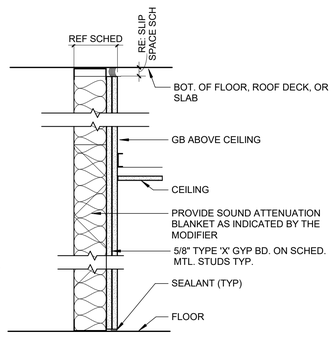

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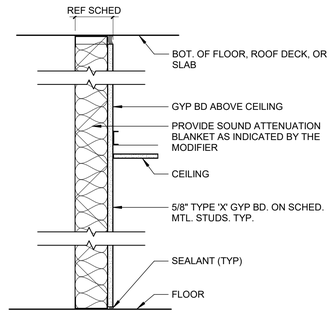

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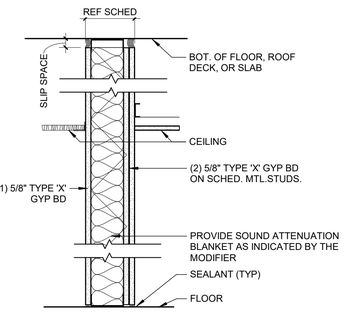

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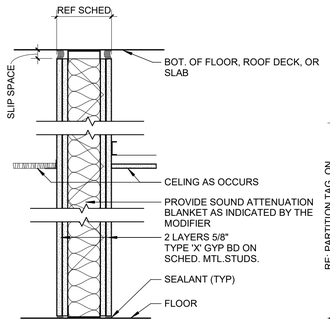

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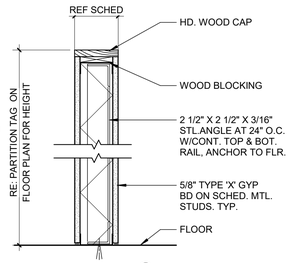

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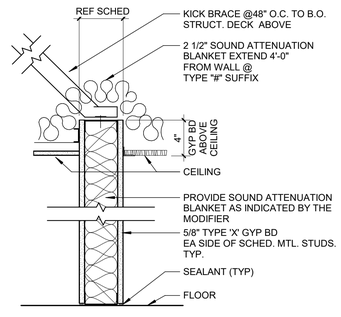

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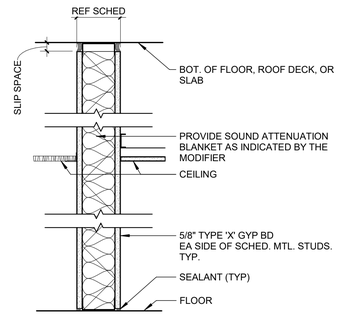
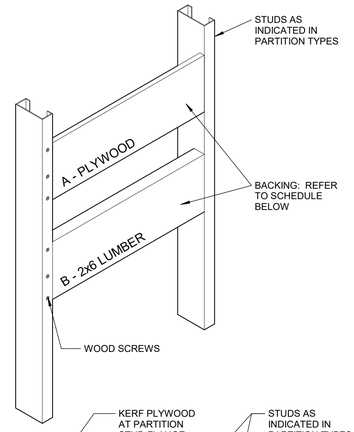
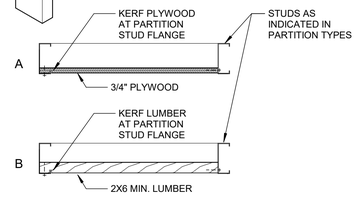


A

BACKING PLATE DETAIL:





BACKING PLATE SCHEDULE

TYPE	A	B
DESCRIPTION	3/4" PLYWOOD	2X6 NOMINAL LUMBER

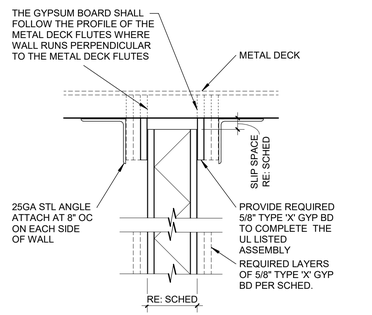
1. PROVIDE CONCEALED PLYWOOD OR LUMBER BACKING (FIRE-RETARDANT-TREATED WHERE REQUIRED) FOR SUPPORT OF WALL-MOUNTED GRAB BARS, HANDRAILS, FIXTURES, ACCESSORIES, SPECIALTIES, EQUIPMENT, TRIM AND CABINETS.
2. EXTEND BACKING TO NEXT STUD BEYOND ATTACHMENT LOCATION, BOTH DIRECTIONS.
3. ANCHOR BACKING SECURELY TO STUDS. KERF BACKING AT STUD FLANGES SO BACKING IS TIGHT TO BACK OF GYPSUM BOARD.

SLIP SPACE SCHEDULE

HORIZONTAL SPAN OF FLOOR BETWEEN BEAMS	OTHER FLOORS	ROOF
UP TO 30 FEET	1.5 INCH	2 INCH
31 TO 50 FEET	2.5 INCHES	3.3 INCHES
51 TO 60 FEET	3 INCHES	4 INCHES
61 TO 70 FEET	3.5 INCHES	4.7 INCHES

1. REFER TO STRUCTURAL DRAWINGS FOR BEAM SPANS.
2. SLIP SPACES GREATER THAN 1 1/2" SHALL USE PROPRIETARY DEEP LEG DEFLECTION TRACK.

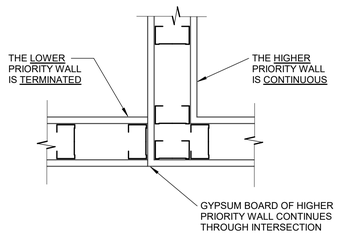
OPTIONAL HEAD OF DETAIL



PARTITION NOTES:

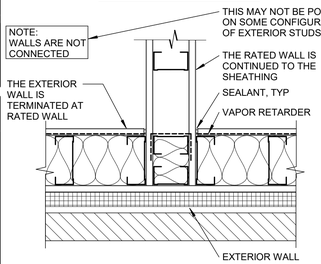
A. STUD SPACING IS 16 INCHES ON CENTER MAX.
B. REFER TO THE ARCHITECTURAL FLOOR PLANS (A100 SHEETS)
C. REFER TO THE DASHED LINES ON THE CODE PLANS (G005) FOR THE FIRE RATING LOCATIONS. PARTITIONS MUST CONFORM TO TESTED, RATED ASSEMBLIES WHEN THEY ARE INDICATED TO BE RATED ON THE ARCHITECTURAL CODE PLANS. WHEN NO RATING IS INDICATED, CONSTRUCT THE PARTITION PER THE INDICATED TYPE AS A NON-RATED ASSEMBLY.
D. LABEL FIRE AND SMOKE WALLS AS FOLLOWS: LABEL BOTH SIDES; LABEL ALL SECTIONS; USE 4" HIGH STENCILS; USE FLUORESCENT ORANGE PAINT; LOCATE ABOUT 12" ABOVE THE FINISHED CEILING; SPACE STENCILS 10 FEET OC MAX; SPECIFIC LABELS TO READ "1HR", "2HR", "1HR SMOKE", "2HR SMOKE", "SMOKE", ETC AS IDENTIFIED IN THE LIFE SAFETY PLANS.
E. PROVIDE STENCIL WITH THE LABEL "SOUND" AS DESCRIBED IN NOTE 3 ON ALL SOUND RATED WALLS IDENTIFIED BY A "#" SUFFIX AND THAT GO TO STRUCTURE.
F. PROVIDE FIRE STOP & SMOKE STOP SYSTEMS PER SPECIFICATION AT ALL PENETRATIONS & OPENINGS (INCLUDING THE PERIMETER) THROUGH FIRE RATED WALLS.
G. SEAL ALL PENETRATIONS & OPENINGS (INCLUDING THE PERIMETER) PER SPECIFICATIONS IN ALL SOUND RATED WALLS INDICATED BY A "#" SUFFIX.
H. THE PARTITION TYPES INDICATE THE BASIC WALL CONSTRUCTION ONLY. REFER TO ALL OF THE CONSTRUCTION DOCUMENTS FOR OTHER REQUIREMENTS INCLUDING: MECHANICAL, ELECTRICAL, PLUMBING, BLOCKING & BACKING, WALL BASE, WALL FINISH, AND RECESSED & SURFACE MOUNTED EQUIPMENT.
I. PROVIDE TESTED, RATED ASSEMBLIES AT THE TOP OF ALL PARTITIONS INDICATED TO BE FIRE OR SMOKE RATED THAT EXTEND TO THE BOTTOM OF STRUCTURE OR DECK ABOVE. ALL ASSEMBLIES SHALL BE TESTED BY UNDERWRITERS LABORATORY OR OTHER TESTING FACILITY ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. PROVIDE A FIRE AND SMOKE RATING CONSISTENT WITH THE PARTITION. THE ASSEMBLY SHALL ALLOW VERTICAL MOVEMENT PER THE SLIP SPACE SCHEDULE.
J. WHEN WALLS CONTINUE PAST INTERMEDIATE STRUCTURE, FOR EXAMPLE IN MULTI-STORY STAIR ENCLOSURES, ATTACHMENT TO INTERMEDIATE STRUCTURE SHALL BE WITH A SLOTTED CONNECTION OR OTHER MEANS SO THAT STRUCTURAL DEFLECTION WILL NOT TRANSFER LOADS TO WALL FRAMING.
K. WHERE METAL DECK ASSEMBLIES AND FIRE RATED WALLS MEET, THE CONTRACTOR MAY INSTALL FIRE RATED MINERAL BATT INSULATION WITH FIRE CAULKING OR USE THE HEAD OF DETAIL SHOWN BELOW THE SLIP SPACE SCHEDULE ON THIS SHEET TO COMPLETE THE UL LISTED ASSEMBLY.

PARTITION PRIORITY:

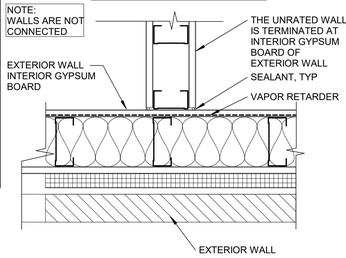


PARTITION TYPE	PRIORITY
3 HOUR FIRE	1 - HIGHEST
2 HOUR SHAFT	2
2 HOUR FIRE	3
1 HOUR SHAFT	4
1 HOUR	5
SMOKE	6
ACOUSTIC	7
NO FIRE OR ACOUSTIC RATING	8 - LOWEST

PARTITION TERMINATIONS AT EXTERIOR WALL:



RATED INTERIOR PARTITION



UNRATED INTERIOR PARTITION

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REVISIONS

NO	DESCRIPTION	DATE

A003

PARTITION TYPES

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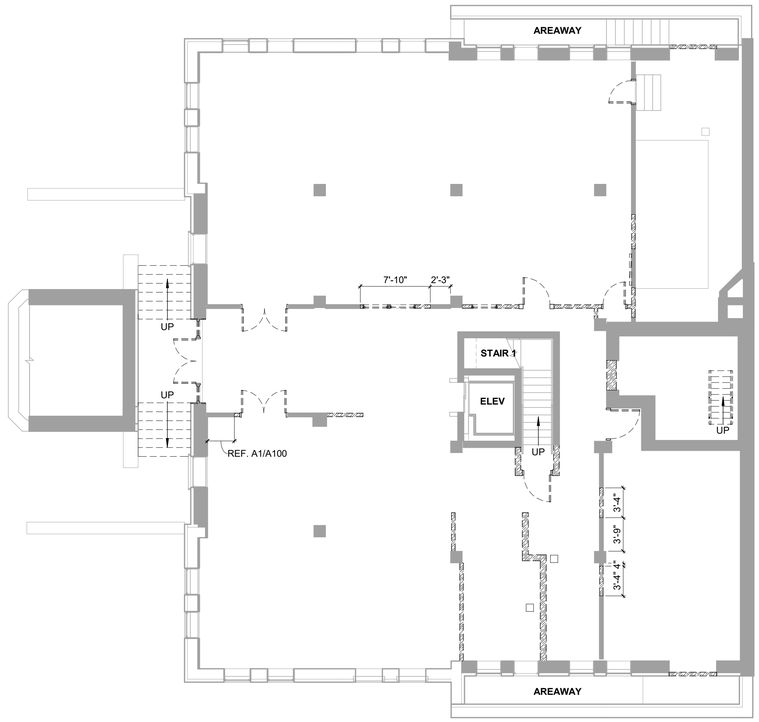

GENERAL DEMOLITION NOTES:

A REMOVE NON-HISTORIC FLOOR FINISHES DOWN TO EXISTING CONCRETE SLAB OR DECK, UNO

B PROVIDE SHORING AS NECESSARY AT REMOVED DOORS IN WALLS TO REMAIN.

C AT CONNECTIONS OF NON-HISTORIC WALLS TO BE REMOVED TO HISTORIC WALLS TO REMAIN PROTECT HISTORIC WALL FINISHES, CAREFULLY REMOVE NON-HISTORIC MATERIALS, AND PROVIDE CLEAN FINAL APPEARANCE

D PROTECT TERRAZZO FLOORING & METAL TRIM, STAIRS & RAILINGS FROM DAMAGE DURING DEMOLITION & CONSTRUCTION

E PROTECT CENTRAL CORE COMPONENETS INCLUDING WALLS, WALL FINISHES, DOORS, TRIM, ELEVATOR, STAIRS, & RAILINGS FROM DAMAGE DURING THE WORK

F REPAIR OR REPLACE ANY EXISTING MATERIALS INCLUDING BUT NOT LIMITED TO: DOORS, TRIM, WALL OR CEILING SURFACES. ETC.- WHICH ARE SCHEDULED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION WITH MATERIALS IN-KIND MATCHING DIMENSIONS, PROFILE, MATERIAL, TEXTURE, AND FINISH.

G PROTECT EXISTING TREES, PLANTINGS, AND LANDSCAPING TO REMAIN DURING EXTERIOR WORK

H REMOVE EXISTING BUILDING WALLS, DOORS, AND OTHER BUILDING COMPONENTS AS INDICATED ON THE DRAWINGS, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. CAREFULLY REMOVE OR DISMANTLE ITEMS SCHEDULED FOR REUSE OR SALVAGE TO OWNER

J COORDINATE REMOVAL AND/ OR SALVAGE OF EXISTING FIRE SPRINKLER EQUIPMENT, MECHANICAL EQUIPMENT, FIRE ALARM PANELS, ALARM PULL STATIONS, FIRE HOSE CABINETS, ELECTICAL PANELS, TELEPHONE PANELS, FUSE BOXES, PIPING, CONDUIT,ETC. WITH MEP DRAWINGS

K NOTIFY ARCHITECT IF DEMOLITION WORK UNCOVERS DAMAGED STRUCTURAL COMPONENTS NOT NOTED TO BE REPAIRED.

L REFERENCE ROOF DEMOLITION PLAN FOR ROOF DEMOLITION WORK

BASEMENT DEMOLITION PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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AD100

BASEMENT FLOOR DEMOLITION PLAN

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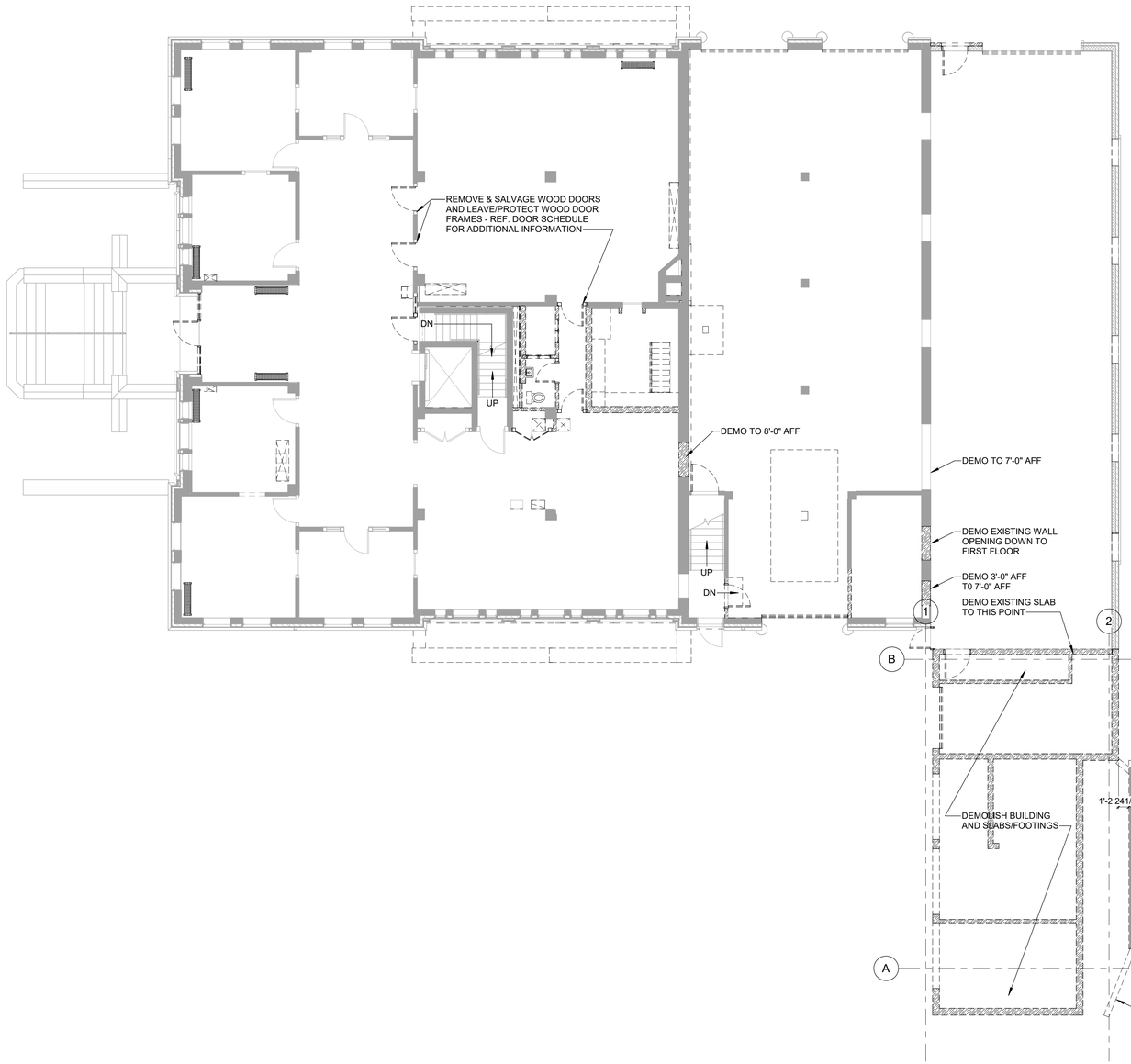

GENERAL DEMOLITION NOTES:

A REMOVE NON-HISTORIC FLOOR FINISHES DOWN TO EXISTING CONCRETE SLAB OR DECK, UNO

B PROVIDE SHORING AS NECESSARY AT REMOVED DOORS IN WALLS TO REMAIN.

C AT CONNECTIONS OF NON-HISTORIC WALLS TO BE REMOVED TO HISTORIC WALLS TO REMAIN PROTECT HISTORIC WALL FINISHES, CAREFULLY REMOVE NON-HISTORIC MATERIALS, AND PROVIDE CLEAN FINAL APPEARANCE

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K NOTIFY ARCHITECT IF DEMOLITION WORK UNCOVERS DAMAGED STRUCTURAL COMPONENTS NOT NOTED TO BE REPAIRED.

L REFERENCE ROOF DEMOLITION PLAN FOR ROOF DEMOLITION WORK

FIRST FLOOR DEMOLITION PLAN A1

REF: A4\ A150

1/8" = 1'-0"

0 4' 8' 16'

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Issued For:	100CD
Date:	01/28/22

REVISIONS

NO	DESCRIPTION	DATE

AD101

FIRST FLOOR DEMOLITION PLAN

TreanorHL NO. HP0559.1901.00

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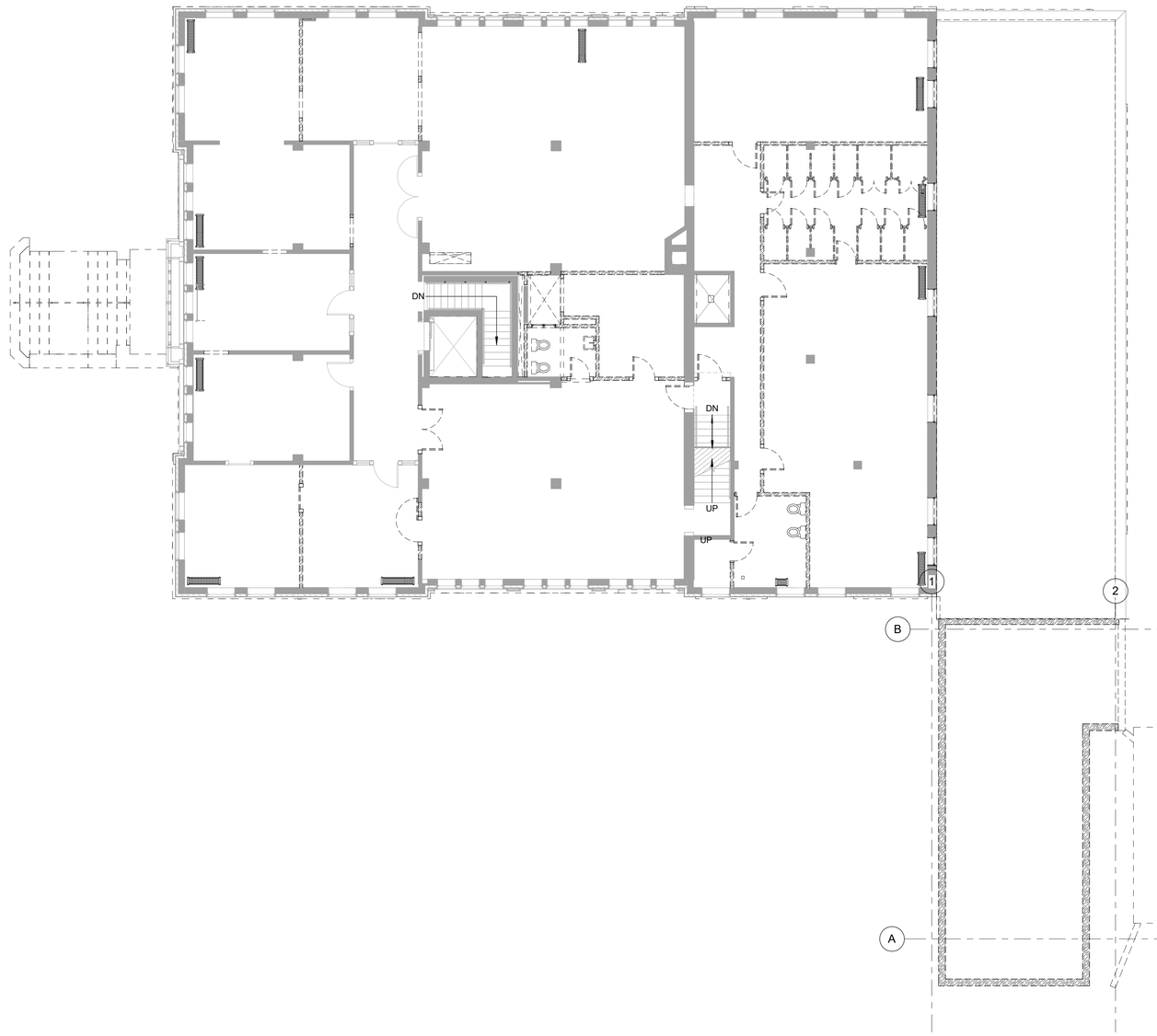

GENERAL DEMOLITION NOTES:

A REMOVE NON-HISTORIC FLOOR FINISHES DOWN TO EXISTING CONCRETE SLAB OR DECK, UNO

B PROVIDE SHORING AS NECESSARY AT REMOVED DOORS IN WALLS TO REMAIN.

C AT CONNECTIONS OF NON-HISTORIC WALLS TO BE REMOVED TO HISTORIC WALLS TO REMAIN PROTECT HISTORIC WALL FINISHES, CAREFULLY REMOVE NON-HISTORIC MATERIALS, AND PROVIDE CLEAN FINAL APPEARANCE

D PROTECT TERRAZZO FLOORING & METAL TRIM, STAIRS & RAILINGS FROM DAMAGE DURING DEMOLITION & CONSTRUCTION

E PROTECT CENTRAL CORE COMPONENETS INCLUDING WALLS, WALL FINISHES, DOORS, TRIM, ELEVATOR, STAIRS, & RAILINGS FROM DAMAGE DURING THE WORK

F REPAIR OR REPLACE ANY EXISTING MATERIALS INCLUDING BUT NOT LIMITED TO: DOORS, TRIM, WALL OR CEILING SURFACES. ETC.- WHICH ARE SCHEDULED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION WITH MATERIALS IN-KIND MATCHING DIMENSIONS, PROFILE, MATERIAL, TEXTURE, AND FINISH.

G PROTECT EXISTING TREES, PLANTINGS, AND LANDSCAPING TO REMAIN DURING EXTERIOR WORK

H REMOVE EXISTING BUILDING WALLS, DOORS, AND OTHER BUILDING COMPONENTS AS INDICATED ON THE DRAWINGS, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. CAREFULLY REMOVE OR DISMANTLE ITEMS SCHEDULED FOR REUSE OR SALVAGE TO OWNER

J COORDINATE REMOVAL AND/ OR SALVAGE OF EXISTING FIRE SPRINKLER EQUIPMENT, MECHANICAL EQUIPMENT, FIRE ALARM PANELS, ALARM PULL STATIONS, FIRE HOSE CABINETS, ELECTICAL PANELS, TELEPHONE PANELS, FUSE BOXES, PIPING, CONDUIT,ETC. WITH MEP DRAWINGS

K NOTIFY ARCHITECT IF DEMOLITION WORK UNCOVERS DAMAGED STRUCTURAL COMPONENTS NOT NOTED TO BE REPAIRED.

L REFERENCE ROOF DEMOLITION PLAN FOR ROOF DEMOLITION WORK

SECOND FLOOR DEMOLITION PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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SECOND FLOOR DEMOLITION PLAN

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GENERAL DEMOLITION NOTES:

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L REFERENCE ROOF DEMOLITION PLAN FOR ROOF DEMOLITION WORK

THIRD FLOOR DEMOLITION PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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THIRD FLOOR DEMOLITION PLAN

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DEMO ELEVATION- EAST D1

1/8" = 1'-0"

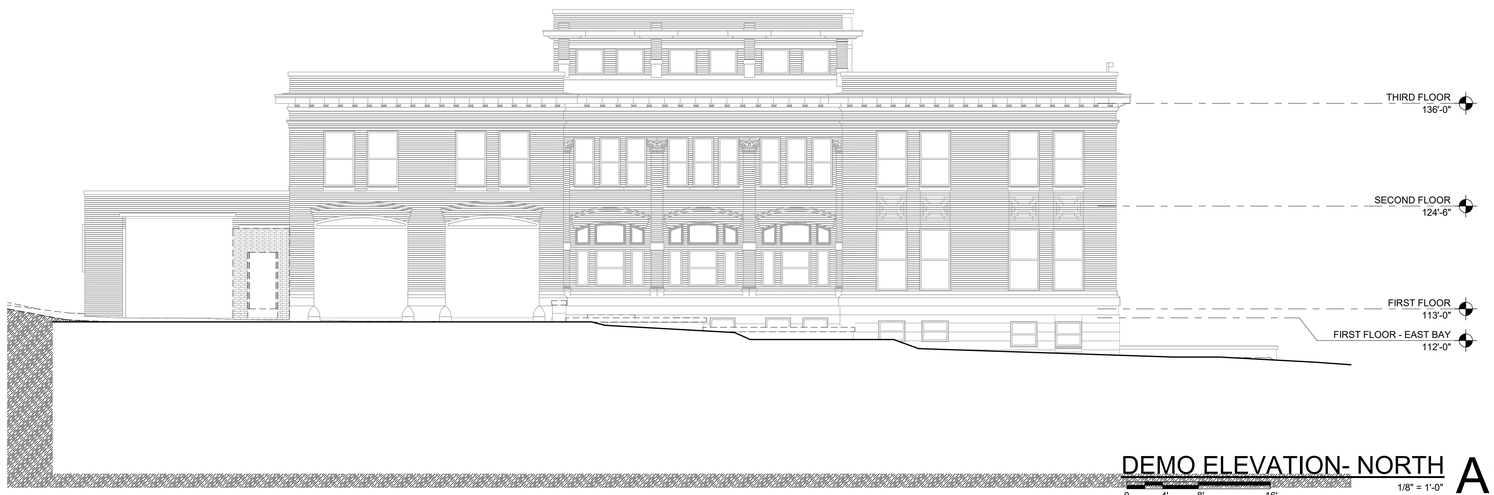
0 4' 8' 16'



DEMO ELEVATION- SOUTH B1

1/8" = 1'-0"

0 4' 8' 16'



DEMO ELEVATION- NORTH A1

1/8" = 1'-0"

0 4' 8' 16'

GENERAL DEMOLITION NOTES:

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L REFERENCE ROOF DEMOLITION PLAN FOR ROOF DEMOLITION WORK

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DEMO ELEVATIONS

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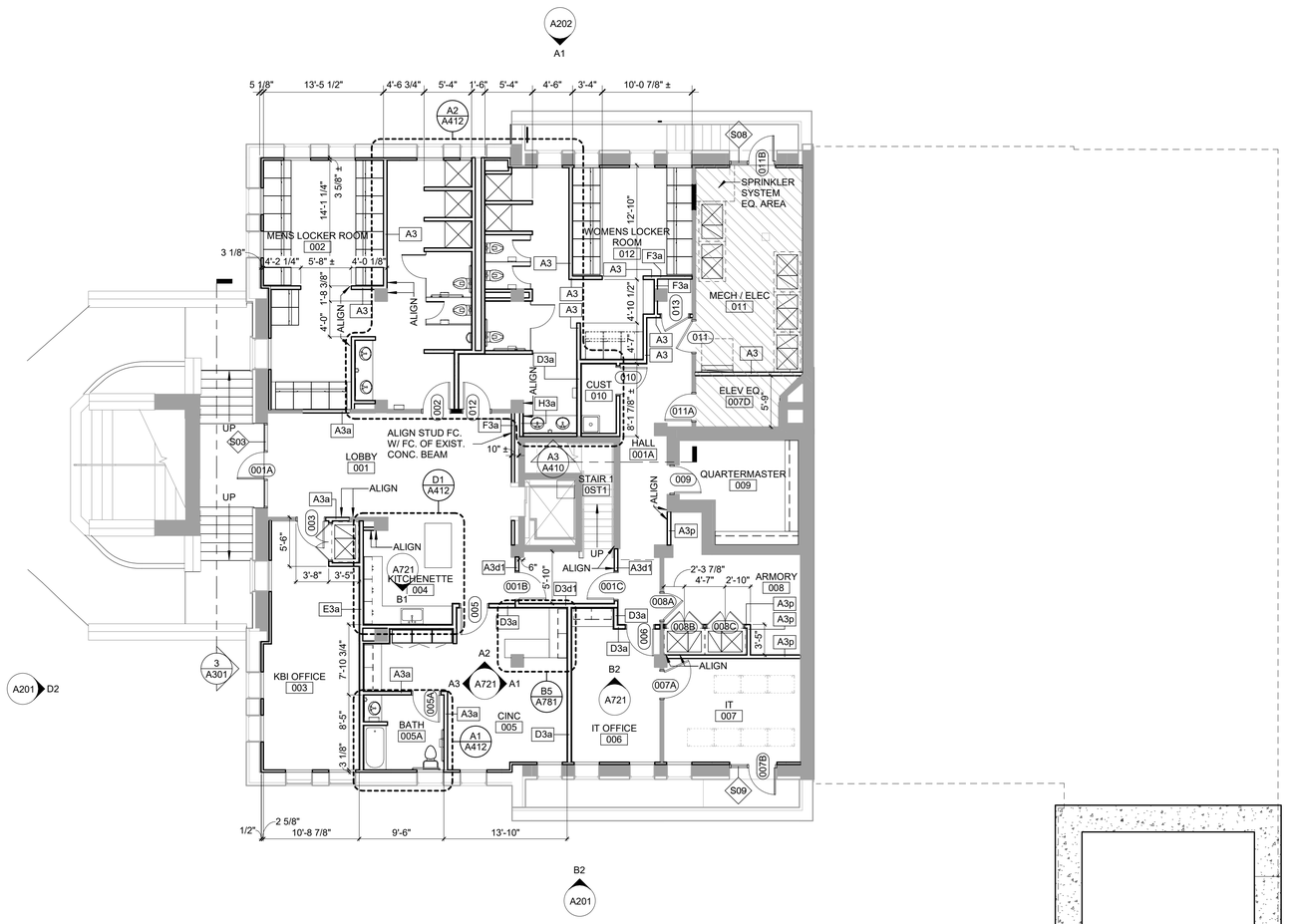

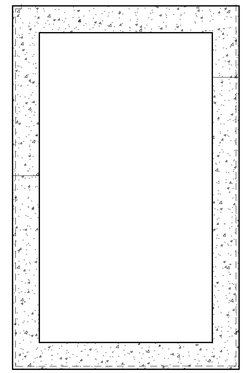

GENERAL PLAN NOTES:

A DIMENSIONS ARE FROM FACE OF METAL STUD OR FACE OF EXISTING FINISH WALL, U.N.O.

B DOOR MARKS BEGINNING WITH "X" ARE EXISTING DOORS TO REMAIN. ALL OTHER DOORS ARE NEW.

C EXISTING FLOORING SHALL BE MADE LEVEL, PLUMB AND IN SOUND CONDITION AS REQUIRED FOR THE INSTALLATION OF SCHEDULED FINISHES, TYPICAL.

D PATCH AND REPAIR EXISTING CONSTRUCTION SCHEDULED TO REMAIN (WALLS, DOORS, CEILINGS, FLOORS, ETC.) TO ALLOW FOR NEW OR COMPLETION OF EXISTING FINISHES. REPAIRS OR REPLACEMENTS MUST BE DURABLE, SEAMLESS, AND MATCH THE EXISTING MATERIAL IN TEXTURE, PROFILE, DIMENSION, FINISH, AND WHERE APPROPRIATE, SPECIES.

E RESEAL INTERIOR AND EXTERIOR OF ALL WINDOWS. PROTECT INTERIOR SURROUNDING FINISHES AND EXTERIOR SURROUNDING MASONRY AS NECESSARY.

F EVERY OFFICE TO INCLUDE COAT HOOK MOUNTED ON WALL ADJACENT TO DOOR OPENING

G DO NOT SCALE DRAWINGS.

BASEMENT PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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REVISIONS

NO	DESCRIPTION	DATE

A100

BASEMENT PLAN

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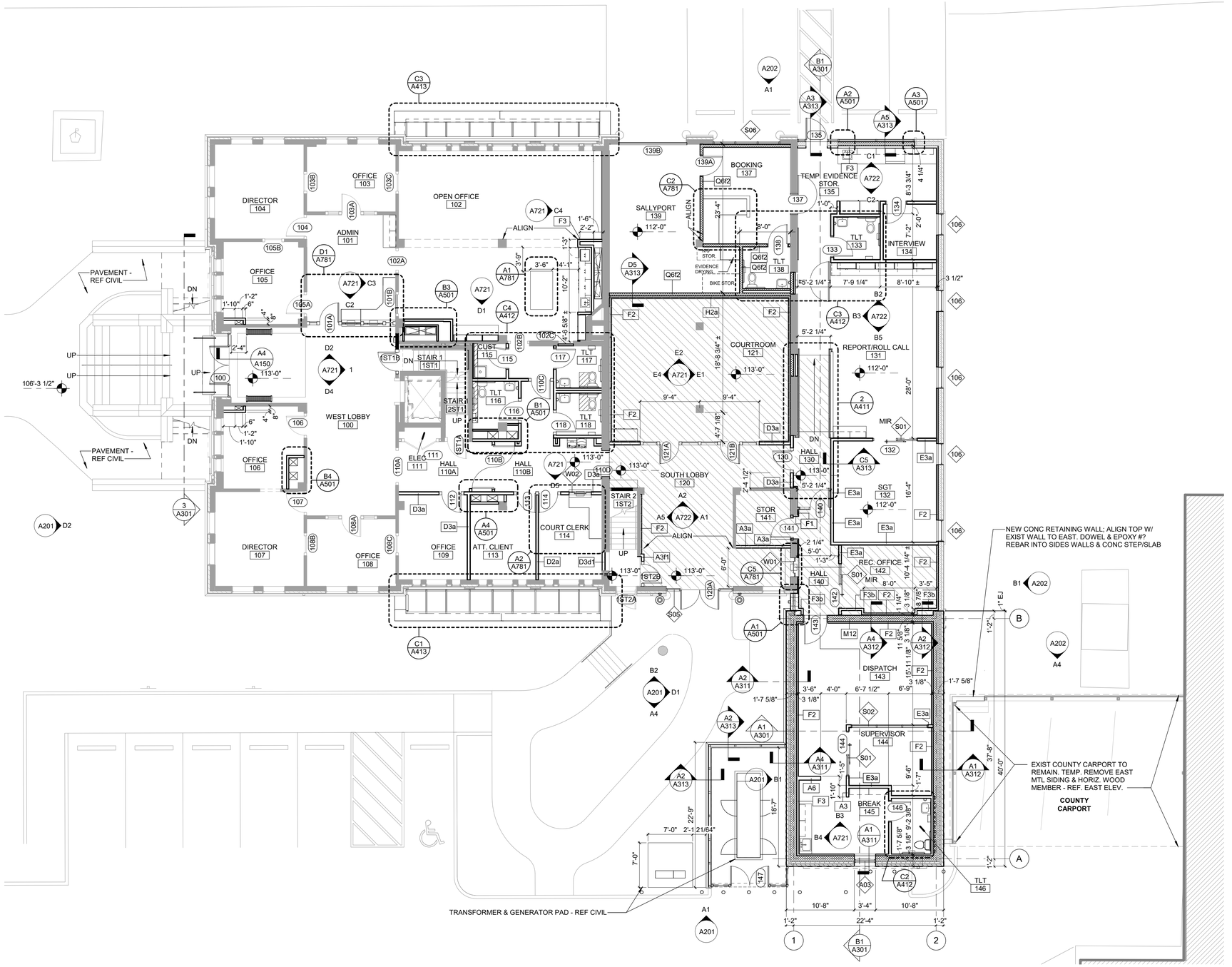

FIRST FLOOR PLAN A1

1/8" = 1'-0"

0 4" 8" 16'

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FIRST FLOOR PLAN

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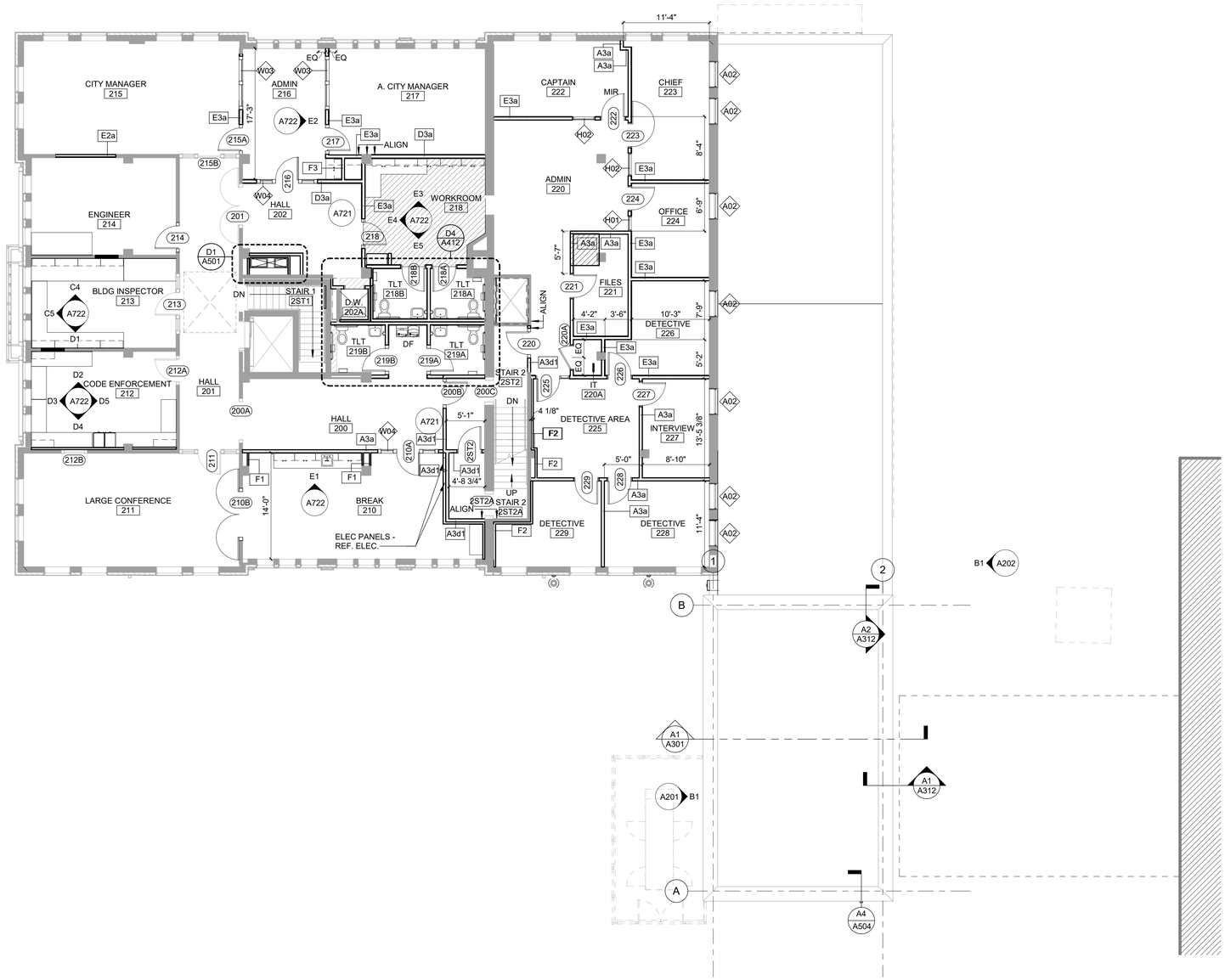

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F EVERY OFFICE TO INCLUDE COAT HOOK MOUNTED ON WALL ADJACENT TO DOOR OPENING

G DO NOT SCALE DRAWINGS.

SECOND FLOOR PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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SECOND FLOOR PLAN

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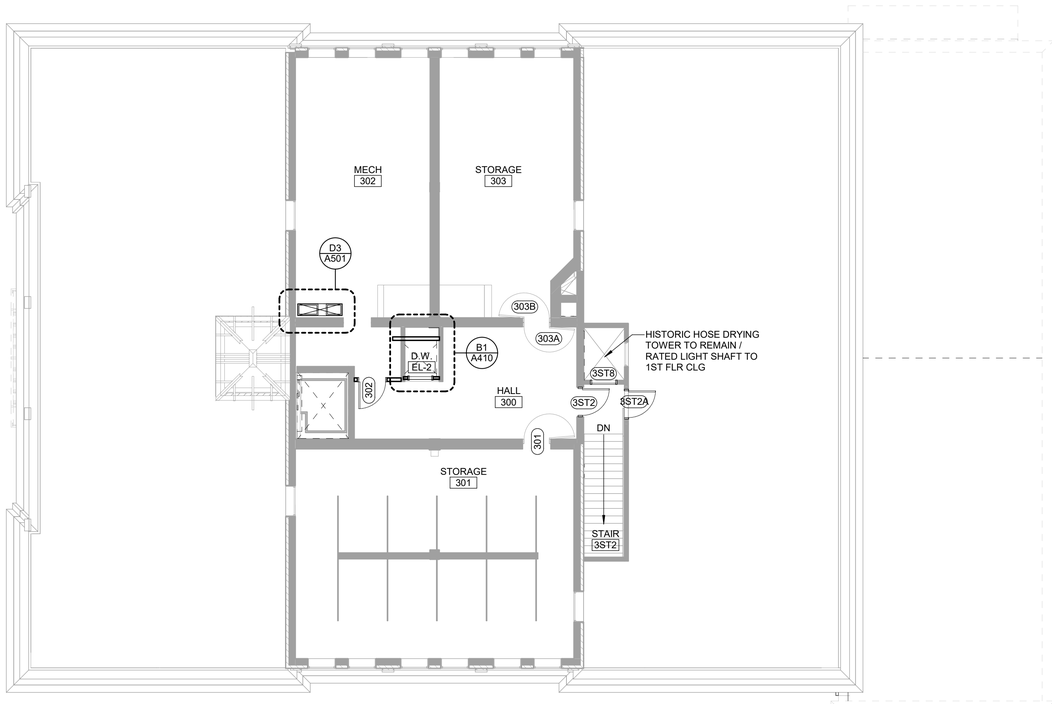



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THIRD FLOOR PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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A103

THIRD FLOOR PLAN

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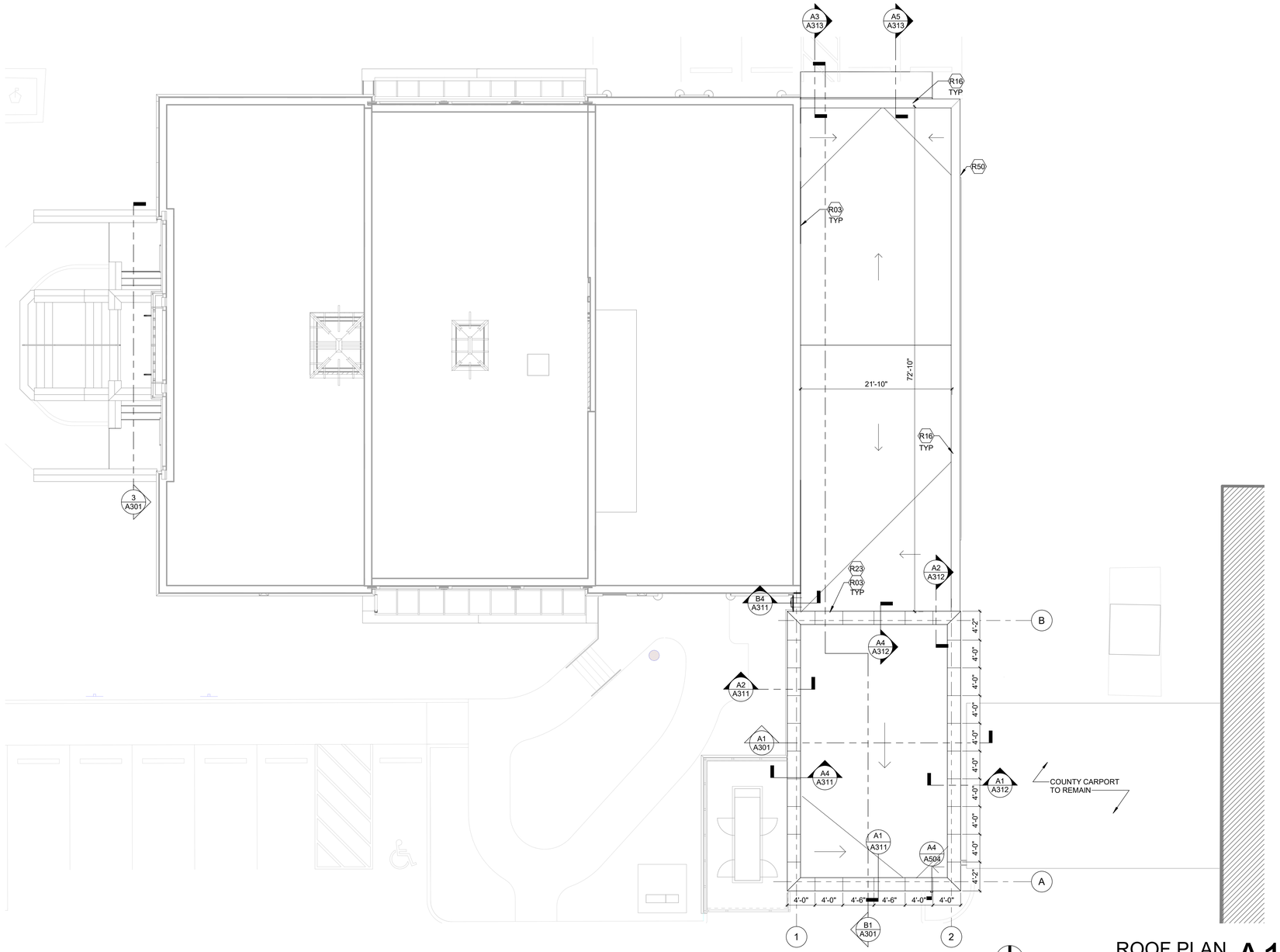
GENERAL NOTES - ROOF

A PRIOR TO ROOFING INSTALLATION, INSPECT EXISTING CONCRETE ROOF DECK FOR CRACKS OR SPALLING. REMOVE LOOSE MATERIALS & SEAL CREACKS BEFORE INSTALLING ROOF SYSTEM, 030130

B PROTECT EXTERIOR FINISHES TO REMAIN FROM DAMAGE DURING ROOF WORK AS NECESSARY

C PROTECT EXISTING LANDSCAPING AND TREES AS NECESSARY DURING CONSTRUCTION.



ROOF PLAN A1

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A140

ROOF PLAN

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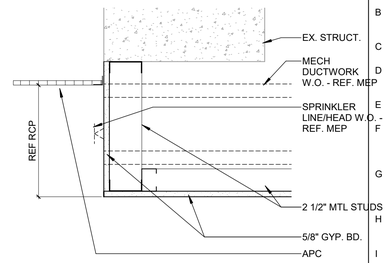


GYP TO APC TRANSITION D1

0 3" 6" 1' 1 1/2" = 1'-0"

GENERAL RCP NOTES:

A CONTRACTOR SHALL COORDINATE STURCTURAL, PLUMBING, MECHANICAL, FIRE PROTECTION AND ELECTRICAL WORK WITH CEILING HEIGHTS AND ARCHITECTURAL WORK.

B COORDINATE WORK WITH MEP AND SPRINKLER PIPE ROUTING AND REQUIREMENTS ON MEP AND FIRE PROTECTION DRAWINGS.

C PAINT DUCTWORK, PIPING, AND CONDUIT EXPOSED TO VIEW

D INFILL AND PATCH OPENINGS MADE AS A RESULT OF DEMOLITION. MAINTAIN FIRE-RATED CONSTRUCTION -REF. CODE PLANS.

E PATCH EXISTING GYP BOARD OR PLASTER CEILINGS TO REMAIN

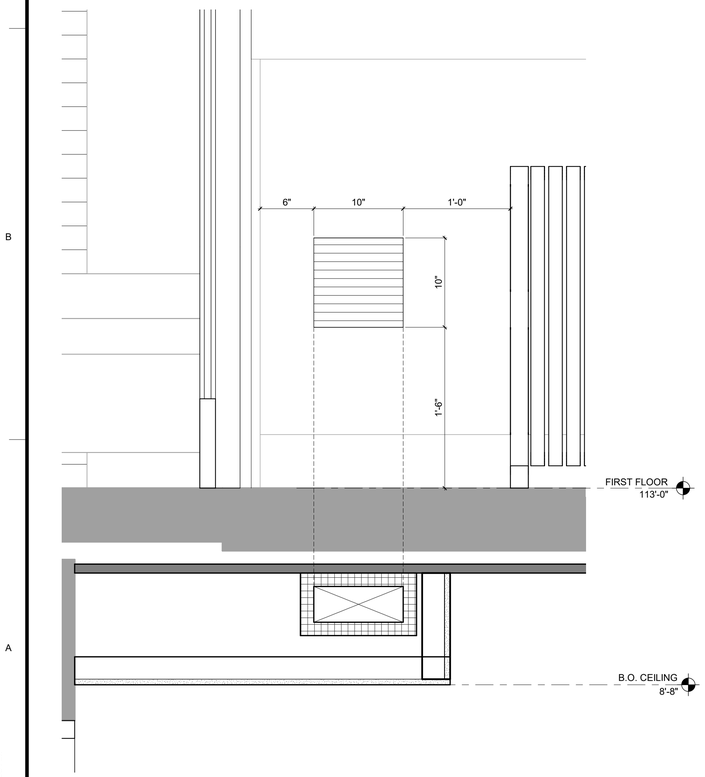
F CEILING GRID TO BE CENTERED IN ROOM, UNLESS OTHERWISE NOTED OR DIMENSIONED
GRID TO BE CENTERED IN ROOM, UNLESS OTHERWISE NOTED OR DIMENSIONED

G FACE OF BULKHEADS AND SOFFITS ARE TO ALIGN WITH FACE OF ADJACENT WALLS TO WHICH BULKHEAD / SOFFIT FACE ARE PARALLEL, UNLESS OTHERWISE NOTED OR DIMENSIONED.

H NOTIFY ARCHITECT/ENGINEER OF ITEMS NOT SHOWN ON REFLECTED CEILING PLAN AND LOCATE PER ARCHITECT/ENGINEER'S DIRECTION

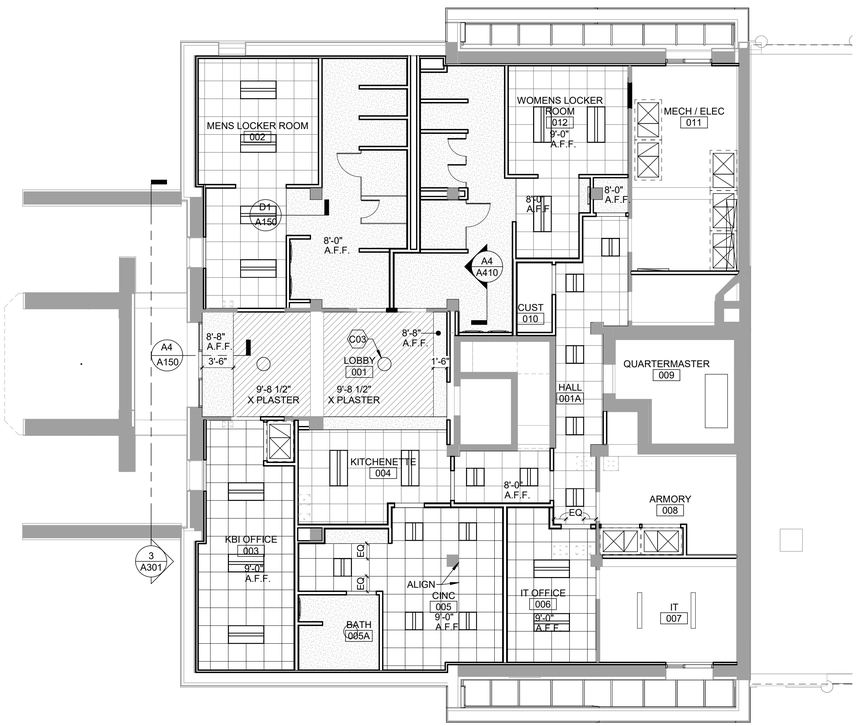
I CEILING MOUNTED OR RECESSED ITEMS, SUCH AS SPRINKLER HEADS, SPEAKERS, GRILLES, LIGHTS, ETC. SHALL BE CENTERED IN THE LAY-IN CEILING PANELS UNO. AT GYPSUM B.D CEILINGS INSTLAL IN CONSISTENT PATTERN OR AS DIMENSIONED IN RCP

J AREA OF NON-HISTORIC SURFACE LIGHT FIXTURE REMOVAL. INFILL, PATCH AND REPAIR AS REQUIRED FOR CLEAN FINISH TO BLEND ADN MATCH SURROUNDING EXISTING PLASTER.



WALL MECH. GRILLE DTL. A4

1 1/2" = 1'-0"



BASEMENT RCP A1

0 4' 8' 16' 1/8" = 1'-0"

CEILING FINISH LEGEND

- APC1
- GYPSUM BOARD CEILING - PAINTED (PT1)
- EXIST PLASTER CEILING - PAINTED (PT1) PLASTER REPAIR LEVEL 1 - 50%
- EXPOSED CONCRETE STRUCTURE

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A150

BASEMENT RCP

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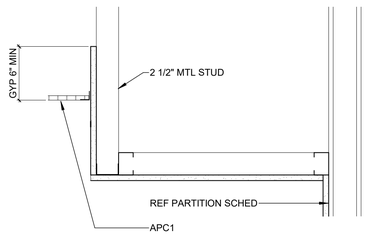
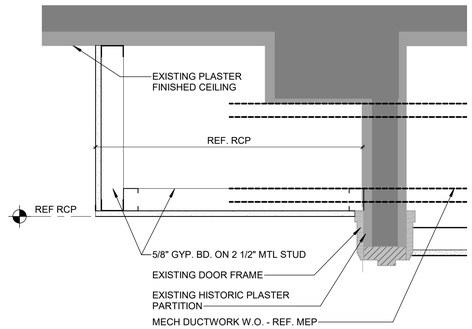
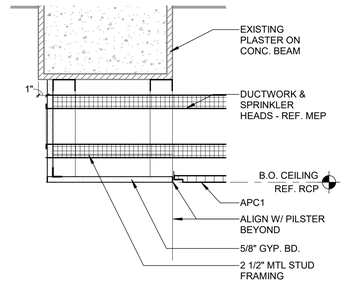


SOFFIT @ CASEWORK D3



SOFFIT @ EXISTING D2



OFFICE STEP CLNG D1

GENERAL NOTES - RCP

A CONTRACTOR SHALL COORDINATE STURCTURAL, PLUMBING, MECHANICAL, FIRE PROTECTION AND ELECTRICAL WORK WITH CEILING HEIGHTS AND ARCHITECTURAL WORK.

B COORDINATE WORK WITH MEP AND SPRINKLER PIPE ROUTING AND REQUIREMENTS ON MEP AND FIRE PROTECTION DRAWINGS.

C PAINT DUCTWORK, PIPING, AND CONDUIT EXPOSED TO VIEW

D INFILL AND PATCH OPENINGS MADE AS A RESULT OF DEMOLITION. MAINTAIN FIRE-RATED CONSTRUCTION -REF. CODE PLANS.

E PATCH EXISTING GYP BOARD OR PLASTER CEILINGS TO REMAIN

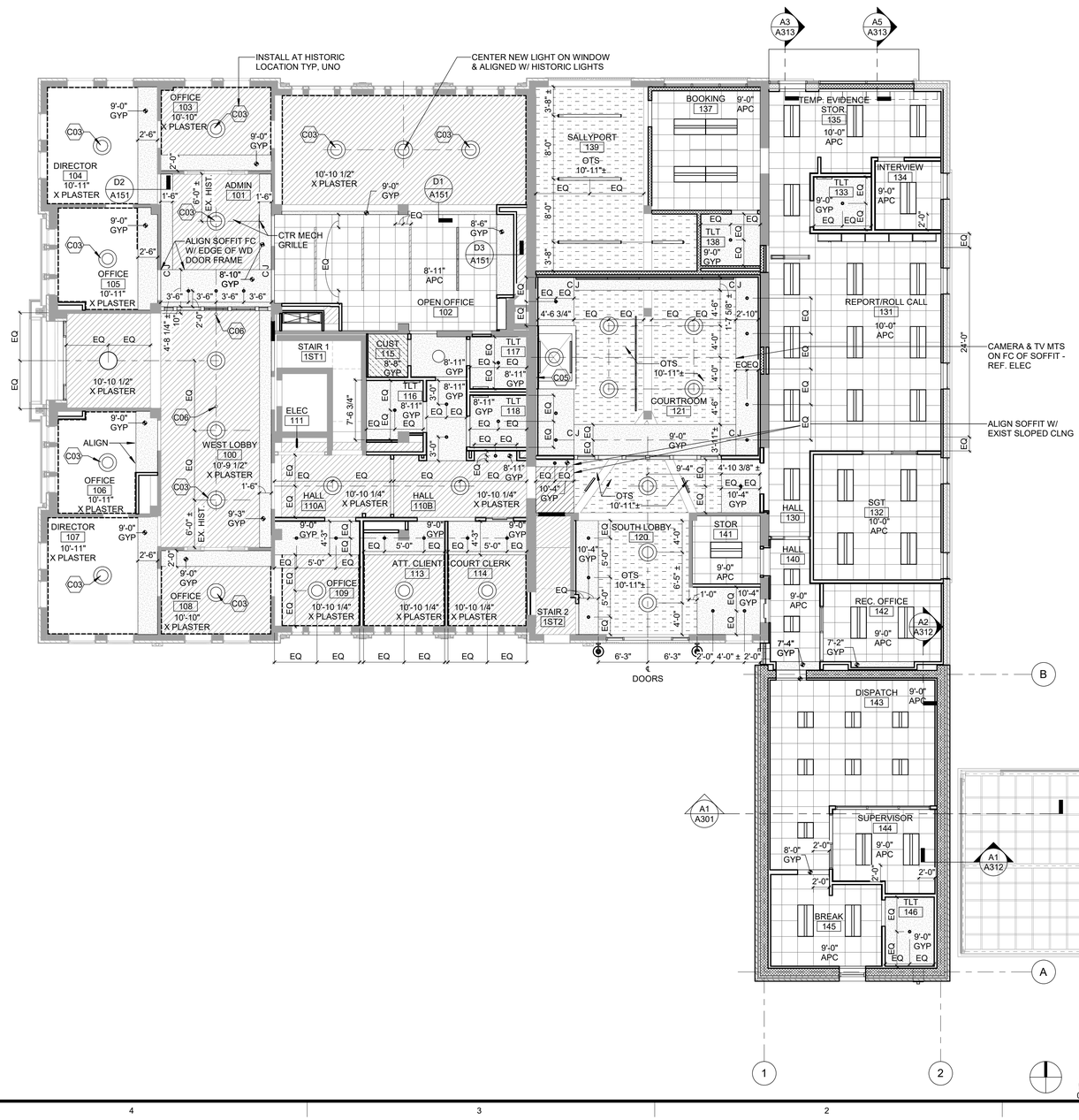
F CEILING GRID TO BE CENTERED IN ROOM, UNLESS OTHERWISE NOTED OR DIMENSIONED
GRID TO BE CENTERED IN ROOM, UNLESS OTHERWISE NOTED OR DIMENSIONED

G FACE OF BULKHEADS AND SOFFITS ARE TO ALIGN WITH FACE OF ADJACENT WALLS TO WHICH BULKHEAD / SOFFIT FACE ARE PARALLEL, UNLESS OTHERWISE NOTED OR DIMENSIONED.

H NOTIFY ARCHITECT/ENGINEER OF ITEMS NOT SHOWN ON REFLECTED CEILING PLAN AND LOCATE PER ARCHITECT/ENGINEER'S DIRECTION

I CEILING MOUNTED OR RECESSED ITEMS, SUCH AS SPRINKLER HEADS, SPEAKERS, GRILLES, LIGHTS, ETC. SHALL BE CENTERED IN THE LAY-IN CEILING PANELS UNO. AT GYPSUM B.D CEILINGS INSTLAL IN CONSISTENT PATTERN OR AS DIMENSIONED IN RCP

J AREA OF NON-HISTORIC SURFACE LIGHT FIXTURE REMOVAL. INFILL, PATCH AND REPAIR AS REQUIRED FOR CLEAN FINISH TO BLEND ADN MATCH SURROUNDING EXISTING PLASTER.



FIRST FLOOR RCP A1

1/8" = 1'-0"

CEILING FINISH LEGEND

- APC1
- GYPSUM BOARD CEILING - PAINTED (PT1)
- EXIST PLASTER CEILING - PAINTED (PT1)
  PLASTER REPAIR LEVEL 1 - 50%
- EXPOSED CONCRETE STRUCTURE

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A151

FIRST FLOOR RCP

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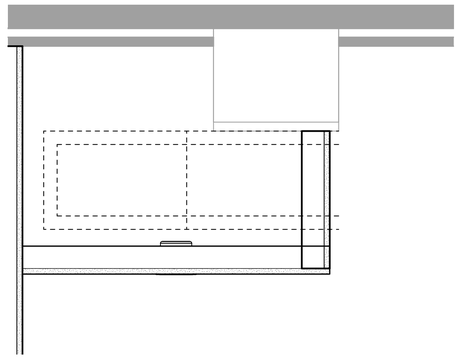
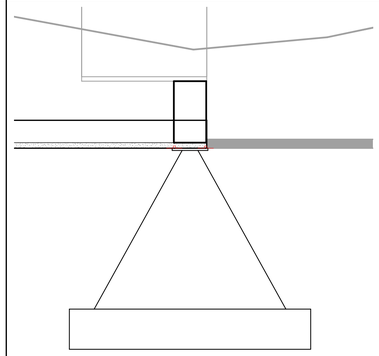
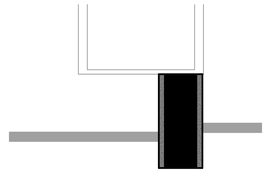


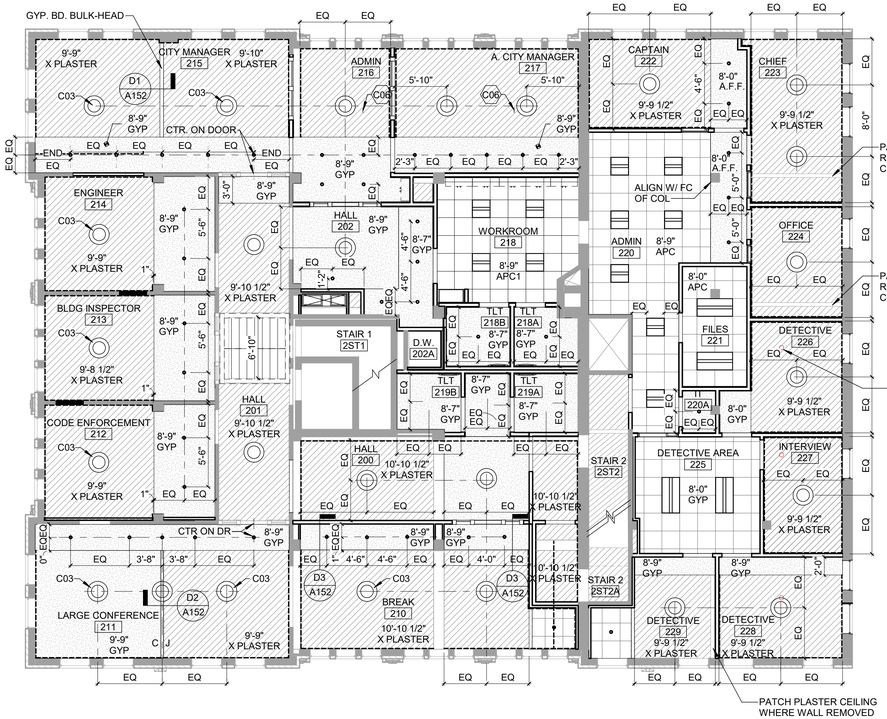
2ND TYP SOFFIT-BEAM D3
1 1/2" = 1'-0"



2ND CONF. RM. DTL D2
1 1/2" = 1'-0"



2ND CM OFFICE DTL D1
1 1/2" = 1'-0"



PATCH CEILING WHERE WALL REMOVED, IF CEILING DOES NOT CONTINUE, PROV. BULK-HEAD

PATCH CEILING WHERE WALL REMOVED, IF CEILING DOES NOT CONTINUE, PROV. BULK-HEAD

PATCH FIXTURE REMOVAL, TYP.; NOT ALL IDENTIFIED IN DRAWINGS

SECOND FLOOR RCP A1
1/8" = 1'-0"
0 4' 8' 16'

CEILING FINISH LEGEND

- APC1
- GYPSUM BOARD CEILING - PAINTED (PT1)
- EXIST PLASTER CEILING - PAINTED (PT1) PLASTER REPAIR LEVEL 1 - 50%
- EXPOSED CONCRETE STRUCTURE

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SECOND FLOOR RCP

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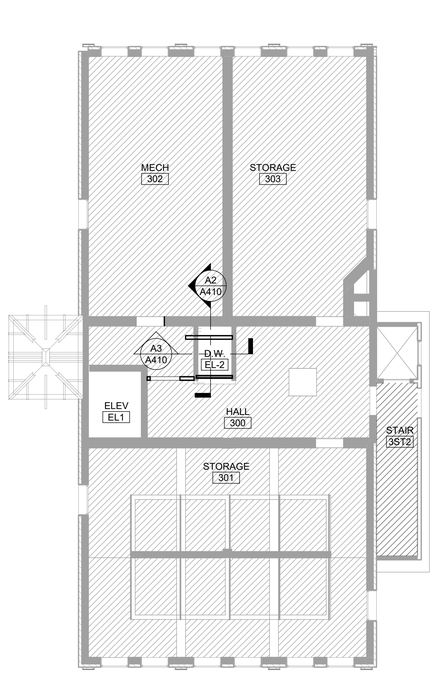

THIRD FLOOR RCP A1

1/8" = 1'-0"

0 4' 8' 16'

CEILING FINISH LEGEND

- APC1
- GYPSUM BOARD CEILING - PAINTED (PT1)
- EXIST PLASTER CEILING - PAINTED (PT1)
  PLASTER REPAIR LEVEL 1 - 50%
- EXPOSED CONCRETE STRUCTURE

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A153

THIRD FLOOR RCP

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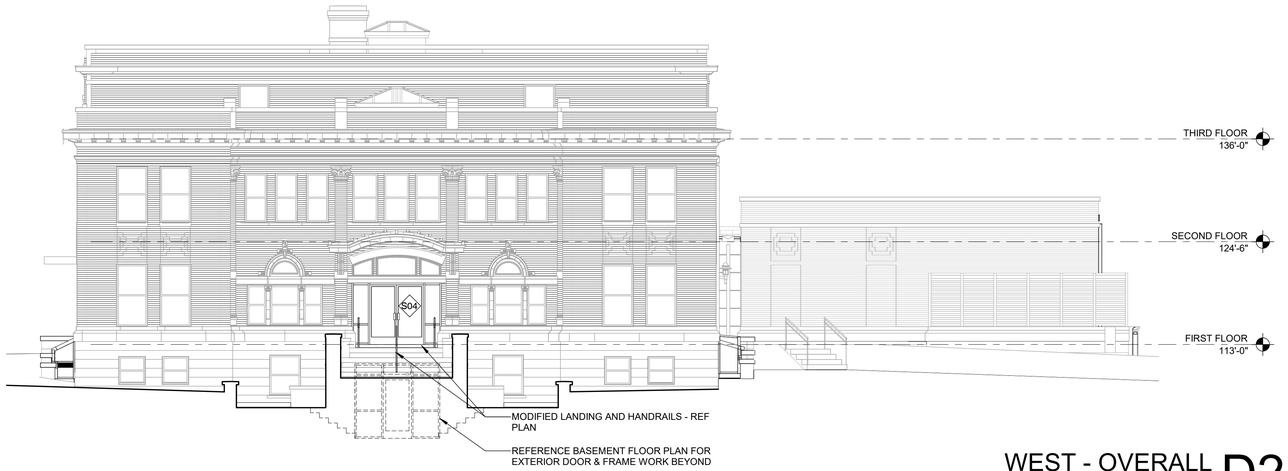
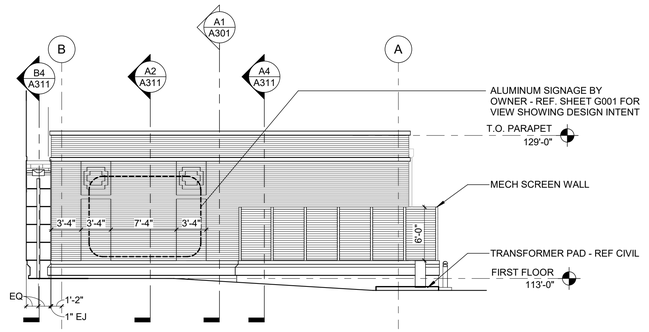


WEST - OVERALL D2

1/8" = 1'-0"

0 4' 8' 16'



WEST - ADDITION D1

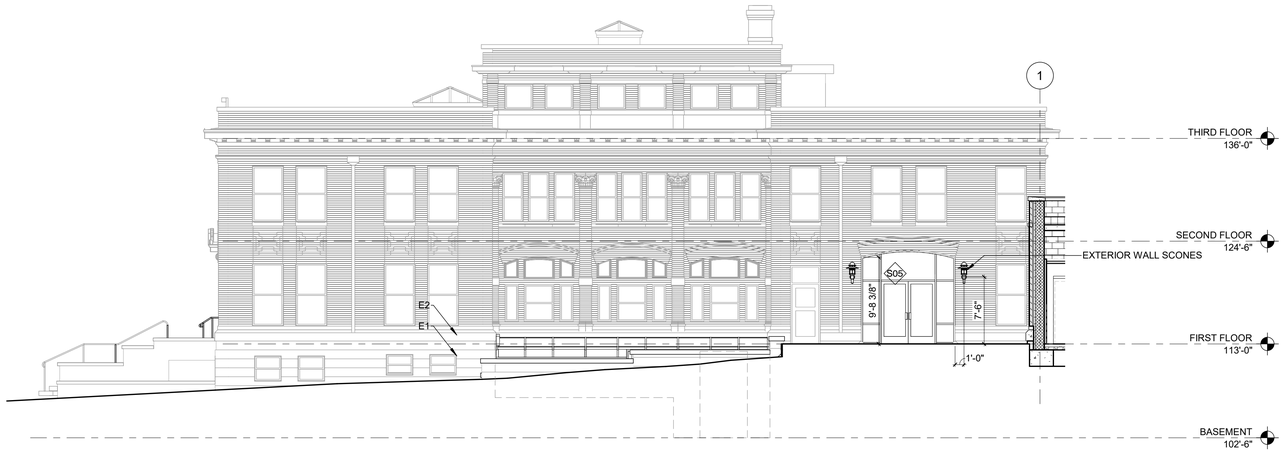
1/8" = 1'-0"

0 4' 8' 16'

ELEVATION KEYNOTES

E1 04 0343 REMOVE LOOSE MATERIAL FROM CARTHAGE MARBLE FOUNDATION WALL AND REDRESS STONE TYP.

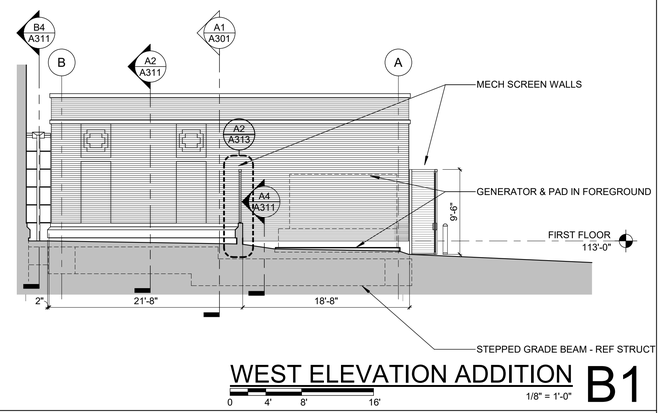
E2 04 0343 EXISTING CARTHAGE MARBLE LIMESRONE CAPS SHALL BE 100% REPOINTED WITH SEALANT



SOUTH - OVERALL B2

1/8" = 1'-0"

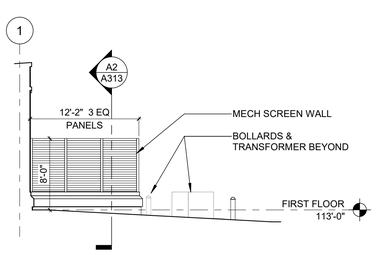
0 4' 8' 16'



WEST ELEVATION ADDITION B1

1/8" = 1'-0"

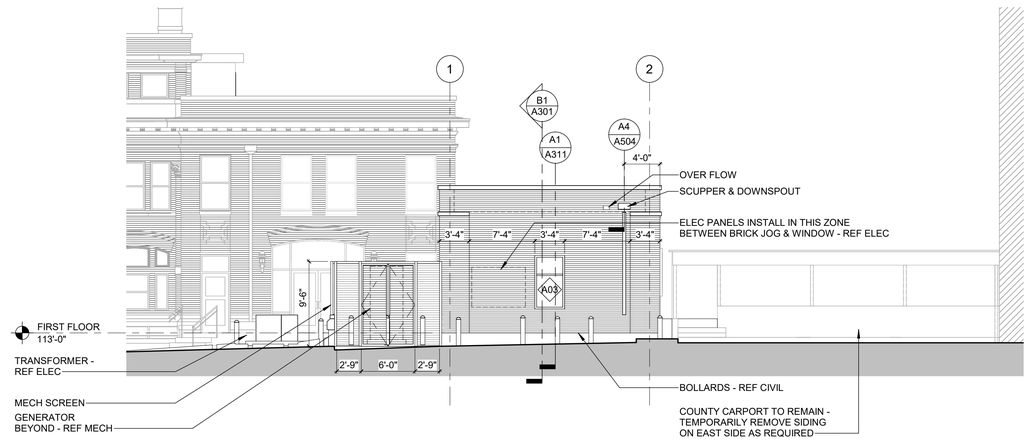
0 4' 8' 16'



NORTH - MECH SCREEN A4

1/8" = 1'-0"

0 4' 8' 16'



SOUTH - ADDITION & CARPORT A1

1/8" = 1'-0"

0 4' 8' 16'

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A201

ELEVATIONS

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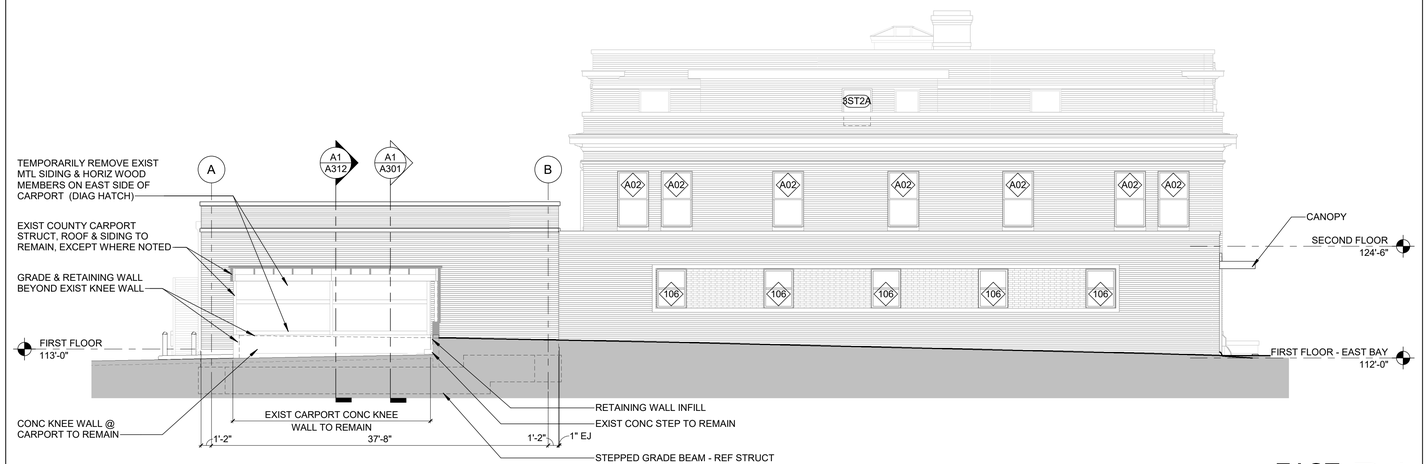
ELEVATION KEYNOTES (#)

E1 04 0343 REMOVE LOOSE MATERIAL FROM CARTHAGE MARBLE FOUNDATION WALL AND REDRESS STONE TYP.

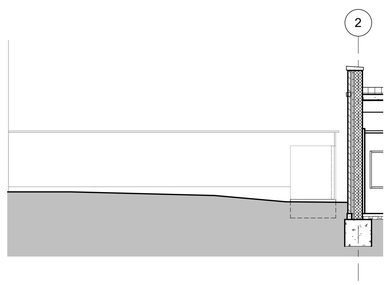
E2 04 0343 EXISTING CARTHAGE MARBLE LIMESRONE CAPS SHALL BE 100% REPOINTED WITH SEALANT



EAST B1

1/8" = 1'-0"

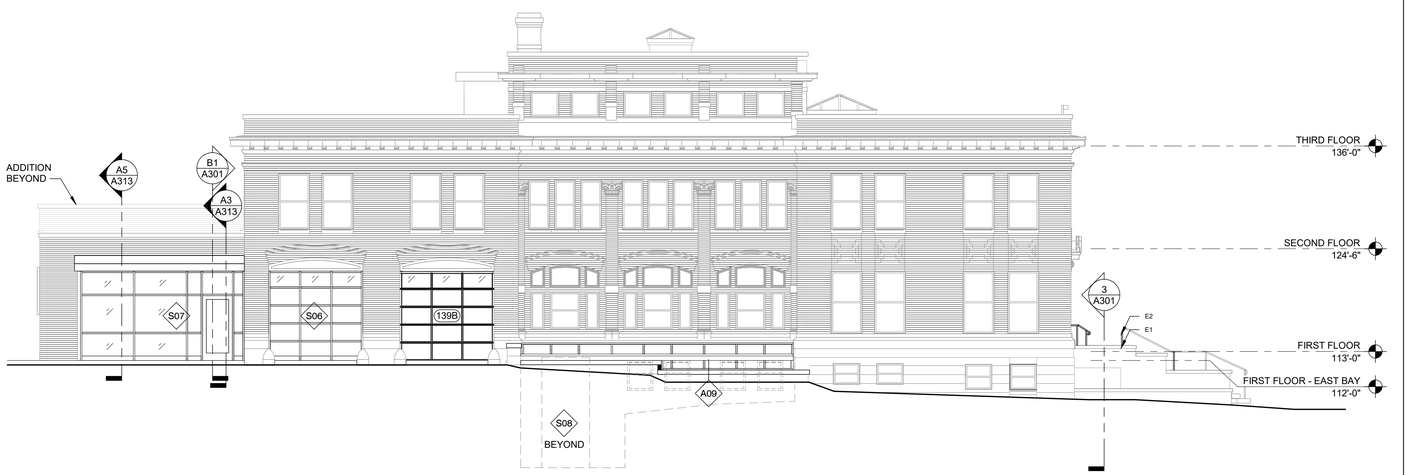
0 4' 8' 16'



NORTH - CARPORT A4

1/8" = 1'-0"

0 4' 8' 16'



NORTH A1

1/8" = 1'-0"

0 4' 8' 16'

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A202

ELEVATIONS

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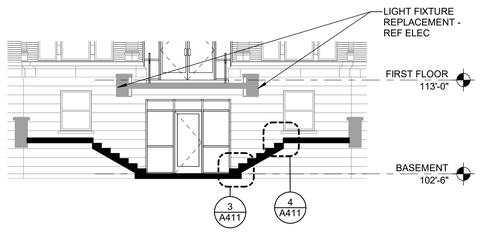
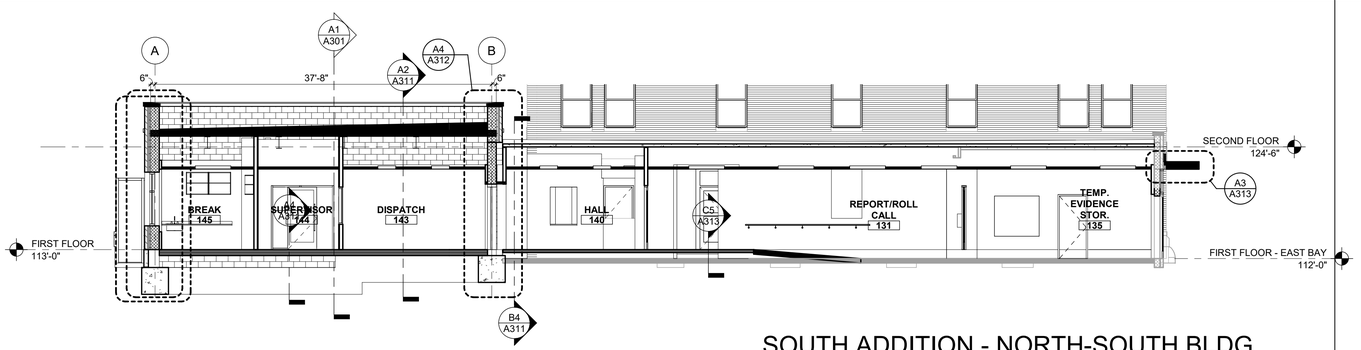


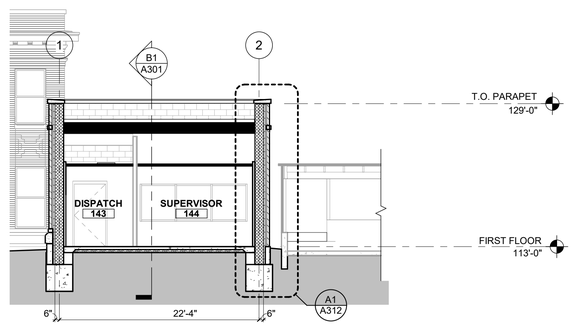
WEST BASEMENT STAIR SECT 3

1/8" = 1'-0"



SOUTH ADDITION - NORTH-SOUTH BLDG SECT B1

1/8" = 1'-0"



SOUTH ADDITION - EAST-WEST BLDG SECT A1

1/8" = 1'-0"

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A301

BUILDING SECTIONS & RAMP DTLS

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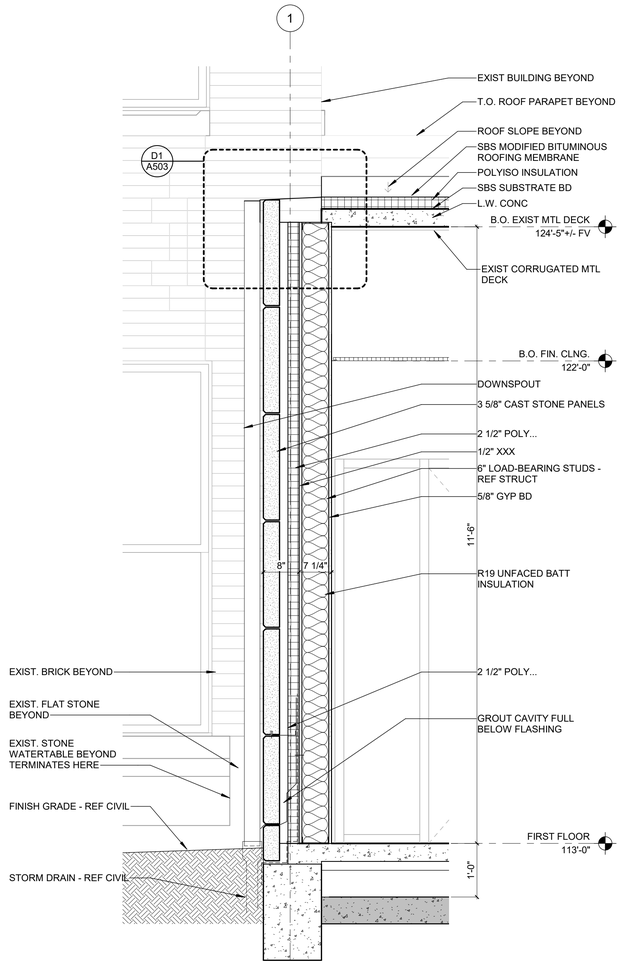
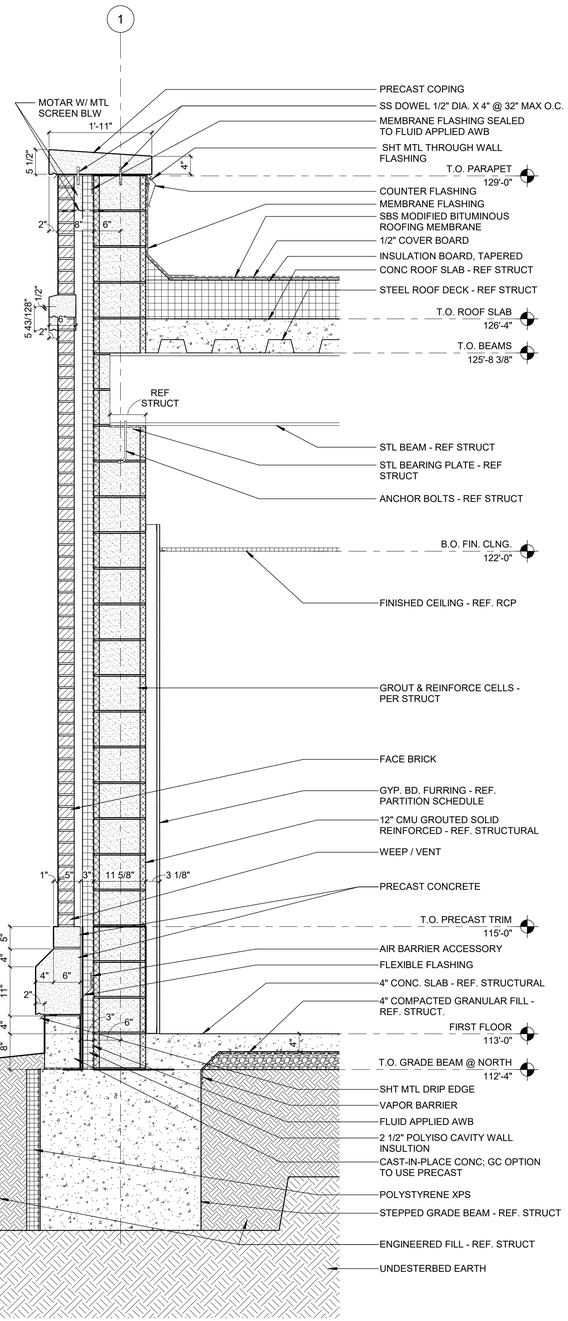


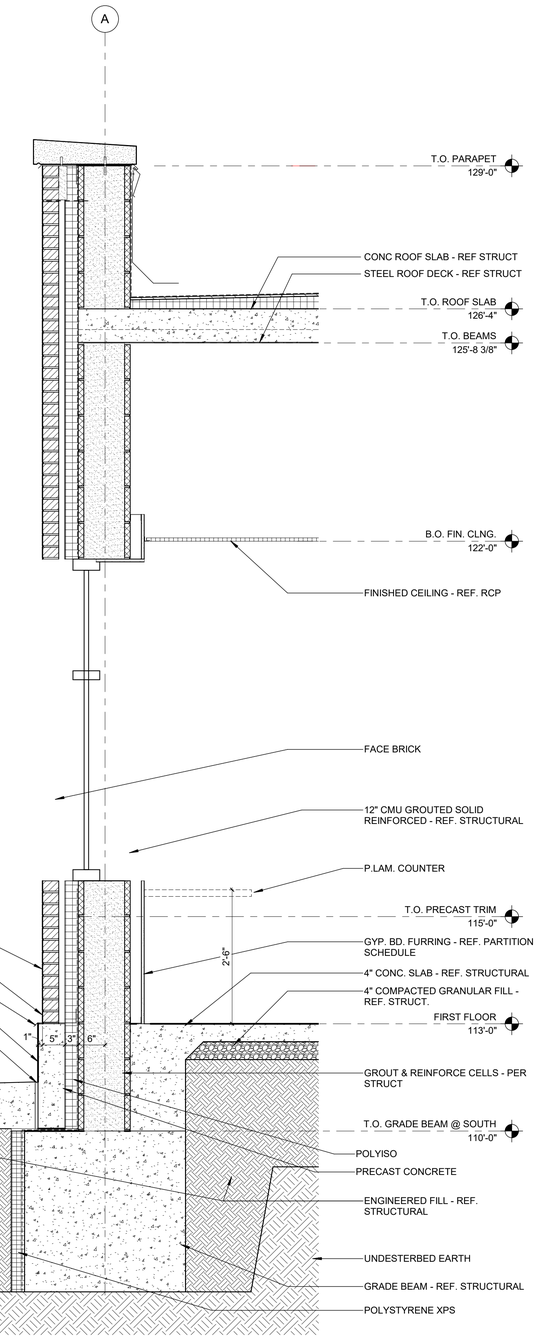
S ADDITION - W WALL SECT @ STONE B4

3/4" = 1'-0"



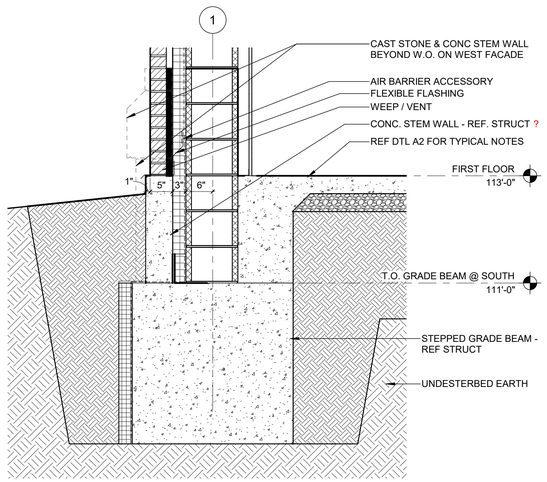
S ADDITION - W WALL SECT @ PRECAST CAP A2

3/4" = 1'-0"



S ADDITION - S WALL SECT A1

3/4" = 1'-0"



S ADDITION - W WALL SECT @ MECH A4

3/4" = 1'-0"

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WALL SECTIONS

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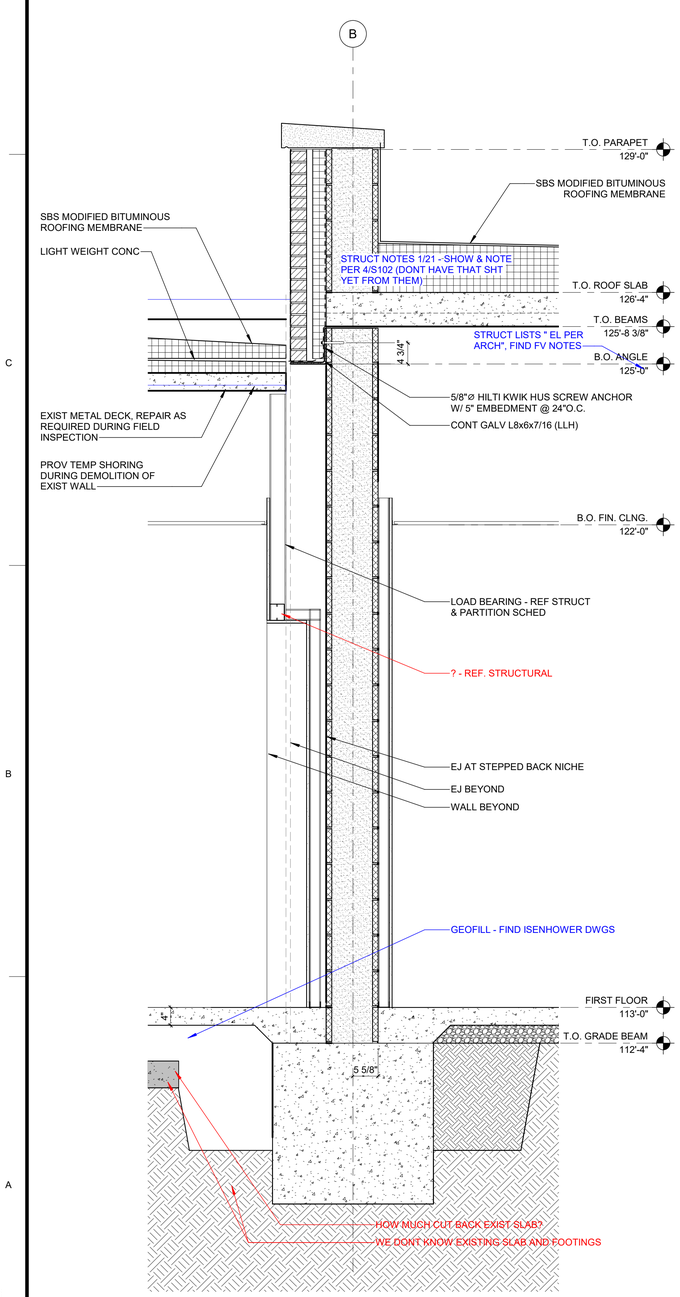
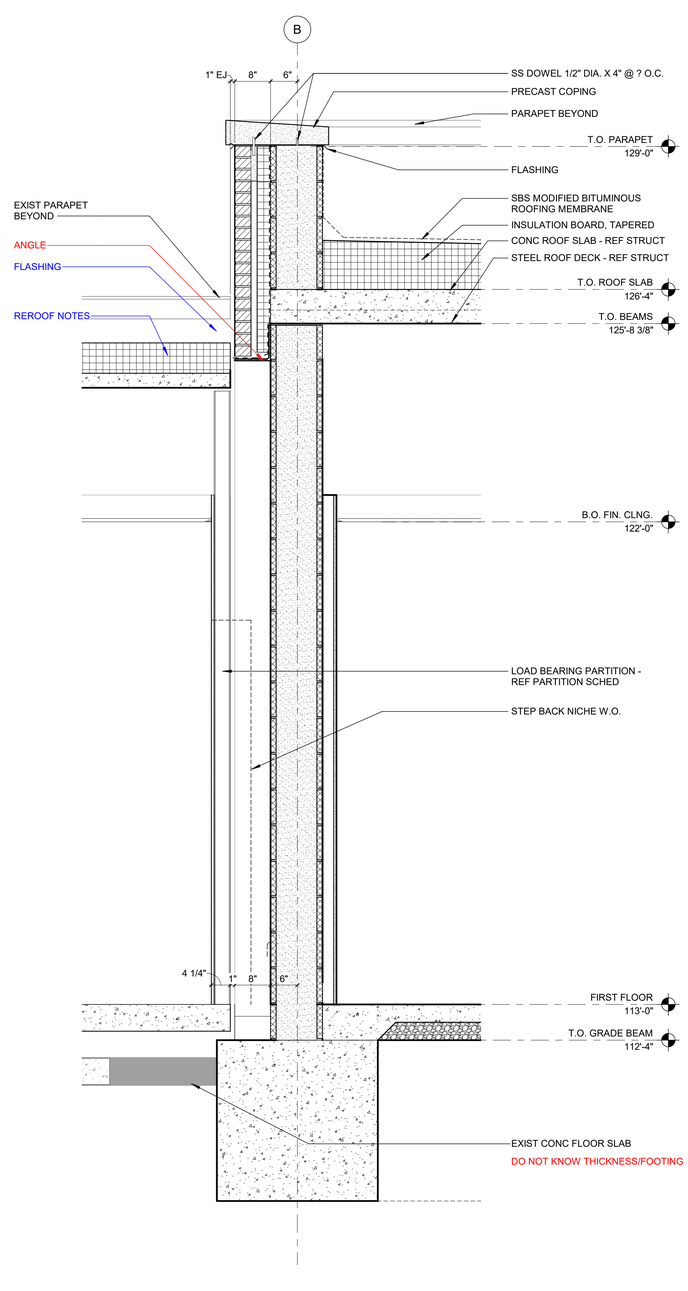


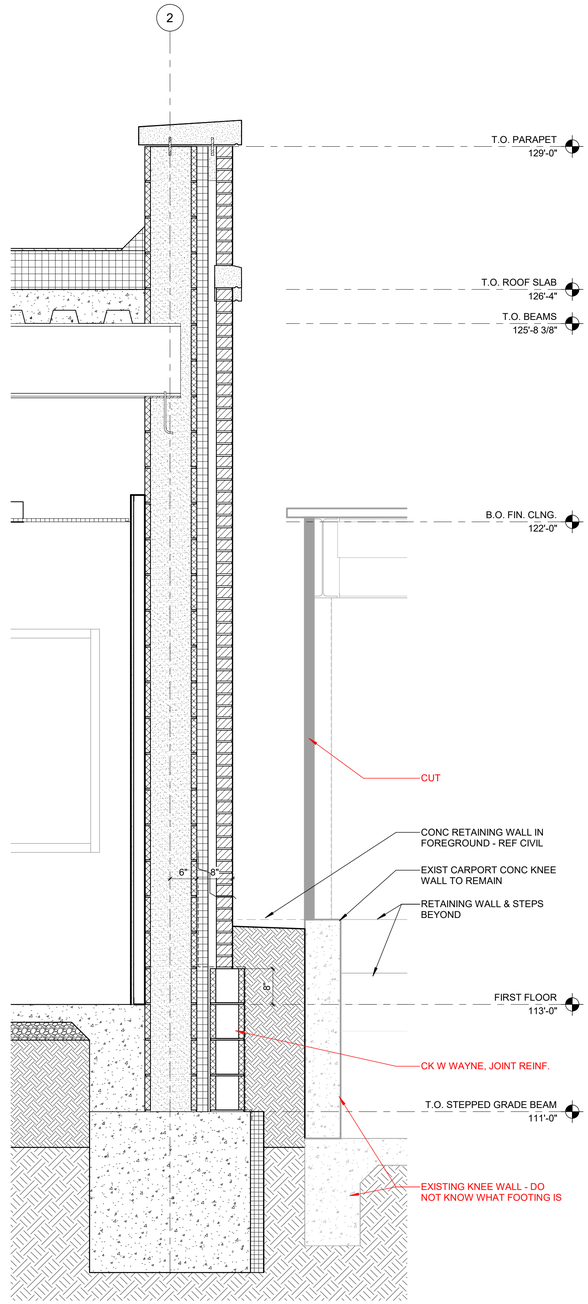
S ADDITION - N WALL SECT A4

3/4" = 1'-0"



S ADDITION - N WALL SECT1 A2

3/4" = 1'-0"



S ADDITION - E WALL SECT A1

3/4" = 1'-0"

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CITY HALL RENOVATION

120 N. 6TH STREET
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CITY OF INDEPENDENCE KANSAS

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A312

WALL SECTIONS

TreanorHL NO. HP0559.1901.00

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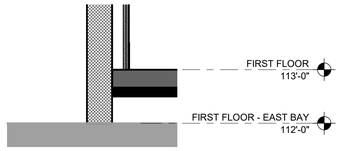
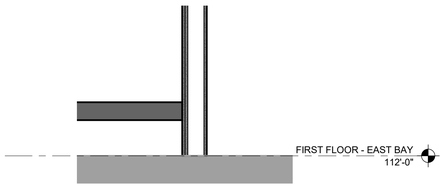
1/24/2022 10:42:32 AM



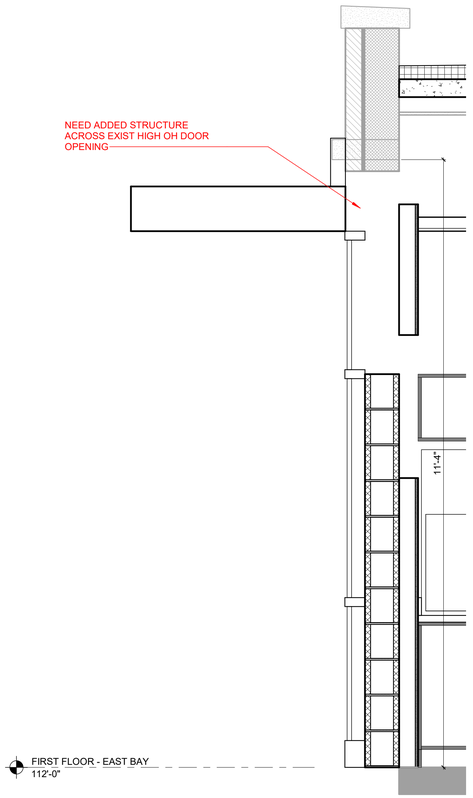
FLR INFIL WALL SECT 2 D5

3/4" = 1'-0"



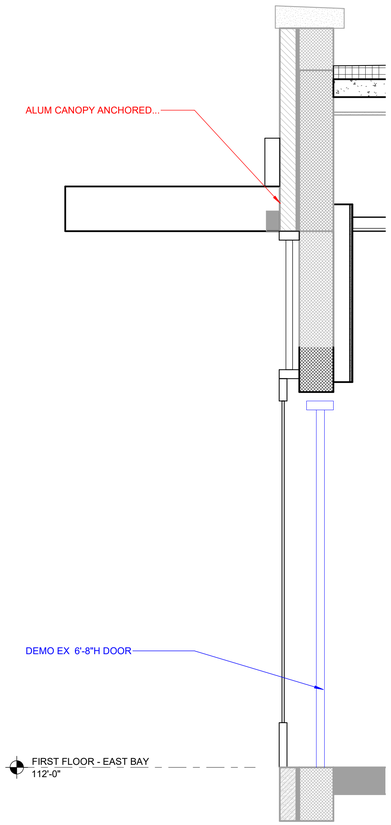
FLOOR INFILL @ SGTS C5

3/4" = 1'-0"



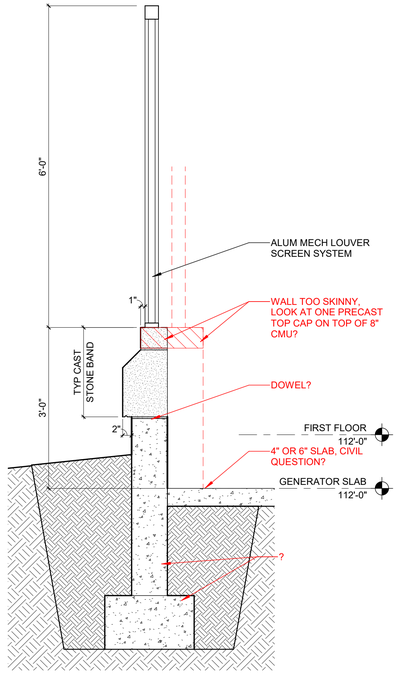
N CANOPY - WALL SECT @ OH DOOR INFILL A5

3/4" = 1'-0"



N CANOPY - WALL SECT@ DR OPENING A3

3/4" = 1'-0"



MECH SCREEN TYP WALL SECT A2

3/4" = 1'-0"

GENERAL NOTES

A NOTES

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WALL SECTIONS

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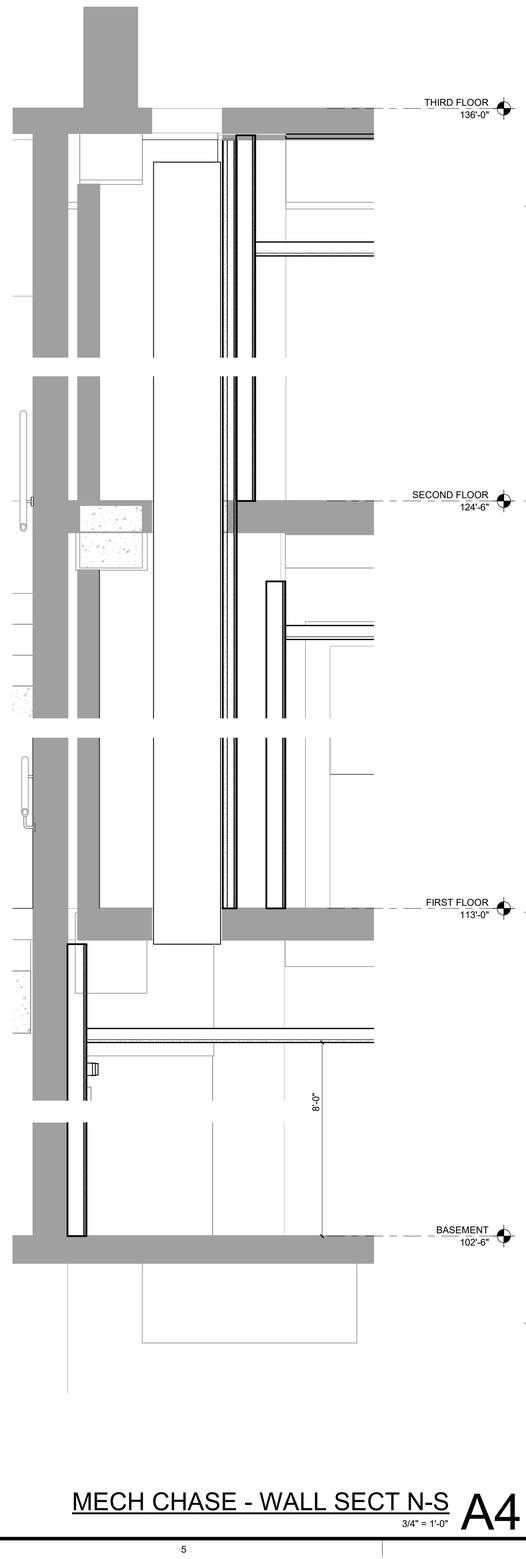
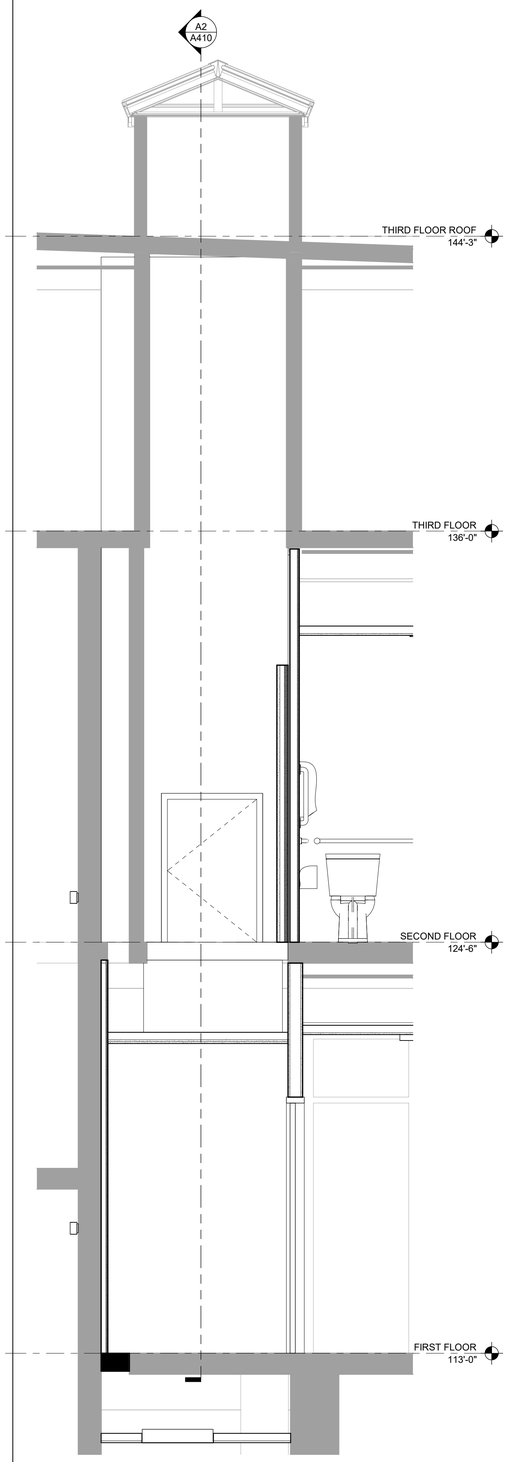
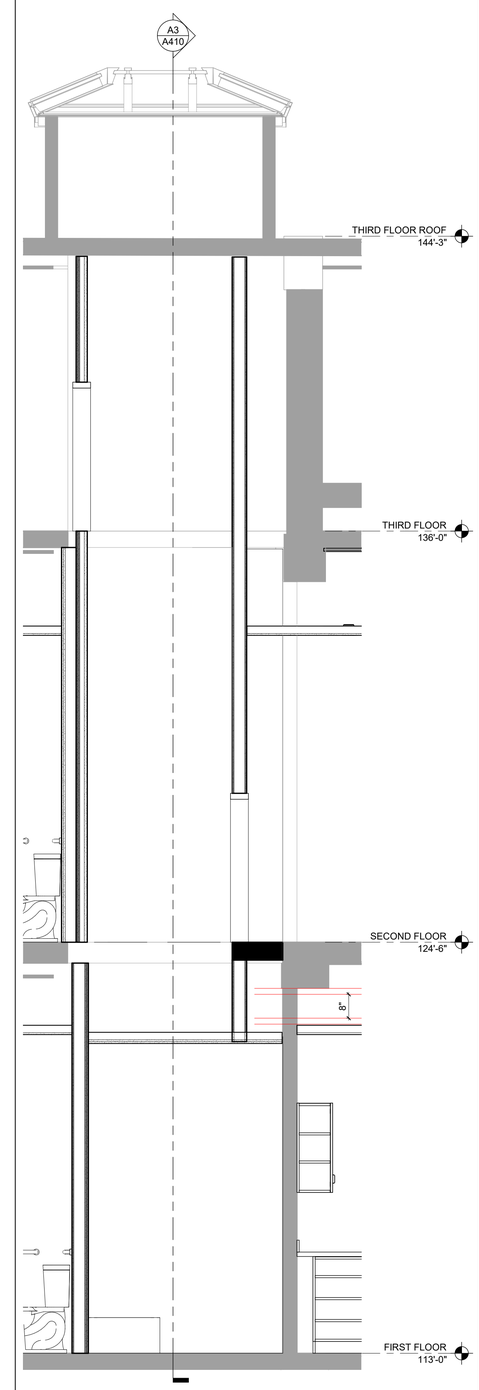


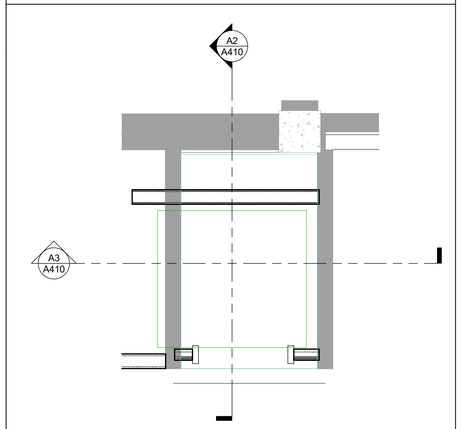
MECH CHASE - WALL SECT N-S A4
3/4" = 1'-0"



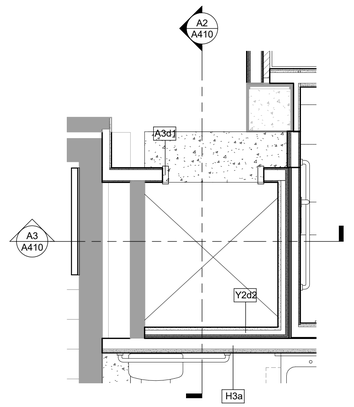
DUMB WAITER E-W SECT A3
1/2" = 1'-0"



DUMB WAITER N-S SECT A2
1/2" = 1'-0"



L3 - DW PLAN B1
1/2" = 1'-0"



L2 - DW PLAN A1
1/2" = 1'-0"

GENERAL NOTES CHASES:

A. REF. C4/A511 FOR TYP. 2HR FLOOR SHAFT RATING.
B. REF. E2/A511 FOR BASEMENT SHAFT RATING

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VIRTICAL CIRCULATION & SHAFTS

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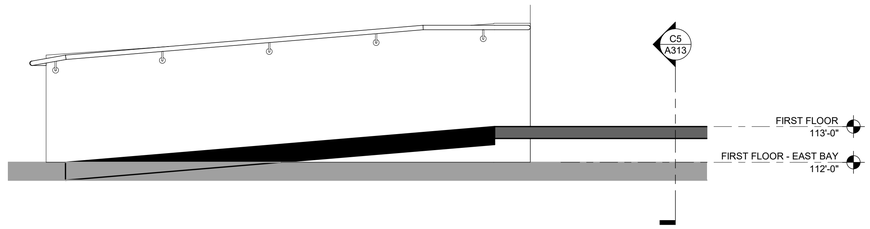
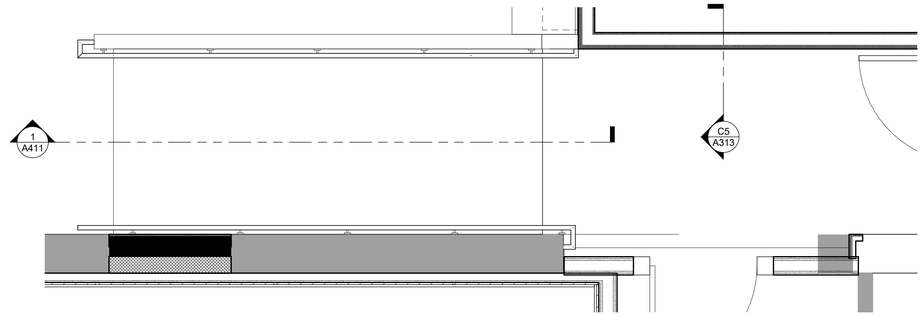


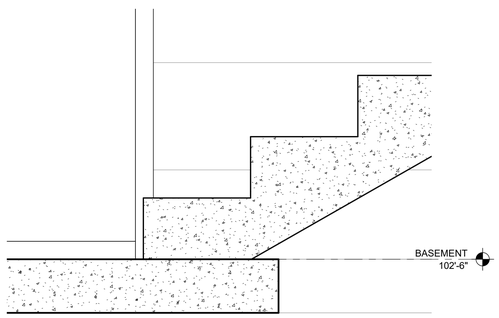
L1- RAMP SECTION 1

1/2" = 1'-0"



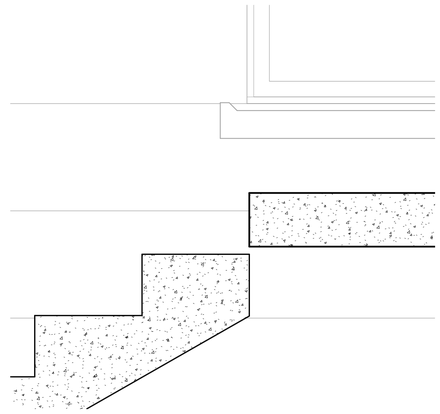
L1 - RAMP PLAN 2

1/2" = 1'-0"



W BASEMENT STAIR LEVEL 3

1 1/2" = 1'-0"



W BASEMENT STAIR LANDING 4

1 1/2" = 1'-0"

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VERTICAL CIRCULATION

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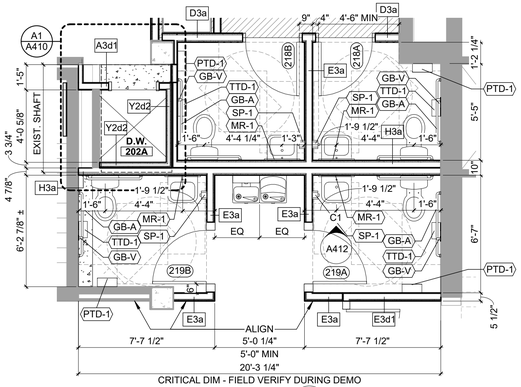
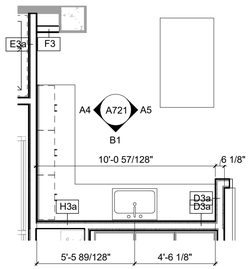


L2 - RESTROOMS D4

1/4" = 1'-0"



L0 - KITCHENETTE D1

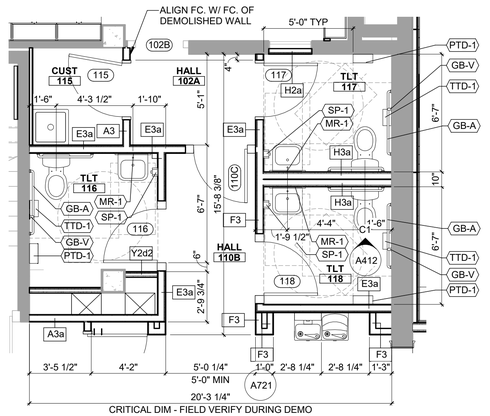
1/4" = 1'-0"

GENERAL TLTS NOTES:

A WALL TILE CONTINUES BEHIND MIRRORS, UNO.

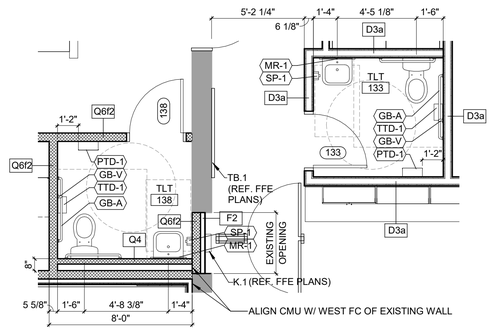
A NOTES

TOILET ACCESSORY SCHEDULE		
KEY	DESCRIPTION	NOTES
GB-A	ADA HORIZONTAL GRAB BARS	
GB-V	ADA VERTICAL GRAB BAR	
MR-1	MIRROR (FRAMELESS)	
PTD-1	PAPER TOWEL DISPENSER	
SP-1	SOAP DISPENSER	
TTD-1	TOILET TISSUE DISPENSER	



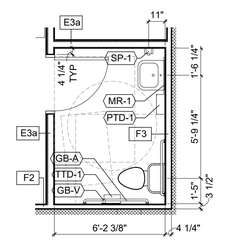
L1 - RESTROOMS C4

1/4" = 1'-0"



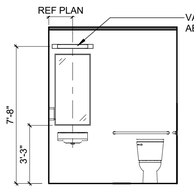
L1 - PATROL TLTS C3

1/4" = 1'-0"



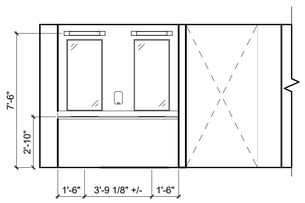
L1 - DISPATCH TLT C2

1/4" = 1'-0"



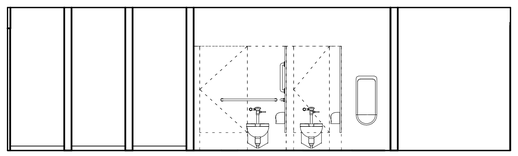
L1 - TYP TLT ELEV C1

1/4" = 1'-0"



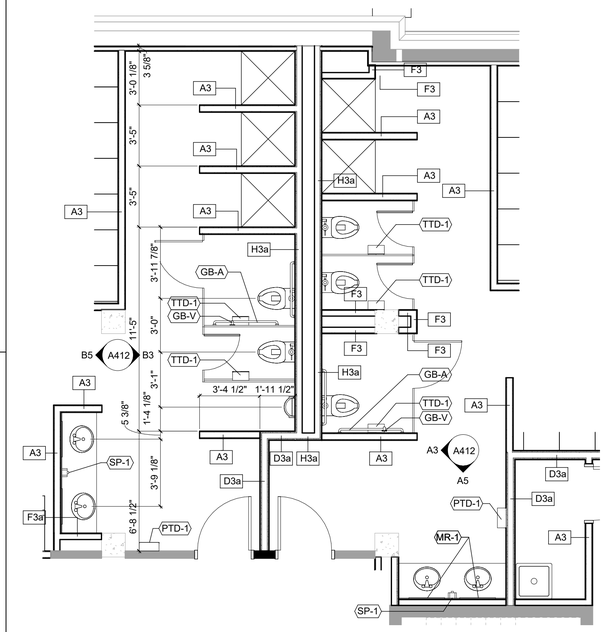
L0 - MENS LKR - W B5

1/4" = 1'-0"



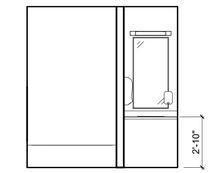
L0 - MEN - E B3

1/4" = 1'-0"



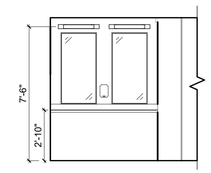
B - LOCKER ROOM A2

1/4" = 1'-0"



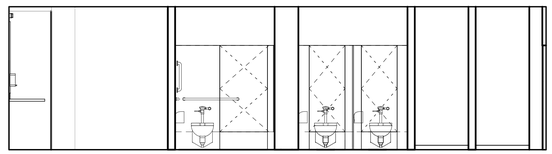
L0 - CINC TLT - W B1

1/4" = 1'-0"



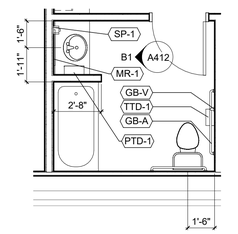
L0 - WOMENS LKR - S A5

1/4" = 1'-0"



L0 - WOMEN - W A3

1/4" = 1'-0"



B - CINC RESTROOM A1

1/4" = 1'-0"

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ENLARGED PLANS

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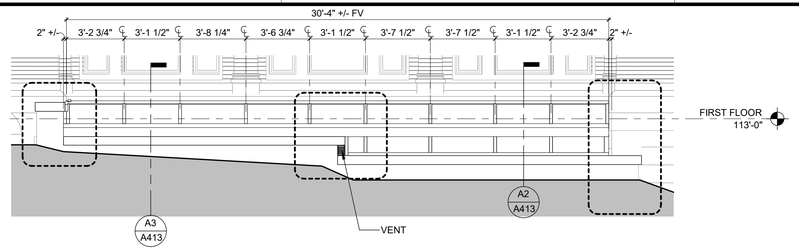
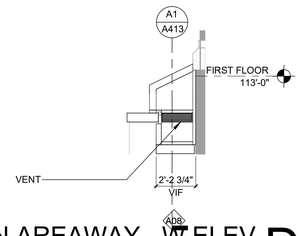


A09

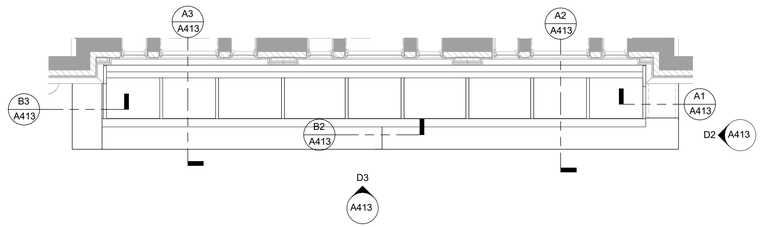
N AREAWAY - N ELEV D3

1/4" = 1'-0"



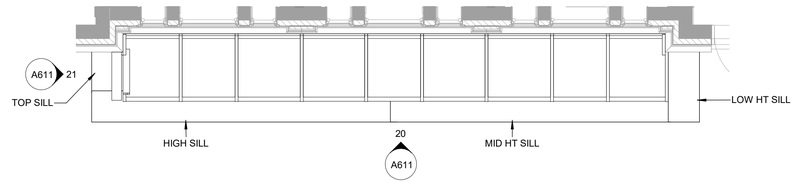
N AREAWAY - W ELEV D2

1/4" = 1'-0"



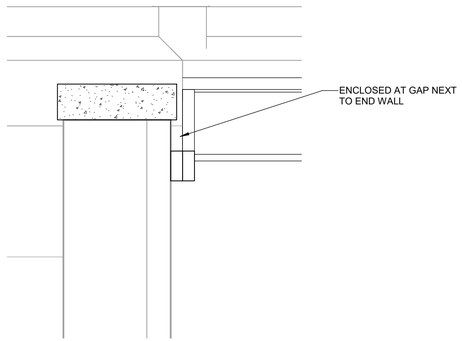
N AREAWAY PLAN C3

1/4" = 1'-0"



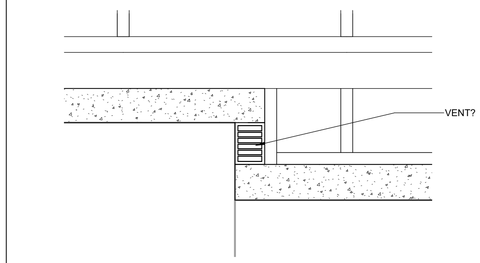
S AREAWAY PLAN C1

1/4" = 1'-0"



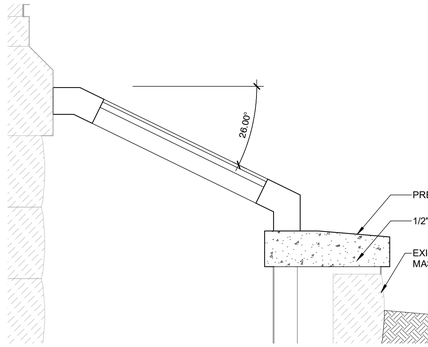
N AREAWAY @ E END SECT B3

1" = 1'-0"



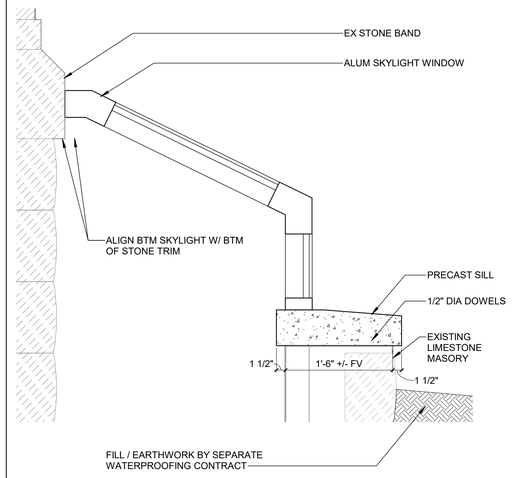
N AREAWAY WDO @ STEP SILL B2

1" = 1'-0"



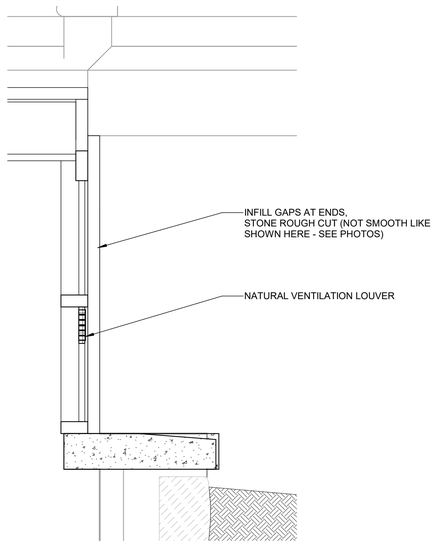
AREAWAY WDO @ HIGH SILL A3

1" = 1'-0"



AREAWAY WDO @ MID SILL A2

1" = 1'-0"



N AREAWAY @ W END SECT A1

1" = 1'-0"

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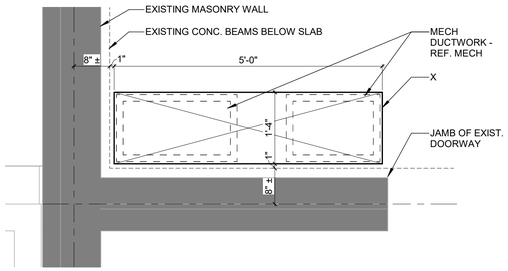
NO	DESCRIPTION	DATE

A413

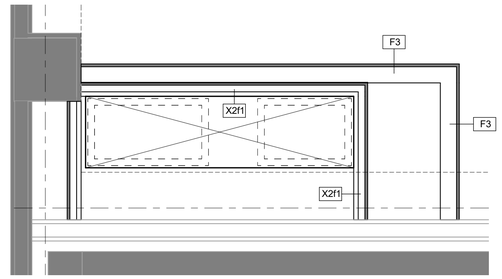
ENLARGED PLANS AND DETAILS

TreanorHL NO. HP0559.1901.00

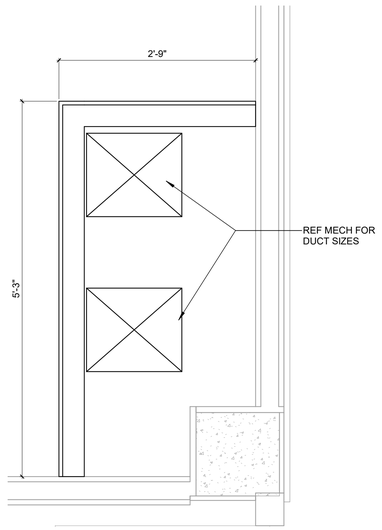
BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:42:47 AM



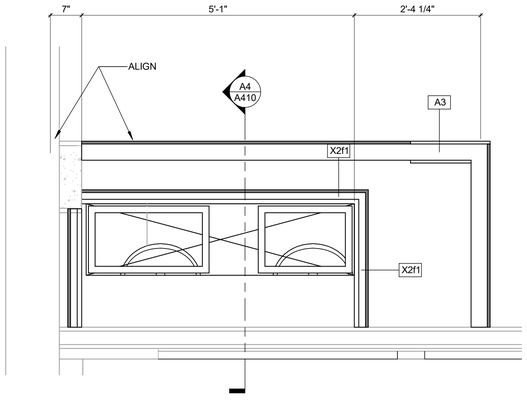
L3- MECH SHAFT DTL 1 **D3**
3/4" = 1'-0"



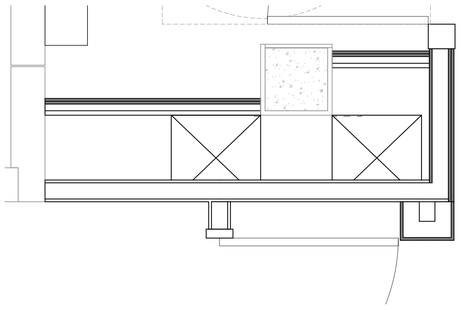
L2- MECH SHAFT DTL 1 **D1**
3/4" = 1'-0"



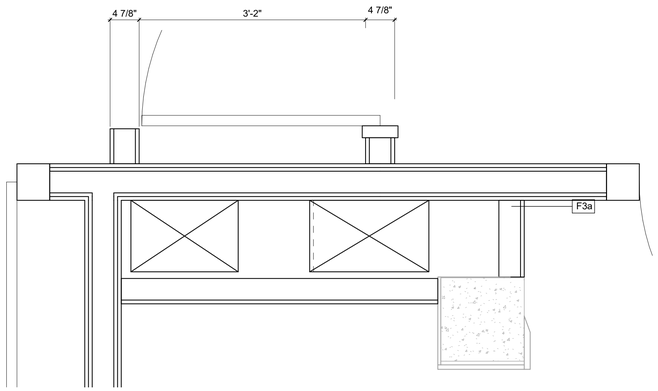
L1 - MECH SHAFT DTL 3 **B4**
1" = 1'-0"



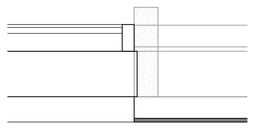
L1 - MECH SHAFT DTL 2 **B3**
3/4" = 1'-0"



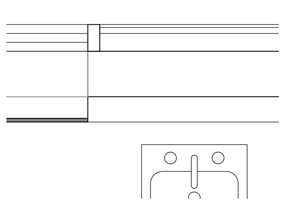
L1- MECH SHAFT DTL 1 **B1**
3/4" = 1'-0"



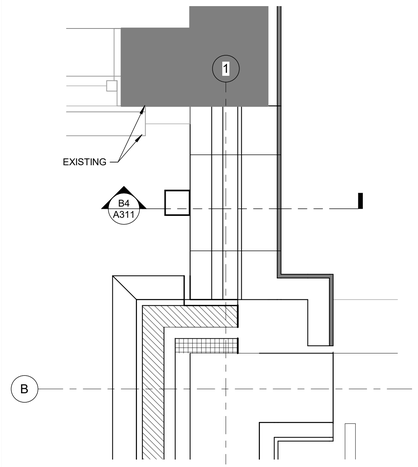
MECH CHASE @ DBL DRS DTL **A4**
1" = 1'-0"



ADDITION DETAIL 3 **A3**
1" = 1'-0"



ADDITION DETAIL 2 **A2**
1" = 1'-0"



ADDITION DETAIL 1 **A1**
1" = 1'-0"

0 3" 6" 1'

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NO	DESCRIPTION	DATE

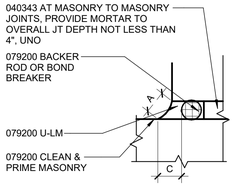
A501

BUILDING DETAILS

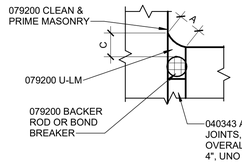
TreanorHL NO. HP0559.1901.00

GENERAL NOTES FOR MASONRY DETAILS

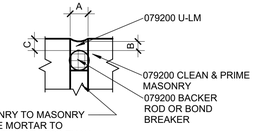
1. DIMENSIONS SHOWN HERE ARE APPROXIMATE AND ARE INCLUDED TO GIVE THE CONTRACTOR KNOWLEDGE ABOUT THE SIZE OF THE REPAIR. CONTRACTOR SHALL VERIFY DIMENSIONS AFFECTING THE WORK IN THE FIELD.
2. PROFILES AND FINISHES ARE TO MATCH EXISTING.
3. NO ABRUPT CHANGES IN FINISH, TEXTURE, COLOR, OR PROFILE WILL BE ACCEPTED.
4. PLAN VIEWS IN DETAILS ARE TAKEN AT MID HEIGHT OR AT UPPER BED JOINT UNO.
5. DUTCHMAN JT REFERS TO A VERY FINE JT. ON THE FACE OF A STONE BETWEEN EXIST AND REPAIR MATERIALS, 040342.
6. PROTECT ADJACENT MATERIALS & ASSEMBLIES NOTIFY ARCHITECT OF CRACKS, VOIDS, DETERIORATED STONE, CORRODING ANCHORS, OR OTHER ADVERSE CONDITIONS ENCOUNTERED IN THE COURSE OF THE WORK.
7. MASONRY REMOVAL SHALL BE PERFORMED IN A CONTROLLED MANNER UTILIZING CHISELS AND HAND HELD POWER TOOLS TO LIMIT VIBRATION
8. MAINTAIN EXISTING MORTAR JOINTS INCLUDING WIDTH.
9. FILL VOIDS IN BACKING CONSTRUCTION WITH SETTING MORTAR
10. ALL BRICK SHALL BE LAID WITH FULL HEAD, BED, AND COLLAR JOINT. DO NOT RELAY CRACKED OR DAMAGED UNITS.
11. EPOXY SET PINS IN BRICK SHALL BE SET INTO SOUND BRICKS, AT MID HEIGHT. DO NOT ANCHOR INTO MORTAR JOINTS.



HORIZONTAL JOINT



CORNERS JOINT



TYPICAL JOINT

NOTES:

1. COMPLY WITH MANUFACTURER'S SPECIFIC REQUIREMENTS AND APPROVED MOCKUP PROCEDURES FOR JT. SEALANT INSTALLATION

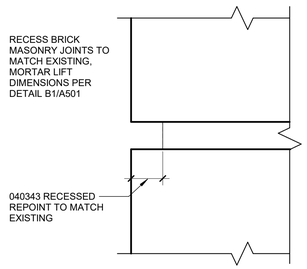
2. WEATHERSEAL JT DESIGN:
   A: MIN. 1/4" / MAX 2"
   B: A/2, MIN 1/8" / MAX 1/2"
   C: MIN 1/4" /TYP 3/8"

3. TOOL SURFACES SIGHTLY CONCAVE EXCEPT WHERE DIRECTED OTHERWISE

TYP. SEALANT JOINT C1

3" = 1'-0"

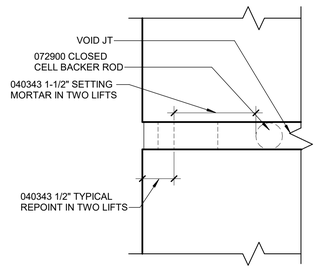
0 1" 3" 6"

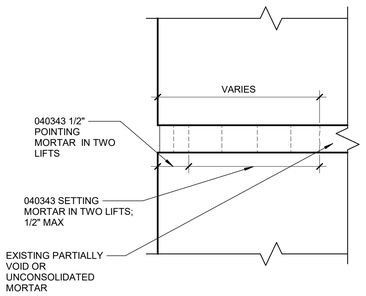


TYP RECESSED JT B3

12" = 1'-0"

0 1/2" 1" 2"

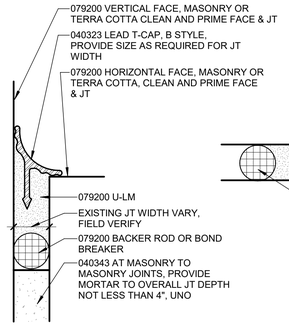


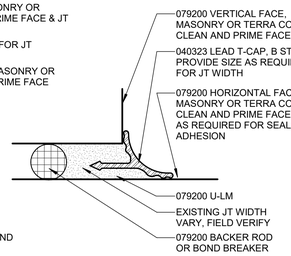


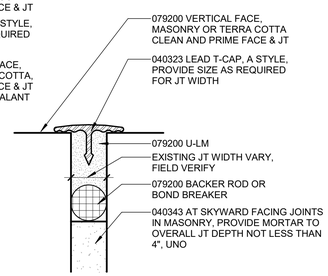
MORTAR LIFT SETTING B1

12" = 1'-0"

0 1/2" 1" 2"







LEAD T-CAP JOINT A1

12" = 1'-0"

0 1/2" 1" 2"

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A502

MASONRY DETAILS

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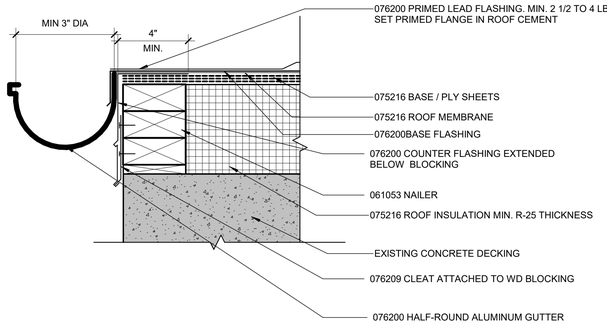
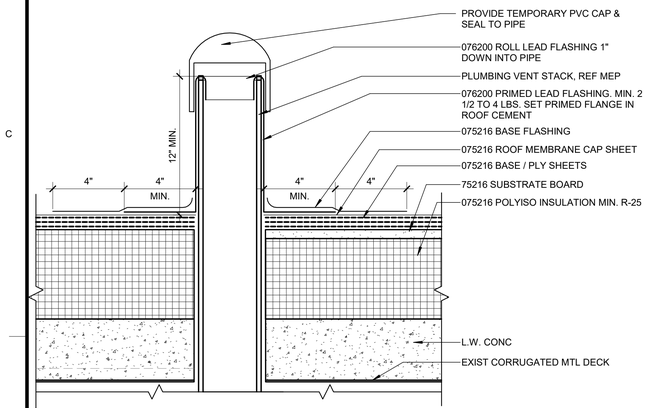


GUTTER DETAIL D1

3" = 1'-0"

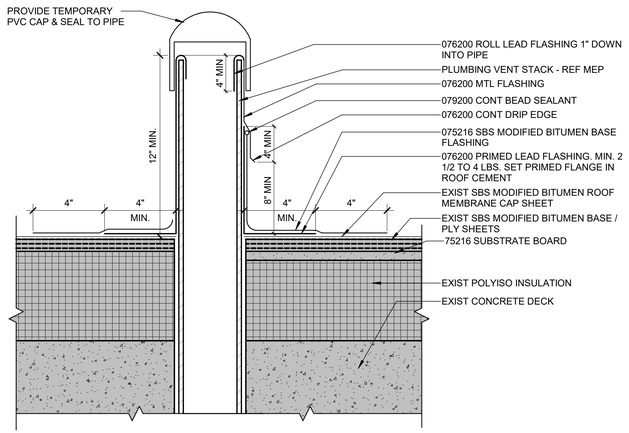
MATERIALS LIST

024119	SELECTIVE DEMOLITION
024296	HISTORIC REMOVAL & DISMANTLING
030130	MAINTENANCE OF CAST-IN-PLACE CONCRETE
040322	HISTORIC BRICK UNIT MASONRY REPAIR
040323	HISTORIC BRICK REPOINTING
040326	HISTORIC TERRA COTTA MASONRY REPAIR
040327	HISTORIC TERRA COTTA MASONRY REPOINTING
040342	HISTORIC STONE MASONRY REPAIR
040343	HISTORIC STONE MASONRY REPOINTING
061053	MISC. ROUGH CARPENTRY
061600	SHEATHING
070150.19	PREPARATION FOR REROOFING
072100	THERMAL INSULATION
075216	SBS MODIFIED BITUMINOUS ROOFING
076200	SHEET METAL FLASHING & TRIM
079200	JOINT SEALANTS
085113	ALUMINUM WINDOWS
086300	METAL FRAMED SKYLIGHTS
088000	GLAZING
099113	EXTERIOR PAINTING



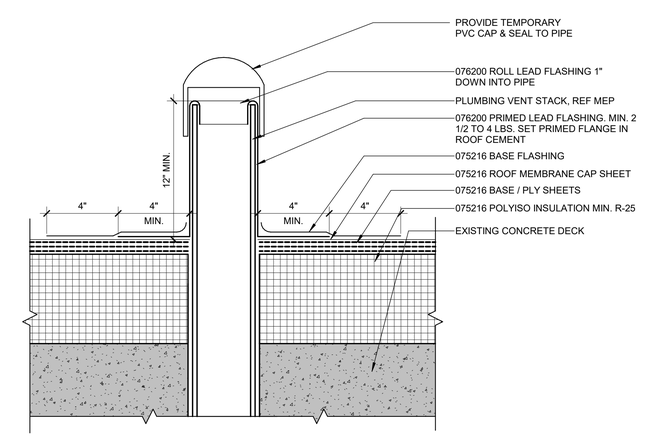
PIPE PENETRATION @ 1960 ROOF C4

3" = 1'-0"



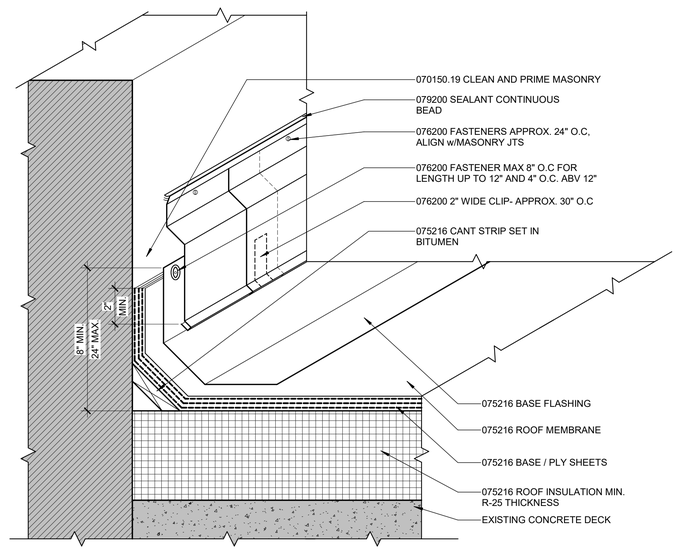
PIPE PENETRATION @ 2ND & 3RD ROOFS C2

3" = 1'-0"



PIPE PENETRATION C1

3" = 1'-0"



WALL FLASHING WITH SURFACE MOUNTED COUNTER FLASHING A1

3" = 1'-0"

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ROOF DETAILS

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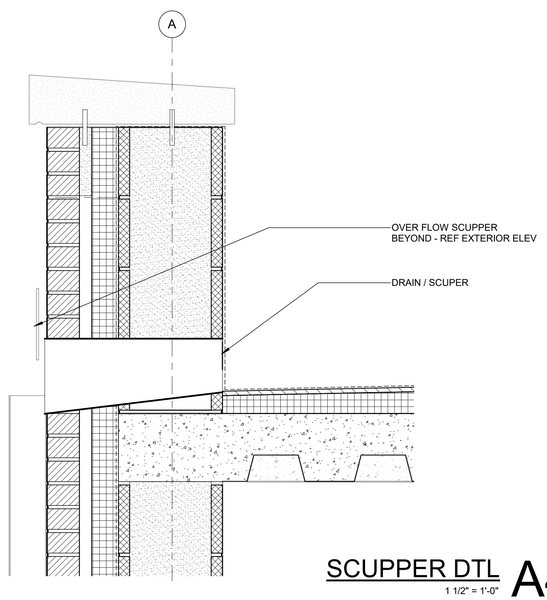
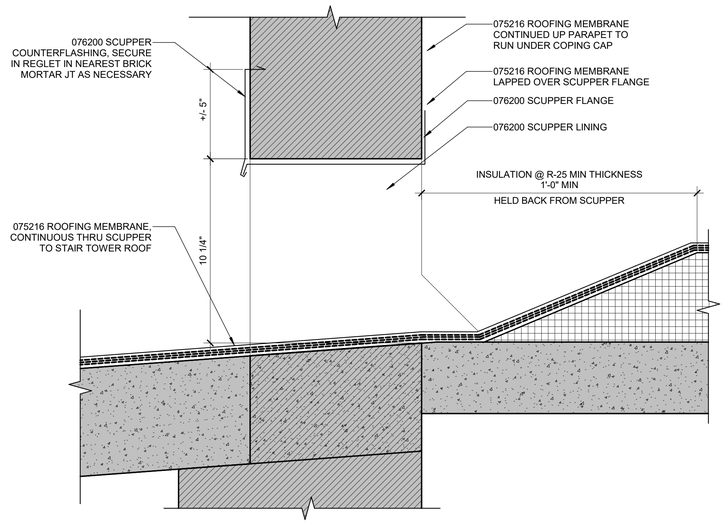
040327	HISTORIC TERRA COTTA MASONRY REPOINTING
040342	HISTORIC STONE MASONRY REPAIR
040343	HISTORIC STONE MASONRY REPOINTING
061053	MISC. ROUGH CARPENTRY
061600	SHEATHING
070150.19	PREPARATION FOR REROOFING
072100	THERMAL INSULATION
075216	SBS MODIFIED BITUMINOUS ROOFING
076200	SHEET METAL FLASHING & TRIM
079200	JOINT SEALANTS
085113	ALUMINUM WINDOWS
086300	METAL FRAMED SKYLIGHTS
088000	GLAZING
099113	EXTERIOR PAINTING



SCUPPER DTL A4

1 1/2" = 1'-0"



PARAPET SCUPPER A2

3" = 1'-0"

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ROOF DETAILS

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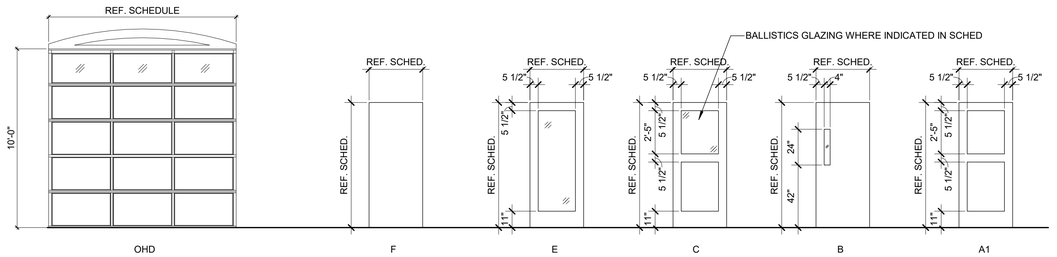
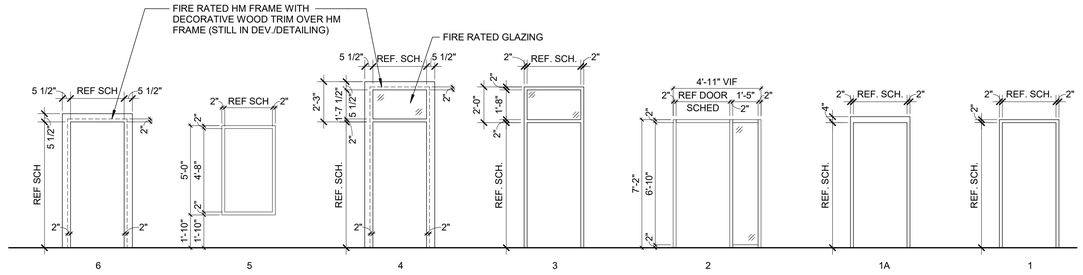


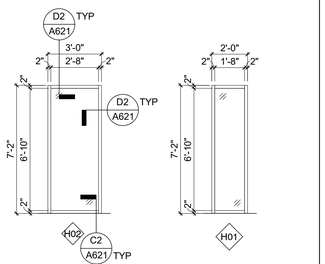
DOOR TYPES

1/4" = 1'-0"



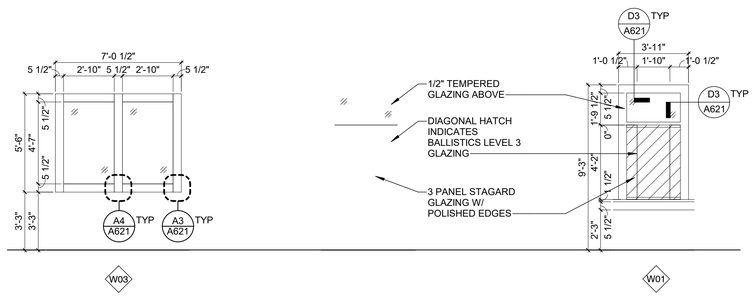
HM DOOR FRAME TYPES

1/4" = 1'-0"



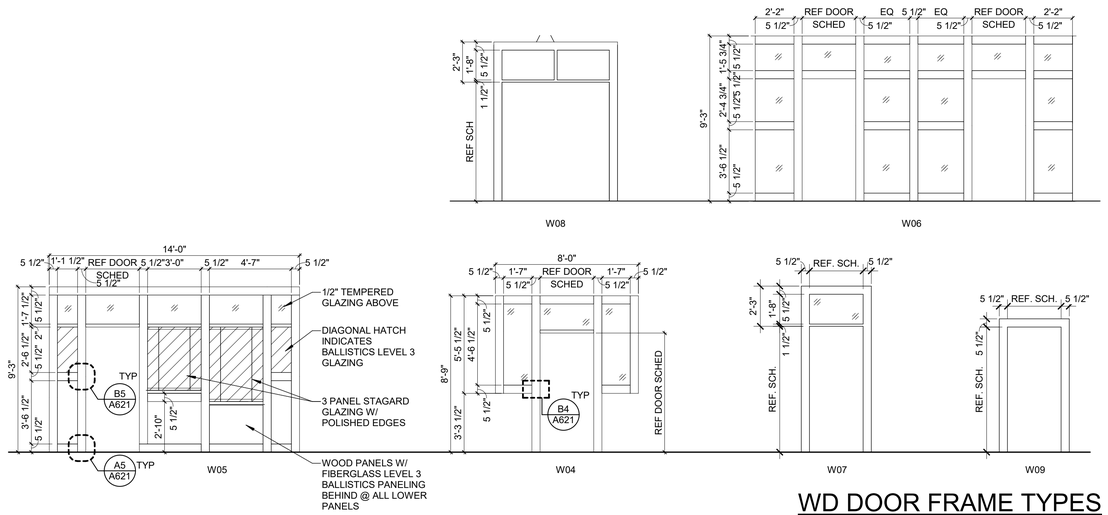
HM BORROW LITE FRAMES

1/4" = 1'-0"



WOOD BORROW LITE FRAMES

1/4" = 1'-0"



WD DOOR FRAME TYPES

1/4" = 1'-0"

A601 - DOOR & FRAME SCHEDULE

Mark	DOORS OPENING SIZE WIDTH	HGT.	TYPE	MAT	FIN	FRAMES TYPE	MAT	FIN	DETAILS JAMB	HEAD	FIRE RATING	EXISTING	NOTES
BASEMENT													
0ST1	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A	60		
001A	3'-0"	7'-0"	E	ALUM	ALUM	SF	ALUM	ALUM	B	C			15
001B	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			14
001C	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			14
002	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
003	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
3ST13	4'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
005	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
005A	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
006	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
007A	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
007B	3'-0"	7'-0"	F	ALUM	ALUM	SF	ALUM	ALUM	A	A			
008A	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			
008B	4'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
008C	4'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
009	3'-0"	7'-0"	F	HM	PT	1A	HM	PT	A	A			
010	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
011	3'-6"	7'-0"	F	WD	PT	1	HM	PT	A	A			
011A	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
011B	2'-10 1/8"	7'-0"	F	ALUM	ALUM	SF	ALUM	ALUM	A	A			
012	3'-0"	7'-0"	A1	WD	STN	1	WD	PT	A	A			
013	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
FIRST FLOOR - EAST BAY													
135	3'-4"	7'-3"	C			W05							15
FIRST FLOOR													
1ST1A	3'-0"	7'-0"										YES	15
1ST1B	3'-0"	7'-0"	A1	WD	STN	4	WD/HM	STN	G	H	60		5, 15
1ST2A	3'-0"	6'-8"										YES	
1ST2B	3'-0"	6'-8"	A1	WD	STN	6	WD/HM	STN	G	G	60		
100	6'-0"	6'-8"	E	ALUM	ALUM	SF	ALUM	ALUM	B	C			
101A	3'-0"	7'-0"	C	WD	STN	W05	WD	STN	G	H			3, 15
101B	3'-0"	7'-0"										YES	1
102A	3'-0"	7'-0"										YES	8
102B	2'-8"	7'-0"										YES	8
102C	2'-3 1/2"	7'-0"										YES	13
103A	3'-0"	7'-0"										YES	
103B	2'-8"	7'-0"										YES	10
103C	2'-8"	7'-0"										YES	10
104	3'-0"	7'-0"										YES	
105A	3'-0"	7'-0"										YES	
105B	2'-8"	7'-0"										YES	10
106	3'-0"	7'-0"										YES	
107	3'-0"	7'-0"										YES	
108A	3'-0"	7'-0"										YES	
108B	2'-8"	7'-0"										YES	10
108C	2'-8"	7'-0"										YES	10
110A	5'-0"	7'-0"										YES	9
110B	6'-8"	10'-0"	F	WD	PT	1	HM	PT	G	G			14, 15
110C	3'-0"	7'-0"	A1	WD	STN	W07	WD	STN	G	H			15
110D	4'-0"	7'-0"	-			W09	WD	STN	G	G			12
111	5'-0"	7'-0"										YES	
112	3'-0"	7'-0"	C	WD	STN	W07	WD	STN	G	H			
113	3'-0"	7'-0"	C	WD	STN	W07	WD	STN	G	H			
114	3'-0"	7'-0"	C	WD	STN	W07	WD	STN	G	H			
115	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
116	3'-0"	7'-0"	A1	WD	STN	W09	WD	STN	G	G			
117	3'-0"	7'-0"	A1	WD	STN	1	HM	PT	A	A			
118	3'-0"	7'-0"	A1	WD	STN	W09	WD	STN	G	G			
120A	6'-0"	7'-0"	E	ALUM	ALUM	SF	ALUM	ALUM	B	C			
121A	3'-0"	6'-10 1/4"	E	WD	STN	W06	WD	STN	G	H			
121B	3'-0"	6'-10 1/4"	E	WD	STN	W06	WD	STN	G	H			
130	3'-0"	7'-0"	A1	WD	STN	W07	WD	STN	G	H			6, 15
132	3'-6"	7'-0"	E	ALUM	ALUM	SF	ALUM	ALUM	A	A			
133	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			
134	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			
137	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			15
138	3'-0"	7'-0"	F	HM	PT	1A	HM	PT	A	A			
139A	3'-0"	7'-0"	F	HM	PT	1A	HM	PT	A	A			15
139B	10'-6"	10'-0"	OHD	STL	PT	-	STL	PT	A	A			
140	3'-0"	7'-0"	E	WD	PT	SF	HM	PT	A	A			15
141	3'-0"	7'-0"	F	WD	STN	1	HM	PT	A	A			
142	3'-6"	7'-0"	E	ALUM	ALUM	SF	ALUM	ALUM	A	A			
143	3'-6"	7'-0"	A	HM	PT	1	HM	PT	A	A			4
144	3'-6"	7'-0"	E	ALUM	ALUM	SF	ALUM	ALUM	A	A			
146	3'-0"	7'-0"	F	WD	STN	1	HM	PT	A	A			
147	6'-0"	9'-3"											
148													
305	3'-0"	6'-8"	A			1							
306	3'-0"	7'-0"	E	WD	PT	SF	HM	PT	A	A			15
307	3'-0"	7'-0"	E	WD	PT	SF	HM	PT	A	A			15
SECOND FLOOR													
2ST2	3'-0"	7'-0"	F	HM	PT	1	HM	PT	A	A			15
2ST2A	2'-10"	7'-0"										YES	9
145	5'-0"	6'-8"										YES	
200A	5'-0"	6'-8"										YES	8
200B	3'-0"	6'-8"	A1	WD	STN	4	WD/HM	STN	G	G	60		11
200C	2'-10"	6'-8"										YES	8
201	5'-0"	6'-8"										YES	2
210A	3'-0"	6'-8"	C	WD	STN	W04	WD	STN	G	H			
210B	6'-0"	6'-8"	C	WD	STN	W08	WD	STN	G	H			
211	3'-0"	6'-8"										YES	
212A	3'-0"	6'-8"										YES	
212B	2'-8"	6'-8"										YES	10
213	3'-0"	6'-8"										YES	
214	3'-0"	6'-8"	C	WD	STN	W07	WD	STN	G	H			
215A	3'-0"	6'-8"	C	WD	STN	W07	WD	STN	G	H			
215B	3'-0"	6'-8"										YES	10
216	3'-0"	6'-8"	E	WD	STN	W04	WD	STN	G	H			
217	3'-0"	6'-8"	C	WD	STN	W07	WD	STN	G	H			
218	3'-0"	6'-8"	C	WD	STN	W07	WD	STN	G	G			15
218A	3'-0"	6'-8"	A1	WD	STN	1	HM	PT	A	A			
218B	3'-0"	6'-8"	A1	WD	STN	1	HM	PT	A	A			
219A	3'-0"	6'-8"	A1	WD	STN	W09	WD	STN	G	G			
219B	3'-0"	6'-8"	A1	WD	STN	W09	WD	STN	G	G			
220	3'-0"	7'-0"	A1	WD	STN	6	HM	PT	A	A	60		11, 15
220A	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
221	3'-0"	7'-0"	F	WD	PT	1	HM	PT	A	A			
222	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
223	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
224	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
225	3'-0"	7'-0"	E	WD	STN	2	HM	PT	A	A			
226	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
227	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
228	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
229	3'-0"	7'-0"	E	WD	STN	1	HM	PT	A	A			
THIRD FLOOR													
3ST2	3'-0"	6'-8"	F	HM	PT	1	HM	PT			60		
3ST2A	3'-0"	4'-0"	A	HM	PT	1	HM	PT	A	A			
3ST8	2'-8"	4'-8"	F	HM	PT	5	HM	PT	A	A			
301	2'-10"	6'-8"										YES	7
302	3'-0"	6'-8"	F			1					60		
302A	2'-10"	6'-8"										YES	7
302B	2'-10"	6'-8"										YES	7
303A	2'-10"	6'-8"										YES	7
303B	2'-10"	6'-8"	2							1		YES	7

DOOR NOTES LEGEND

1. SALVAGE HISTORIC WOOD DOOR, EXISTING WOOD FRAME TO REMAIN. REF DRL XXX FOR PT, HT, WALL & GLASS PANEL INFILL BETWEEN FRAMES
2. EXISTING HISTORIC WOOD DOORS SET FIXED IN OPEN POSITION TIGHT TO WALLS
3. BALLISTICS LEVEL 3 GLAZING IN DOOR & WHERE INDICATED IN ELEVATIONS. BALLISTICS FIBERGLASS IN FRAME SUBSTRATE PER DETAILS (NOTE-DETAILS NOT FINISHED TO SHOW)
4. ICC400 RATED DOOR AND FRAME
5. FIRE RATED GLAZING
6. BALLISTICS LEVEL 3 WOOD DOOR
7. PAINT EXIST METAL FRAMES & DOORS / GATES
8. EXIST HISTORIC FRAME & TRANSOM GLASS TO REMAIN, REMOVE & SALVAGE HISTORIC WD. DOOR(S)
9. EXIST HISTORIC WD FRAME TO REMAIN
10. EXIST HISTORIC WD DOOR SET FIXED IN CLOSED POSITION IN FRAME
11. DECORATIVE STAINED WD TRIM OVER HM FRAME - REF DETAILS
12. WOOD CASED OPENING - NO DOOR
13. REPAIR BENT EXIST MTL VAULT DOOR FRAME AS REQ'D TO SET/FIX VAULT DOOR IN CLOSED POSITION
14. DOORS ON HOLD OPENS - REF. ELEC.
15. CARD READER AT THIS DOOR - REF. ELEC. CR BY OWNER.

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CITY OF INDEPENDENCE, KANSAS

CITY HALL RENOVATION

120 N. 6TH STREET
INDEPENDENCE, KANSAS 67301

CITY OF INDEPENDENCE KANSAS

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Issued For: 100CD

Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

A601

DOOR SCHEDULE AND DETAILS

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
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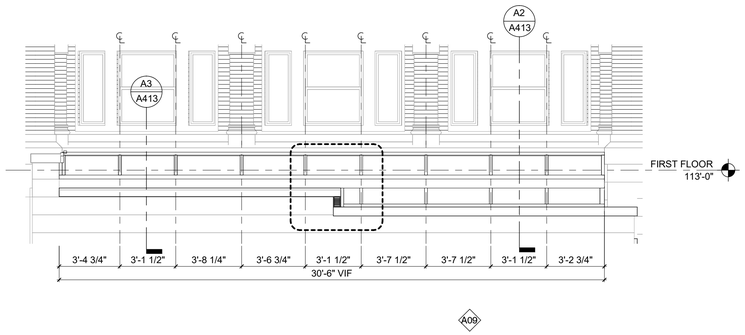
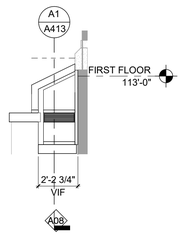
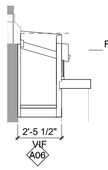
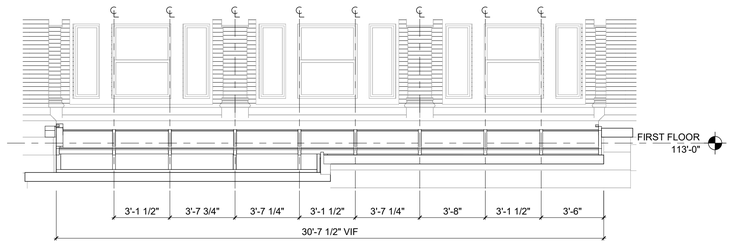
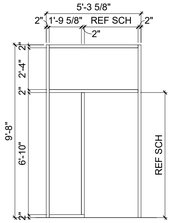
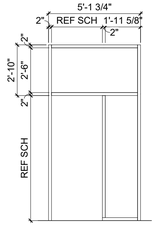


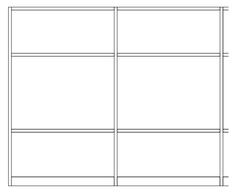


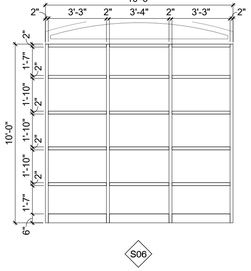


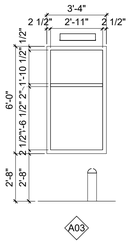


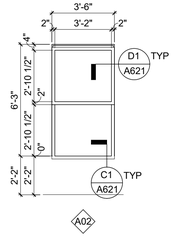


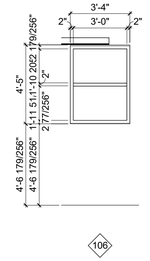






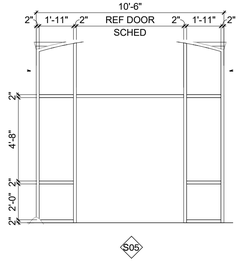


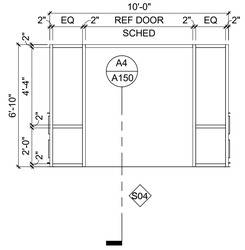


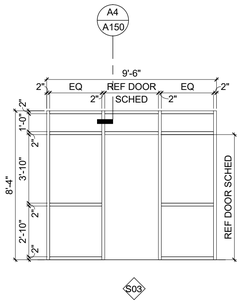


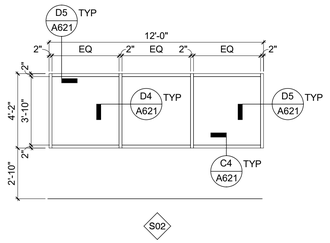
ALUMINUM WINDOW FRAMES

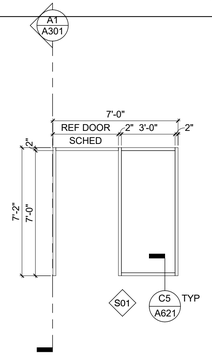
1/4" = 1'-0"











ALUMINUM STOREFRONT FRAMES

1/4" = 1'-0"

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:42:55 AM

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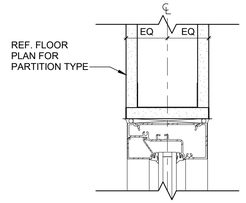
REVISIONS

NO	DESCRIPTION	DATE

A611

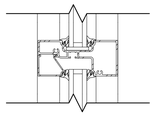
WINDOWS

TreanorHL NO. HP0559.1901.00



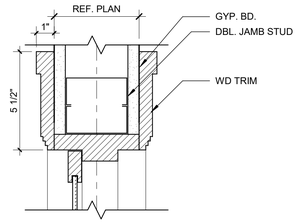
ALUM HEAD/JAMB D5

0 1" 3" 6" 3" = 1'-0"



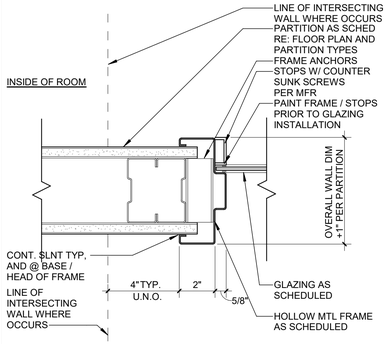
ALUM INTM D4

0 1" 3" 6" 3" = 1'-0"



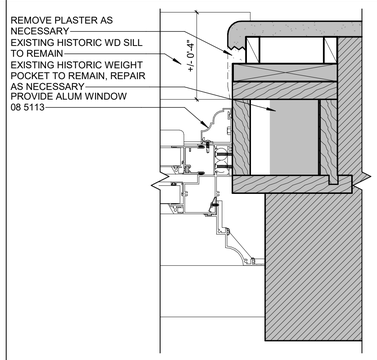
WOOD HEAD/JAMB D3

0 1" 3" 6" 3" = 1'-0"



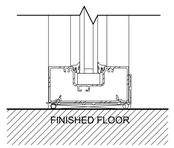
HM HEAD/JAMB D2

0 1" 3" 6" 3" = 1'-0"



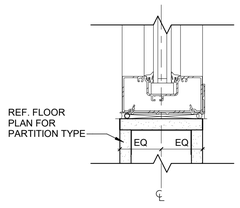
EXT JAMB D1

3" = 1'-0"



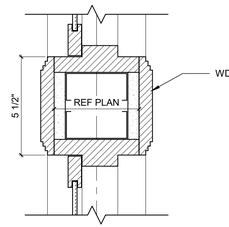
ALUM SILL @ FLOOR C5

0 1" 3" 6" 3" = 1'-0"



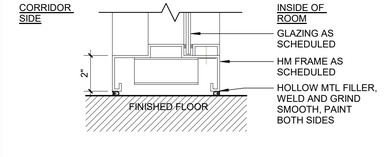
ALUM SILL C4

0 1" 3" 6" 3" = 1'-0"



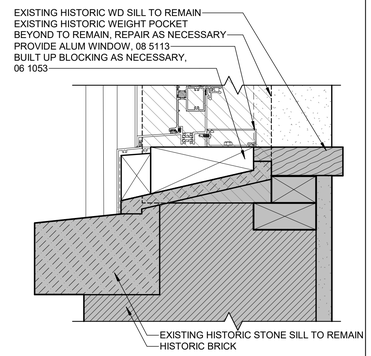
WOOD INTM C3

0 1" 3" 6" 3" = 1'-0"



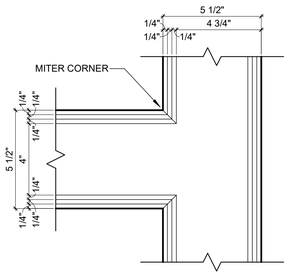
HM SILL @ FLOOR C2

0 1" 3" 6" 3" = 1'-0"



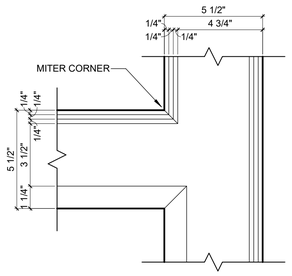
EXT SILL C1

3" = 1'-0"



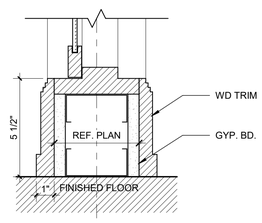
WD DR INT T INTXN B5

0 1" 3" 6" 3" = 1'-0"



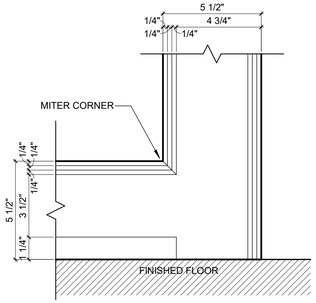
WD DR EXT T INTXN B4

0 1" 3" 6" 3" = 1'-0"



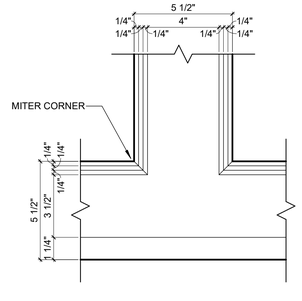
WOOD SILL @ FLOOR B3

0 1" 3" 6" 3" = 1'-0"



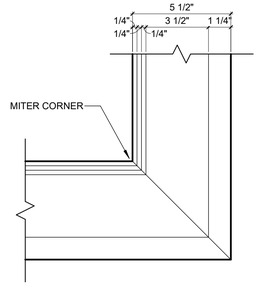
WD DR CORNER A5

0 1" 3" 6" 3" = 1'-0"



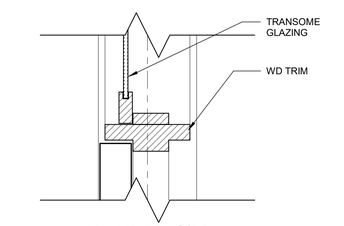
WD T INTERSECTION A4

0 1" 3" 6" 3" = 1'-0"

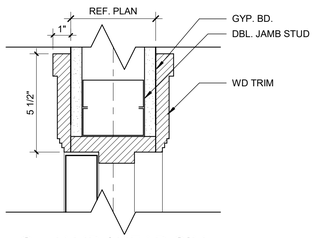


WD CORNER A3

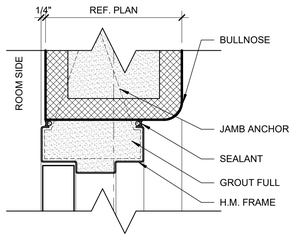
0 1" 3" 6" 3" = 1'-0"



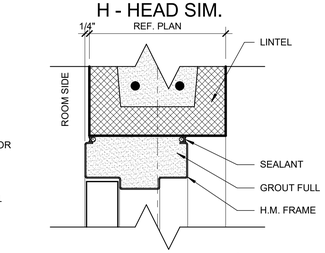
H - HEAD SIM.



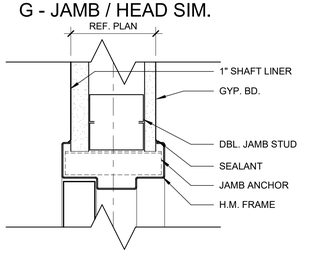
G - JAMB / HEAD SIM.



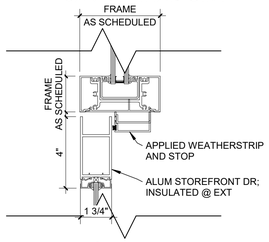
F - JAMB / HEAD SIM.



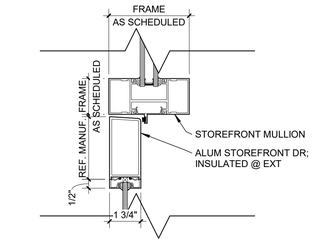
E - JAMB / HEAD SIM.



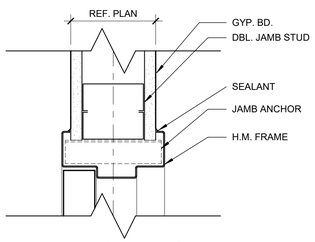
D - JAMB / HEAD SIM.



C - HEAD



B - JAMB



A - JAMB / HEAD SIM.

DOOR DETAILS 1

3" = 1'-0"

TREANORHL
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120 N. 6TH STREET
INDEPENDENCE, KANSAS 67301

CITY OF INDEPENDENCE KANSAS

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REVISIONS

NO	DESCRIPTION	DATE

A621

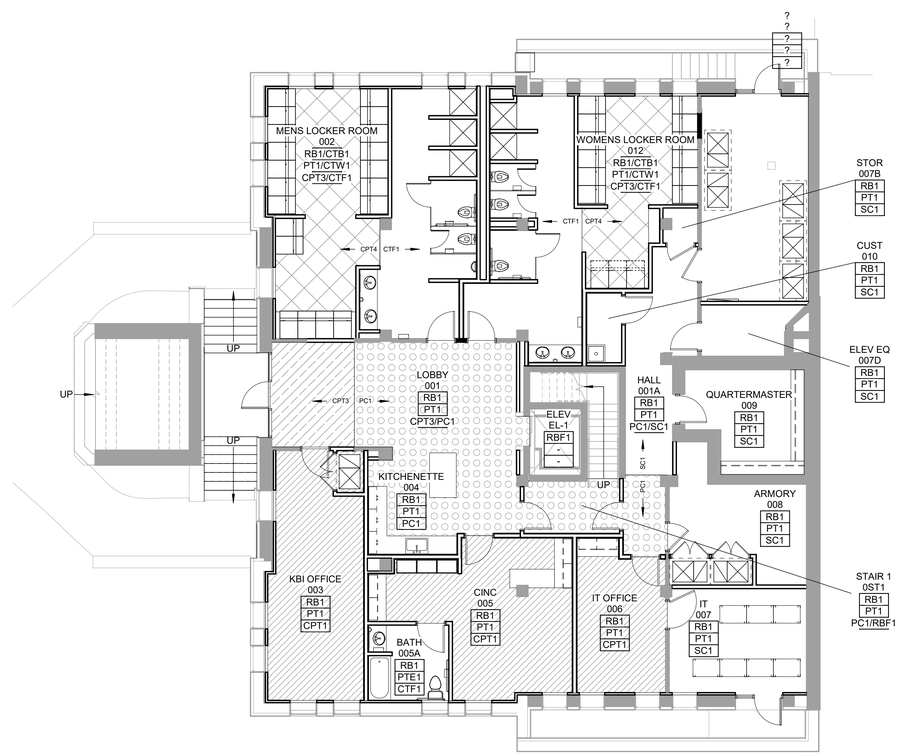
DOOR AND WINDOW DETAILS

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:42:56 AM

A700 - INTERIOR FINISH MATERIAL SCHEDULE

KEY	MATERIAL	MANUFACTURER	STYLE / COLOR / SIZE	NOTES
BASE				
PTB1	PAINT - EXISTING CONC. WALL BASE	SHERWIN WILLIAMS	TBD	(KEEP - MAY NEED TO PAINT EXIST. CONC. COVE WALL BASES IN LIEU OF RUBBER BASE)
RB1	RESILIENT WALL BASE	ROPPE	RUBBER COVE BASE / TBD / 8"H	
REB1	RESINOUS EPOXY COVE BASE	TBD	TBD	
RST	RESILIENT STAIR STRINGER	ROPPE	RUBBER STRINGER / COLOR: TBD	
WB1	WOOD BASE	-	MATCH EXISTING WOOD BASE - GRADE, SPECIES, CUT, SIZE / STAINED	REF. MILLWORK STN1 FOR STAIN COLOR
XSTB	EXISTING STONE BASE	-	EXISTING	
XTZB	EXISTING TERRAZZO BASE	-	EXISTING	
XWB	EXISTING WOOD BASE	-	EXISTING	
CEILING				
APC1	ACOUSTICAL PANEL CEILING	ARMSTRONG	ULTIMA / TEGULAR EDGE / WHITE / 2' X 2'	
PTC1	PAINT	SHERWIN WILLIAMS	TBD	
PTC2	PAINT	SHERWIN WILLIAMS	TBD	
DOORS & FRAMES				
ALUM	ALUMINUM - INTERIOR		DARK BRONZE	
PTD1	PAINT - WOOD DOOR	SHERWIN WILLIAMS	PAINT GRADE DOOR / COLOR: TBD	
PTM1	PAINT - HM FRAME / DOOR	SHERWIN WILLIAMS	TBD	
WDS1	WOOD DOOR - STAINED	-	MATCH EXISTING WOOD - SPECIES / CUT - XXX / STAINED (REF. STN1)	REF. MILLWORK STN1 FOR STAIN COLOR
FLOOR				
CPT1	CARPET TILE	TBD	TBD (ALLOWANCE - $28 SY MATERIAL)	
CPT2	CARPET TILE	TBD	TBD (ALLOWANCE - $28 SY MATERIAL)	
CPT3	CARPET TILE - WALKOFF	TBD	TBD (ALLOWANCE - $39-40 SY MATERIAL)	
CPT4	CARPET TILE	J+J FLOORING	KINETEX / TBD / 24" X 24"	
CTF1	CERAMIC TILE FLOOR	TBD	TBD (ALLOWANCE - $2.50 SF MATERIAL TILE ONLY)	
PC1	POLISHED CONCRETE	TBD	TBD	
PTF1	PAINT	TBD	TBD	
RBF1	RUBBER FLOORING & TREAD/RISERS	ROPPE	RUBBER FLOOR TILE & RUBBER STAIR TREADS/RISERS	PROVIDE RUBBER TILE AT FLOORS/LANDINGS & RUBBER TREADS/RISERS WHERE CALLED OUT IN STAIRWAYS
REF1	RESINOUS EPOXY FLOORING	TBD	TBD	
SC1	SEALED CONCRETE			
XTZF	EXISTING TERRAZZO	EXISTING	EXISTING	
MILLWORK				
PLB1	PLASTIC LAMINATE - CABINET BODY	WILSONART OR FORMICA		
PLC1	PLASTIC LAMINATE - COUNTERTOP	WILSONART OR FORMICA		
PULL1	CABINET - PULL	TBD	TBD	
QZ1	QUARTZ - COUNTERTOP	TBD	TBD	
QZ2	QUARTZ - COUNTERTOP	TBD	TBD	
STN1	WOOD STAIN	-	MATCH EXISTING HISTORIC WOOD STAIN COLOR	
SUPP1	COUNTER - SUPPORT BRACKET	TBD		
WDB1	STAINED WOOD - CABINET BODY	-	MATCH EXISTING WOOD - SPECIES / CUT - XXX / STAINED (REF. STN1)	
MISC				
-	-	-		
AWP1	ACOUSTICAL WALL PANEL	TBD	1" THICK / FABRIC - TBD	
GF1	GLASS FILM	TBD	TBD	PROVIDE AT BASEMENT LOCKER WINDOWS - APPLY TO INTERIOR SIDE
RS1	ROLLER SHADES	MECHOSHADE	MECHO-5 / SERIES 1600 / CLOTH: 3% OPENNESS FACTOR / COLOR TBD	
TGF1	WOOD STAIN	-	MATCH EXISTING HISTORIC WOOD STAIN COLOR	
TGW2	ALUMINUM - INTERIOR		DARK BRONZE	
TP1	TOILET PARTITION		TBD	
WALL				
CTW1	CERAMIC TILE WALL	TBD	TBD	
PT1	PAINT	SHERWIN WILLIAMS	TBD	
PT2	PAINT	SHERWIN WILLIAMS	TBD	
PT4	PAINT	SHERWIN WILLIAMS	TBD	
PTE1	EPOXY PAINT	SHERWIN WILLIAMS	TBD	
WDP1	WOOD WALL PANELING		MATCH EXISTING WOOD - SPECIES / CUT - XXX / STAINED (STN1)	REF. MILLWORK STN1 FOR STAIN COLOR
XSTW	EXISTING STONE WAINSCOT	-	-	



BASEMENT - FINISH PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

A HATCH PATTERNS AND LINE TYPES INDICATE MATERIAL TYPES ONLY AND ARE NOT INDICATIVE OF PATTERN, SIZE, ORIENTATION OR INSTALLATION METHOD OF ANY FINISH PRODUCT.

B REFERENCE FINISH SCHEDULE AND/OR SPECIFICATIONS FOR INSTALLATION PATTERNS. CONFIRM ORIENTATION OF DIRECTIONAL MATERIAL WITH ARCHITECT OF RECORD PRIOR TO INSTALLATION.

C FINISH FLOORING CONTINUES UNDER COUNTERTOPS, KNEE SPACES, TOE KICKS, VANITIES, PLUMBING FIXTURES, ETC. UNLESS NOTED OTHERWISE

D REFERENCE A700 FOR FINISH MATERIAL SCHEDULE FOR FINISH KEY/TYPES
KEY/TYPES

E REFERENCE A701 FOR TYPICAL FLOOR FINISH TRANSITION DETAILS

F FLOOR FINISH TRANSITIONS AT DOORS: LOCATE FLOOR FINISH MATERIAL TRANSITIONS UNDER THE CENTER LINE OF THE DOOR, UNO

G REFERENCE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

H REFERENCE ARCHITECTURAL & PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS (NOT SHOWN HERE FOR READABILITY); COORDINATE FINISH FLOORING MATERIAL WITH FLOOR DRAINS AND SLOPES TO DRAINS

I REFERENCE BASEMENT LEVEL FOR ELEVATOR FLOOR FINISH & REFERENCE SPEC. FOR CAB FINISHES

J REFERENCE REFLECTED CEILING PLANS FOR CEILING FINISHES

K REFERENCE PLANS AND PARTITION TYPES FOR MATERIAL SUBSTRATES

L TILE WAINSCOT TO 4'-0" A.F.F. INTEGRATE ELECTRICAL SWITCH PLATES, DIAPER CHANGING STATIONS, ETC. INTO TILE PATTERN, TYP REF XX/XXX

GENERAL NOTES FINISHES:

A. REF. SHEET A700 FOR FINISH MATERIAL LEGEND.
B. REF. PLASTER REPAIR LEGEND FOR EXTENT OF PLASTER REPAIR.
C. REF. PLANS AND PARTITION TYPES FOR MATERIAL SUBSTRATES.
D. REF. FINISH SCHEDULE AND/OR SPECIFICATIONS FOR INSTALLATION PATTERNS. CONFIRM ORIENTATION OF DIRECTIONAL MATERIAL WITH ARCHITECT OF RECORD PRIOR TO INSTALLATION.
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H. WHERE WALL TILE, BASE TILE, MORTAR, TERRAZZO BASE, FIXTURES, STONE PANEL CLADDING, ETC. REMOVED FROM WALLS -PATCH AND PREPARE WALL TO RECEIVE FINAL SCHEDULED WALL FINISH(ES).
I. WHERE FLOOR AREAS INFILLED - LEVEL AND PREPARE TO RECEIVE FINAL SCHEDULED FLOOR FINISH, COORDINATE HEIGHTS WITH ADJACENT FLOORING TO REMAIN AND SCHEDULED FINISH FLOORING. INTENT IS FOR FINISHES TO BE LEVEL/FLUSH U.N.O.
J. PROVIDE NEW STONE WALL CLADDING MATCHING EXISTING ONLY AS REQUIRED IF EXISTING SALVAGED IS SHORT OF QUANTITY. IDENTIFY IF REQ. & REVIEW W/ ARCHITECT.

PLASTER REPAIR LEGEND:

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5% OF SURFACE OF HAIRLINE CRACKS (1/16" WIDE OR LESS); HOLES 1/2" OR LESS IN DIAMETER

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4. PLASTER REPAIR CLASS 4:
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WALL FINISH LEGEND

WDP1

AWP1

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NO	DESCRIPTION	DATE

A700

BASEMENT FINISH PLAN

TreanorHL NO. HP0559.1901.00

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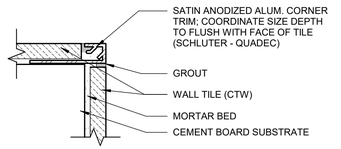
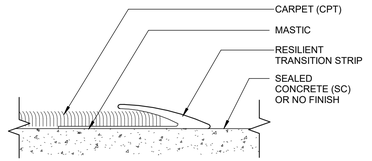


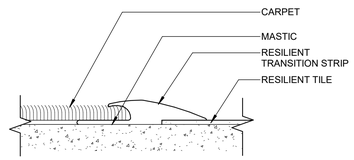
CTW CORNER- SQ TRIM D5

0 1/2" 1" 2" 12" = 1'-0"



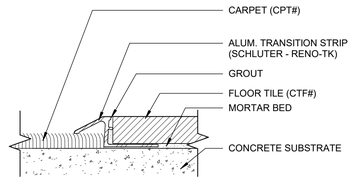
CPT TO SC D4

0 1/2" 1" 2" 12" = 1'-0"



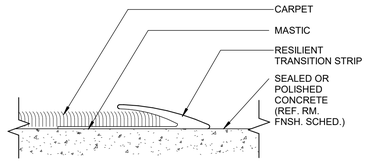
CPT TO RTF D3

0 1/2" 1" 2" 12" = 1'-0"



CPT TO CTF D2

0 1/2" 1" 2" 12" = 1'-0"



CPT TO CONC. D1

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FIRST FLOOR - FINISH PLAN A1

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WALL FINISH LEGEND

WDP1

AWP1

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REVISIONS

NO	DESCRIPTION	DATE

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FIRST FLOOR FINISH PLAN

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BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
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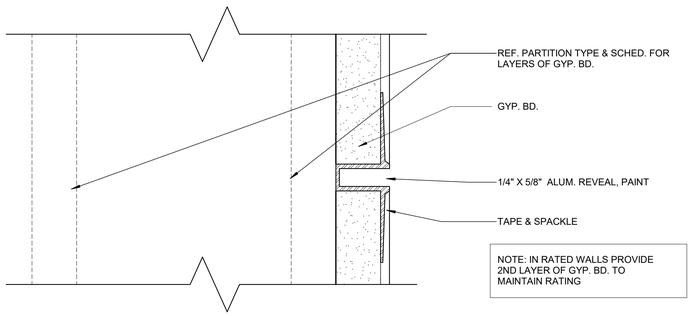
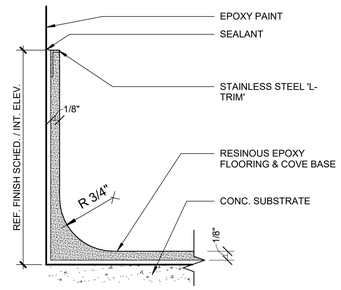


TYP.GYP.BD.BEVEAL D2

0 1/2" 1" 2" 12" = 1'-0"



RESINOUS COVE BASE D1

0 1/2" 1" 2" 12" = 1'-0"

GENERAL NOTES

A HATCH PATTERNS AND LINE TYPES INDICATE MATERIAL TYPES ONLY AND ARE NOT INDICATIVE OF PATTERN, SIZE, ORIENTATION OR INSTALLATION METHOD OF ANY FINISH PRODUCT.

B REFERENCE FINISH SCHEDULE AND/OR SPECIFICATIONS FOR INSTALLATION PATTERNS. CONFIRM ORIENTATION OF DIRECTIONAL MATERIAL WITH ARCHITECT OF RECORD PRIOR TO INSTALLATION.

C FINISH FLOORING CONTINUES UNDER COUNTERTOPS, KNEE SPACES, TOE KICKS, VANITIES, PLUMBING FIXTURES, ETC. UNLESS NOTED OTHERWISE

D REFERENCE A700 FOR FINISH MATERIAL SCHEDULE FOR FINISH KEY/TYPES KEY/TYPES

E REFERENCE A701 FOR TYPICAL FLOOR FINISH TRANSITION DETAILS

F FLOOR FINISH TRANSITIONS AT DOORS: LOCATE FLOOR FINISH MATERIAL TRANSITIONS UNDER THE CENTER LINE OF THE DOOR, UNO

G REFERENCE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

H REFERENCE ARCHITECTURAL & PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS (NOT SHOWN HERE FOR READABILITY); COORDINATE FINISH FLOORING MATERIAL WITH FLOOR DRAINS AND SLOPES TO DRAINS

I REFERENCE BASEMENT LEVEL FOR ELEVATOR FLOOR FINISH & REFERENCE SPEC. FOR CAB FINISHES

J REFERENCE REFLECTED CEILING PLANS FOR CEILING FINISHES

K REFERENCE PLANS AND PARTITION TYPES FOR MATERIAL SUBSTRATES

L TILE WAINSCOT TO 4'-0" A.F.F. INTEGRATE ELECTRICAL SWITCH PLATES, DIAPER CHANGING STATIONS, ETC. INTO TILE PATTERN, TYP REF XX/XXX

GENERAL NOTES FINISHES:

A. REF. SHEET A700 FOR FINISH MATERIAL LEGEND.
B. REF. PLASTER REPAIR LEGEND FOR EXTENT OF PLASTER REPAIR.
C. REF. PLANS AND PARTITION TYPES FOR MATERIAL SUBSTRATES.
D. REF. FINISH SCHEDULE AND/OR SPECIFICATIONS FOR INSTALLATION PATTERNS. CONFIRM ORIENTATION OF DIRECTIONAL MATERIAL WITH ARCHITECT OF RECORD PRIOR TO INSTALLATION.
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F. REFERENCE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
G. WHERE RESILIENT FLOOR TILE, CERAMIC FLOOR TILE, MORTAR, SHOWER PANS, WALLS, ETC. REMOVED - PATCH, LEVEL AND PREP FLOORS TO RECEIVE FINAL FINISH(ES).
H. WHERE WALL TILE, BASE TILE, MORTAR, TERRAZZO BASE, FIXTURES, STONE PANEL CLADDING, ETC. REMOVED FROM WALLS -PATCH AND PREPARE WALL TO RECEIVE FINAL SCHEDULED WALL FINISH(ES).
I. WHERE FLOOR AREAS INFILLED - LEVEL AND PREPARE TO RECEIVE FINAL SCHEDULED FLOOR FINISH, COORDINATE HEIGHTS WITH ADJACENT FLOORING TO REMAIN AND SCHEDULED FINISH FLOORING. INTENT IS FOR FINISHES TO BE LEVEL/FLUSH U.N.O.
J. PROVIDE NEW STONE WALL CLADDING MATCHING EXISTING ONLY AS REQUIRED IF EXISTING SALVAGED IS SHORT OF QUANTITY. IDENTIFY IF REQ. & REVIEW W/ ARCHITECT.

PLASTER REPAIR LEGEND:

* SPACE INACCESSIBLE DURING CONDITION ASSESSMENT, OR NON-HISTORIC PANELING / FURRING/ WALLPAPER PREVENTING ASSESSMENT. CONTRACTOR SHALL VERIFY PLASTER CONDITION IN FIELD & NOTIFY ARCHITECT.

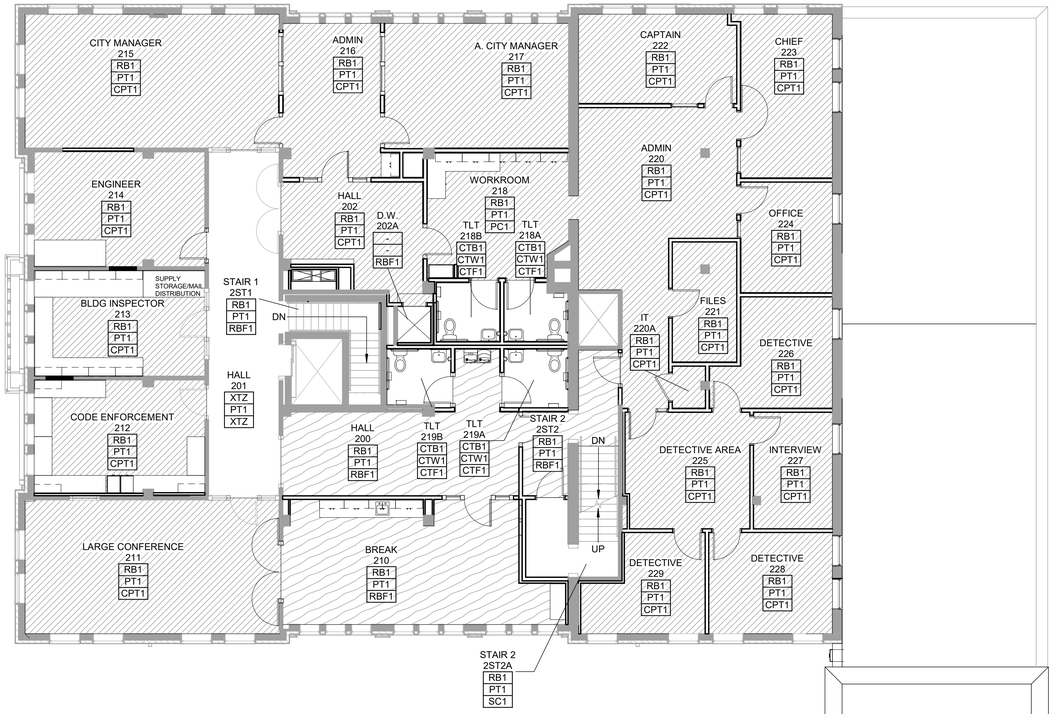
1. PLASTER REPAIR CLASS 1:
5% OF SURFACE OF HAIRLINE CRACKS (1/16" WIDE OR LESS); HOLES 1/2" OR LESS IN DIAMETER

2. PLASTER REPAIR CLASS 2:
UP TO 10% OF SURFACE AND/OR HOLES GREATER THAN 1/2" IN DIAMETER AND LESS THAN 4" IN DIAMETER WITH SUBSTRATE INTACT, CHIPS, DENTS, MISC. DAMAGED AREAS (INCLUDING DELAMINATING FINISH OR SKIM COAT) LESS THAN 1 SQ FT. IN AREA

3. PLASTER REAPIR CLASS 3:
UP TO 25% OF SURFACE AND/OR HOLES THAT INVOLVE LOSS OF SUBSTRATE; CHIPS, DENTS, OR MISC DAMAGED AREAS (INCLUDING DELAMINATING FINISH OR SKIM COAT) GREATER THAN 1 SQ FT IN AREA (MAY INVOLVE THE LOSS OF SUBSTRATE).

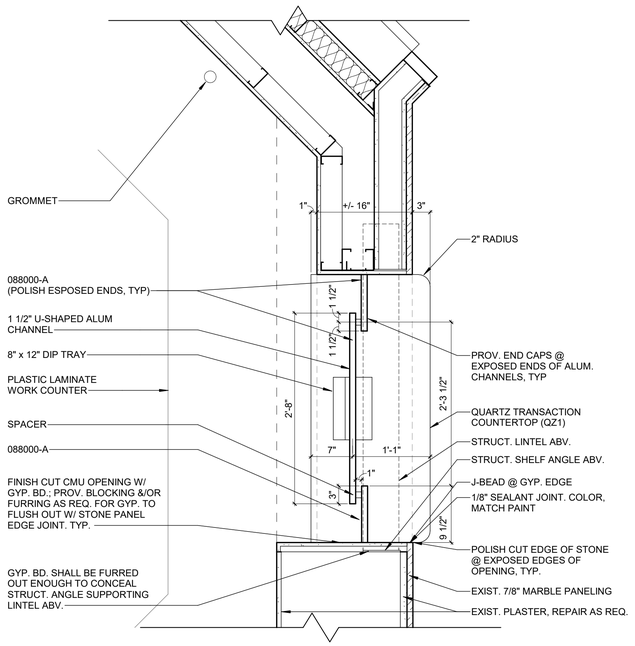
4. PLASTER REPAIR CLASS 4:
ALL PREVIOUS CONDITIONS IN LEVELS 1-3 COMPRISING UP TO 40% OF SURFACE AND/OR SURFACES PREVIOUSLY SKIM COATED WITH NON-HISTORIC FINISH PLASTER OR EXHIBITING HIGHLY IRREGULAR OR UNEVEN EXISTING FINISH COATS.

5. PLASTER REPAIR CLASS 5:
ALL CONDITIONS POSSIBLE IN LEVELS 1-4 COMPRISING UP TO 60% AND/OR EXTENSIVE AREAS OF DAMAGED, LOOSE, OR WEAKENED PLASTER TO BE REMOVED AND REPLACED AND/OR MISSING PLASTER AND SUBSTRATE.



SECOND FLOOR - FINISH PLAN A1

0 4' 8' 16' 1/8" = 1'-0"



Transaction Window Plan Dtls 1

1" = 1'-0"

WALL FINISH LEGEND

WDP1

AWP1

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CITY HALL RENOVATION
120 N. 6TH STREET
INDEPENDENCE, KANSAS 67301

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SECOND FLOOR FINISH PLAN

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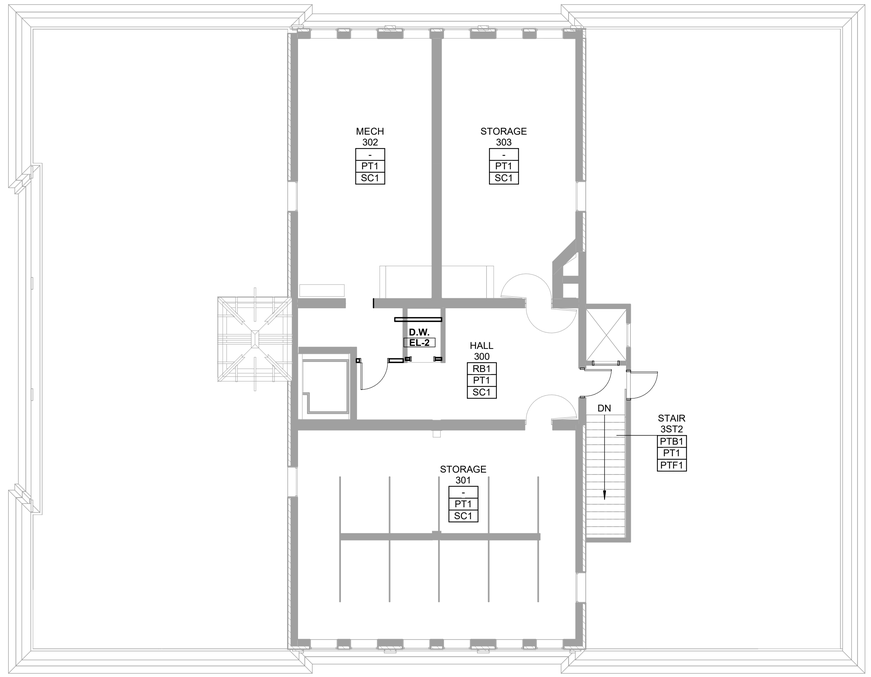

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WALL FINISH LEGEND

WDP1

AWP1

THIRD FLOOR - FINISH PLAN A1

1/8" = 1'-0"

0 4' 8' 16'

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THIRD FLOOR FINISH PLAN

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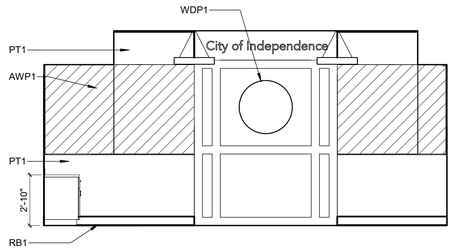
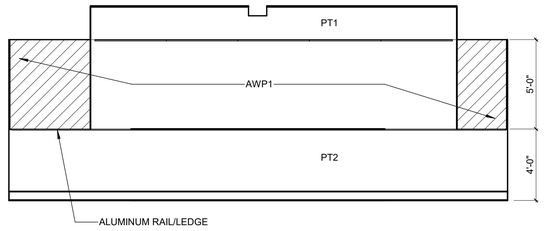
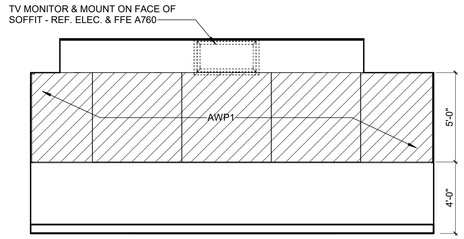


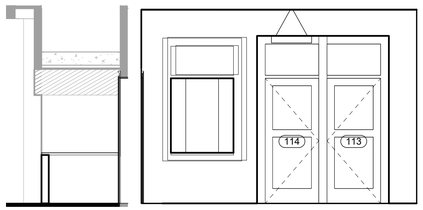
L1 - COURT - W E4
1/4" = 1'-0"



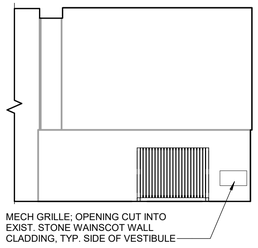
L1 - COURT - N E2
1/4" = 1'-0"



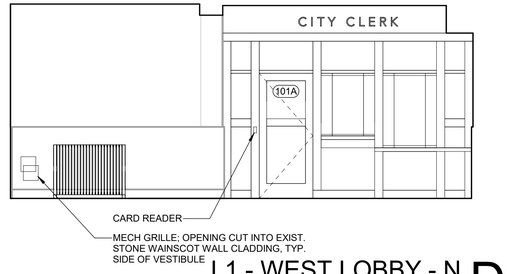
L1 - COURT - E E1
1/4" = 1'-0"



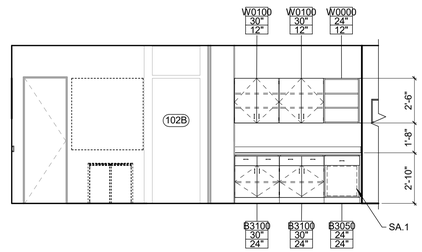
L1 - CORR - S D5
1/4" = 1'-0"



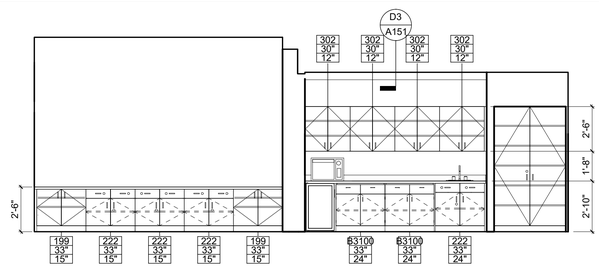
L1 - WEST LOBBY - S D4
1/4" = 1'-0"



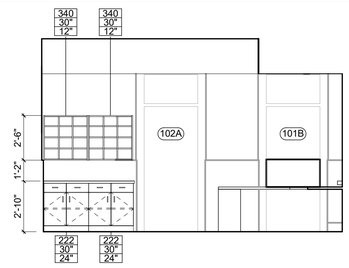
L1 - WEST LOBBY - N D2
1/4" = 1'-0"



L1 - OPEN OFFICE - S D1
1/4" = 1'-0"



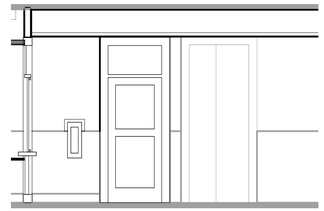
L1 - OPEN OFFICE - E C4
1/4" = 1'-0"



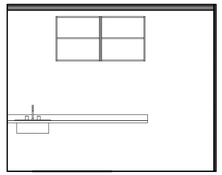
L1 - ADMIN - E C3
1/4" = 1'-0"



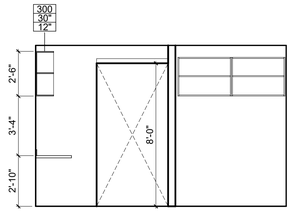
L1 - ADMIN - S C2
1/4" = 1'-0"



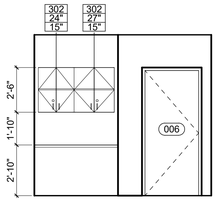
L1 - WEST LOBBY - E 1
1/4" = 1'-0"



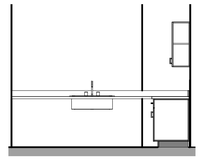
L1 - BREAK - W B4
1/4" = 1'-0"



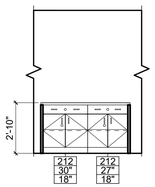
L1 - BREAK - N B3
1/4" = 1'-0"



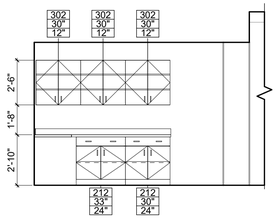
L0 - IT OFFICE - N B2
1/4" = 1'-0"



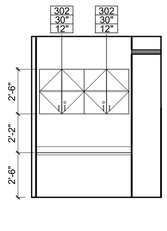
L0 - KITCHENETTE - N B1
1/4" = 1'-0"



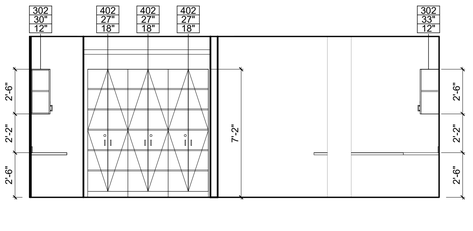
L0 - KITCHENETTE - E A5
1/4" = 1'-0"



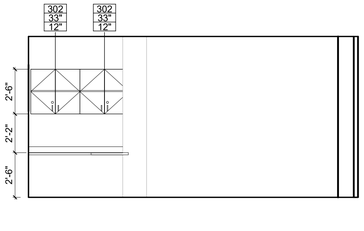
L0 - KITCHENETTE - W A4
1/4" = 1'-0"



L0 - CINC - W A3
1/4" = 1'-0"



L0 - CINC - N A2
1/4" = 1'-0"



L0 - CINC - E A1
1/4" = 1'-0"

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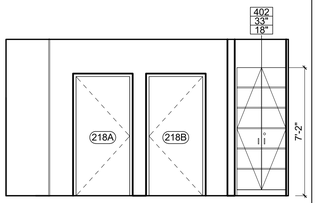
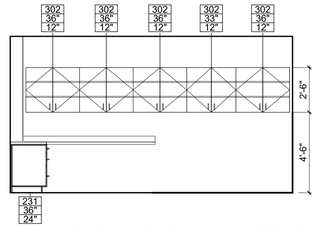


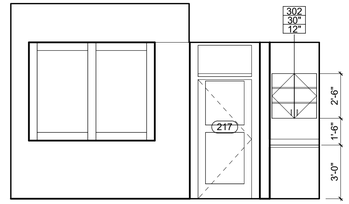
L2 - WORKROOM - S E5
1/4" = 1'-0"



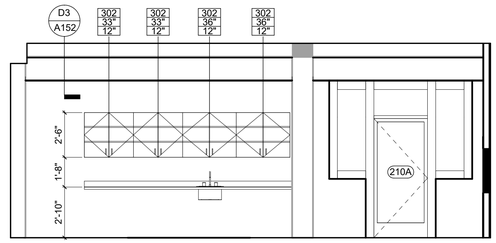
L2 - WORKROOM - W E4
1/4" = 1'-0"



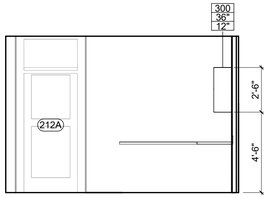
L2 - WORKROOM - N E3
1/4" = 1'-0"



L2 - ADMIN - E E2
1/4" = 1'-0"



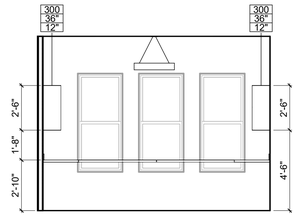
L2 - BREAK - N E1
1/4" = 1'-0"



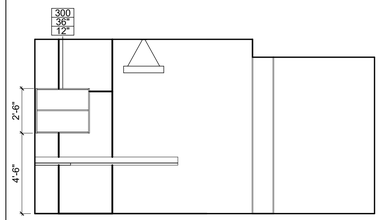
L2 - BICE - E D5
1/4" = 1'-0"



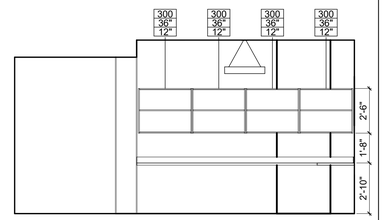
L2 - BICE - S D4
1/4" = 1'-0"



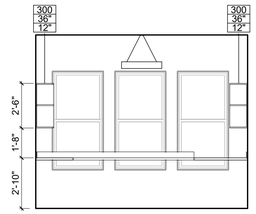
L2 - BICE - W D3
1/4" = 1'-0"



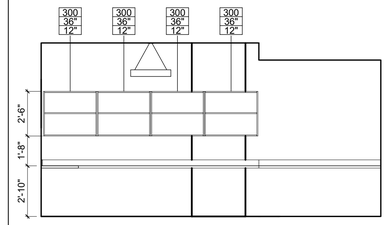
L2 - BICE - N D2
1/4" = 1'-0"



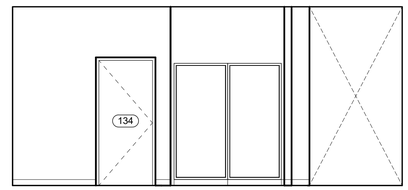
L2 - B INSPECTOR - S D1
1/4" = 1'-0"



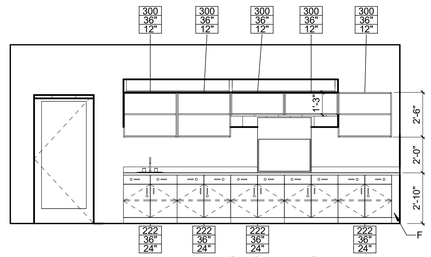
L2 - B INSPECTOR - W C5
1/4" = 1'-0"



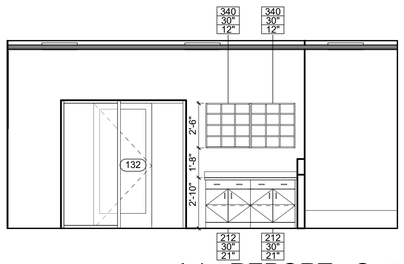
L2 - B INSPECTOR - N C4
1/4" = 1'-0"



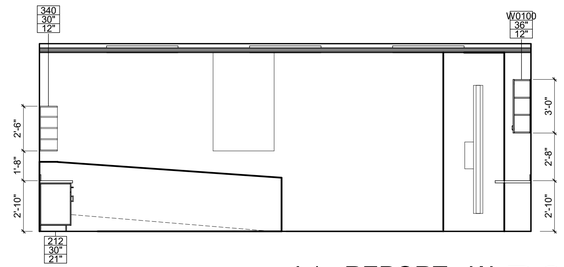
L1 - BAG & TAG - S C2
1/4" = 1'-0"



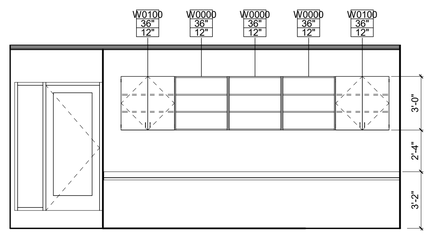
L1 - BAG & TAG - N C1
1/4" = 1'-0"



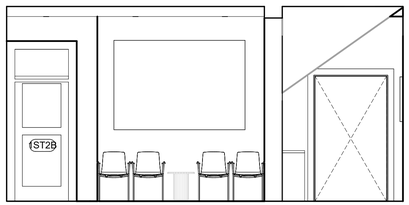
L1 - REPORT - S B5
1/4" = 1'-0"



L1 - REPORT - W B3
1/4" = 1'-0"



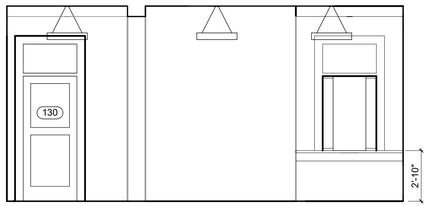
L1 - REPORT - N B2
1/4" = 1'-0"



L1 - SOUTH LOBBY - W A5
1/4" = 1'-0"



L1 - SOUTH LOBBY - N A2
1/4" = 1'-0"



L1 - SOUTH LOBBY - E A1
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

A REFERENCE SHEET A411 - INTERIOR ELEVATIONS - BATHROOMS FOR ACCESSORIES SCHEDULE
B APPLIANCES TO BE PROVIDED BY OWNER

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REVISIONS

NO	DESCRIPTION	DATE

A722

INTERIOR ELEVATIONS

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:43:10 AM

EQUIPMENT SCHEDULE

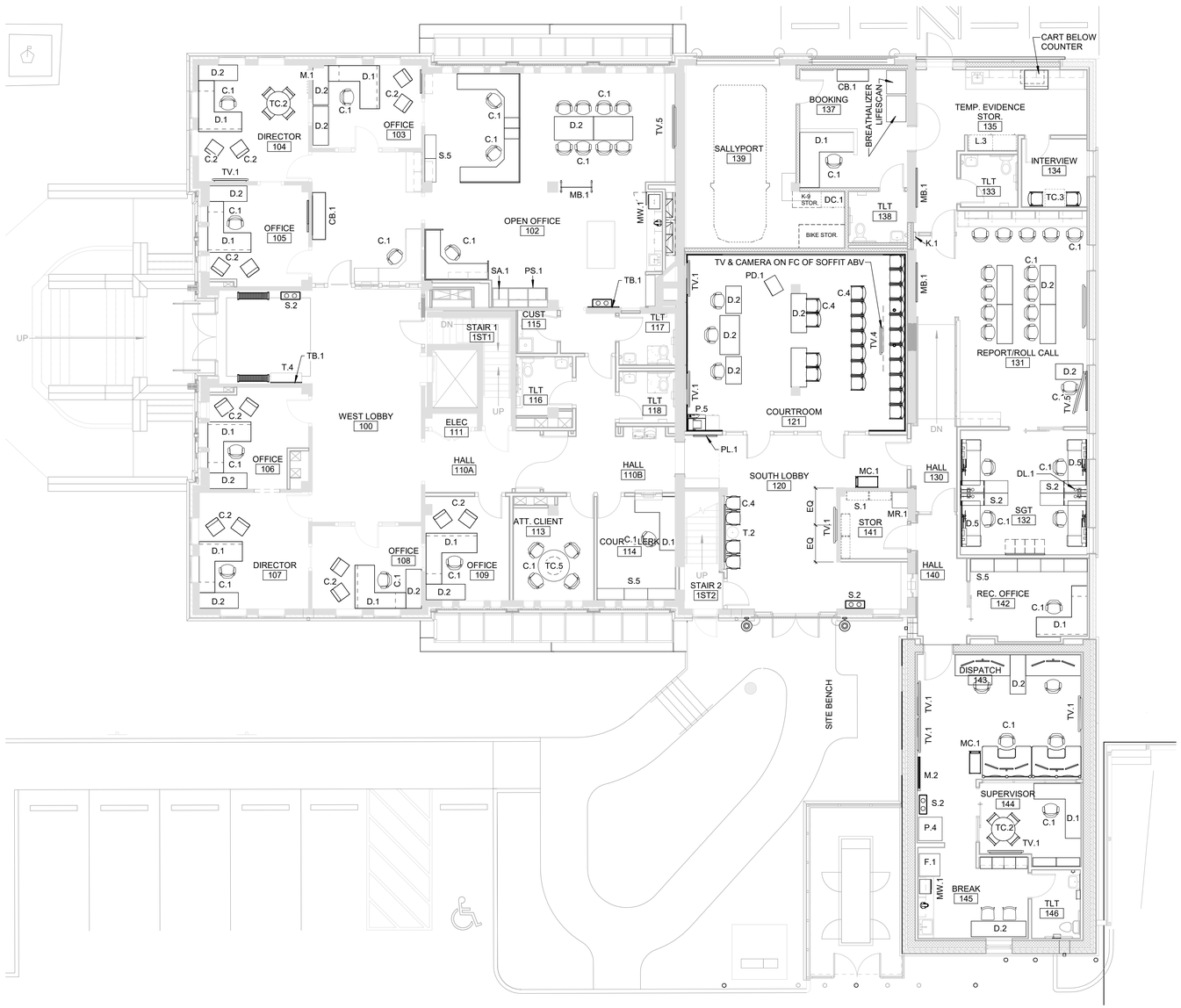
Key Name	Description-Spec Equip	Utilities	OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED OWNER INSTALLED	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CONTRACTOR FURNISHED OWNER INSTALLED
B.1	EXISTING WOOD BENCH			EXISTING		
BR.1	EXISTING BREATHALYZER	ELEC		EXISTING		
C.1	EXECUTIVE OFFICE CHAIR			--		
C.2	VISITOR CHAIR			--		
C.3	STEELCASE STOOL WITH ARMS			--		
C.4	HAWORTH WIRE STACK CHAIR			--		
CB.1	CUFF BENCH		--			
CC.1	CINC ROOM COUCH WITH PULL OUT BED			--		
CC.2	LOUNGE COUCH/FURNITURE			--		
CM.1	KEURIG COFFEE MAKER	ELE		--		
CT.1	EXISTING CONFERENCE TABLE, 14'x4'	ELEC		EXISTING		
CT.2	ORANGE BOX OBVIO CONFERENCE TABLE	ELEC		--		
CT.3	HARMAN MILLER CONFERENCE TABLE			--		
D.1	OFFICE DESK, L-SHAPE 66Wx78D (WITH PRINTER/SCANNER, TYP FOR DESKS IN ROOMS 101-105)	ELEC, DATA		--		
D.2	HERMAN MILLER EVERYWHERE TABLE			--		
D.3	OFFICE DESK, L-SHAPE 78Wx78D			--		
D.4	DISPATCH DESK	ELEC, DATA		EXISTING		
D.5	STEELCASE OLOGY ELECTRIC DESK	ELEC		--		
D.6	CUBICLE WORKSTATION, 84"x108"	ELEC, DATA		--		
D.7	ADMIN DESK AT TRANSACTION WINDOW	ELEC, DATA		--		
D.8	STEELCASE UNIVERSAL SYSTEM WORK SURFACE			--		
D.9	STEELCASE DESK RETURN, 30"x48"			--		
D.10	EXISTING DESK, 6'x7'			EXISTING		
D.11	EXISTING DESK, 6'x9'			EXISTING		

EQUIPMENT SCHEDULE

Key Name	Description-Spec Equip	Utilities	OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED OWNER INSTALLED	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CONTRACTOR FURNISHED OWNER INSTALLED
D.12	CUSTOM FURNITURE DESK			--		
DC.1	EVIDENCE DRYING CABINET	ELEC	--			
DL.1	STEELCASE MINI LED DESK LAMP	ELEC		--		
F.1	FRIDGE AND FREEZER	ELEC, WATER	--			
F.2	UNDER COUNTER MINI FRIDGE	ELEC	--			
FH.1	FUME HOOD	ELEC			--	
FP.1	EXISTING FLAG POLE AND FLAG			EXISTING		
K.1	PATROL KEY BOX			EXISTING		
L.1	TURNOUT GEAR LOCKER		--			
L.2	DISPATCH DOUBLE LOCKERS, 18"x18"		--			
L.3	EVIDENCE STORAGE LOCKERS, NON-PASS-THRU	ELEC	--			
LS.1	LIVE SCAN	ELEC		EXISTING		
M.1	EXISTING LARGE CITY MAP			EXISTING		
M.2	EXISTING DISPATCH MAPS			EXISTING		
MB.1	MARKER BOARD			--		
MC.1	MOBILE CART FINGER PRINT			--		
MR.1	EXISTING MED RETURN			EXISTING		
MW.1	MICROWAVE	ELEC		--		
P.1	PRINTER/COPIER	ELEC, DATA	--			
P.2	PAPER SHREDDER	ELEC	--			
P.3	EXISTING PLOTTER	ELEC, DATA		EXISTING		
P.4	EXISTING DISPATCH PRINTER/COPIER, 3'x3'	ELEC, DATA		EXISTING		
P.5	EXISTING COURTROOM PRINTER AND TABLE	ELEC, DATA		EXISTING		
PB.1	EXISTING PHOTO BACKDROP			EXISTING		
PD.1	EXISTING PODIUM			EXISTING		
PL.1	EXISTING PLAQUE			EXISTING		

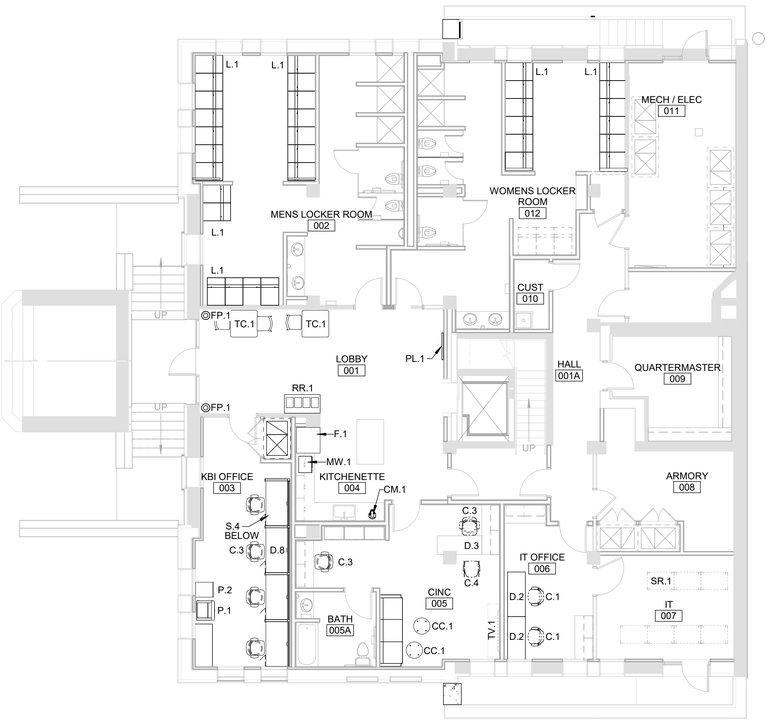
EQUIPMENT SCHEDULE

Key Name	Description-Spec Equip	Utilities	OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED OWNER INSTALLED	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CONTRACTOR FURNISHED OWNER INSTALLED
PS.1	EXISTING POSTAL/SORTING MACHINE	ELEC, DATA		EXISTING		
RR.1	RECYCLING BIN			--		
S.1	SHELVING, 36"W			--		
S.2	STEELCASE UNIVERSAL STORAGE			--		
S.3	EXISTING SHELVES (2), 13"x44"			EXISTING		
S.4	STEELCASE ELECTIVE ELEMENTS BELOW DESK STORAGE			--		
S.5	LATERAL FILE CABINETS			--		
SA.1	EXISTING SAFE, 30"x30"			EXISTING		
SR.1	SERVER RACKS	ELEC		--		
T.1	EXISTING ROUND TABLE, 41" DIA			EXISTING		
T.2	SIDE TABLE			--		
T.3	CAFE/BAR HEIGHT MOVABLE TABLE			--		
TC.1	LOUNGE AREA HIGH TABLE AND STOOLS			--		
TC.2	TABLE (3' DIA) AND CHAIRS			--		
TC.3	INTERVIEW TABLE AND (2) CHAIRS			--		
TC.4	INTERVIEW TABLE AND (4) CHAIRS			--		
TC.5	TABLE (4' DIA) AND CHAIRS			--		
TR.1	TRASH BIN			--		
TV.1	60" SMART TV AND WALL MOUNT	ELEC, DATA		--		
TV.2	EXISTING DISPATCH TV, LARGE (3 TOTAL)	ELEC, DATA		EXISTING		
TV.3	EXISTING DISPATCH TV, SMALL (2 TOTAL)	ELEC, DATA		EXISTING		
TV.4	EXISTING COURTROOM TV AND WALL MOUNT, VIF SIZE	ELEC, DATA		EXISTING		
TV.5	80" TV AND WALL MOUNT	ELEC, DATA		--		
V.1	VENDING MACHINE	ELEC		--		



FIRST FLOOR PLAN - FFE A2

1/8" = 1'-0"



BASEMENT PLAN - FFE A1

1/8" = 1'-0"

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CITY OF INDEPENDENCE KANSAS

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NO	DESCRIPTION	DATE

A760

BASEMENT AND FIRST FLOOR - FFE PLAN

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:43:22 AM

EQUIPMENT SCHEDULE

Key Name	Description-Spec Equip	Utilities	OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED OWNER INSTALLED	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CONTRACTOR FURNISHED OWNER INSTALLED
B.1	EXISTING WOOD BENCH			EXISTING		
BR.1	EXISTING BREATHALYZER	ELEC		EXISTING		
C.1	EXECUTIVE OFFICE CHAIR			--		
C.2	VISITOR CHAIR			--		
C.3	STEELCASE STOOL WITH ARMS			--		
C.4	HAWORTH WIRE STACK CHAIR			--		
CB.1	CUFF BENCH		--			
CC.1	CINC ROOM COUCH WITH PULL OUT BED			--		
CC.2	LOUNGE COUCH/FURNITURE			--		
CM.1	KEURIG COFFEE MAKER	ELE		--		
CT.1	EXISTING CONFERENCE TABLE, 14'x4'	ELEC		EXISTING		
CT.2	ORANGE BOX OBVIO CONFERENCE TABLE	ELEC		--		
CT.3	HARMAN MILLER CONFERENCE TABLE			--		
D.1	OFFICE DESK, L-SHAPE 66Wx78D (WITH PRINTER/SCANNER, TYP FOR DESKS IN ROOMS 101-105)	ELEC, DATA		--		
D.2	HERMAN MILLER EVERYWHERE TABLE			--		
D.3	OFFICE DESK, L-SHAPE 78Wx78D			--		
D.4	DISPATCH DESK	ELEC, DATA		EXISTING		
D.5	STEELCASE OLOGY ELECTRIC DESK	ELEC		--		
D.6	CUBICLE WORKSTATION, 84"x108"	ELEC, DATA		--		
D.7	ADMIN DESK AT TRANSACTION WINDOW	ELEC, DATA		--		
D.8	STEELCASE UNIVERSAL SYSTEM WORK SURFACE			--		
D.9	STEELCASE DESK RETURN, 30"x48"			--		
D.10	EXISTING DESK, 6'x7'			EXISTING		
D.11	EXISTING DESK, 6'x9'			EXISTING		

EQUIPMENT SCHEDULE

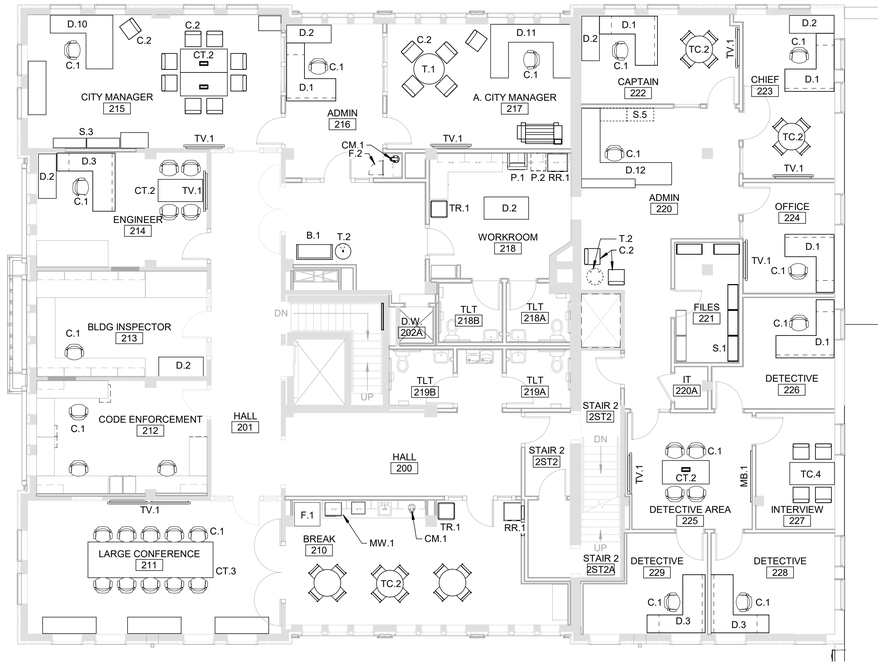
Key Name	Description-Spec Equip	Utilities	OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED OWNER INSTALLED	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CONTRACTOR FURNISHED OWNER INSTALLED
D.12	CUSTOM FURNITURE DESK			--		
DC.1	EVIDENCE DRYING CABINET	ELEC	--			
DL.1	STEELCASE MINI LED DESK LAMP	ELEC		--		
F.1	FRIDGE AND FREEZER	ELEC, WATER	--			
F.2	UNDER COUNTER MINI FRIDGE	ELEC	--			
FH.1	FUME HOOD	ELEC			--	
FP.1	EXISTING FLAG POLE AND FLAG			EXISTING		
K.1	PATROL KEY BOX			EXISTING		
L.1	TURNOUT GEAR LOCKER		--			
L.2	DISPATCH DOUBLE LOCKERS, 18"x18"		--			
L.3	EVIDENCE STORAGE LOCKERS, NON-PASS-THRU	ELEC	--			
LS.1	LIVE SCAN	ELEC		EXISTING		
M.1	EXISTING LARGE CITY MAP			EXISTING		
M.2	EXISTING DISPATCH MAPS			EXISTING		
MB.1	MARKER BOARD			--		
MC.1	MOBILE CART FINGER PRINT			--		
MR.1	EXISTING MED RETURN			EXISTING		
MW.1	MICROWAVE	ELEC		--		
P.1	PRINTER/COPIER	ELEC, DATA	--			
P.2	PAPER SHREDDER	ELEC	--			
P.3	EXISTING PLOTTER	ELEC, DATA		EXISTING		
P.4	EXISTING DISPATCH PRINTER/COPIER, 3'x3'	ELEC, DATA		EXISTING		
P.5	EXISTING COURTROOM PRINTER AND TABLE	ELEC, DATA		EXISTING		
PB.1	EXISTING PHOTO BACKDROP			EXISTING		
PD.1	EXISTING PODIUM			EXISTING		
PL.1	EXISTING PLAQUE			EXISTING		

EQUIPMENT SCHEDULE

Key Name	Description-Spec Equip	Utilities	OWNER FURNISHED CONTRACTOR INSTALLED	OWNER FURNISHED OWNER INSTALLED	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	CONTRACTOR FURNISHED OWNER INSTALLED
PS.1	EXISTING POSTAL/SORTING MACHINE	ELEC, DATA		EXISTING		
RR.1	RECYCLING BIN			--		
S.1	SHELVING, 36"W			--		
S.2	STEELCASE UNIVERSAL STORAGE			--		
S.3	EXISTING SHELVES (2), 13"x44"			EXISTING		
S.4	STEELCASE ELECTIVE ELEMENTS BELOW DESK STORAGE			--		
S.5	LATERAL FILE CABINETS			--		
SA.1	EXISTING SAFE, 30"x30"			EXISTING		
SR.1	SERVER RACKS	ELEC		--		
T.1	EXISTING ROUND TABLE, 41" DIA			EXISTING		
T.2	SIDE TABLE			--		
T.3	CAFE/BAR HEIGHT MOVABLE TABLE			--		
TC.1	LOUNGE AREA HIGH TABLE AND STOOLS			--		
TC.2	TABLE (3' DIA) AND CHAIRS			--		
TC.3	INTERVIEW TABLE AND (2) CHAIRS			--		
TC.4	INTERVIEW TABLE AND (4) CHAIRS			--		
TC.5	TABLE (4' DIA) AND CHAIRS			--		
TR.1	TRASH BIN			--		
TV.1	60" SMART TV AND WALL MOUNT	ELEC, DATA		--		
TV.2	EXISTING DISPATCH TV, LARGE (3 TOTAL)	ELEC, DATA		EXISTING		
TV.3	EXISTING DISPATCH TV, SMALL (2 TOTAL)	ELEC, DATA		EXISTING		
TV.4	EXISTING COURTROOM TV AND WALL MOUNT, VIF SIZE	ELEC, DATA		EXISTING		
TV.5	80" TV AND WALL MOUNT	ELEC, DATA		--		
V.1	VENDING MACHINE	ELEC		--		



THIRD FLOOR PLAN - FFE A3
1/8" = 1'-0"



SECOND FLOOR PLAN - FFE A1
1/8" = 1'-0"

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REVISIONS

NO	DESCRIPTION	DATE

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SECOND AND THIRD FLOOR - FFE PLAN

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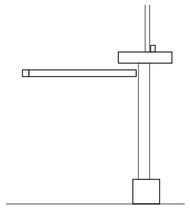
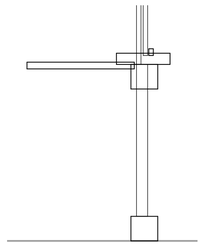
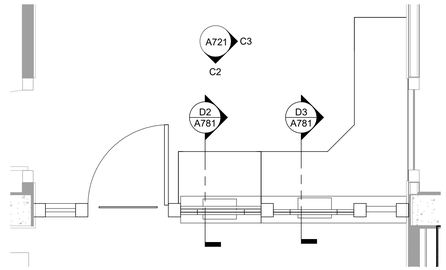


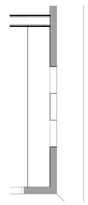
CLERK - 34" COUNTER SECT D3
3/4" = 1'-0"



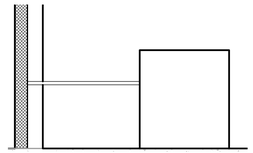
CLERK - 42" COUNTER SECT D2
3/4" = 1'-0"



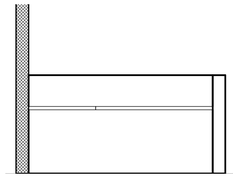
L1 - ADMIN DESK D1
3/8" = 1'-0"



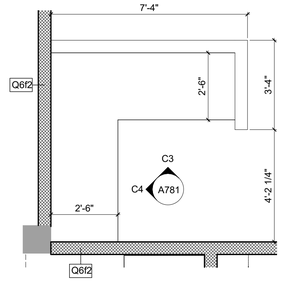
L1 - DISPATCH WDO PLAN C5
3/8" = 1'-0"



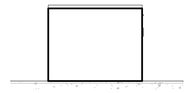
L1 - BOOKING DESK - W C4
3/8" = 1'-0"



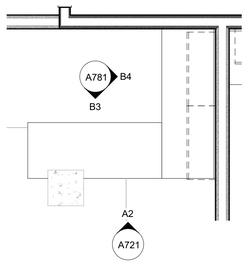
L1 - BOOKING DESK - N C3
3/8" = 1'-0"



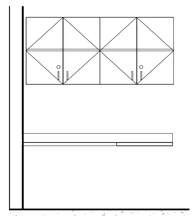
L1 - BOOKING DESK C2
3/8" = 1'-0"



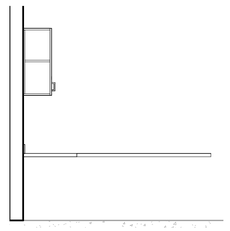
L1 - OPEN OFFICE - ISLAND END C1
3/8" = 1'-0"



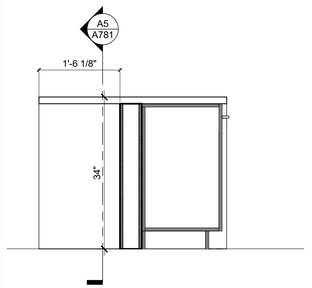
L0 - CINC DESK B5
3/8" = 1'-0"



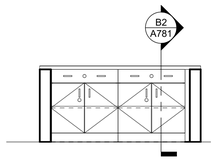
L0 - CINC DESK - E B4
3/8" = 1'-0"



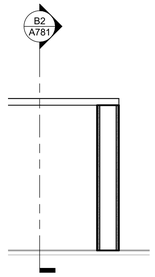
L0 - CINC DESK - S B3
3/8" = 1'-0"



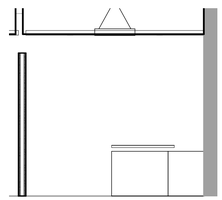
ISLAND - SECTION B2
3/4" = 1'-0"



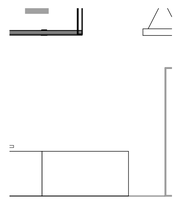
L1 - OPEN OFFICE - ISLAND ELEV B1
3/8" = 1'-0"



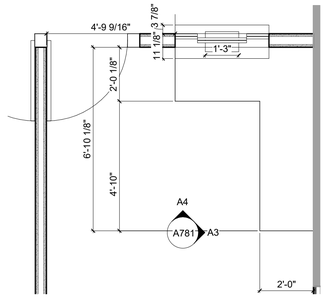
L1 - OPEN OFFICE - ISLAND SECT @ END A5
3/4" = 1'-0"



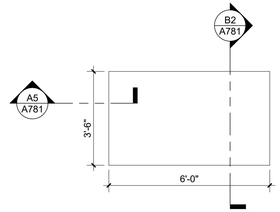
L1 - COURT CLERK DESK - N A4
1/4" = 1'-0"



L1 - COURT CLERK DESK - E A3
1/4" = 1'-0"



L1 - COURT CLERK DESK A2
3/8" = 1'-0"



L1 - OPEN OFFICE - ISLAND PLAN A1
3/8" = 1'-0"

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/Independence KS City Hall_Renovation.rvt
1/24/2022 10:43:33 AM

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CITY OF INDEPENDENCE KANSAS

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Issued For: 100CD

Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

A781

MILLWORK

TreanorHL NO. HP0559.1901.00

GENERAL NOTES - STRUCTURAL

1. General Information

A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
C. All design and construction work for this project shall conform to the requirements of the following governing design codes:
   1. International Building Code (IBC 2012) as amended by the city of _____
   2. Minimum Design Loads for Buildings and Other Structures (ASCE7-10)
   3. Specification for Structural Steel Buildings (AISC 360-10)
      Member Design Basis is Allowable Stress Design (ASD)
      Connection Design Basis is Allowable Stress Design (ASD)
   4. Structural Welding Code (AWS D1.3-98)
   5. Building Code Requirements for Structural Concrete (ACI 318-11)
   6. Building Code Requirements for Masonry Structures (ACI 530-11/TMS 402-11)
   7. North American Specification for the Design of Cold-Formed Steel Structural Members (AISI S100-07/S1-1)
   8. National Design Specification (NDS) for Wood Constriction with 2012 Supplements (ANSI/AWC NDS-2012)
   9. Special Design Provisions for Wind and Seismic (AWC SDPWS-2008)
D. These drawings are for this specific project and no other use is authorized.

2. Structural Load Design Criteria

A. Floor Live = _____psf (An allowance of 15psf has been made for partitions as a uniformly distributed live load where the live load stated above is 80psf or less) Floor Collateral Dead = _____psf
B. Roof Live = 20 psf; Roof Collateral Dead = _____psf
C. Snow: Pg = 20psf, Pf =14psf, Is = 1.0, Ce = 1.0, Ct = 1.0, Drift per ASCE/SEI 7
D. Lateral Loads:
   1.) Wind: V = _____ mph, Exposure _____
   Occupancy [Risk] Category II, Iw= 1.0 GCpi=+/-0.18
   Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per section 30.7 and Table 30.7-2 of ASCE/SEI 7. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable
   2.) Seismic: Ss = _____ S1 = _____
   Occupancy [Risk] Category II, Ie=1.0,
   Site Classification _____; Sds = _____; Sd1 = _____
   Seismic Design Category __
   Basic Seismic Force-resisting System:
   _____
   Equivalent Lateral Force Procedure
   R = _____; V = _____W; Omega = _____; Cd=_____
E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the International Building Code.

3. Concrete

A. All concrete for foundations (walls, grade beams, footings and piers) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
B. All concrete for interior flatwork (without floor covering) shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 525 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.75 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
C. All concrete for interior flatwork (with floor covering) shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.40 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
D. All concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
E. All concrete for columns shall develop a minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
F. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
G. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
H. The use of fly ash is NOT permitted.
I. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings.
J. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
K. Basement foundation walls shall be braced at the base and top of wall by the contractor until the slab on grade at the base and the floor framing/slab at the top of wall is complete and the concrete has achieved 75% of the design strength. The contractor is responsible for engineering and design of the wall bracing, if required.
L. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
M. Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1.
N. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
O. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
P. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel

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

5. Structural Steel

A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel (except at moment connections where plates shall be ASTM A572, grade 50). Hollow Structural Sections (HSS) shall be ASTM A500, grade C. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
B. All welding shall conform to the recommendations of the AWS.
C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized.
D. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for the indicated reactions or at least 0.4 x beam total shear capacity, Vn/Omega, shown in the maximum total uniform load tables, whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum. Additional connection elements may not be specifically shown in the conceptual details in this set but may be required by the final connection design, such as stiffener plates, doubler plates, supplement/reinforcing plates or other connection material. Connection design and shop drawing preparation shall be completed under the direct supervision of a professional engineer licensed in the state the project is located and shop drawings and connection calculations shall bear his/her seal.
E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise. Washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Washers shall have a standard size hole for the anchor bolt. At braced frames washers shall be welded all around to the column base plate with 3/16" fillet weld.
F. Design and installation of steel decking shall comply with the recommendations of the Steel Deck Institute (SDI). All decking shall be galvanized unless noted otherwise.
G. Allow 2.0 tons structural steel to be used as directed in field for special conditions by the engineer of record. Cost for shop drawings, fabrication, delivery, detailing, and erection to be included. 50% of structural steel allowance shall be bid as miscellaneous galvanized angle and plate.

6. Post Installed Anchors

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

7. Foundations

A. The soil investigation was prepared by _____, the report number is _____ and the telephone number is _____.
B. Structural foundations consist of a network of straight shaft drilled piers (caissons established on _____ capable of safely supporting _____ end bearing. Each pier hole shall be probed to a depth of _____ below pier bottom and observed by the project soils engineer for suitable bearing material.
C. Spread footings, grade beams, and retaining walls are designed to bear on engineered fill or undisturbed soil capable of safely sustaining _____ psf.
D. Retaining walls are designed for an active lateral load of _____ pcf equivalent fluid pressure.
E. Basement walls are designed for an at rest lateral load of _____ pcf equivalent fluid pressure. See General Note ___ for wall bracing requirements.
F. Contractor shall provide for dewatering at excavations from either surface water or seepage.
G. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
H. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
I. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

8. Concrete Masonry Units

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

9. Light Gage Metal Structural Framing

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

10. Deferred Submittal and Shop Drawing

A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
B. Deferred submittals shall be submitted to the architect of record for review who shall forward to the building official for review and approval. Design calculations for deferred sub mittals shall be submitted at the same time as the shop drawings for review. Design calculations shall be prepared and sealed by a Professional Engineer licensed in the state of the project. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.
C. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
   1. Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
   2. Review and approve each submission.
   3. Stamp each submission as approved.
D. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.
F. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
   1. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
   2. Reinforcing steel shop drawings including erection drawings and bending details.Bar list will not be reviewed for correct quantities.
   3. Rammed Aggregate Pier design calculations and shop drawings
   4. Elevations of all reinforced concrete masonry walls at a scale no smaller than 3/8" = 1'-0" showing all required reinforcing.
   5. Grout mix designs (for CMU).
   6. Construction and control joint plans and/or elevations.
   7. Structural steel shop drawings including erection drawings and piece details. Include joist, decking and connector submittals. Include miscellaneous framing specified on the structural drawings, but do not submit framing specified on non-structural drawings for Bob D. Campbell and Company, Inc. review.
   8. Deferred Submittal: Structural steel connections (including braced frames)
   9. Deferred Submittal: Structural steel joists
   10. Deferred Submittal: Railings and guardrails
   11. Deferred Submittal: Metal stair framing
   12. Deferred Submittal: Exterior cold-formed metal framing
   13. Deferred Submittal: Exterior curtain wall
   14. Deferred Submittal: Canopy translucent panel roof system
   15. Deferred Submittal: Structural steel connection design calculations submitted concurrently with structural steel shop drawings.
   16. Miscellaneous anchors shown on the structural drawings.
   17. Deferred Submittal: Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.
   18. Standard details and bridging information for light gage metal framing. Erection plans and details for light gage metal joists and lintels spanning more than 6'-0" shall be submitted. Standard wall framing need not be submitted.
   19. Deferred Submittal: Light gage truss design calculations and detailed erection and fabrication drawings.
   20. Deferred Submittal: Driven or augured pile foundation plans and details.
   21. Deferred Submittal: Precast concrete shop drawings including erection drawings and connection details.
   22. Deferred Submittal: Precast concrete design calculations.
   23. Deferred Submittal: Cold-Formed metal framing for exterior walls.
   24. Deferred Submittal: Railings and guardrails.
   25. Deferred Submittal: Metal stair framing.

11. Statement of Structural Special Inspections

A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.
E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
   1. Shop Fabrication – structural steel and steel bar joist per Section 1704.2.5 unless AISC certified shop
   2. Shop Fabrication – pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
   3. Shop Fabrication – precast concrete per Section 1704.2.5 unless PC certified shop
   4. Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
   5. Cold-Formed Steel Deck per Section 1705.2.2 and the quality assurance requirements of SDI QA/QC.
   6. Cold-formed steel trusses spanning 60 feet or greater per Section 1705.2.2.2
   7. Concrete Construction per Section 1705.3 and Table 1705.3
      a. Reinforcing Steel Placement
      b. Reinforcing Steel Welding
      c. Cast in Place Anchors
      d. Post Installed Anchors
      e. Design Mix Verification
      f. Concrete Sampling and Testing
      g. Concrete Placement
      h. Concrete Curing
      i. Prestressed Concrete Stressing and Grouting
      j. Erection of Precast
      k. Verification of In-situ Concrete Strength Prior to Stressing Post-Tensioned Concrete
      l. Formwork Shape, Location and Dimensions
   8. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 [Level A] [Level B] [Level C]
   9. Wood Construction- High Load Diaphragms per Section 1705.5.1
   10. Wood Construction- Metal-Plate-Connected wood trusses spanning 60 feet or greater per Section 1705.5.2
   11. Verification of Soils per Table 1705.6
   12. Inspections and Tests of Driven Deep Foundation per Table 1705.7
   13. Inspections and Tests of Cast-In-Place Deep Foundation per Table 1705.8
   14. Special Inspection for Wind Resistance – structural wood per Section 1705.10.1
   15. Special Inspection for Wind Resistance – cold-formed steel light-frame construction per Section 1705.10.2
   16. Special Inspection for Wind Resistance – wind-resisting components per Section 1705.10.3
   17. Special Inspection for Seismic Resistance – structural steel per Section 1705.11.1
   18. Special Inspection for Seismic Resistance – structural wood per Section 1705.11.2
   19. Special Inspection for Seismic Resistance – cold-formed steel light-frame construction per Section 1705.11.3
   20. Special Inspection for Seismic Resistance – [Designated seismic system] per Section 1705.11.4
   21. Wood Lateral System (periodic)
      a. Wood sheanwalls (include sheathing, rim board and bottom plate attachments)
      b. Portal frames
      c. Shear wall and portal frame holdowns
      d. Shear wall tension rod system
   22. Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
      a. Heavy timber/SCL/glulam beams and supports (periodic)
      b. Headers and jambs (random sampling)
      c. Bearing walls (random sampling)
      d. Connector/hardware installation (random sampling)
      e. Floor and roof trusses (random sampling)

12. Copyright and Disclaimer

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B. I, Wayne E. Davis, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

STRUCTURAL ABBREVIATIONS

@	AT	LTWT	LIGHTWEIGHT
&	AND	M	MOMENT FORCE
Ø	ROUND, DIAMETER	MAX	MAXIMUM
ADTL	ADDITIONAL	MECH	MECHANICAL
AFF	ABOVE FINISHED FLOOR	MFGR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
BLDG	BUILDING	MSRY	MASONRY
B/	BOTTOM OF	MTL	METAL
BM	BEAM	NF	NEAR FACE
BOTT	BOTTOM	NS	NEAR SIDE
BRG	BEARING	NTS	NOT TO SCALE
C	CAMBER	NW	NORMAL WEIGHT
CD-#	CONCRETE DECK TYPE	OC	ON CENTER
CJ	CONSTRUCTION/CONTROL JOINT	OF	OUTSIDE FACE
CJP	COMPLETE JOINT PENETRATION	OPNG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OVS	OVERSIZED HOLE
COL	COLUMN	P	AXIAL FORCE
CONC	CONCRETE	PAF	POWDER ACTUATED FASTENER
CONN	CONNECTION	PC	PRECAST
CONT	CONTINUOUS	PCF	POUNDS PER CUBIC FOOT
COORD	COORDINATE	PEMB	PRE-ENGINEERED METAL BUILDING
COV, CVR	COVER	PERP	PERPENDICULAR
DBL	DOUBLE	PL	PLATE
DET	DETAIL	PLF	POUNDS PER LINEAR FOOT
DIA	DIAMETER	PJP	PARTIAL JOINT PENETRATION
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DL	DEAD LOAD	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	QTY	QUANTITY
EA	EACH	RAD	RADIUS
EF	EACH FACE	RD-#	ROOF DECK TYPE
EJ	EXPANSION JOINT	REF	REFERENCE
EL, ELEV	ELEVATION	REINF	REINFORCEMENT
EMBED	EMBEDMENT, EMBEDDED	REQD	REQUIRED
ENGR	ENGINEER	REV	REVISION
EOD	EDGE OF DECK	RLL	ROOF LIVE LOAD
EOR	ENGINEER OF RECORD	RTU	ROOF TOP UNIT
EOS	EDGE OF SLAB	SC	SLIP CRITICAL
EQ	EQUAL	SCHED	SCHEDULE(D)
EQUIP	EQUIPMENT	SECT	SECTION
EW	EACH WAY	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SJ	SAW JOINT
EXTG, EXIST	EXISTING	SL	SNOW LOAD
FD-#	FLOOR DECK TYPE	SOG	SLAB-ON-GRADE
FDN	FOUNDATION	SOG-#	SLAB-ON-GRADE TYPE
FF	FAR FACE	SPCG	SPACING
FIN	FINISH	SPEC	SPECIFICATION
FLR	FLOOR	SPRT	SUPPORT
FS	FAR SIDE	SQ	SQUARE
FTG	FOOTING	SS	STAINLESS STEEL
FV	FIELD VERIFY	SSLT	SHORT-SLOTTED HOLE TRANSVERSE
GA	GAGE	STD	STANDARD
GALV	GALVANIZE(D)	STIFF	STIFFENER
GEN	GENERAL	STIR	STIRRUP
GR	GRADE	STL	STEEL
HORIZ	HORIZONTAL	STRUCT	STRUCTURE, STRUCTURAL
HSS	HOLLOW STRUCTURAL SECTION	T/	TOP OF
IF	INSIDE FACE	THRU	THROUGH
INFO	INFORMATION	TOS	TOP OF STEEL, TOP OF SLAB
INT	INTERIOR	TRANS	TRANSVERSE
JST	JOIST	TYP	TYPICAL
JT	JOINT	UNO	UNLESS NOTED OTHERWISE
K	KIPS (1000 LBS)	V	SHEAR FORCE
KSF	KIPS PER SQUARE FOOT	VERT	VERTICAL
KSI	KIPS PER SQUARE INCH	W/	WITH
LBS, #	POUNDS	W/0	WITHOUT
Ld	DEVELOPMENT LENGTH	WF	WIDE FLANGE
LL	LIVE LOAD	WL	WIND LOAD
LLH	LONG LEG HORIZONTAL	WP	WORK POINT
LLV	LONG LEG VERTICAL	WWF	WELDED WIRE FABRIC
LONG	LONGITUDINAL		
LSLT	LONG-SLOTTED HOLE TRANSVERSE		

LEGEND:

	.....	SPAN DIRECTION OF DECK
CD-1	.....	7 5/8" CONCRETE SLAB REINFORCED W/ #4 @ 12"o.c. EACH WAY W/ 1" CLEAR COVER TOP ON 3", 18ga GALVANIZED COMPOSITE DECK (3 SPAN CONTINUOUS)
(#)	.....	QUANTITY OF 3/4"Ø x 6" HEADED STUDS WELDED TO TOP OF BEAM
c=	.....	AMOUNT OF UPWARD INDUCED CAMBER AT BEAM MID-SPAN
LEVEL BEAM DESIGNATION	W14x22	STEEL BEAM SIZE
	T 117'-6"	TOP OF BEAM ELEVATION

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NO	DESCRIPTION	DATE

S001

GENERAL NOTES

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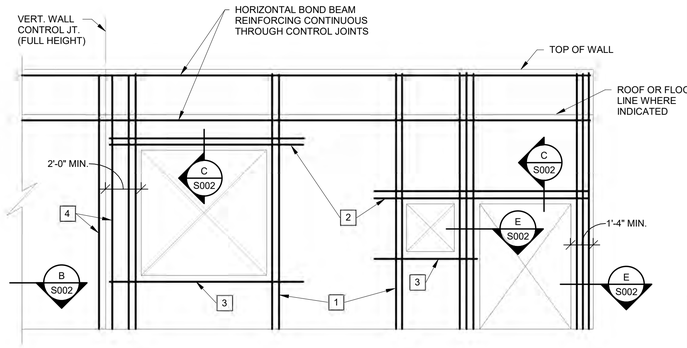


TYPICAL CMU WALL REINFORCING AT OPENINGS

LEGEND:

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

GENERAL CRITERIA: (SECTION A CONTINUED):

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

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

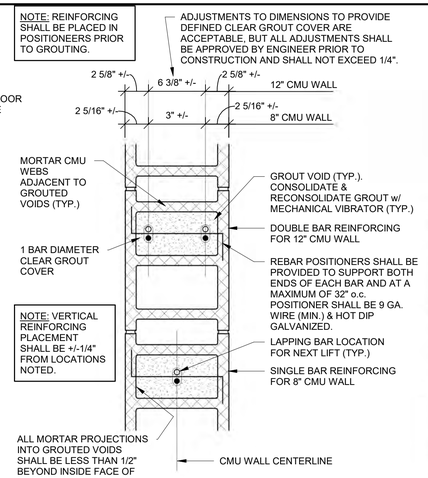
WALL THICKNESS	LOCATION	VERTICAL REINF. (IN GROUTED CELLS)	SPACING
8"	ALL 8" WALLS (U.N.O.)	1- #5	32"oc
12"	ALL 12" WALLS (U.N.O.)	2- #5	16"oc

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

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

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

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



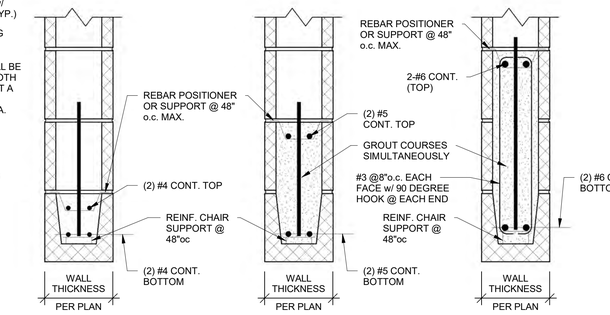
NOTE: ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

TYPICAL REBAR POSITIONING DETAIL

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

TYPICAL MASONRY REINFORCING NOTE:

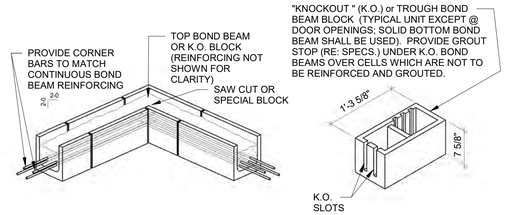
ALL INTERIOR & EXTERIOR MASONRY WALLS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE TO BE REINFORCED HORIZONTALLY WITH BOND BEAMS (2 - #5 BOTTOM) AT BOTTOM COURSE, TOP COURSE, JOIST BEARING ELEVATION AND AT 8'-0" MAXIMUM O.C. AND VERTICALLY AS INDICATED ON DRAWINGS. THESE WALLS ARE TO BE ANCHORED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



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

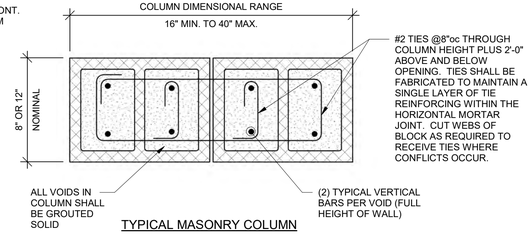
TYPICAL LINTELS AT ALL CMU WALLS (U.N.O.)

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



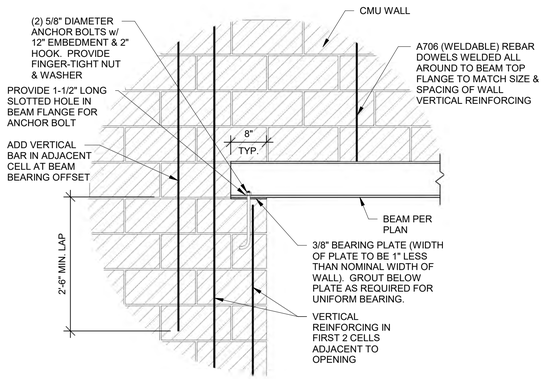
TYPICAL BOND BEAM DETAIL AT CORNER OF CMU WALL

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



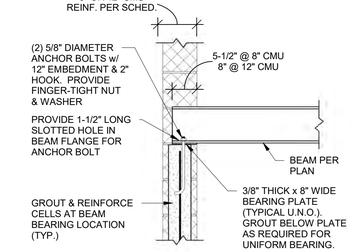
TYPICAL MASONRY COLUMN

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



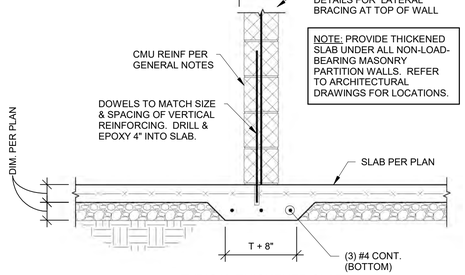
TYPICAL STEEL LINTEL DETAIL AT CMU WALL

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



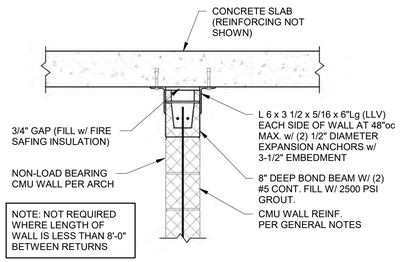
TYPICAL WIDE FLANGE BEAM BEARING ON CMU (U.N.O.)

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



TYPICAL THICKENED SLAB
(UNDER NON-LOAD-BEARING MASONRY)

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



TYPICAL TOP OF CMU WALL BRACING BELOW CONCRETE SLAB

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

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CMU DETAILS

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1 BASEMENT PLAN
1/8" = 1'-0"

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BASEMENT PLAN

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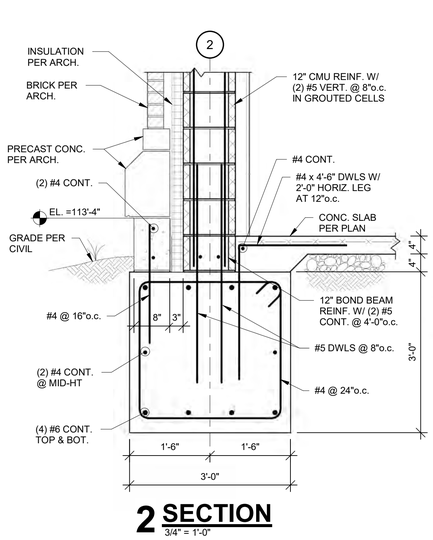
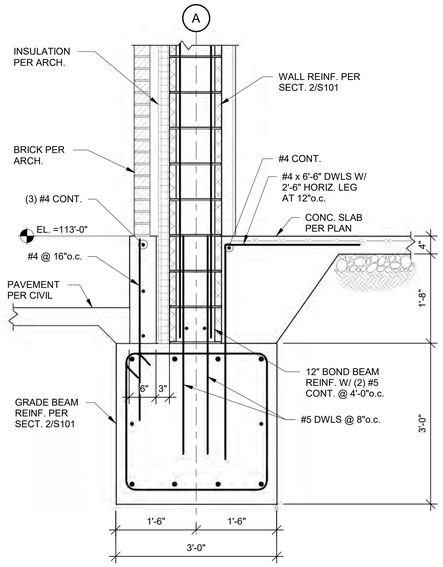
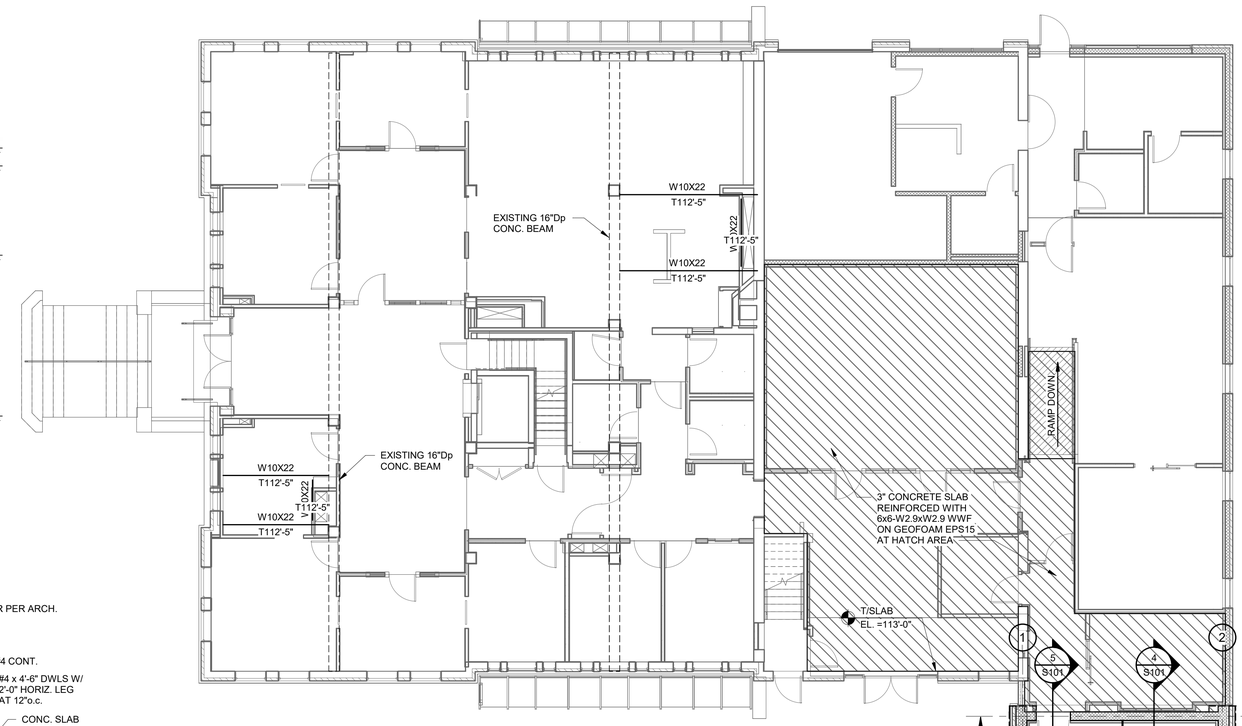


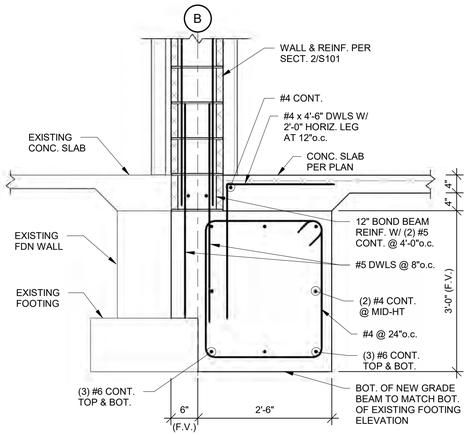
2 SECTION
3/4" = 1'-0"



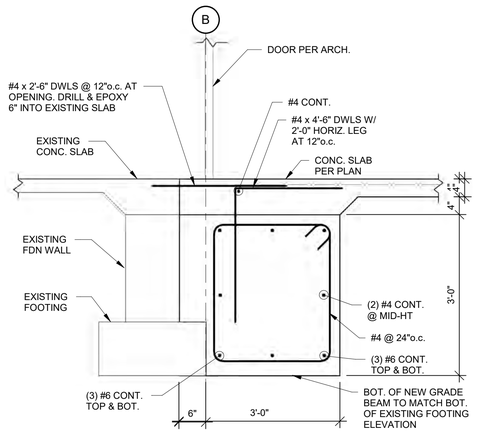
3 SECTION
3/4" = 1'-0"



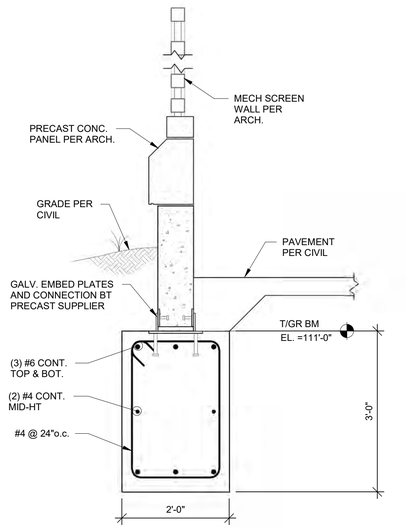
1 FIRST FLOOR/FOUNDATION PLAN
1/8" = 1'-0"



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



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



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

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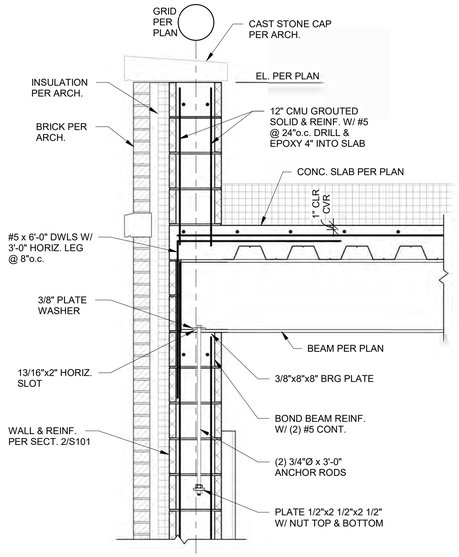
REVISIONS

NO	DESCRIPTION	DATE

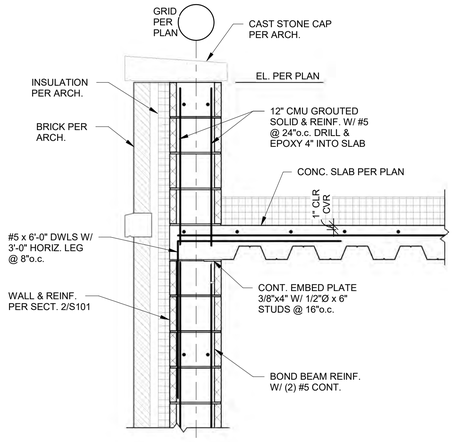
S101

FIRST FLOOR/FOUNDATION PLAN

TreanorHL NO. HP0559.1901.00



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



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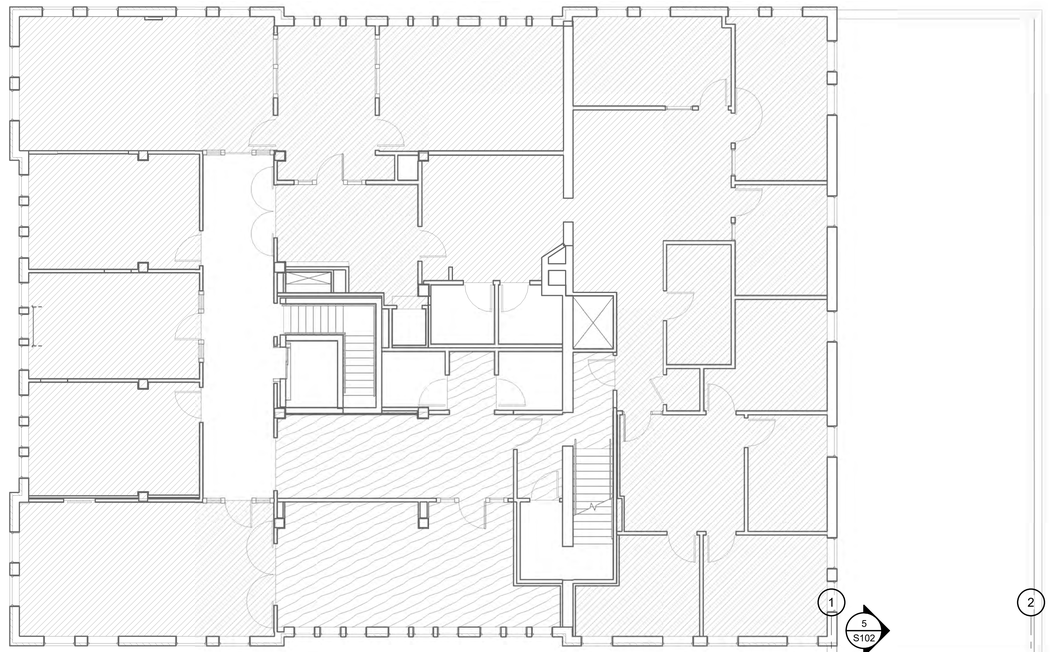
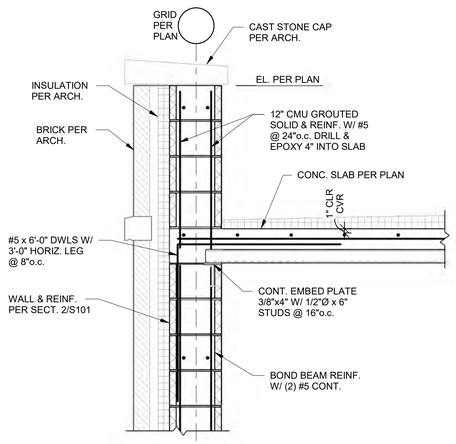
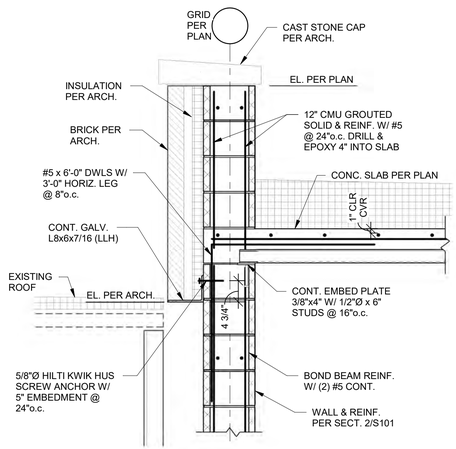


1 SECOND FLOOR/LOW ROOF PLAN
1/8" = 1'-0"



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



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

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S102

SECOND FLOOR/LOW ROOF PLAN

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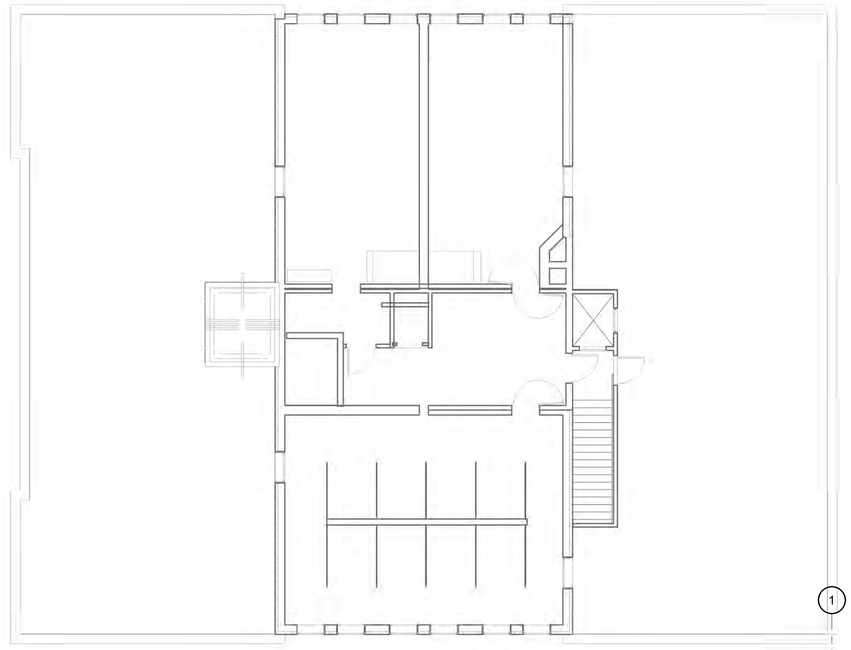

1 THIRD FLOOR PLAN
1/8" = 1'-0"

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S103

THIRD FLOOR PLAN

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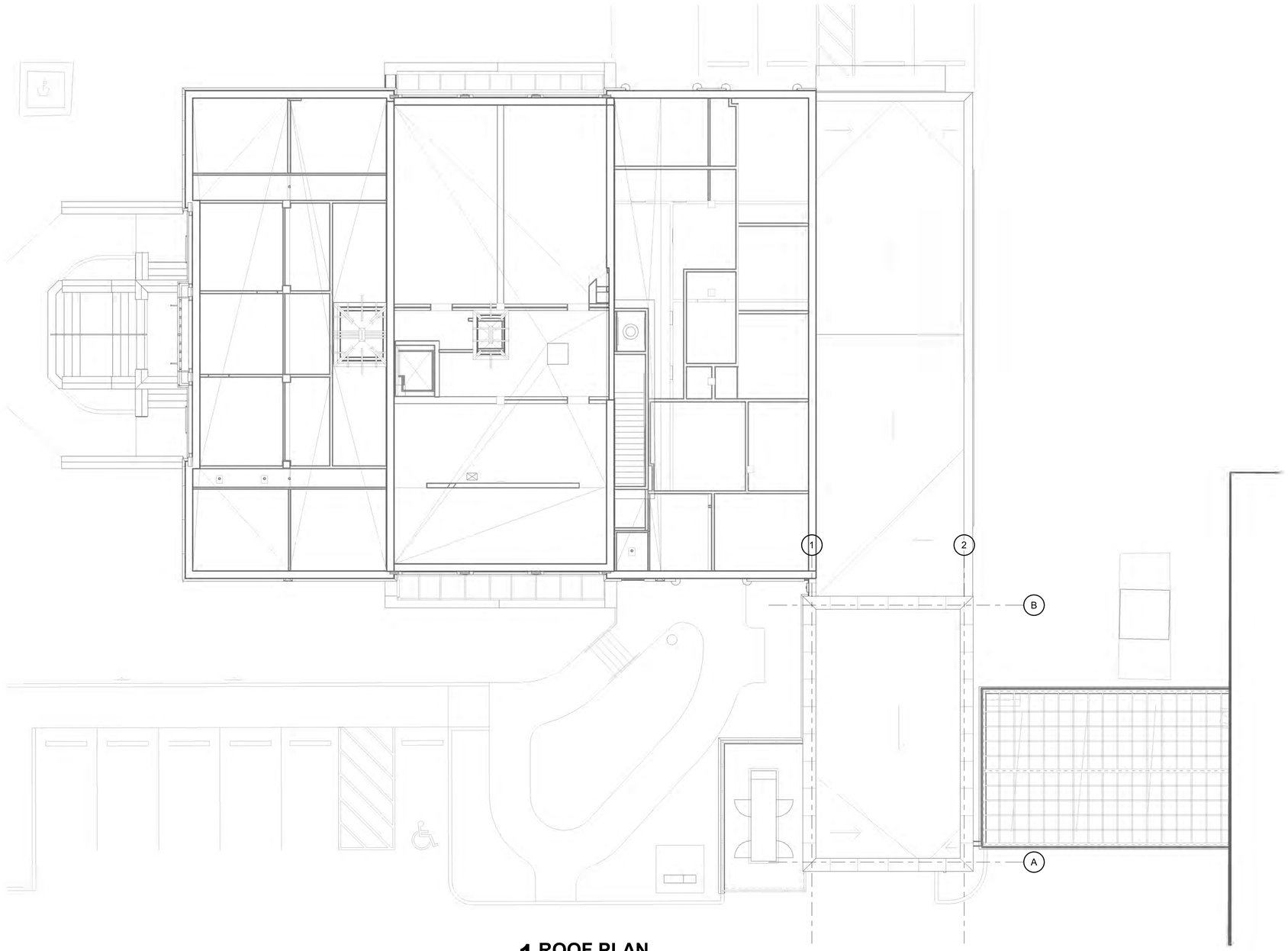

1 ROOF PLAN
1/8" = 1'-0"

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S104

ROOF PLAN

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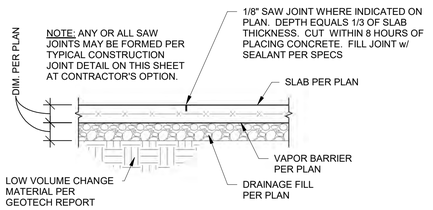
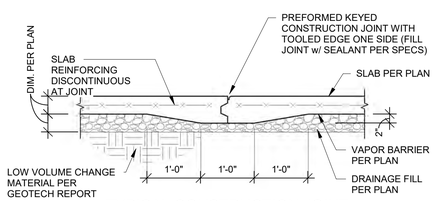


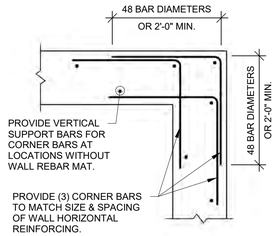
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN

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

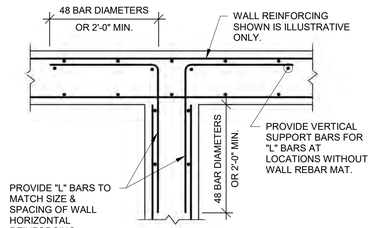


TYPICAL CONSTRUCTION JOINT
NOTED "CJ" ON PLAN

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

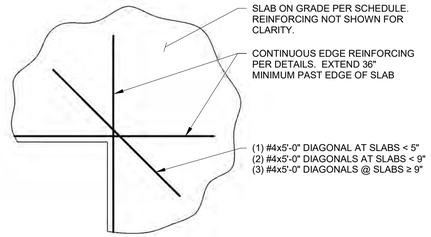


TYPICAL CORNER BARS AT
CONCRETE WALLS & FOUNDATIONS



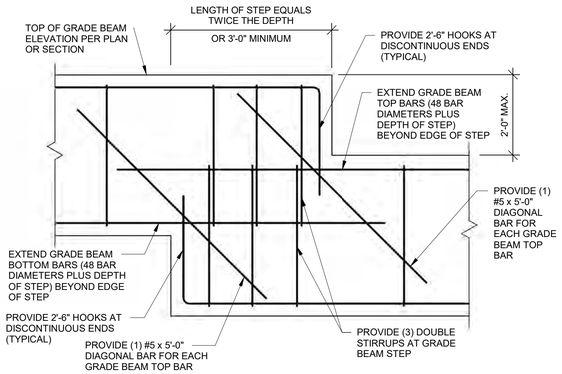
TYPICAL T-INTERSECTION REINFORCING
AT CONCRETE WALLS & FOUNDATIONS

3 TYPICAL INTERSECTING CONCRETE WALL REINFORCING
3/4" = 1'-0"

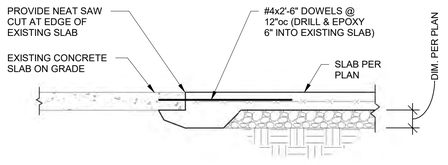


TYPICAL SLAB ON GRADE RE-ENTRANT CORNER BARS

4 DETAIL
1/2" = 1'-0"

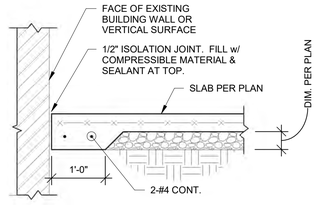


5 TYPICAL GRADE BEAM STEP
3/4" = 1'-0"



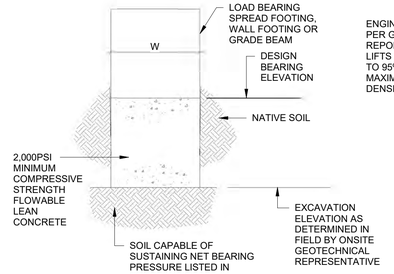
TYPICAL AT NEW-TO-EXISTING SLAB ON GRADE

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

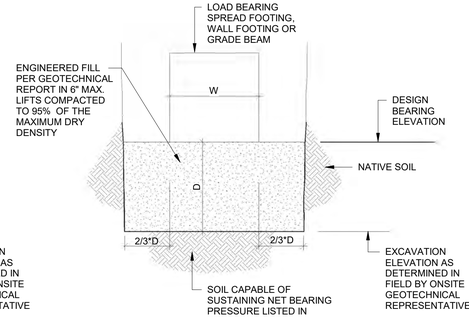


TYPICAL SLAB EDGE DETAIL AGAINST EXISTING
BUILDING WALL OR VERTICAL SURFACE

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



LEAN CONCRETE BACKFILL



ENGINEERED FILL BACKFILL

8 OVEREXCAVATION DETAIL
3/4" = 1'-0"

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S200

FOUNDATION SECTIONS

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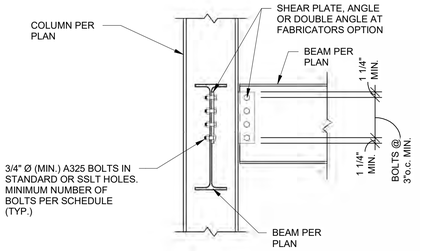
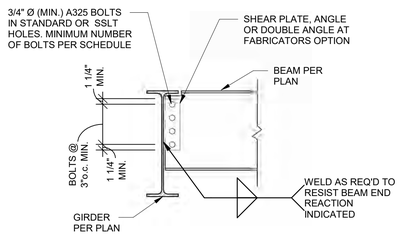


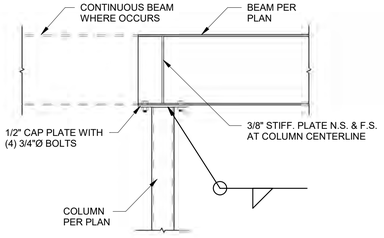
TYPICAL BEAM TO COLUMN SHEAR CONNECTION

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



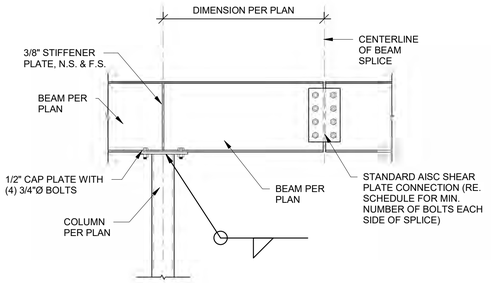
TYPICAL BEAM TO GIRDER CONNECTION

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



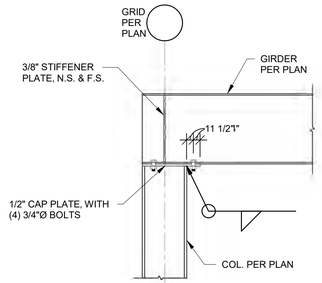
TYPICAL BEAM TO COLUMN CONNECTION

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

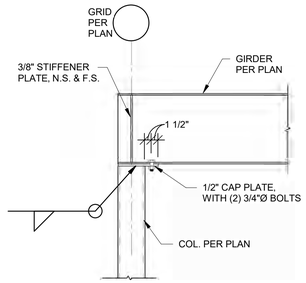


TYPICAL BEAM SPLICE

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



@ WIDE FLANGE COLUMN

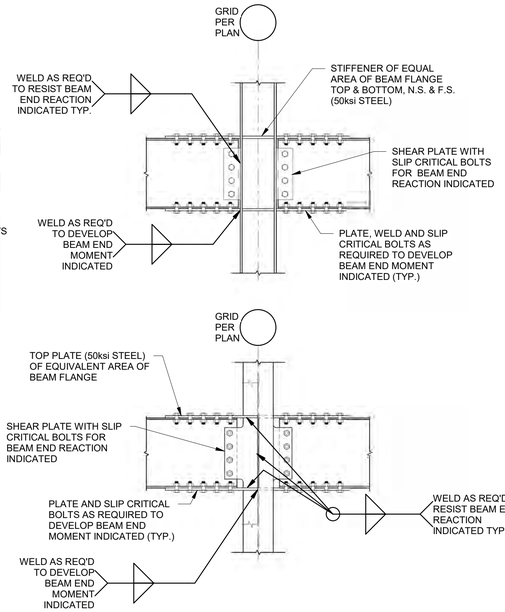


@ HSS COLUMN

TYPICAL ROOF BEAM TO COLUMN CONNECTION AT EXTERIOR WALL

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

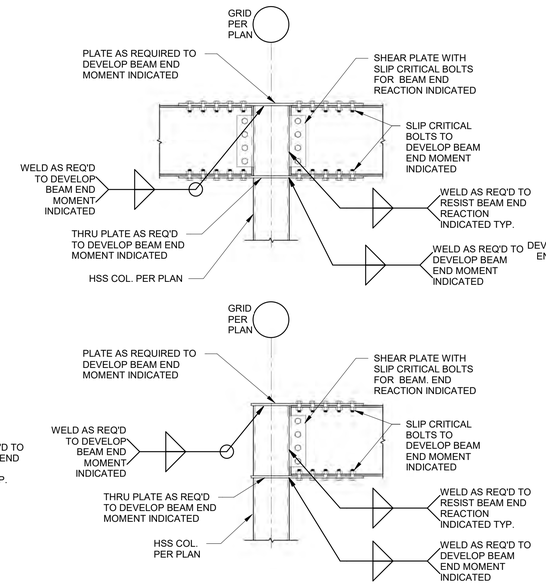
Beam Connection Design Forces	
Member Size	End Reaction (U.N.O)



TYP. BEAM TO WIDE FLANGE COL. MOMENT CONNECTIONS

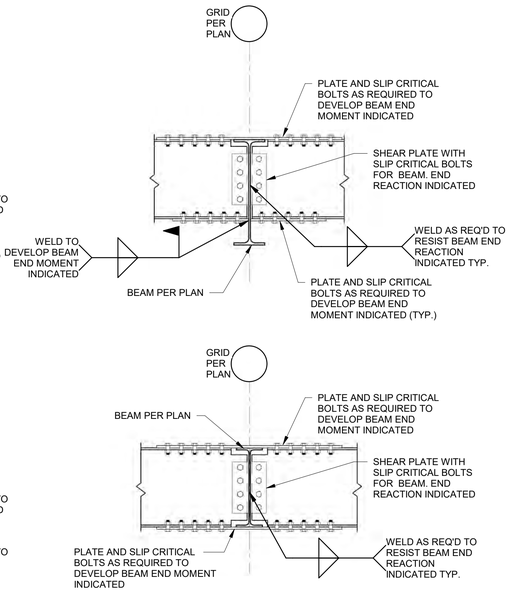
NOTE: FLANGE PLATES MAY BE FULL PENETRATION WELDED TO COLUMN AT CONTRACTORS OPTION

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



TYPICAL BEAM TO HSS COLUMN MOMENT CONNECTIONS

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



TYP. BEAM TO BEAM MOMENT CONNECTIONS

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

BEAM SHEAR CONNECTION SCHEDULE

BEAM SIZE	MINIMUM ROWS OF BOLTS	END REACTION (kips)(U.N.O.)
W8,C8	2	--
W10,C10	2	--
W12,C12	2	--
W14	3	--
W16, C15	3	--
W18	4	--
W21	5	--
W24	5	--
W27	6	--
W30	7	--
W33	8	--
W36	8	--

STEEL CONNECTION NOTES:

1. REFER TO GENERAL NOTES ON SHEET S001.
2. CONNECTIONS SHOWN IN THESE DETAILS ARE MINIMUM REQUIREMENTS.
3. FABRICATOR SHALL BE RESPONSIBLE FOR THE ENGINEERING, DESIGNING, AND DETAILING OF EACH CONNECTION FOR LOADS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH THE SPECIFICATIONS AND THE STRUCTURAL GENERAL NOTES.
4. SUGGESTED CONNECTION DETAILS ARE SHOWN. FINAL CONNECTION CONFIGURATION AND DESIGN SHALL BE COMPLETED BY THE CONNECTION ENGINEER. CONNECTION DESIGN SHALL INCLUDE COLUMN OR BEAM CONTINUITY PLATES, WEB STIFFENERS, AND/OR DOUBLER PLATES AS REQUIRED FOR THE FORCES INDICATED.
5. FABRICATOR MAY OPT TO USE OTHER AISC APPROVED CONNECTIONS IN LIEU OF THESE SHOWN HEREIN TO MEET END REACTION REQUIREMENTS (i.e. DOUBLE ANGLE CONNECTION).
6. CONNECTION DETAILING SHALL COMPLY WITH THE STANDARD DETAILS SHOWN IN THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
7. ALL BOLTS SHALL BE 3/4" Ø ASTM A325 MINIMUM.
8. ALL BOLTS SHALL BE SPACED AT 3"o.c. MINIMUM.
9. ALL BOLTS SHALL HAVE HEAVY HEX NUTS.
10. ALL BOLTS SHALL BE FULLY PRE-TENSIONED.
11. BOLT SPACING AND EDGE DISTANCES SHALL BE ADJUSTED PER AISC MANUAL FOR BOLTS LARGER THAN 3/4" DIAMETER.
12. CLIP ANGLES MAY BE SHOP WELDED TO BEAM WEB PER AISC.
13. FOR BEAMS WITH AXIAL LOADS PER DRAWINGS, BOLTS AND CONNECTIONS SHALL BE SLIP-CRITICAL PER AISC GUIDELINES. INCREASE NUMBER OF BOLTS AND/OR PROVIDE EXTENDED SHEAR PLATE CONNECTION W/ AN ADDITIONAL COLUMN OF BOLTS TO ACCOMODATE COMBINED FORCES.
14. PROVIDE ASTM A490 BOLTS IF REQUIRED TO MEET END REACTION LOAD REQUIREMENTS.
15. REFER TO ELEVATIONS ON SHEET S___ FOR BRACE FORCES. REFER TO PLANS FOR ADDITIONAL BEAM AXIAL FORCES. BRACE AND BEAM FORCES INDICATED ARE UNFACTORED (ASD) LOADS AND SHALL BE CONSIDERED CONCURRENT W/ BEAM SHEAR DESIGN FORCES LISTED IN THE BEAM SHEAR CONNECTION SCHEDULE.
16. COORDINATE BRACED FRAME CONNECTION W/ ARCHITECTURAL WALLS AS REQUIRED TO AVOID CONFLICT OR EXPOSURE OUTSIDE OF WALL OR FINISH.
17. ALL END REACTIONS INDICATED ARE UNFACTORED (ASD) LOADS.

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STEEL CONNECTION DETAILS

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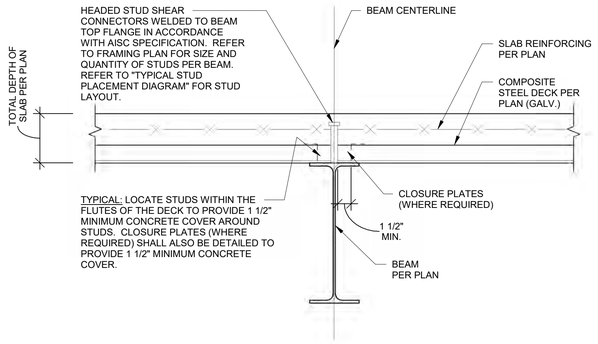
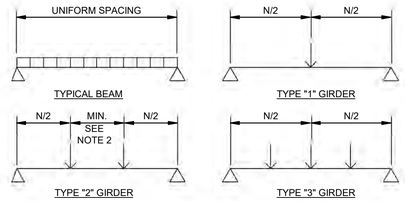


TYPICAL COMPOSITE BEAM DETAIL
(DECK SPAN PERPENDICULAR TO BEAM)

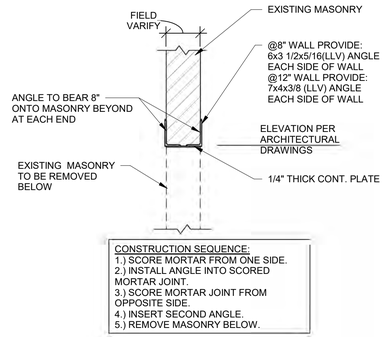
1 SECTION
1 1/2" = 1'-0"



TYPICAL STUD PLACEMENT DIAGRAM

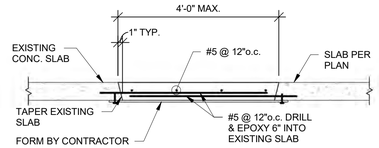
1. ALL DIAGRAMS REPRESENT IDEALIZED CONDITIONS. ACTUAL FRAMING CONFIGURATIONS MAY REQUIRE ADDITIONAL INTERPRETATION.
2. MAXIMUM SPACING OF STUDS SHALL BE 36"o.c. IF STUD SPACING EXCEEDS 12" o.c. PROVIDE 5/8" DIA. PUDDLE WELD ATTACHMENT SUCH THAT THE MAXIMUM AVERAGE SPACING OF STUD/WELD ATTACHMENT IS 12"o.c., AND MAXIMUM SPACING BETWEEN ATTACHMENTS IS 18".
3. THE NUMBER OF STUDS PER BEAM SHOWN ON THE DRAWINGS IS BASED ON AN ASSUMED DESIGN VALUE OF 13.3 KIPS/STUD. THE ACTUAL NUMBER OF STUDS PER BEAM [N] MAY VARY BASED WIDTH, DECK DEPTH, NUMBER OF STUDS PER CELL, DECK RIB ORIENTATION, ETC. AS PER AISC SPECIFICATIONS FOR COMPOSITE CONSTRUCTION. METAL DECK CONTRACTOR SHALL SUBMIT ALL CALCULATIONS VERIFYING THE HORIZONTAL SHEAR CAPACITY OF SHEAR STUDS DETAILED ON SHOP DRAWINGS AND PROVIDE THE STUDS REQUIRED.
4. SHEAR CONNECTOR PLACEMENT SHALL BE FULLY DETAILED ON THE METAL DECK SHOP DRAWINGS.

2 TYPICAL STUD PLACEMENT
3/4" = 1'-0"



NEW ANGLE LINTEL @ EXISTING
INTERIOR CMU WALL

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



TYPICAL SLAB INFILL DETAIL

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

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Date: 01/28/22

REVISIONS

NO	DESCRIPTION	DATE

S301

FRAMING SECTIONS

TreanorHL NO. HP0559.1901.00

BIM 360://HP0559.1901.00 Independence City Hall Phase 2/S21- Independence City Hall Renovation.rvt
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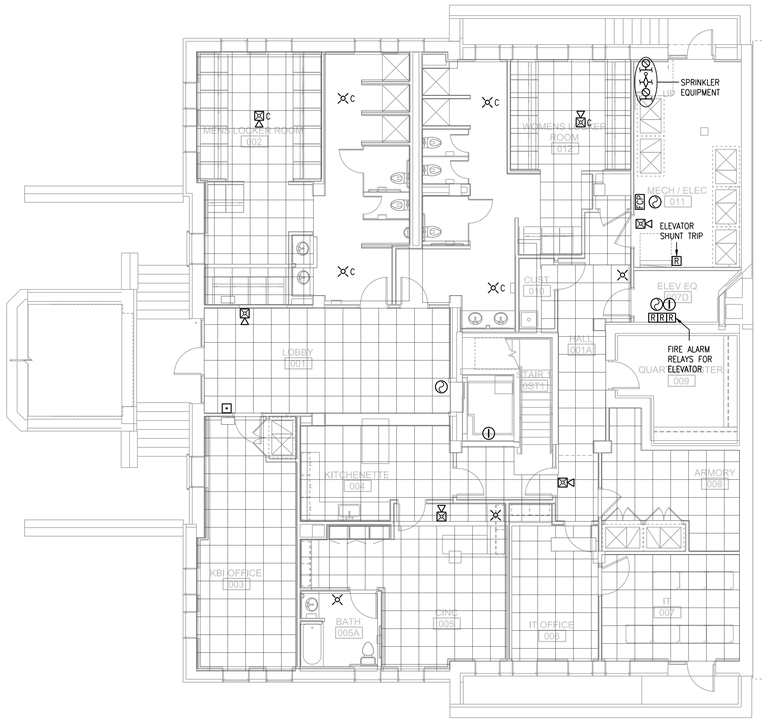

1 BASEMENT PLAN

1/8"=1'-0" FIRE ALARM

NORTH

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FA101

BASEMENT PLAN - FIRE ALARM

TreanorHL NO. HP0559.1901.00

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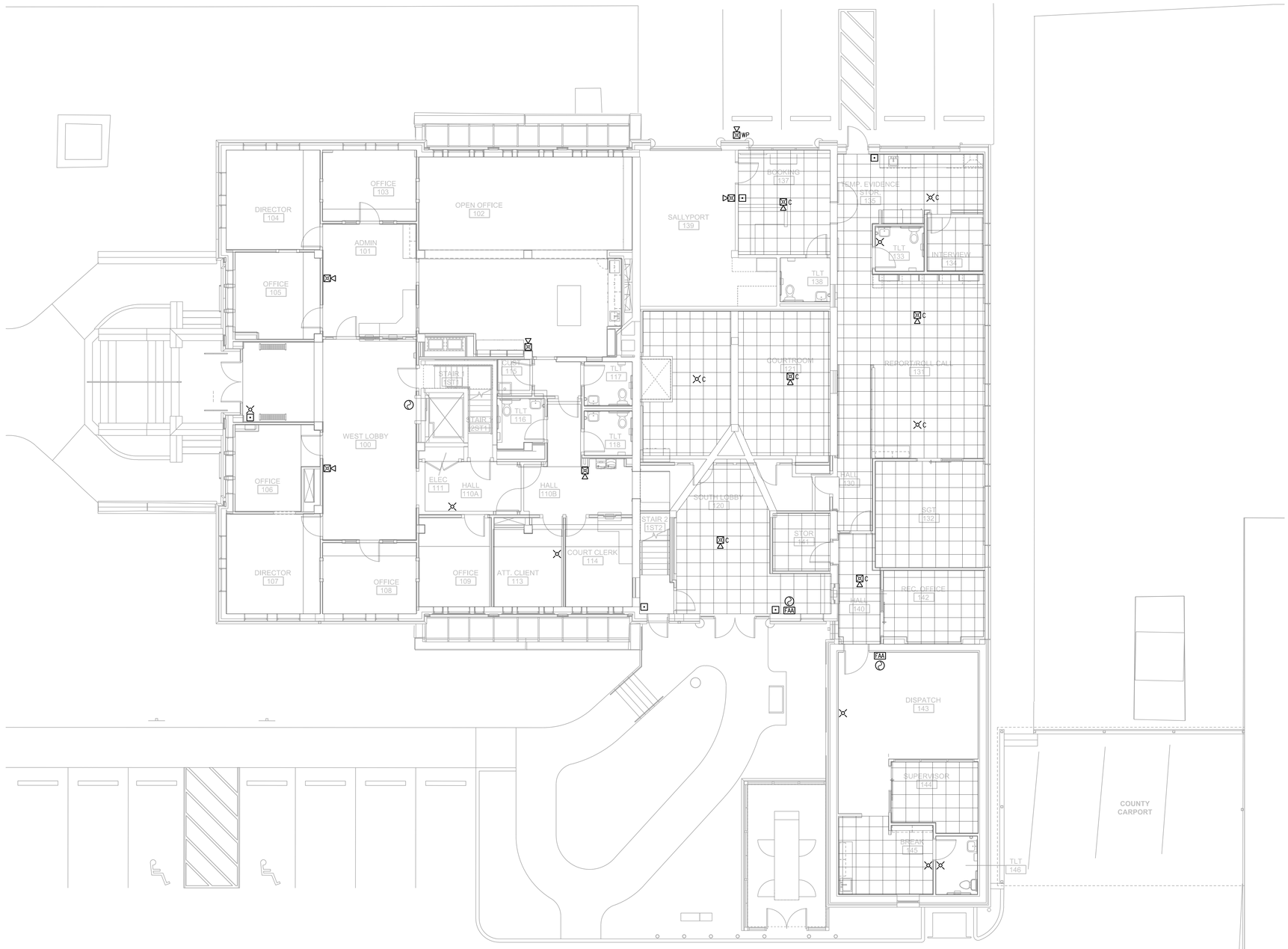
LSA PROJECT NO. 2102034



1 FIRST FLOOR PLAN

1/8"=1'-0"

FIRE ALARM

NORTH

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FA102

FIRST FLOOR PLAN - FIRE ALARM

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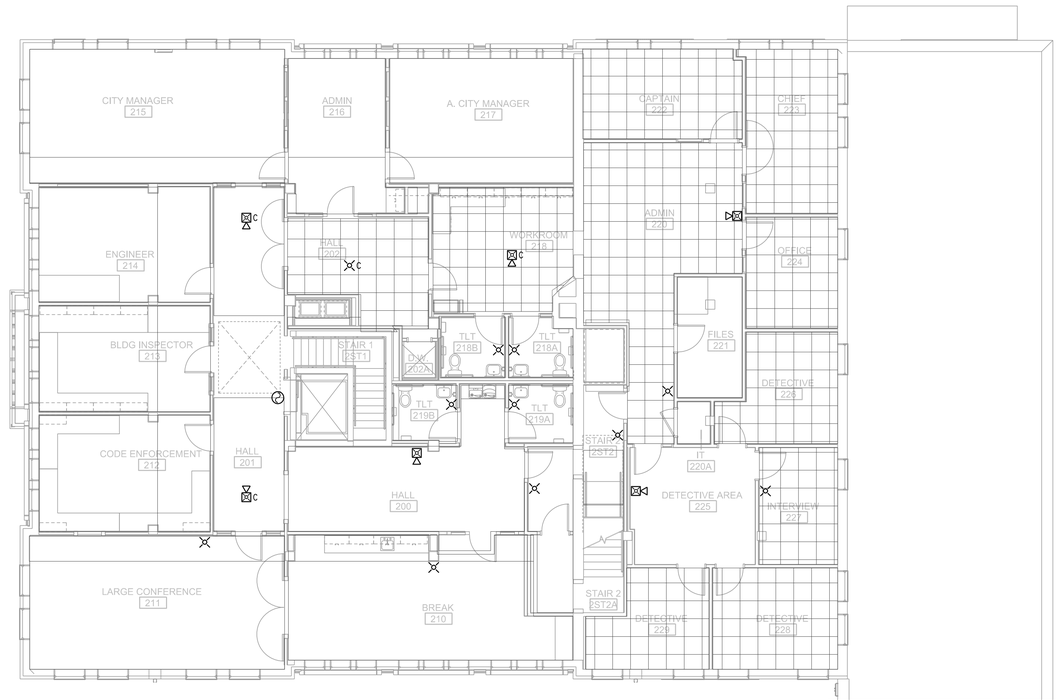
LSA PROJECT NO. 2100304



1 SECOND FLOOR PLAN

1/8"=1'-0"

FIRE ALARM

NORTH

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FA103

SECOND FLOOR
PLAN - FIRE ALARM

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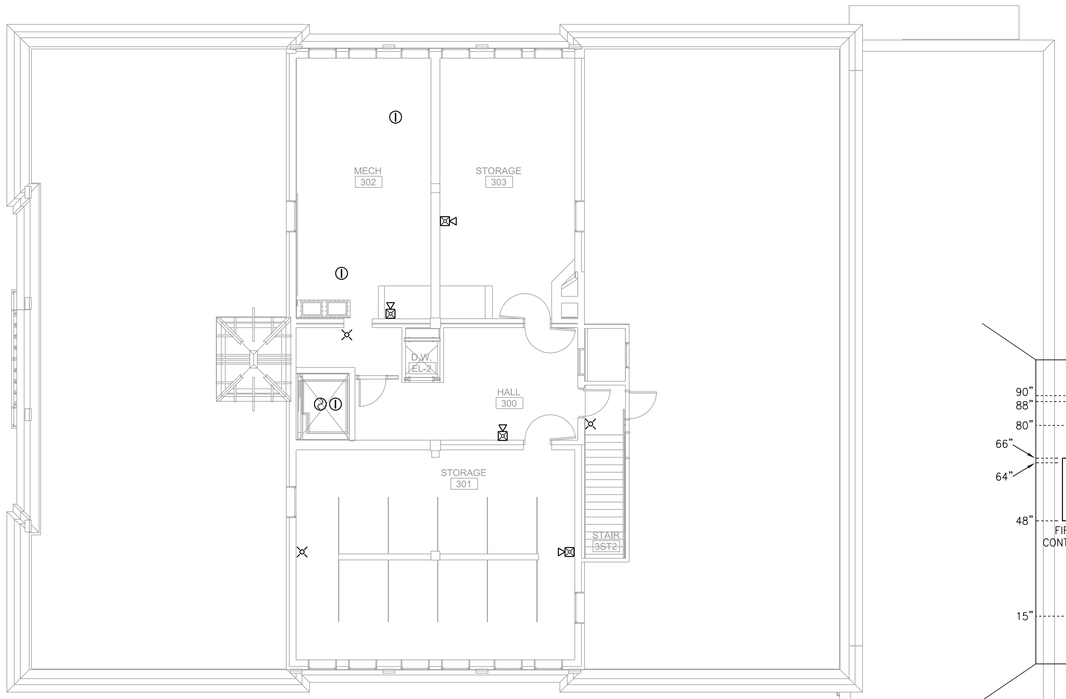
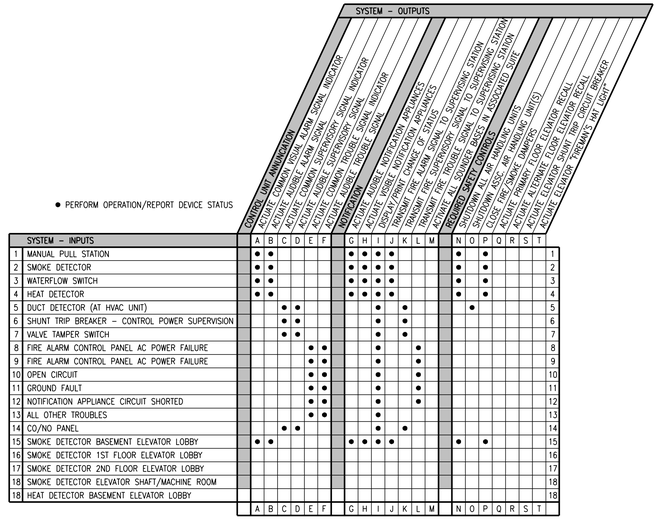
LSA PROJECT NO. 2100304



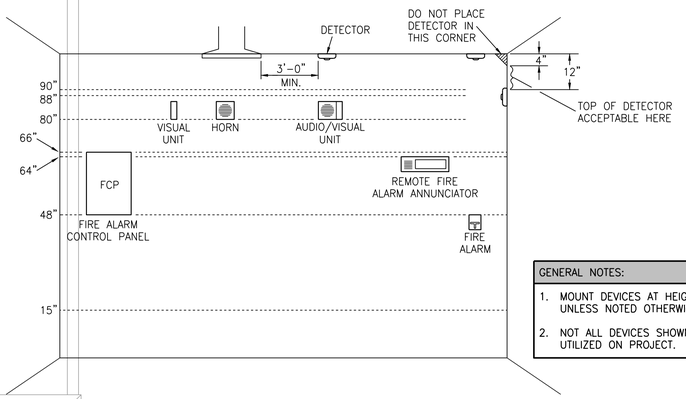
1 THIRD FLOOR PLAN

1/8"=1'-0" FIRE ALARM

NORTH



SEQUENCE OF OPERATIONS MATRIX



2 ELECTRICAL DEVICE MOUNTING HEIGHTS

NO SCALE

GENERAL NOTES:
1. MOUNT DEVICES AT HEIGHT INDICATED UNLESS NOTED OTHERWISE ON PLANS.
2. NOT ALL DEVICES SHOWN MAY BE UTILIZED ON PROJECT.

DEVICE MOUNTING NOTES:
1. VISUAL UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.
2. AUDIO UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.
3. AUDIO/VISUAL UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.
4. PULL STATION HIGHEST OPERABLE PART SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR.

DESIGN PARAMETERS AND APPLICABLE CODES - 2012 IBC, 2016 NFPA 72

AREA	IBC CLASSIFICATION (PER BUILDING CODE FOOTPRINT PLAN)	DESCRIPTION
CITY HALL CITY OFFICES, POLICE OFFICES, DISPATCH	B	FULLY SPRINKLERED. FIRE ALARM SYSTME PROVIDED FOR SPRINKLER SYSTEM VALVE AND FLOW AND MONITORING AND OCCUPANT ALARM PER IBC 907.5 AND 903.4. AUDIBLE AND VISUAL NOTIFICATION PROVIDED TO ALERT OCCUPANTS THROUGHOUT BUILDING. MANUAL FIRE ALARM SYSTEM NOT REQUIRED PER 907.2.2, EXCEPTION. MANUAL FIRE ALARM BOXES PROVIDED.

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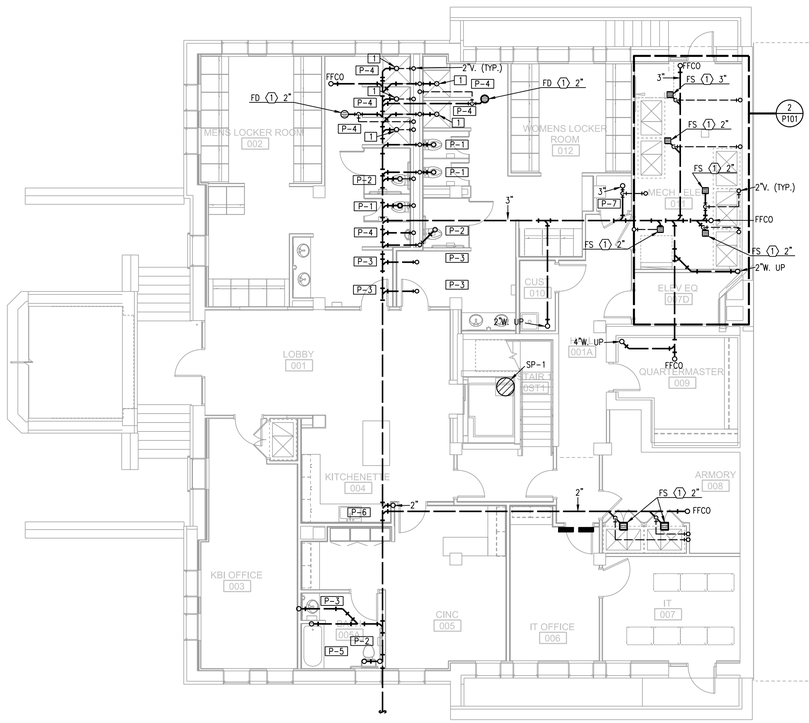
FA104

THIRD FLOOR PLAN - FIRE ALARM

TreanorHL NO. HP0559.1901.00



1 BASEMENT PLAN

1/8"=1'-0" BELOW-GRADE PLUMBING

NORTH

2 PARTIAL BASEMENT PLAN

1/4"=1'-0" BELOW-GRADE PLUMBING

NORTH

NOTES:

1. X

LEGEND:

[1] 2" SHOWER DRAIN.

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LSA PROJECT NO. 2102034

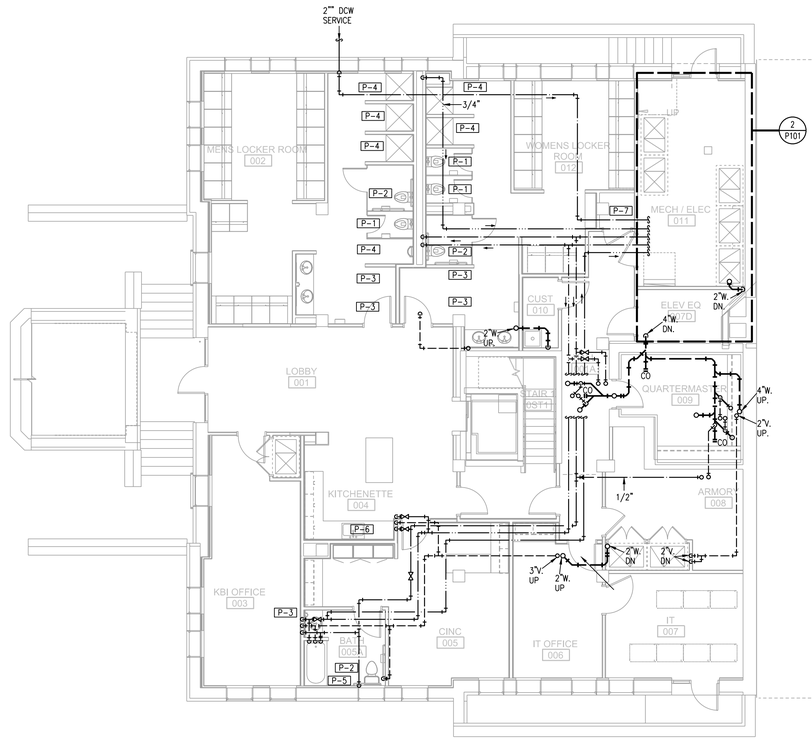
P101

BASEMENT PLAN - PLUMBING

TreanorHL NO. HP0559.1901.00

NOTES:
1. X

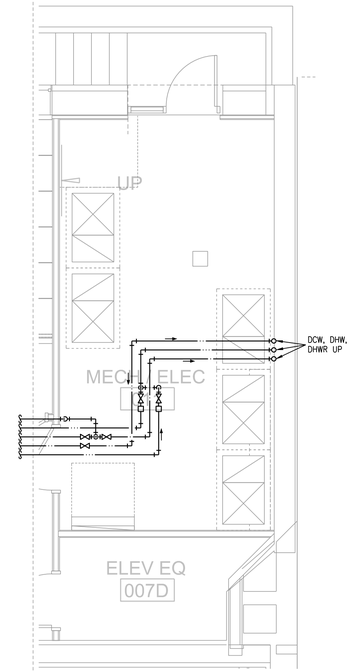
LEGEND:
(X) X



1 BASEMENT PLAN

1/8"=1'-0" PLUMBING

NORTH



2 PARTIAL BASEMENT PLAN

1/4"=1'-0" PLUMBING

NORTH

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P102

BASEMENT PLAN - PLUMBING

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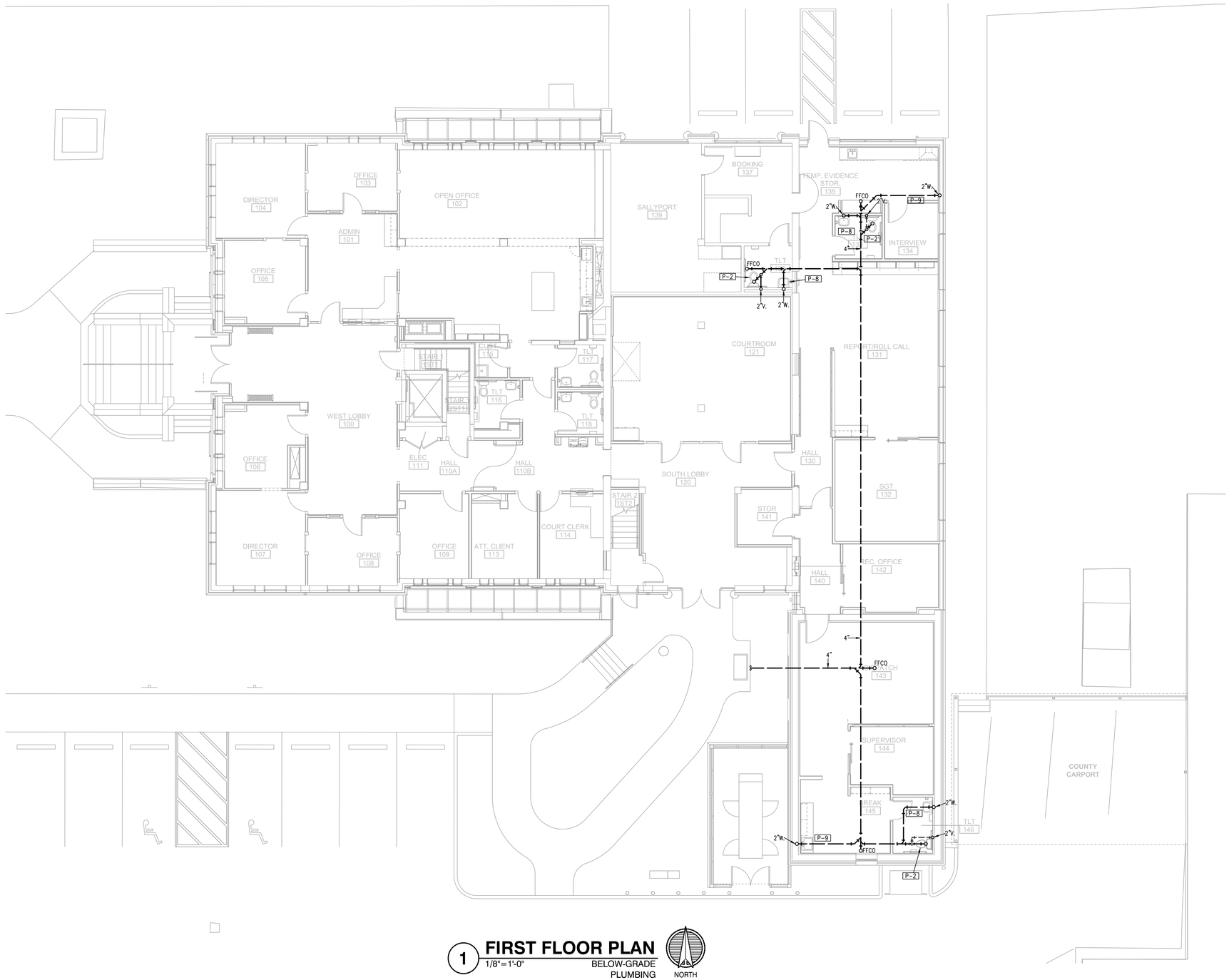
NOTES:

1. X

LEGEND:

(X) X



1 FIRST FLOOR PLAN

1/8"=1'-0"

BELOW-GRADE PLUMBING

NORTH

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FIRST FLOOR PLAN - BELOW-GRADE PLUMBING

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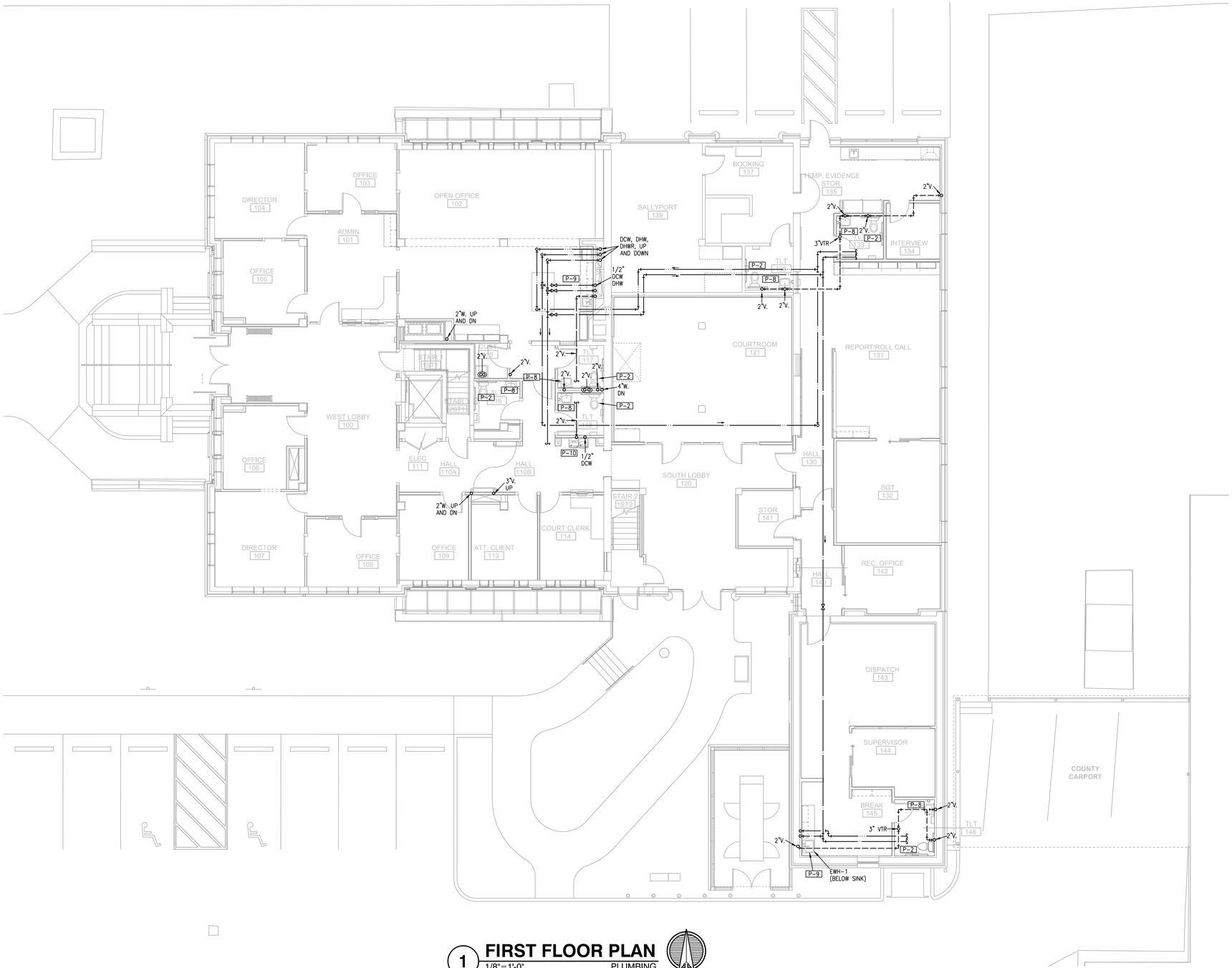
LSA PROJECT NO. 2100304

NOTES:
1. X

LEGEND:
(X) X



1 **FIRST FLOOR PLAN** — PLUMBING
1/8"=1'-0"

NORTH

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FIRST FLOOR PLAN - PLUMBING

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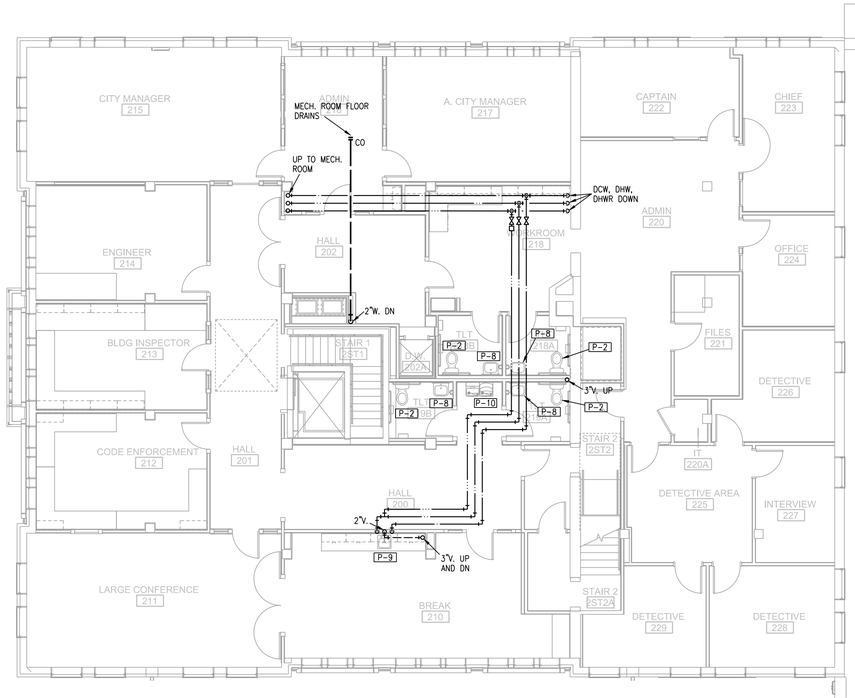
LSA PROJECT NO. 2100304

NOTES:
1. X

LEGEND:
(X) X



1 SECOND FLOOR PLAN

1/8"=1'-0" PLUMBING

NORTH

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SECOND FLOOR PLAN - PLUMBING

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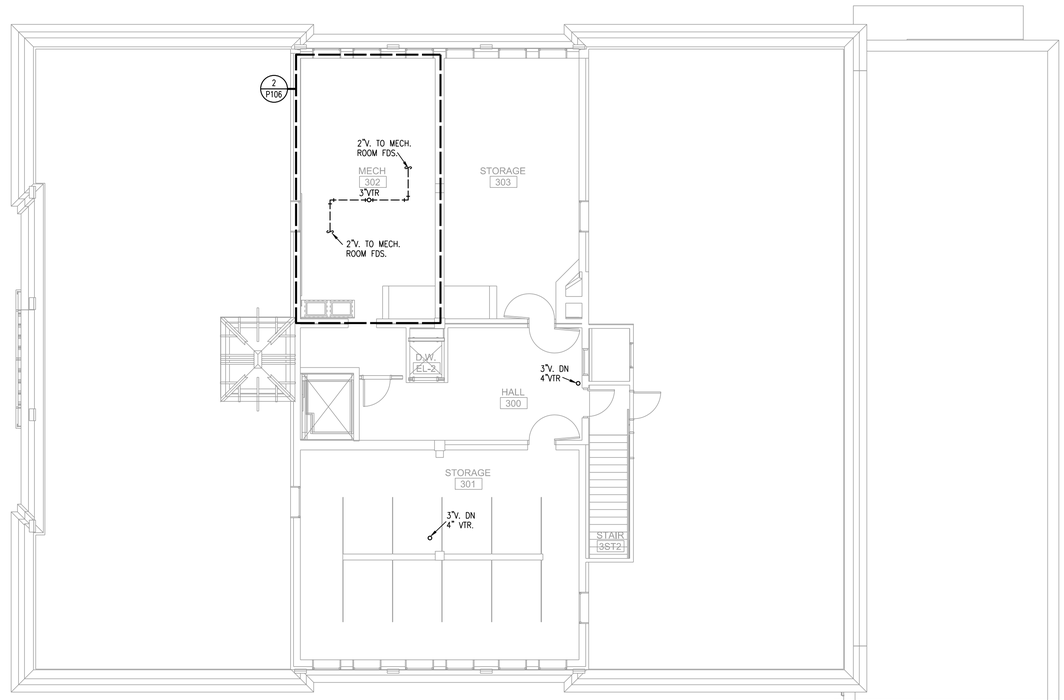

1 THIRD FLOOR PLAN

1/8"=1'-0" PLUMBING

NORTH

NOTES:

1. X

LEGEND:

(X) X

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Issued For: 100CD

Date: 01/28/21

REVISIONS

NO	DESCRIPTION	DATE

P106

THIRD FLOOR PLAN - PLUMBING

TreanorHL NO. HP0559.1901.00

LS&A Latimer Sommers & Associates, P.A.
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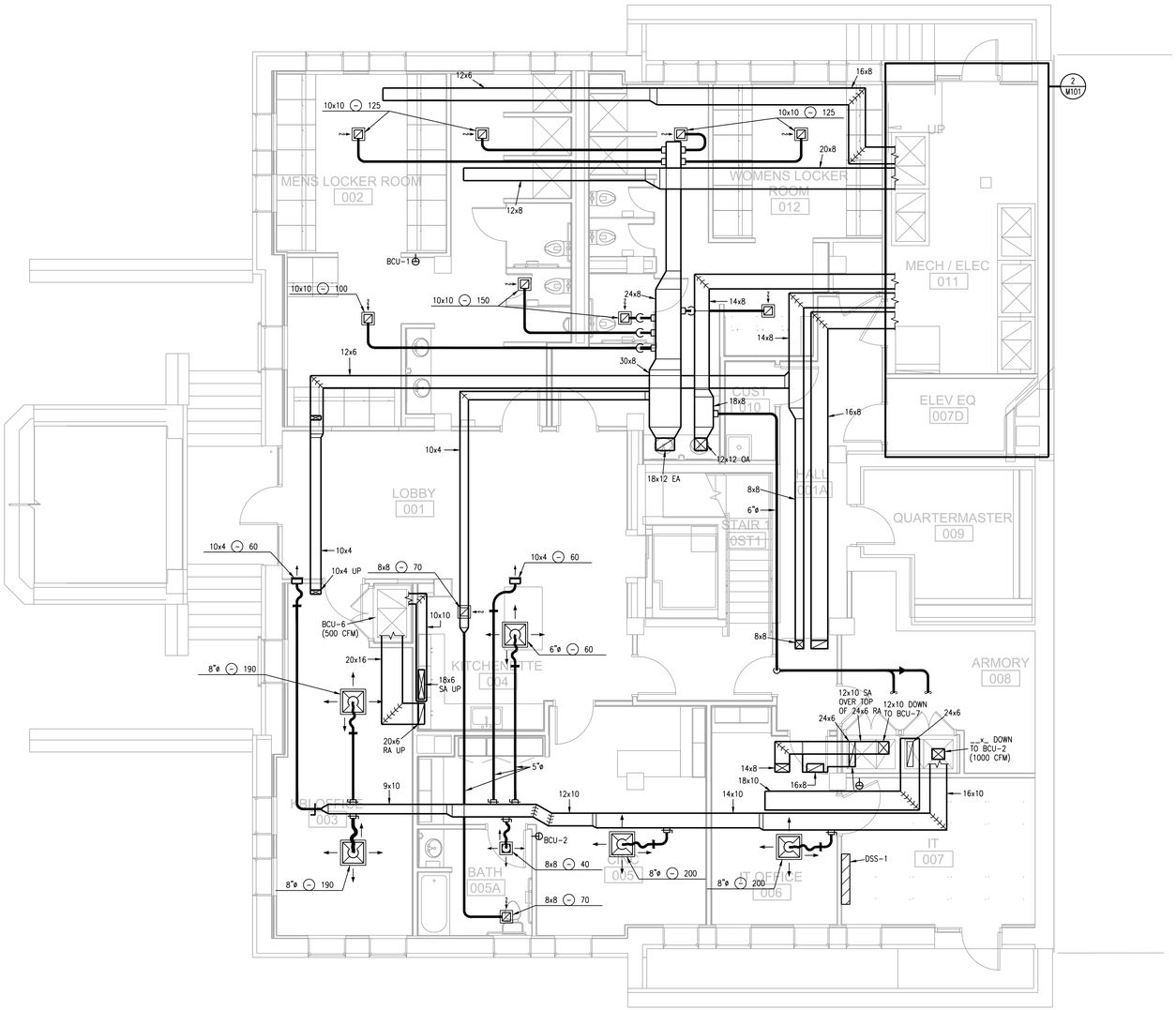
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2102034

LEGEND:
1 12x12 WALL LOUVER.
2 FEMA GRILL.



1 BASEMENT PLAN

3/16"=1'-0" . HVAC

NORTH

2 MECHANICAL ROOM

3/16"=1'-0" . HVAC

NORTH

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CITY OF INDEPENDENCE, KANSAS

CITY HALL RENOVATION

120 N. 6TH STREET
INDEPENDENCE, KANSAS 67301

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REVISIONS

NO	DESCRIPTION	DATE

M101

BASEMENT PLAN - HVAC

TreanorHL NO. HP0559.1901.00

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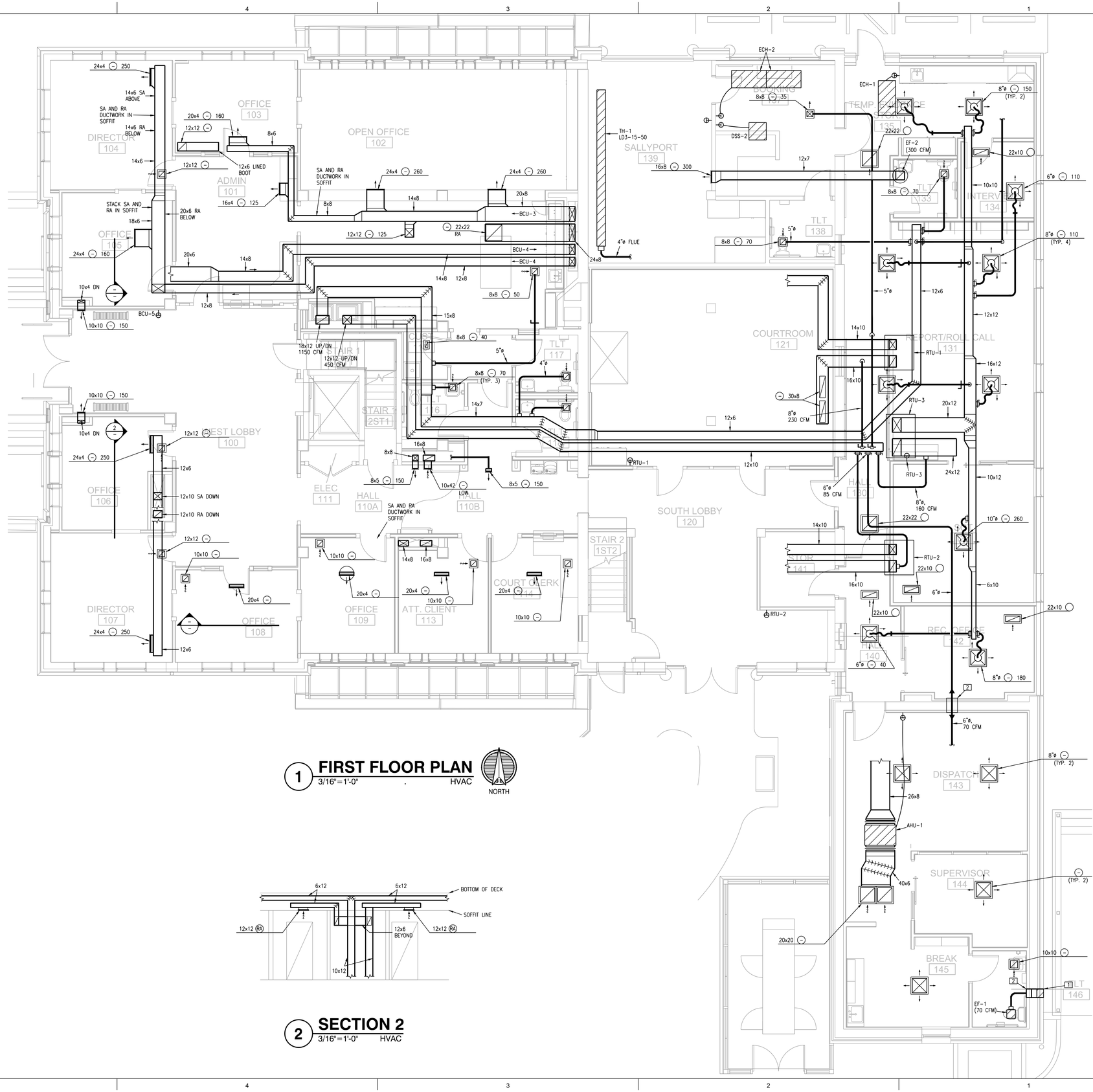
LSA PROJECT NO. 2100334

LEGEND:
1 12x12 WALL LOUVER.
2 FEMA GRILL.



1 FIRST FLOOR PLAN

3/16"=1'-0" . HVAC

NORTH

2 SECTION 2

3/16"=1'-0" HVAC

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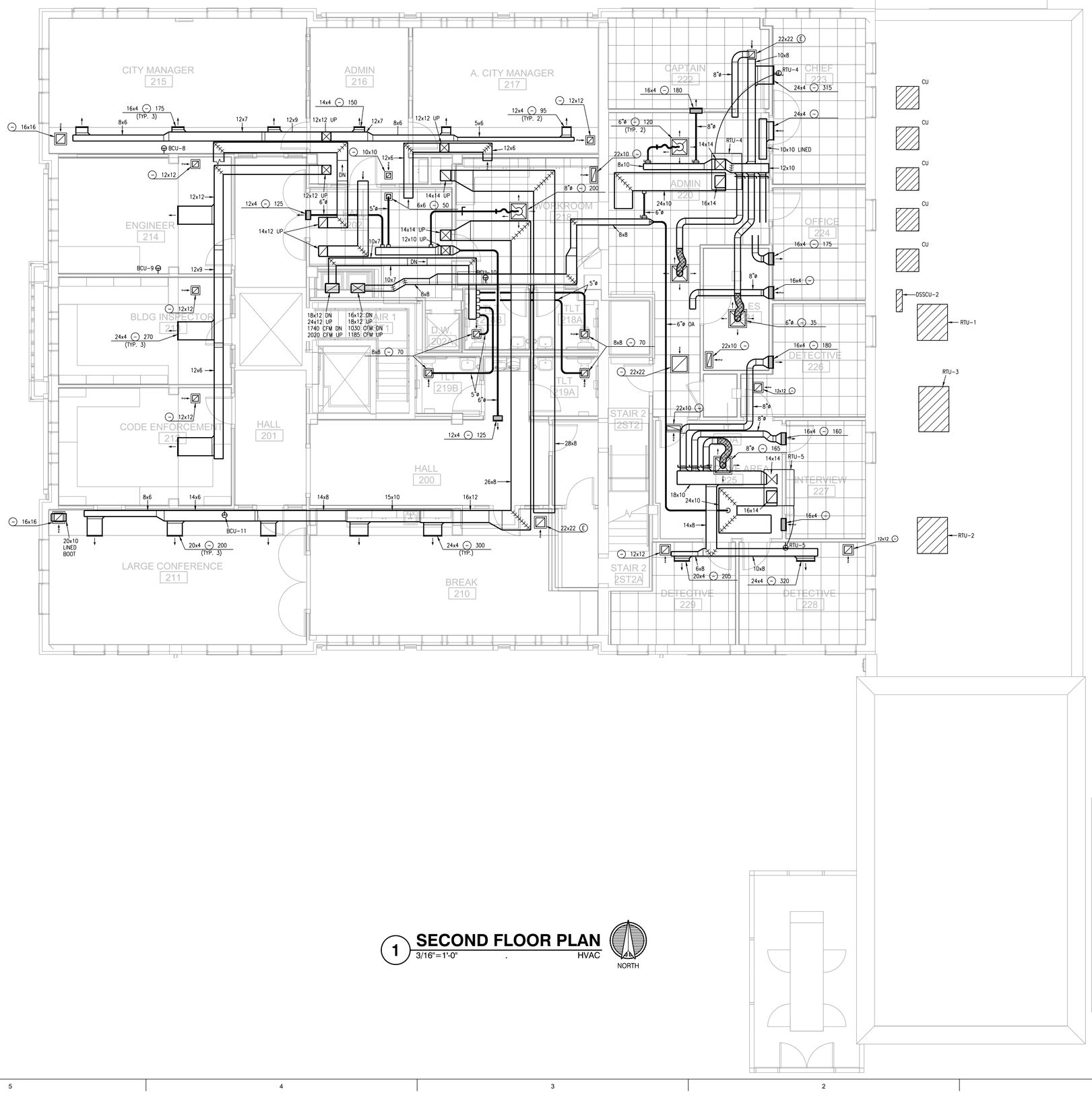
LSA PROJECT NO. 2102034

M102

FIRST FLOOR PLAN - HVAC

TreanorHL NO. HP0559.1901.00



LEGEND:
1 12x12 WALL LOUVER.
2 FEMA GRILL.

1 SECOND FLOOR PLAN

3/16"=1'-0" . HVAC

NORTH

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M103

SECOND FLOOR PLAN - HVAC

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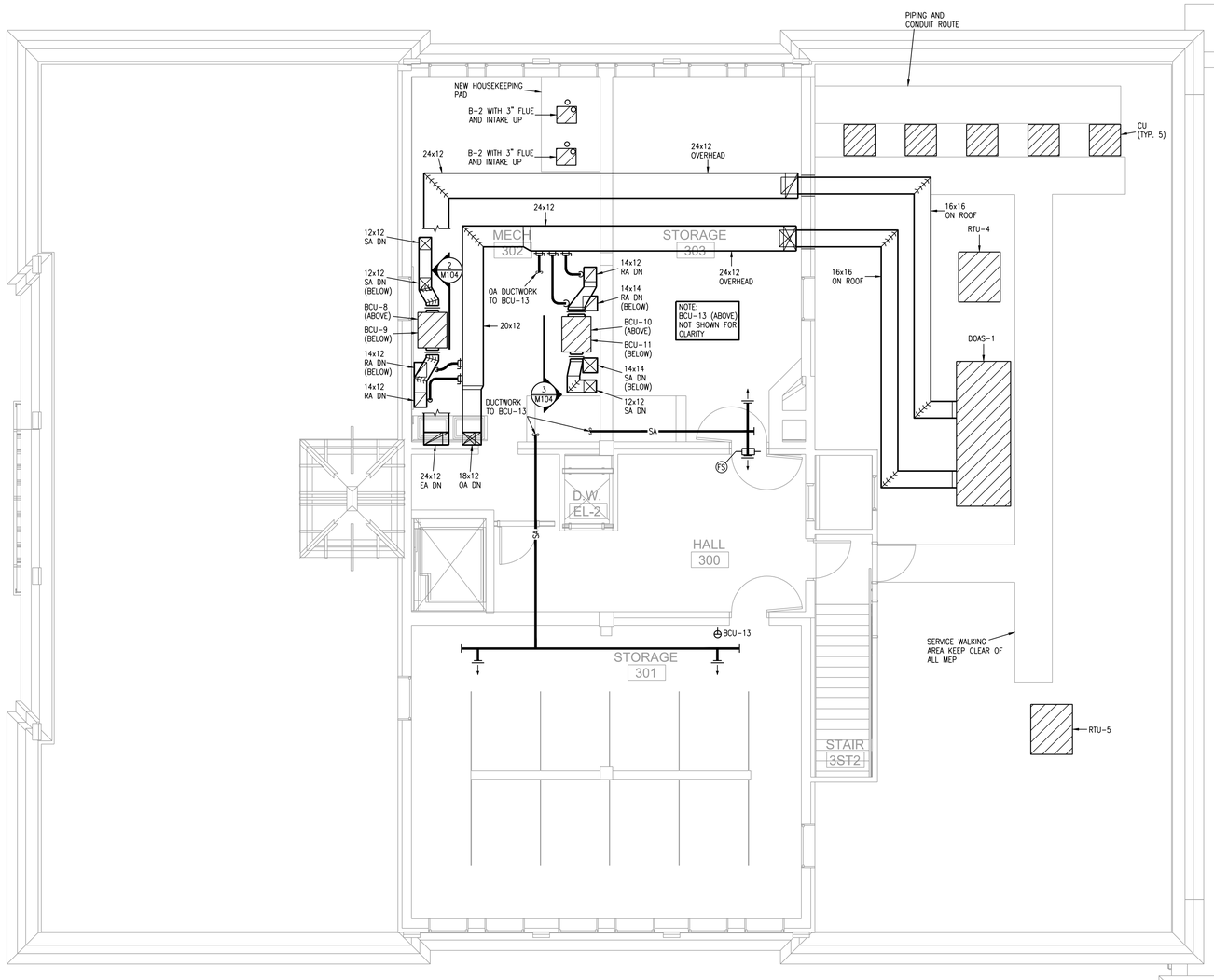
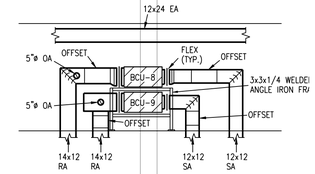
Email: lsapa@lsapa.com
LSA PROJECT NO. 2102034

LEGEND:
1 12x12 WALL LOUVER.
2 FEMA GRILL.

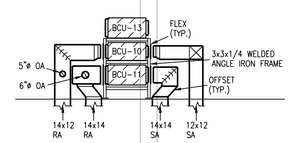


1 THIRD FLOOR PLAN
3/16"=1'-0" . HVAC

NORTH



2 SECTION
3/16"=1'-0" HVAC



3 SECTION
3/16"=1'-0" HVAC

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NO	DESCRIPTION	DATE

M104

THIRD FLOOR PLAN - HVAC

TreanorHL NO. HP0559.1901.00

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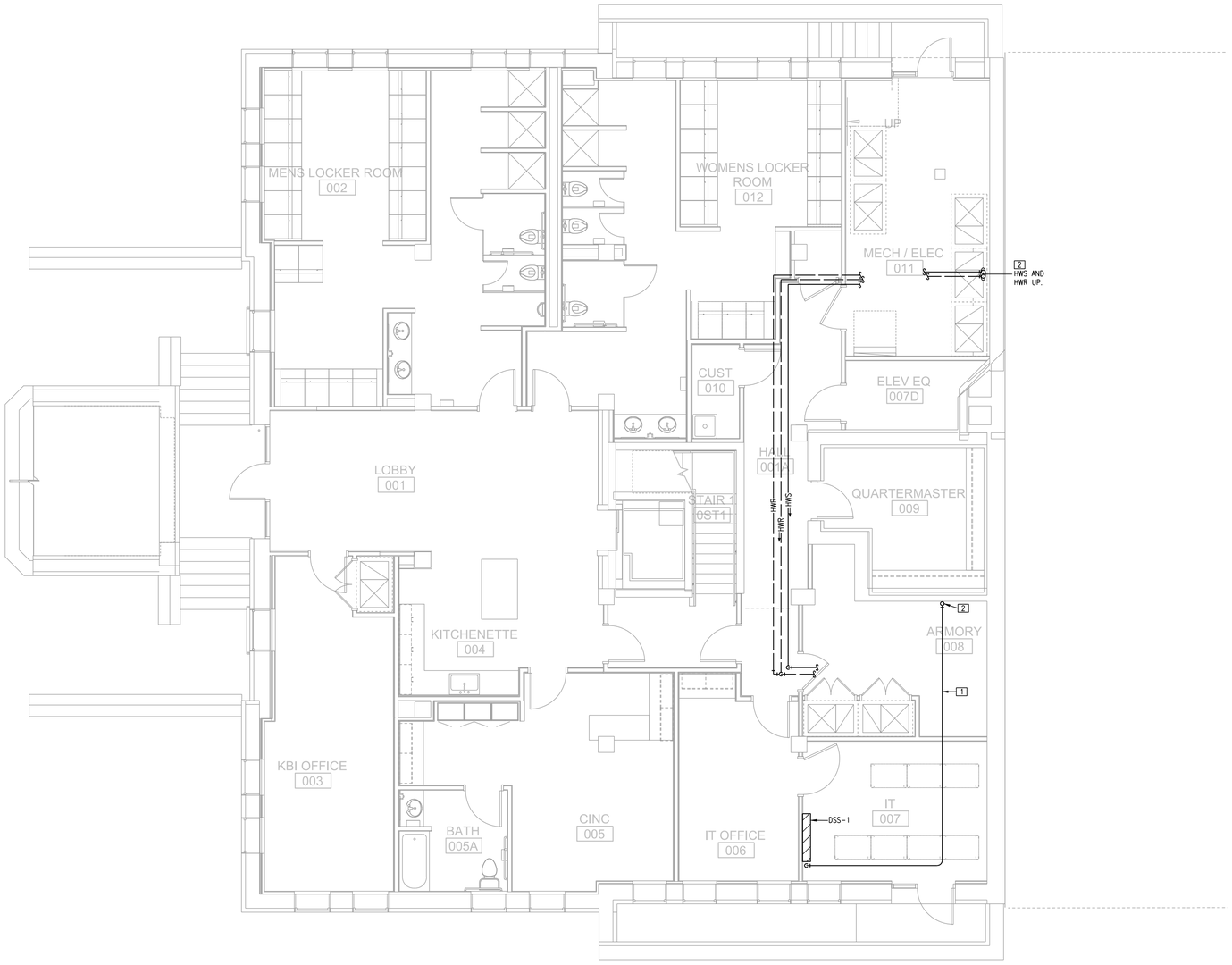
Email: lsapa@lsapa.com
LSA PROJECT NO. 2100304

LEGEND:
1 LINE SET.
2 CORE DRILL WALL OR FLOOR.
3 DURA BLOCK PIPE SUPPORT.
4 INSULATED ROOF CURB.



1 BASEMENT PLAN

3/16"=1'-0" HVAC PIPING

NORTH

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REVISIONS

NO	DESCRIPTION	DATE

M201

BASEMENT PLAN - HVAC PIPING

TreanorHL NO. HP0559.1901.00

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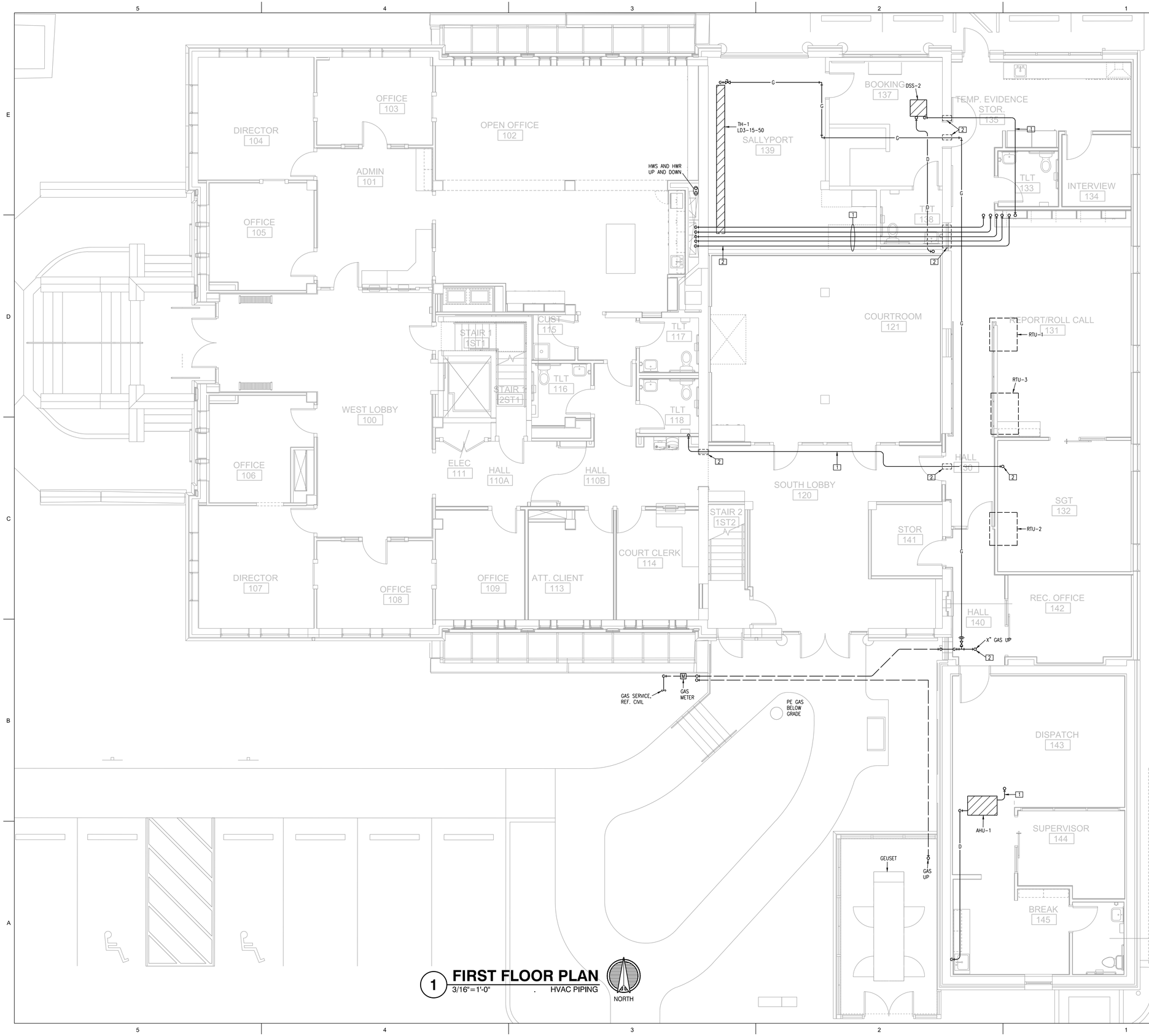
Email: lsapa@lsapa.com
LSA PROJECT NO. 2102034



1 **FIRST FLOOR PLAN** — 3/16"=1'-0" . HVAC PIPING

LEGEND:
1 LINE SET.
2 CORE DRILL WALL OR FLOOR.
3 DURA BLOCK PIPE SUPPORT.
4 INSULATED ROOF CURB.

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NO	DESCRIPTION	DATE

M202

FIRST FLOOR PLAN - HVAC PIPING

TreanorHL NO. HP0559.1901.00

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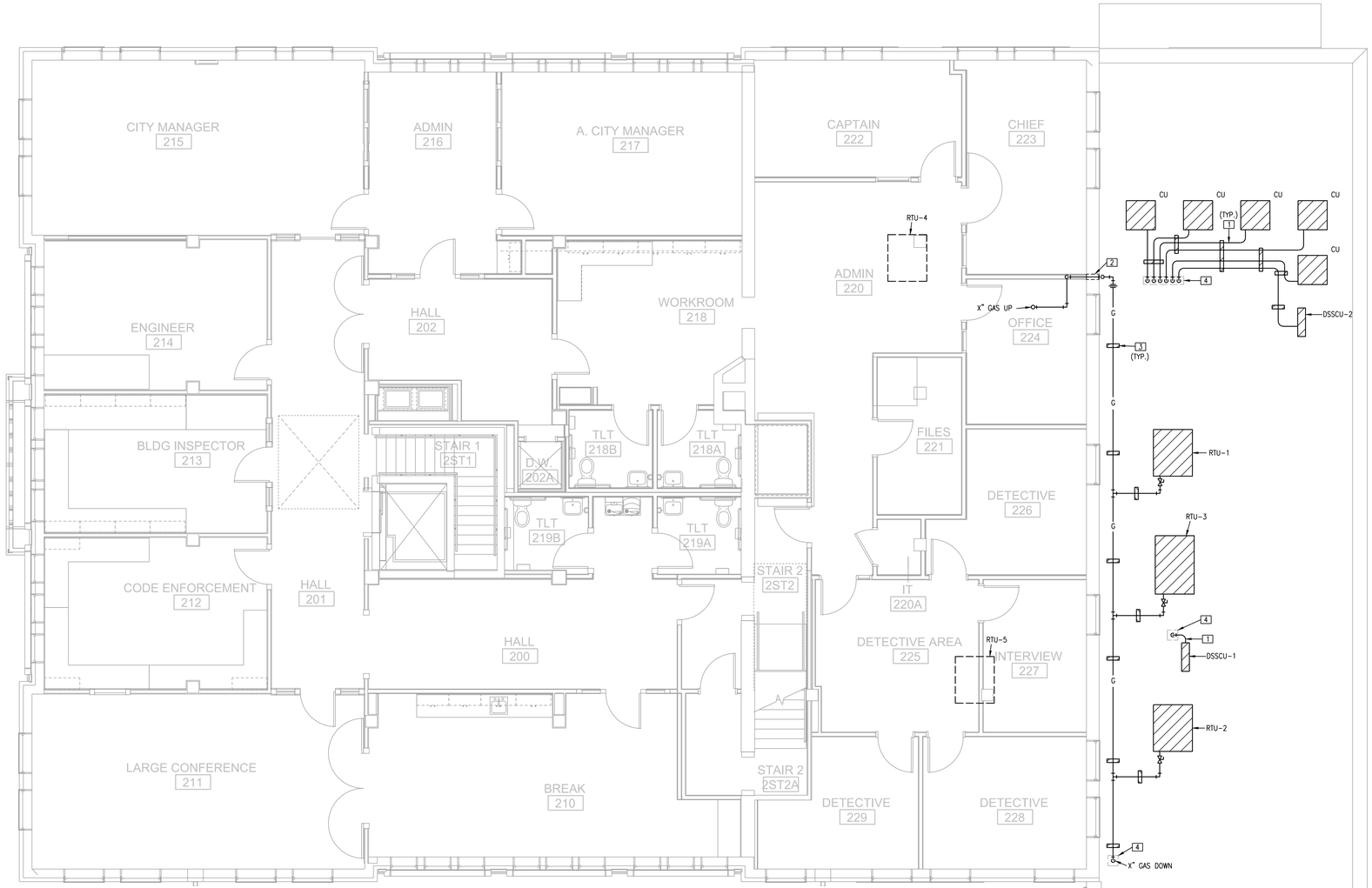
LSA PROJECT NO. 2100304



1 SECOND FLOOR PLAN

3/16"=1'-0" . HVAC PIPING

NORTH

LEGEND:
1 LINE SET.
2 CORE DRILL WALL OR FLOOR.
3 DURA BLOCK PIPE SUPPORT.
4 INSULATED ROOF CURB.

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M203

SECOND FLOOR PLAN - HVAC PIPING

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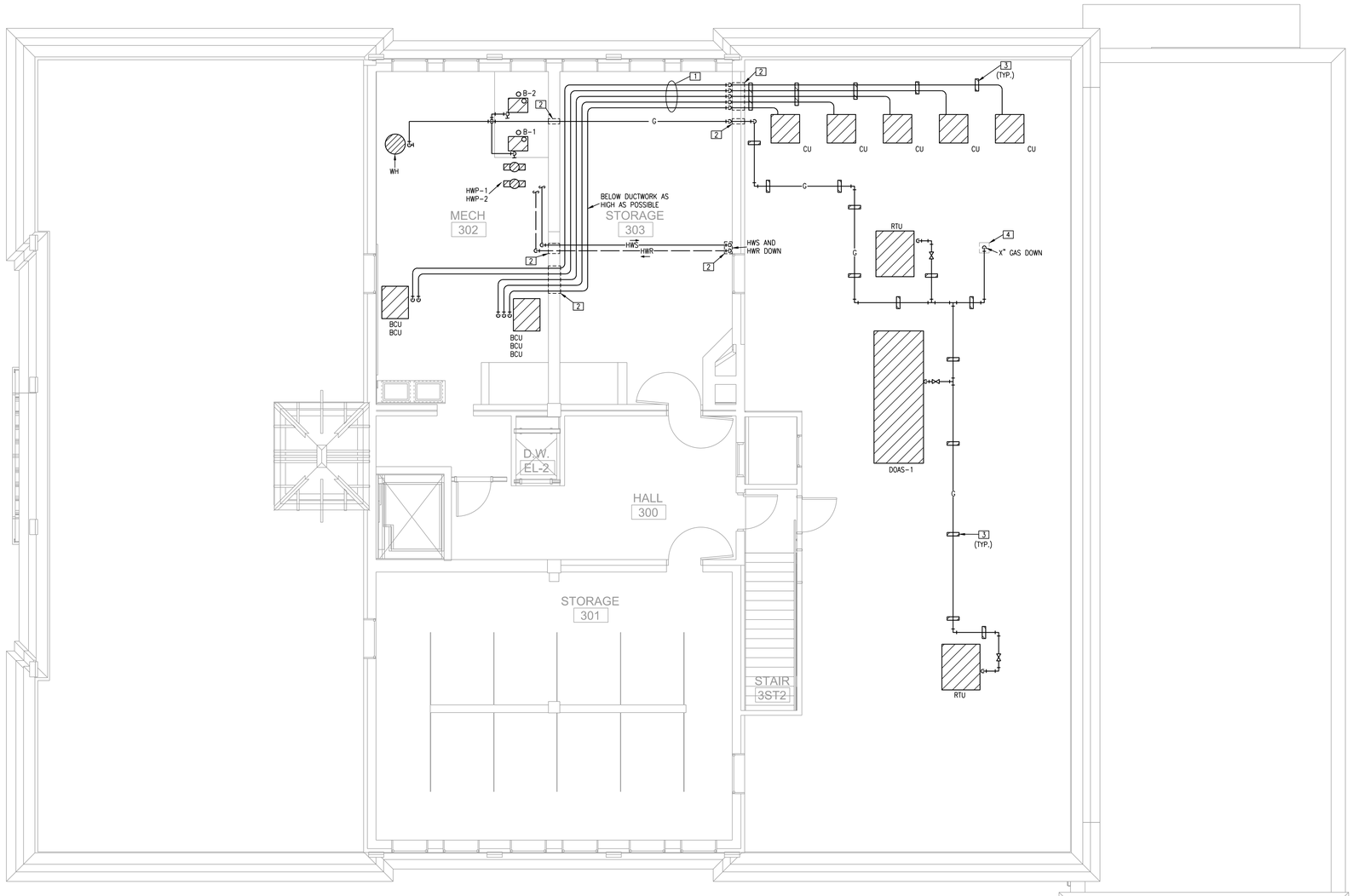
Email: lsapa@lsapa.com
LSA PROJECT NO. 2102034

LEGEND:
1 LINE SET.
2 CORE DRILL WALL OR FLOOR.
3 DURA BLOCK PIPE SUPPORT.
4 INSULATED ROOF CURB.



1 THIRD FLOOR PLAN

3/16"=1'-0" . HVAC PIPING

NORTH

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REVISIONS

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M204

THIRD FLOOR PLAN - HVAC PIPING

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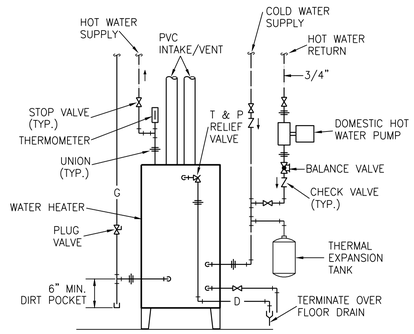
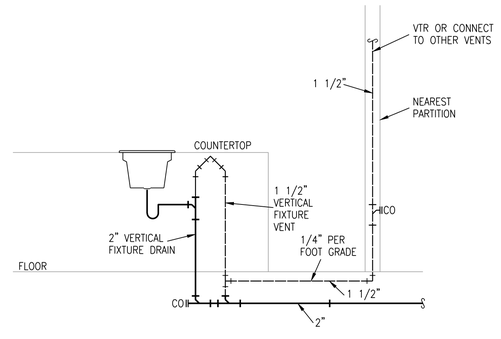
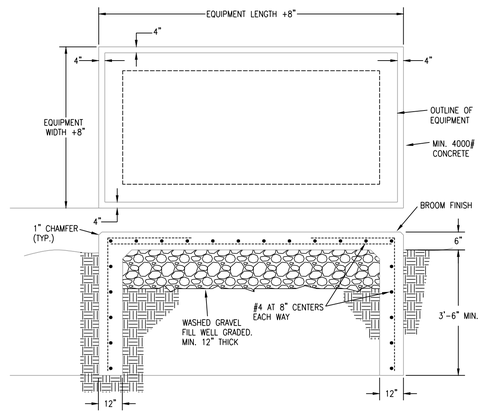
LSA PROJECT NO. 2102034



1 WATER HEATER DETAIL WITH RECIRCULATING PUMP
NO SCALE

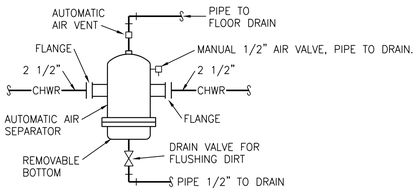


2 ISLAND VENT DETAIL
NO SCALE



3 EQUIPMENT FOUNDATION DETAIL
NO SCALE

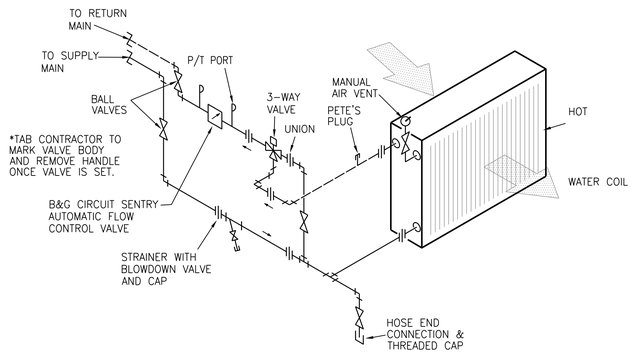
GEN SET



AIR SEPARATOR SCHEDULE						
MARK	SIZE	MANUFACTURER	MODEL NUMBER	GPM	PSI DROP	REMARKS
AS-1	2.5"	B&G	CRS	54	0.4	1, 2, 3, 4

REMARKS:
1. STAINLESS STEEL MEDIA.
2. REMOVABLE HEAD.
3. COMBINATION AIR ELIMINATOR AND DIRT SEPARATOR.
4. HIGH CAPACITY AUTO AIR VENT.

4 AIR SEPARATOR/ELIMINATOR DETAIL
NO SCALE



5 SINGLE WATER DUCT COIL DETAIL
NO SCALE

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REVISIONS

NO	DESCRIPTION	DATE

MP101

MECHANICAL DETAILS

TreanorHL NO. HP0559.1901.00

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LSA PROJECT NO. 2100304

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER/ MODEL	DESCRIPTION	FITTINGS		REMARKS
			MANUFACTURER/ MODEL	DESCRIPTION	
P-1	AMERICAN STANDARD 2234.015 CHURCH 9500C	WATER CLOSET: WHITE VITREOUS CHINA, ELONGATED BOWL, FLOOR MOUNTED, FLUSH VALVE BOWL WITH TOP SPUD AND FLAT BOLT COVERS. 1.6 GALLON SIPHON JET FLUSHING ACTION. SEAT: SOLID PLASTIC OPEN FRONT, WHITE FOR AN ELONGATED BOWL, INTEGRAL BUMPERS, EXTERNAL CHECK HINGES WITH STAINLESS STEEL POSTS.	SLOAN ROYAL 111	EXPOSED WATER CLOSET FLUSH VALVE, CHROME PLATED METAL OSCILLATING NON-HOLD-OPEN HANDLE, 1" I.P.S. SCREWDRIVER BAK-CHEK ANGLE STOP WITH PROTECTIVE CAP, ADJUSTABLE TAILPIECE, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1 1/2" TOP SPUD, 1.6 GALLON. PROVIDE WALL AND SPUD FLANGES. MOUNT HANDLE AT 24" AFF.	
P-2	AMERICAN STANDARD 2305.100 CHURCH 9500C	ADA COMPLIANT WATER CLOSET: WHITE VITREOUS CHINA, ELONGATED BOWL, FLOOR MOUNTED, FLUSH VALVE BOWL WITH TOP SPUD AND FLAT BOLT COVERS. 1.6 GALLON SIPHON JET FLUSHING ACTION. MOUNT TOP OF RIM AT 16 1/8" AFF. SEAT: SOLID PLASTIC OPEN FRONT, WHITE FOR AN ELONGATED BOWL, INTEGRAL BUMPERS, EXTERNAL CHECK HINGES WITH STAINLESS STEEL POSTS.	SLOAN ROYAL 111	EXPOSED WATER CLOSET FLUSH VALVE, CHROME PLATED METAL OSCILLATING NON-HOLD-OPEN HANDLE, 1" I.P.S. SCREWDRIVER BAK-CHEK ANGLE STOP WITH PROTECTIVE CAP, ADJUSTABLE TAILPIECE, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1 1/2" TOP SPUD, 1.6 GALLON. PROVIDE WALL AND SPUD FLANGES. MOUNT HANDLE AT 26" AFF.	6
P-3	AMERICAN STANDARD 0491.019	ADA COMPLIANT LAVATORY: WHITE COUNTER TOP VITREOUS CHINA LAVATORY, 19" ROUND, SELF RIMMING BASIN WITH FAUCET HOLES ON 4" CENTERS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT.	AMERICAN STANDARD 2385.402	4" CENTERSET FAUCET WITH 4" METAL LEVER HANDLE, 1/2" CONNECTIONS AND GRID DRAIN WITHOUT POP-UP HOLE. VANDAL RESISTANT 2.0 GPM SPRAY. POLISHED CHROME FINISH.	1,2,5,7
P-4	DELTA TECK COMMERCIAL R10000-T13H132	HEAVE DUTY FORGED BRASS VALVE BODY, PRESSURE BALANCING CARTRIDGE WITH CHECKS.		SHOWER HEAD, ARM, SETSCREW FLANGE, VALVE TRIM PLATE, 3.33" METAL LEVER HANDLE, ADA.	
P-5		BATH TUB, VALVE, SHOWERHEAD.			
P-6	ELKAY LR-1722	SINGLE COMPARTMENT SINK: SEAMLESS #18 GAUGE, TYPE 302 (18-8) NICKEL BEARING STAINLESS STEEL. LK-6K-H SATIN FINISH FULLY UNDERCOATED, HOLES AT 4" O.C. 7 1/2" BOWL DEPTH. 1 3/4" RADIUS COVED CORNERS. SELF RIMMING.	AMERICAN STANDARD 7500.140	CENTERSET GOOSENECK FAUCET WITH METAL LEVER HANDLES, 1/2" CONNECTIONS, WITHOUT DRAIN AND POP-UP HOLE. POLISHED CHROME FINISH. PROVIDE BASKET STRAINER AND DRAIN.	2,3,5,8
P-7	FIAT MSB-2424	JANITORS SINK: 24"x24"x10" ONE PIECE MOLDED STONE MOP BASIN STAINLESS STEEL INTEGRAL DRAIN BODY WITH CAULKED CONNECTION FOR 3" PIPE. COLOR SHALL BE WHITE AND UNIT SHALL BE ONE HOMOGENEOUS PIECE. PROVIDE WITH STAINLESS STEEL WALL GUARDS.	FIAT 830-AA	CHROME PLATED BRASS WALL MOUNTED FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK, 3/4" HOSE THREAD SPOUT, INDEXED HANDLES, PROVIDE HOSE AND BRACKET, MOP HANGER AND HOSE RACK	
P-8	AMERICAN STANDARD 0355.012	ADA COMPLIANT LAVATORY: WHITE VITREOUS CHINA, WALL HUNG LAVATORY 20"x18" WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES ON 4" CENTERS. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" AFF.	AMERICAN STANDARD 2385.402	4" CENTERSET FAUCET WITH 4" METAL LEVER HANDLE, 1/2" CONNECTIONS AND GRID DRAIN WITHOUT POP-UP HOLE. VANDAL RESISTANT 2.0 GPM SPRAY. POLISHED CHROME FINISH.	1,2,3,4,5
P-9	ELKAY LR-1722	SINGLE COMPARTMENT SINK: SEAMLESS #18 GAUGE, TYPE 302 (18-8) NICKEL BEARING STAINLESS STEEL. LK-6K-H SATIN FINISH FULLY UNDERCOATED, HOLES AT 4" O.C. 7 1/2" BOWL DEPTH. 1 3/4" RADIUS COVED CORNERS. SELF RIMMING.	AMERICAN STANDARD 7500.140	CENTERSET GOOSENECK FAUCET WITH METAL LEVER HANDLES, 1/2" CONNECTIONS, WITHOUT DRAIN AND POP-UP HOLE. POLISHED CHROME FINISH. PROVIDE BASKET STRAINER AND DRAIN.	2,3,5,8
P-10	HALSEY-TAYLOR HAC8BLFSQ	ADA COMPLIANT DUAL HEIGHT ELECTRIC WATER COOLER: BARRIER FREE WATER COOLER PROVIDING 8 GPM OF 50 DEGREE WATER AT 90 DEGREE AMBIENT. FRONT AND SIDE PUSHBARS, ADA COMPLIANT, LEAD FREE. MOUNT WITH MIN. 27" KNEE CLEARANCE AND SPOUT AT NO MORE THAN 36" AFF.		BOTTLE FILLER	4

REMARKS:
1 - PROVIDE CHROME PLATED BRASS TAILPIECE AND GRID DRAIN.
2 - PROVIDE CHROME PLATED BRASS P-TRAP.
3 - PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
4 - PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE TUBULAR STEEL UP-RIGHTS AND BLOCK TYPE BASES.
5 - INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
6 - PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL.
7 - PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8 - PROVIDE CHROME PLATED BRASS TAILPIECE AND BASKET STRAINER.

GAS FIRED INFRARED TUBE HEATER SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	INPUT	NOMINAL LENGTH	VOLTS/PHASE	REMARKS
TH-1	RE-VERBER-RAY	-	-	-	120/1	1-5

REMARKS:
1. TWO-STAGE GAS INPUT.
2. 4"ø ROOF VENT KIT.
3. THERMOSTAT.
4. GAS VALVE.
5. FLEX CONNECTION.

BLOWER COIL UNIT SCHEDULE

MARK	MFR	MODEL	CFM	OA CFM*	MOTOR HP	ESP	TSP	DX COOLING CAPACITY								HW HEATING CAPACITY						ELEC			REMARKS
								TOTAL	SENS	EAT	LAT				ROWS	MBH	EAT	LAT	EWT	GPM	ROWS	VOLTS/PHASE	MCA	MOCP	
BCU-1	TRANE	BCCD24	600	0	1/2					75/63							70		180			120/1			
BCU-2	TRANE	BCCD36	1000	140	1/2					75/63							70		180			120/1			
BCU-3	TRANE	BCCD24	800	120	1/2					75/63							70		180			120/1			
BCU-4	TRANE	BCCD24	500	30	1/2					75/63							70		180			120/1			
BCU-5	TRANE	BCCD24	600	70	1/2					75/63							70		180			120/1			
BCU-6	TRANE	BCCD24	500	30	1/2					75/63							70		180			120/1			
BCU-7	TRANE	BCCD24	600	60	1/2					75/63							70		180			120/1			
BCU-8	TRANE	BCHD24	800	70	1/2					75/63							70		180			120/1			
BCU-9	TRANE	BCHD24	800	60	1/2					75/63							70		180			120/1			
BCU-10	TRANE	BCHD18	600	60	1/2					75/63							70		180			120/1			
BCU-11	TRANE	BCHD36	1200	110	1/2					75/63							70		180			120/1			
BCU-12	TRANE	BCHD36	1200	110	1/2					75/63							70		180			120/1			
																	70		180			120/1			

REMARKS:
1 -
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4 -
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11 -
12 -
13 -
14 -
15 -
16 -
17 -

GRILLES, REGISTERS AND DIFFUSERS SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	APPLICATION			FINISH	FRAME TYPE	DAMPER	REMARKS
			SUP.	RET.	EXH.				
A	PRICE	-	-	-	-	WHITE	-	-	
B	PRICE	-				WHITE	-	-	
C	PRICE	-				WHITE	-	-	
D	PRICE	-				WHITE	-	-	
F	PRICE	-				WHITE	-	-	
G	PRICE	-				WHITE	-	-	
H	PRICE	-				WHITE	-	-	
J	PRICE	-				WHITE	-	-	
K	PRICE	-				WHITE	-	-	
L	PRICE	-				WHITE	-	-	

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	CFM	EST. E.S.P.	ELECTRICAL CHARACTERISTICS	REMARKS
EF-1	GREENHECK	-	-	-	120 VAC	-
EF-2	GREENHECK	-	-	-	120 VAC	-
EF-3	GREENHECK	-	-	-	120 VAC	-

REMARKS:
1. SLOPED ROOF CURB.
2. AUTOMATIC DAMPER.
3. SPEED SWITCH.
4. DISCONNECT SWITCH.
5. BIRD SCREEN
6. INLINE FAN
7. NEOPRENE RUBBER ISOLATORS FOR SUSPENSION MOUNT.

ELECTRIC HEATER SCHEDULE

MARK	MFR	MODEL	CFM	KW	ELEC	MBH	AMPS	SIZE	REMARKS
ECH-1	TRANE	UHCA		3.0	208/1 VAC	10.2	14.4	22.5 X 22.5 9.125"	1, 2, 3, 4
ECH-2	BERKO	CP751F		.75	120/1 VAC	2.6	6.3	24" X 48"	1, 3, 4, 5

REMARKS:
1 - 24 V THERMOSTAT AND TRANSFORMER.
2 - CONCENTRIC RING DIFFUSER.
3 - DISCONNECT SWITCH.
4 - RECESS MOUNT.
5 - RADIANT PANEL.

CONDENSING UNIT SCHEDULE

MARK	MFR	MODEL	TOTAL MBH	SENS MBH	SEER	LINE SIZE*		ELEC	MCA	MCOP	REMARKS
						SUCTION	LIQUID				
CU-1	TRANE	4TTR4	18		14			208/1 VAC			
CU-2	TRANE	4TTR4	30		14			208/1 VAC			
CU-3	TRANE	4TTR4	24		14			208/1 VAC			
CU-4	TRANE	4TTR4	18		14			208/1 VAC			
CU-5	TRANE	4TTR4	18		14			208/1 VAC			
CU-6	TRANE	4TTR4	18		14			208/1 VAC			
CU-7	TRANE	4TTR4	18		14			208/1 VAC			
CU-8	TRANE	4TTR4	24		14			208/1 VAC			
CU-9	TRANE	4TTR4	24		14			208/1 VAC			
CU-10	TRANE	4TTR4	18		14			208/1 VAC			
CU-11	TRANE	4TTR4	36		14			208/1 VAC			
CU-12	TRANE	4TTR4	36		14			208/1 VAC			

REMARKS:
1 -

* VERIFY SIZE WITH MFR

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MECHANICAL SCHEDULES

TreanorHL NO. HP0559.1901.00

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ROOFTOP UNIT SCHEDULE

MARK	MFR	MODEL	NOM. TONS	CFM	OA CFM*	MOTOR HP	ESP	TSP	COOLING CAPACITY						GAS HEATING CAPACITY		ELEC			EER	IEER	COMP	WEIGHT	REMARKS
									TOTAL	SENS	EAT	LAT		AMB			VOLTS	MCA	MOCP					
RTU-1	TRANE	4YCC	2	600	230						75/63			105			208/1						460	1
RTU-2	TRANE	4YCC	2	600	85						75/63			105			208/1						460	1
RTU-3	TRANE	4YCC	3.5	1400	160						75/63			105			208/1						560	1
RTU-4	TRANE	4YCC	2.5	1000	85						75/63			105			208/1						480	1
RTU-5	TRANE	4YCC	2.5	1000	70						75/63			105			208/1						480	1

REMARKS:

1 - ROOF CURB
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3 -
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16 -
17 -

DEDICATED OUTSIDE AIR UNIT WITH ENERGY RECOVERY

MARK	MFR	MODEL	SUPPLY FAN			EXHAUST FAN			COOLING CAPACITY						HEATING CAPACITY					ENERGY RECOVERY WHEEL (RELEIF AIR)			ENERGY RECOVERY (FRESH AIR)					ELEC			COMP	WEIGHT	REMARKS
			CFM	ESP	HP	CFM	ESP	HP	TOTAL (MBH)	SENS (MBH)	EAT	LAT	REHEAT (MBH)	AMP	INPUT	OUTPUT	CFM	EAT	LAT	CFM	SUMMER EAT	WINTER EAT	CFM	SUMMER EAT	SUMMER LAT	WIN EAT	WIN LAT	VOLTS/PHASE	MCA	MOCP			
DOAS - 1	TRANE	OAB0072	1800	1.5	4.1	1800	1.5	4.1						105			1800			1800	74/62	72/55	1800	100/75		-10		208/3			DIGITAL SCROLL		1-16

REMARKS:

1 - ROOF CURB.
2 - MODULATING HOT GAS REHEAT.
3 - ERV WHEEL.
4 - NAT GAS HEAT.
5 - DISCHARGE AIR TEMP AND HUMIDITY CONTROL.
6 - VARIBLE SPEED FAN MOTORS.
7 - VARIBLE SPEED COMPRESSOR.
8 - STAINLESS STEEL DRAIN PAN.
10 - 2" DOUBLE WALL CONSTRUCTION.
11 - STIANLESS STEEL FURNACE.
12 - MERV 8 FILTERS.
13 - HORIZONTAL SUPPLY AIR.
14 - HORIZONTAL RETURN AIR.
15 - NON-FUSED DISCONNECT
16 - POWERED OUTLET

SYSTEM INDOOR UNIT SCHEDULE

MARK	MFR	MODEL	CFM	O/A CFM*	COOLING CAPACITY					HEATING CAPACITY			ELEC	MCA	MCOP	REMARKS
					TOTAL	SENS	MIN	EAT	AMB	TOTAL	EAT	AMB				
DSS-1	TRANE	TPKA0A0241KA70A			24000		10000	75	95	18300	70	17	208/1 VAC		15	2, 3, 5
DSS-2	TRANE	TPLA0A0121EA70A			12000		5800	75	95	12200	70	17	208/1 VAC		15	2, 3, 6
AHU-1	TRANE	TPVA0A0301AA70A			30000		14800	75	95	25600	70	-13	208/1 VAC		15	1 - 4

REMARKS:

1 - HORIZONTAL AIR-HANDLING UNIT, HEAT PUMP SYSTEM.
2 - 16.0 SEER.
3 - WALL MOUNTED CONTROLLER.
4 - 8 KW ELECTRIC HEATER.
5 - WALL MOUNTED UNIT.
6 - CEILING CASSETTE.

* AIR DELIVERED FROM DOAS-1 AT 70 DEGREES AND 50% RH

HOT WATER BOILER SCHEDULE

MARK	MFR	MODEL	MBH			ELEC	INTAKE SIZE	VENT SIZE	EWT	LWT	GPM	PD FT HD	REMARKS
			INPUT	OUTPUT	TURNDOWN								
B-1/B-2	LOCHINVAR	KHB285N	285	264	10:1	120/1	3"	3"	160	180	27	2.4	1 - 5

REMARKS:

1 - CONCETRIC VENT KIT
2 - CONDENSATE KIT
3 - SEALED COMBUSTION
4 - 50 PSI RELEIF VALVE
5 - BOILER CIRCULATOR PUMP

SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

MARK	MFR	MODEL	TOTAL MBH	AMB		LINE SIZE*		ELEC	COMP FLA	FAN WATTS	MCA	MCOP	REMARKS
						SUCTION	LIQUID						
DSSCU-1	TRANE	TRUZA0241HA70NA	24000	95		1/2"	1/4"	208/1 VAC	7	86	19	25	1 - 3
DSSCU-2	TRANE	TRUZA0121KA70NA	12000	95		1/2"	1/4"	208/1 VAC	7	46	11	15	
DSSCU-3	TRANE	TRUZH0301KA00NA	30000	95		5/8"	3/8"	208/1 VAC	24	2 @ 74	24	40	1 - 3

REMARKS:

1 - WALL MOUNTED CONTROLLER.
2 - FIELD INSTALLED HAIL GUARD FURNISHED BY VENDOR, INSTALLED BY CONTRATOR.
3 - LOW AMBIENT WIND BAFFLE

* VERIFY SIZE WITH MFR

PUMP SCHEDULE

MARK	MFR	MODEL	GPM	HEAD FT. W.C.	ELEC	RPM	% EFF	SERVES	REMARKS
HWP-1/HWP-2	B & G	E-80-1.5 X 1.5 X 9.5B	54	60	208/3 3 HP	1750	52	HOT WATER	1 - 3

REMARKS:

1 - CAST IRON BODY
2 - INLINE PUMP
3 - FLANGE SUPPORT MOUNTING

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MP103

MECHANICAL SCHEDULES

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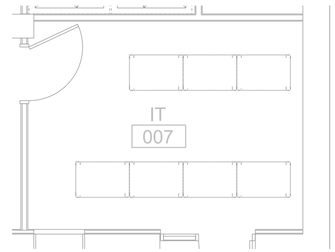
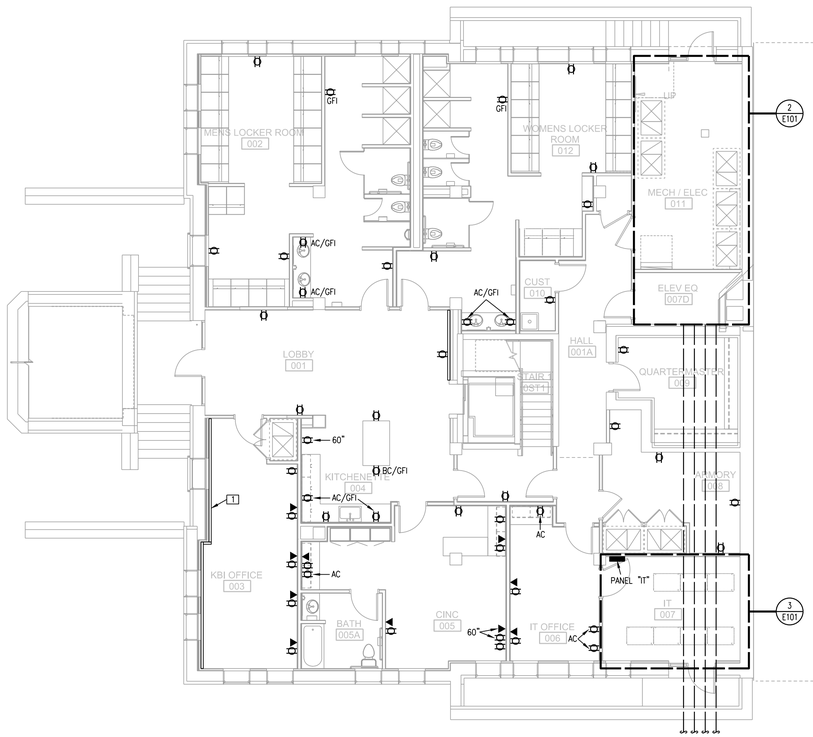


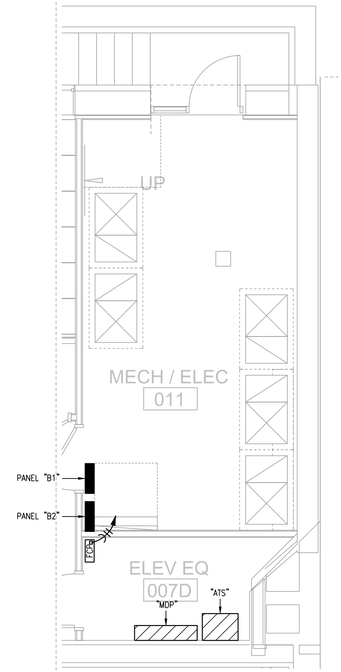
3 PARTIAL BASEMENT PLAN
1/4"=1'-0" POWER

NORTH



1 BASEMENT PLAN
1/8"=1'-0" POWER

NORTH



2 PARTIAL BASEMENT PLAN
1/4"=1'-0" POWER

NORTH

NOTES:

1. X

LEGEND:

1 DUAL COMPARTMENT STEEL RACEWAY. FIELD PAINT.

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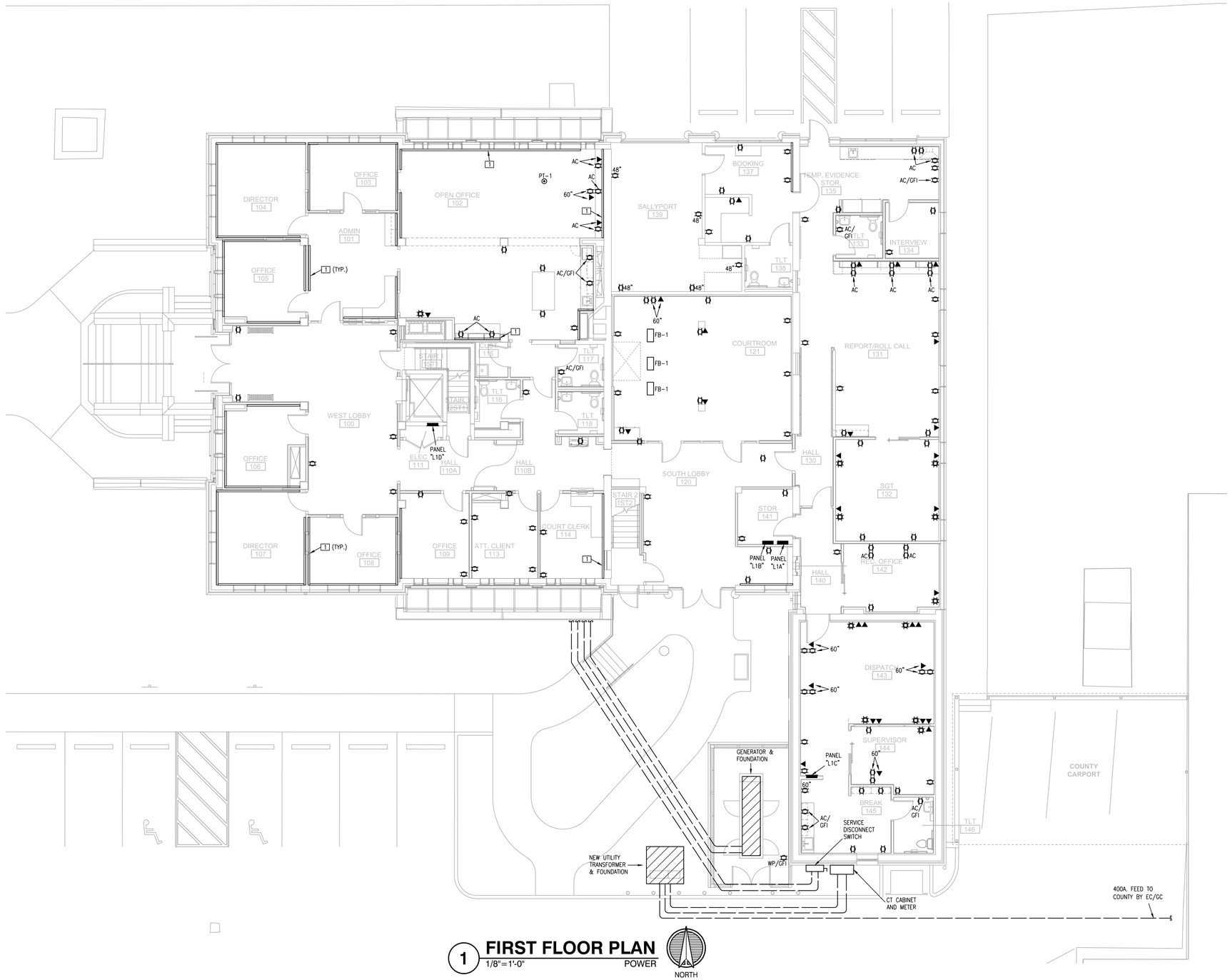
E101

BASEMENT PLAN - POWER

TreanorHL NO. HP0559.1901.00



1 FIRST FLOOR PLAN

1/8"=1'-0" POWER

NORTH

NOTES:

1. X

LEGEND:

[1] DUAL COMPARTMENT STEEL RACEWAY. FIELD PAINT.

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CITY OF INDEPENDENCE, KANSAS
CITY HALL RENOVATION

120 N. 6TH STREET
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Issued For: 100CD

Date: 01/28/21

REVISIONS

NO	DESCRIPTION	DATE

E102

FIRST FLOOR PLAN - POWER

TreanorHL NO. HP0559.1901.00

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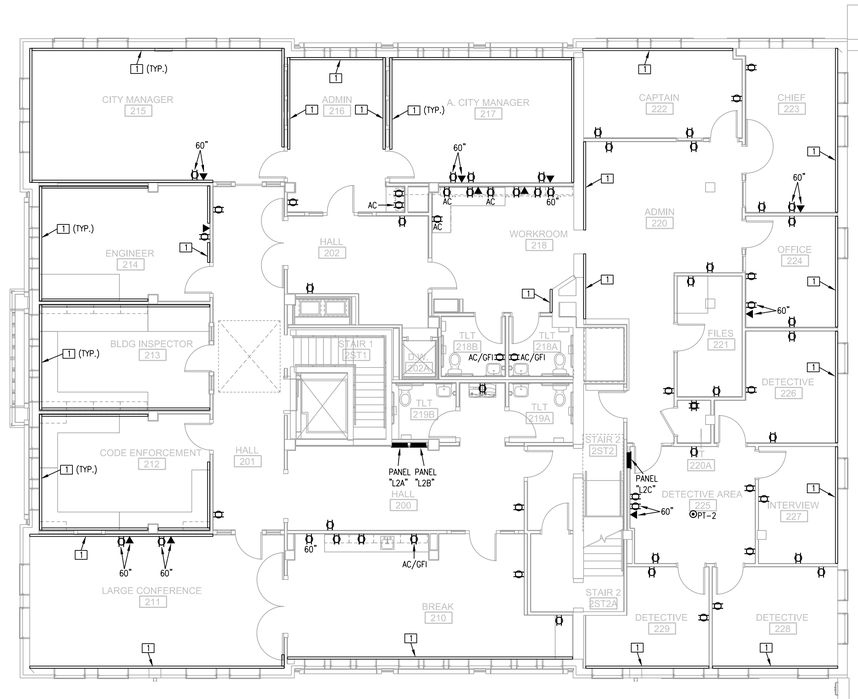
Email: lsapa@lsapa.com
LSA PROJECT NO. 2100304

NOTES:
1. X

LEGEND:
1 DUAL COMPARTMENT STEEL RACEWAY. FIELD PAINT.



1 SECOND FLOOR PLAN

1/8"=1'-0" POWER

NORTH

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REVISIONS

NO	DESCRIPTION	DATE

E103

SECOND FLOOR PLAN - POWER

TreanorHL NO. HP0559.1901.00

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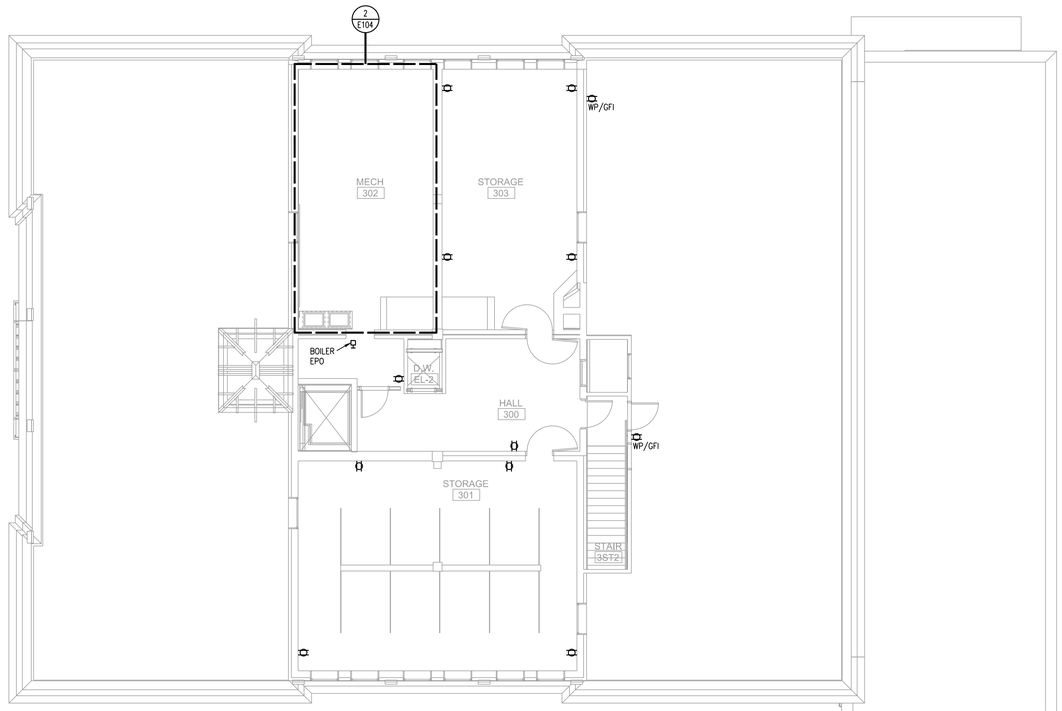
LSA PROJECT NO. 2102034

NOTES:
1. X

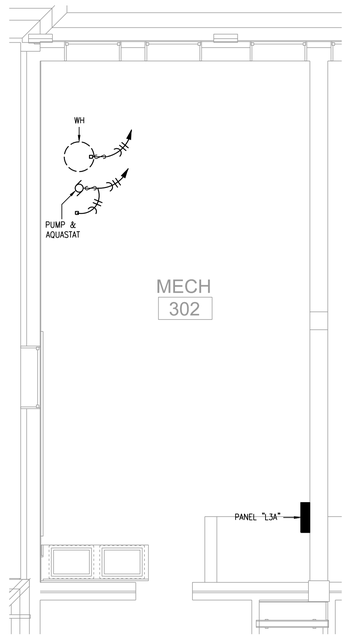
LEGEND:
1 DUAL COMPARTMENT STEEL RACEWAY. FIELD PAINT.



1 THIRD FLOOR PLAN

1/8"=1'-0" POWER

NORTH



2 PARTIAL THIRD FLOOR PLAN

1/4"=1'-0" POWER

NORTH

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REVISIONS

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E104

THIRD FLOOR PLAN - POWER

TreanorHL NO. HP0559.1901.00

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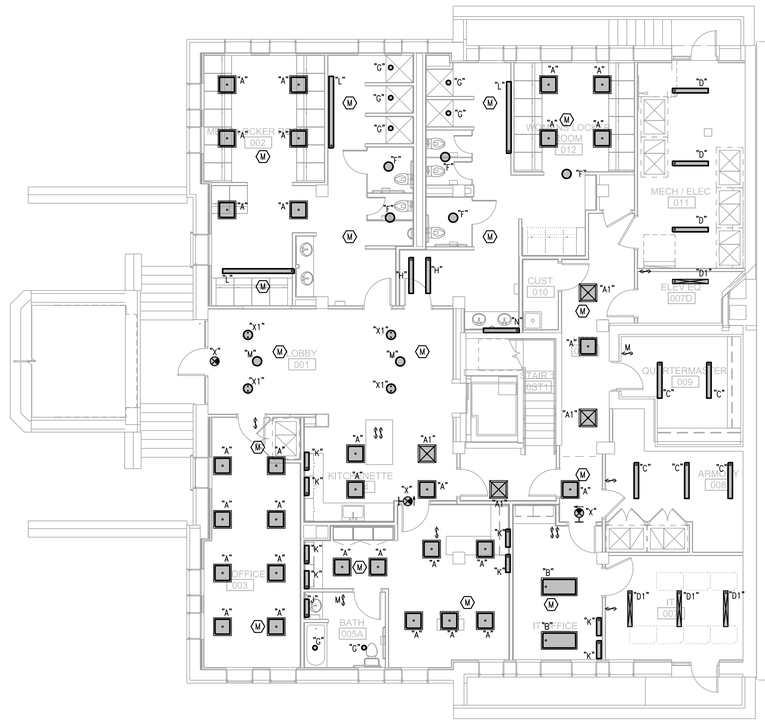
LSA PROJECT NO. 2102034



1 BASEMENT PLAN

1/8"=1'-0" LIGHTING

NORTH

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E201

BASEMENT PLAN - LIGHTING

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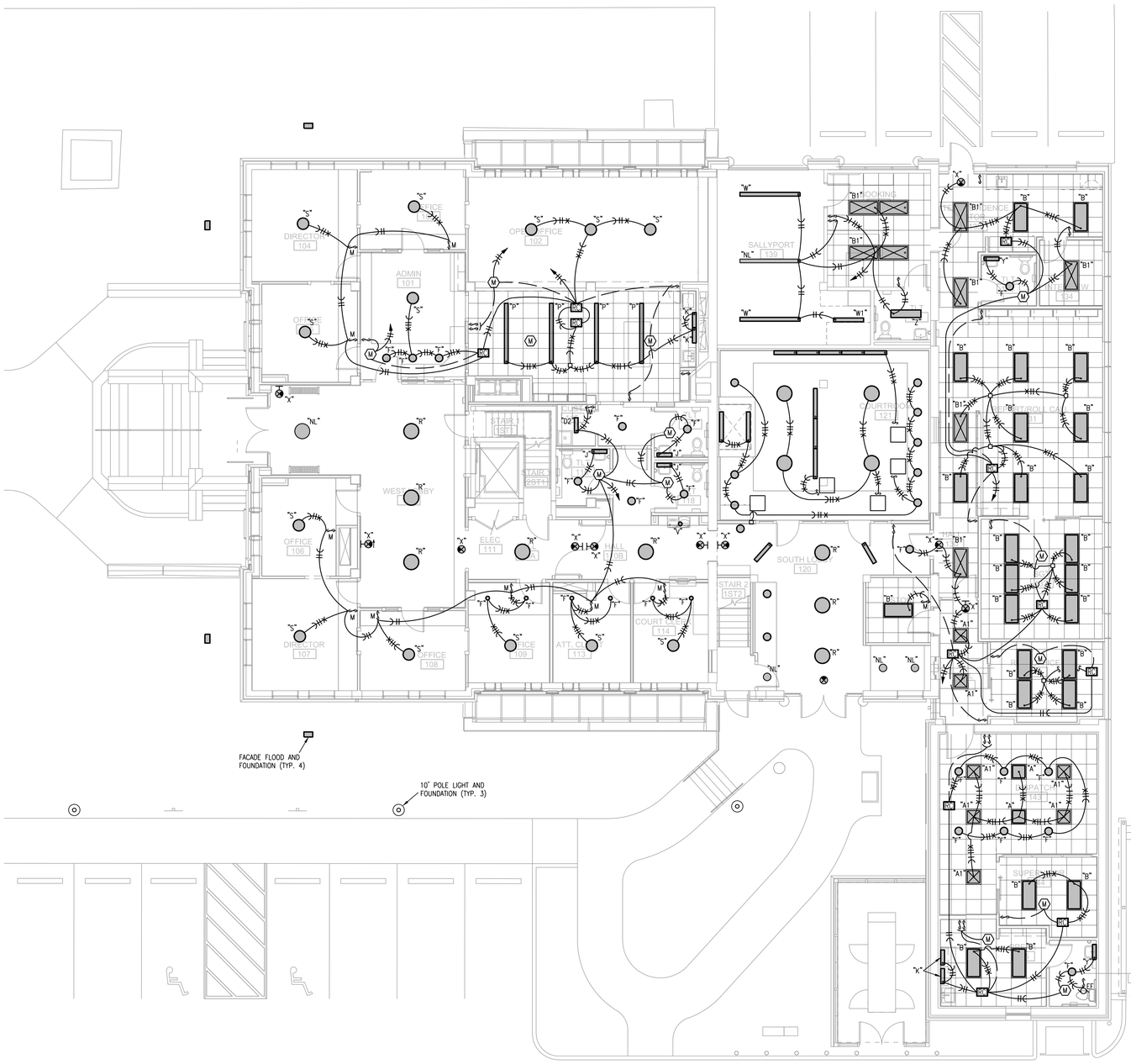
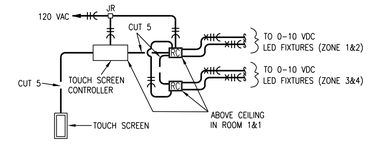


1 FIRST FLOOR PLAN
1/8"=1'-0" LIGHTING

NORTH



2 COURT ROOM LIGHTING CONTROL
NO SCALE DETAIL

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NO	DESCRIPTION	DATE

E202

FIRST FLOOR PLAN - LIGHTING

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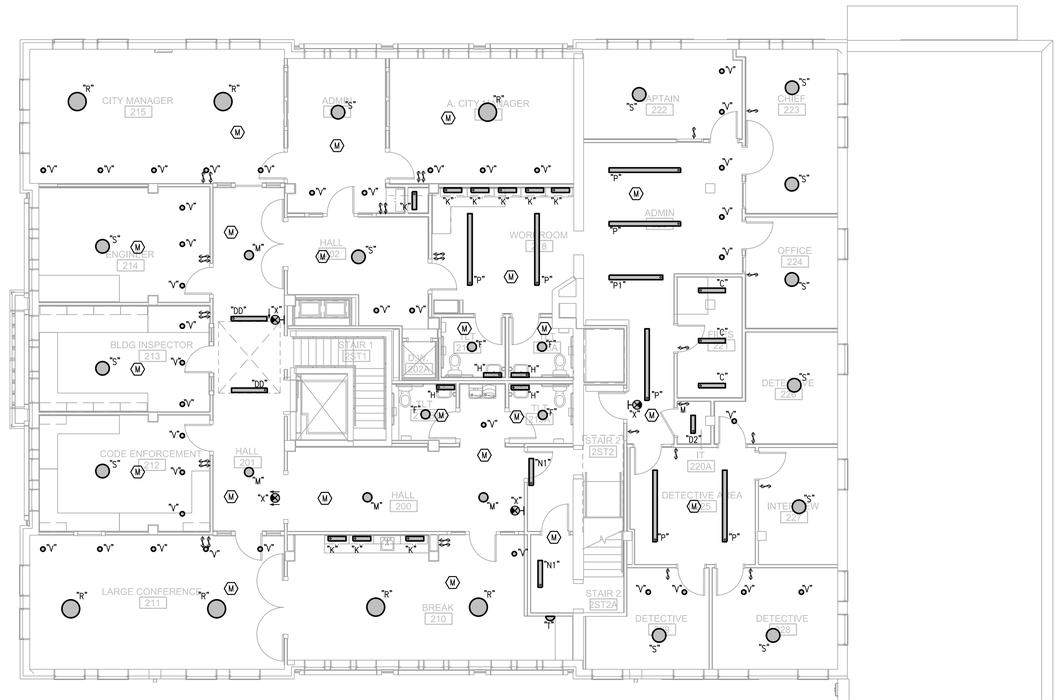
LSA PROJECT NO. 2102034



1 **SECOND FLOOR PLAN**
1/8"=1'-0" LIGHTING

NORTH

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NO	DESCRIPTION	DATE

E203

SECOND FLOOR PLAN - LIGHTING

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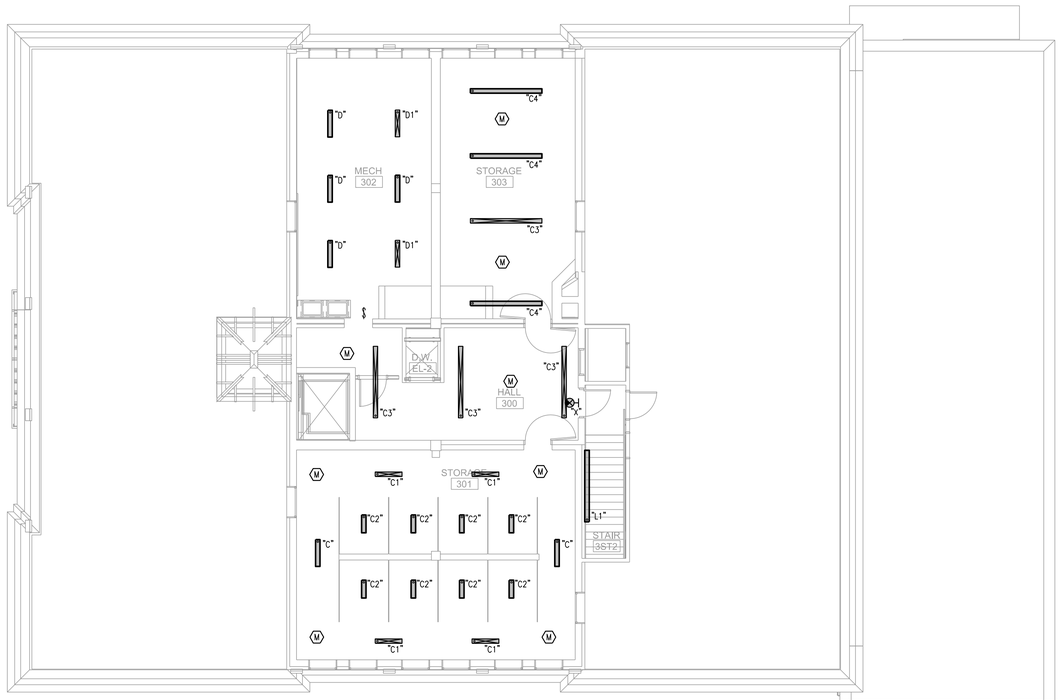
LSA PROJECT NO. 2102034



1 THIRD FLOOR PLAN

1/8"=1'-0" LIGHTING

NORTH

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REVISIONS

NO	DESCRIPTION	DATE

E204

THIRD FLOOR PLAN - LIGHTING

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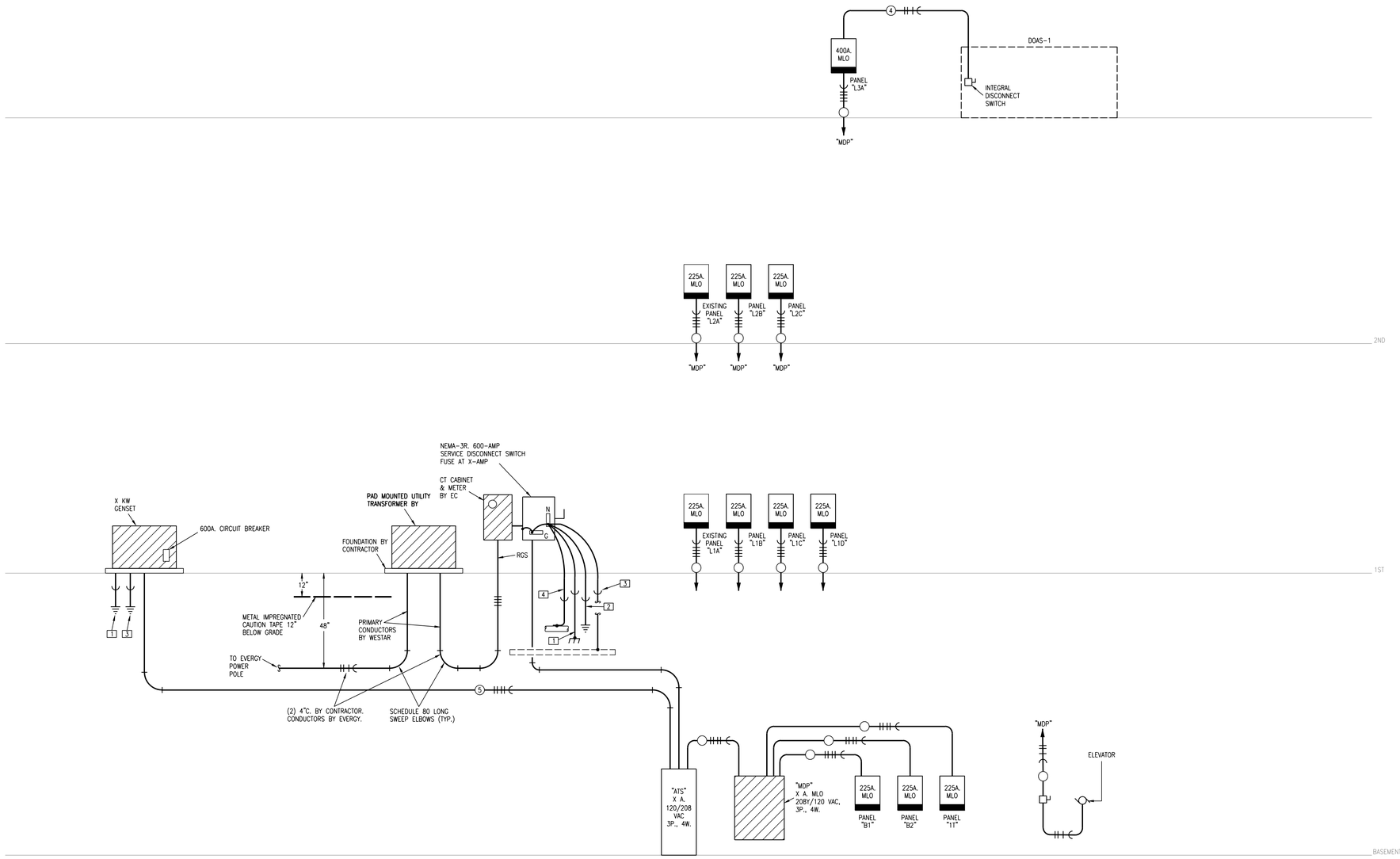
LSA PROJECT NO. 2100304

GROUNDING LEGEND:
1 2/0 GRD. TO (3) 3/4"x10'-0" LONG GROUND RODS.
2 2/0 GRD. TO BUILDING STEEL.
3 2/0 GRD. TO CONCRETE ENCASED ELECTRODE.
4 2/0 GRD. TO UNDERGROUND METAL WATER PIPE.

FEEDER SCHEDULE			
MARK	WIRE	CONDUIT	SETS
①	(4) 350 KCM & #2/0 GRD.	(2) 3"	2
②	(4) #4/0 & (1) #4 GRD.	2 1/2"	1
③	(2) #1 & (1) #8 GRD.	1 1/4"	1
④	(3) #4 & (1) #10 GRD.	1 1/4"	1
⑤	(4) 350 KCM & #2/0 GRD.	(2) 3"	2



1 ELECTRICAL RISER DIAGRAM
NO SCALE

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Date: 01/28/21

REVISIONS

NO	DESCRIPTION	DATE

E301

ELECTRICAL DISTRIBUTION RISER DIAGRAM

TreanorHL NO. HP0559.1901.00

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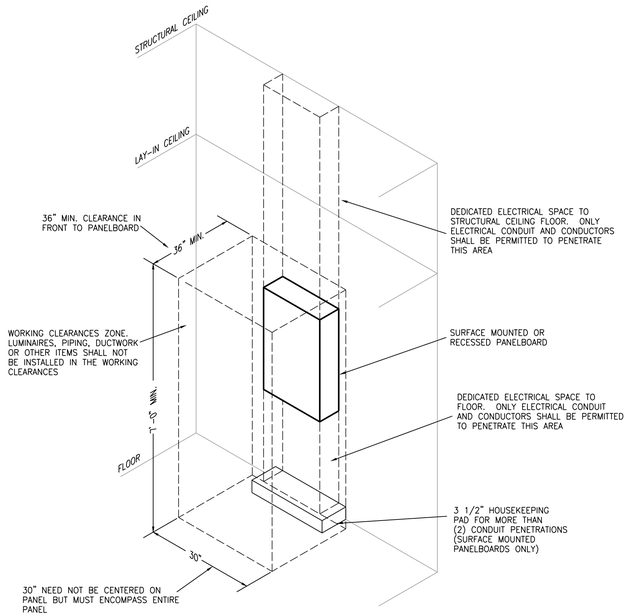
LSA PROJECT NO. 2102034



NOTE:
COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN ALL OTHER NEC CLEARANCES AND REQUIREMENTS.

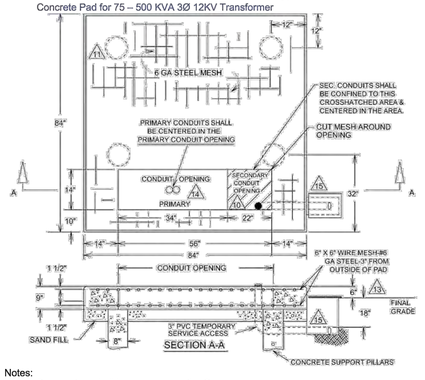
1 TYPICAL PANELBOARD INSTALLATION DETAIL

NO SCALE

evergy

10.33 – Three Phase Transformer Pads (EKC Territory)

Concrete Pad for 75 – 500 KVA 3Ø 12KV Transformer



Notes:

1. Pad location shall be approved by the Company.
2. Transformer shall be installed near the customer's service entrance.
3. If transformer pad is installed in an area subject to vehicular traffic, the installation shall be protected with a pipe-rail guard.
4. For proper clearance around the transformer, refer to associated drawings in this section.
5. Contractor shall extend forms down at least 3" below average ground line.
6. Concrete shall be a minimum of 3,000 lb. mix.
7. Top of the transformer pad shall receive a smooth trowel finish. Corners and edges shall be rounded or beveled
8. Conduit opening shall be free and clear of concrete.
9. Tops of conduits shall be flush with the top of the concrete pad.
10. Number of conduits necessary is dependent on the maximum number of service conductors allowed in the low-voltage compartment of the transformer. Install 1 ¼"

91

Revision: 11/15/19

2 TRANSFORMER FOUNDATION DETAIL

NO SCALE

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REVISIONS

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E302

ELECTRICAL DETAILS

TreanorHL NO. HP0559.1901.00

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Email: lsapa@lsapa.com
LSA PROJECT NO. 2100304

PANELBOARD SCHEDULE

PANEL NO.: "B1" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
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.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "B2" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: IT | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "L1A" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "L1B" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "L1C" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "L1D" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "L2A" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

PANELBOARD SCHEDULE

PANEL NO.: "L2B" | LOCATION: . | KAIC: .
PANEL TYPE: NQOD | VOLTS: 120/208 | PHASE: 3 | WIRE: 4 | MAINS: .

DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP		C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1 2	.	–			.
.		–		.	3 4	.		–		.
.			–	.	5 6	.			–	.
.	–			.	7 8	.	–			.
.		–		.	9 10	.		–		.
.			–	.	11 12	.			–	.
.	–			.	13 14	.	–			.
.		–		.	15 16	.		–		.
.			–	.	17 18	.			–	.
.	–			.	19 20	.	–			.
.		–		.	21 22	.		–		.
.			–	.	23 24	.			–	.
.	–			.	25 26	.	–			.
.		–		.	27 28	.		–		.
.				.	29 30	.			–	.
.				.	31 32	.				.
.				.	33 34	.				.
.				.	35 36					.
.				.	37 38					.
.				.	39 40					.
.				.	41 42					.
CONNECTED LOAD	–	–	–				–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
① .

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REVISIONS

NO	DESCRIPTION	DATE

E303

ELECTRICAL SCHEDULES

TreanorHL NO. HP0559.1901.00

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LSA PROJECT NO. 2102034

PANELBOARD SCHEDULE

PANEL NO.: "L2C"				LOCATION: .						KAIC: .		
PANEL TYPE: NQOD				VOLTS: 120/208		PHASE: 3			WIRE: 4	MAINS: .		
DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP			C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1	2	.	–			.
.		–		.	3	4	.		–		.
.			–	.	5	6	.			–	.
.	–			.	7	8	.	–			.
.		–		.	9	10	.		–		.
.			–	.	11	12	.			–	.
.	–			.	13	14	.	–			.
.		–		.	15	16	.		–		.
.			–	.	17	18	.			–	.
.	–			.	19	20	.	–			.
.		–		.	21	22	.		–		.
.			–	.	23	24	.			–	.
.	–			.	25	26	.	–			.
.		–		.	27	28	.		–		.
.				.	29	30	.			–	.
.				.	31	32	.				.
.				.	33	34	.				
.				.	35	36	.				.
.				.	37	38	.				.
.				.	39	40	.				.
.				.	41	42	.				.
CONNECTED LOAD	–	–	–					–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
①.

PANELBOARD SCHEDULE

PANEL NO.: "L3A"				LOCATION: .						KAIC: .		
PANEL TYPE: NQOD				VOLTS: 120/208		PHASE: 3			WIRE: 4	MAINS: .		
DESCRIPTION	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	C/B TRIP			C/B TRIP	WATTS/PHASE A	WATTS/PHASE B	WATTS/PHASE C	DESCRIPTION
. ①	–			.	1	2	.	–			.
.		–		.	3	4	.		–		.
.			–	.	5	6	.			–	.
.	–			.	7	8	.	–			.
.		–		.	9	10	.		–		.
.			–	.	11	12	.			–	.
.	–			.	13	14	.	–			.
.		–		.	15	16	.		–		.
.			–	.	17	18	.			–	.
.	–			.	19	20	.	–			.
.		–		.	21	22	.		–		.
.			–	.	23	24	.			–	.
.	–			.	25	26	.	–			.
.		–		.	27	28	.		–		.
.				.	29	30	.			–	.
.				.	31	32	.				.
.				.	33	34	.				
.				.	35	36	.				.
.				.	37	38	.				.
.				.	39	40	.				.
.				.	41	42	.				.
CONNECTED LOAD	–	–	–					–	–	–	CONNECTED LOAD

PHASE LOADS

PHASE	WATTS CONNX.	WATTS DIV'SD.	AMPERES CONNX.	AMPERES DIV'SD.
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–

REMARKS

CONNECTED LOAD – .
DIVERSIFIED LOAD – .
①.

CIRCUIT BREAKER DISTRIBUTION PANELBOARD SCHEDULE

MARK: "MDP"

MANUFACTURER: SQUARE D I-LINE
.

CLASS: . , BUS BRACING: 35,000 A.I.C.
208/1 VOLTS, 3 PHASE, 4 WIRE
X AMP MAIN BUS, (UL) GRD. BUS

UNIT NO.	LOAD EQUIPMENT SERVED	FLA	TRIP AMP	TRIP POLE	NOTES
1	DOAS-1	X	60	3	
2	X	X	100	2	
3	PANEL	X	200	3	
4	PANEL	X	200	3	
5	PANEL	X	200	3	
6	PANEL	X	200	3	
7	PANEL	X	200	3	
8	X	X	X	X	
9	X	X	X	X	
10	SPARE		200	3	
11	X	X	X	X	
12	X	X	X	X	
13	X	X	X	X	
14	X	X	X	X	
15	X	X	X	X	

CONNECTED LOAD – ### KVA
DIVERSIFIED LOAD – ### KVA

LIGHT FIXTURE SCHEDULE

MARK	MFR	MODEL	DESCRIPTION	APPLICATION RECESS	APPLICATION SURFACE	APPLICATION WALL	CEILING	FINISH	LED LUMENS	LED CRI	LED COLOR TEMP	LED WATTS	REMARKS
A	WILLIAMS		2' X 2' TROFFER	X			SEE ARCH PLANS				3500		
A1	WILLIAMS		2' X 2' TROFFER	X			SEE ARCH PLANS				3500		1
B	WILLIAMS		2' X 4' TROFFER	X			SEE ARCH PLANS				3500		
B1	WILLIAMS		2' X 4' TROFFER	X			SEE ARCH PLANS				3500		1
C	WILLIAMS		4' STRIP		X		SEE ARCH PLANS				3500		
C1	WILLIAMS		4'STRIP		X		SEE ARCH PLANS				3500		1
C2	WILLIAMS		2' STRIP		X		SEE ARCH PLANS				3500		
C3	WILLIAMS		8' STRIP		X		SEE ARCH PLANS				3500		1
C4	WILLIAMS		8' STRIP		X		SEE ARCH PLANS				3500		
D	WILLIAMS		4' STRIP				SEE ARCH PLANS				3500		3
D1	WILLIAMS		4' STRIP				SEE ARCH PLANS				3500		1, 3
D2	WILLIAMS		2' STRIP				SEE ARCH PLANS				3500		3
F	WILLIAMS		6" CAN	X			SEE ARCH PLANS				3500		
G	WILLIAMS		6" SHOWER CAN	X			SEE ARCH PLANS				3500		4
H			4' VANITY				SEE ARCH PLANS				3500		
J			2' VANITY				SEE ARCH PLANS				3500		
K	WILLIAMS		2' UC				SEE ARCH PLANS				3500		
L	FINELIGHT		8' LINEAR WALL MOUNT			X					3500		
L1	FINELIGHT		8' LINEAR WALL MOUNT			X					3500		1
M			12" DECO PENDANDT		X		SEE ARCH PLANS				3500		
N	FINELIGHT		4' LINEAR WALL MOUNT		X						3500		
N1	FINELIGHT		4' LINEAR WALL MOUNT		X						3500		1
P	FINELIGHT		8' LINEAR RECESSED	X			SEE ARCH PLANS				3500		
P1	FINELIGHT		6' LINEAR RECESSED	X			SEE ARCH PLANS						
R			24" DECO PENDANT		X		SEE ARCH PLANS				3500		
S			18" DECO PENDANT		X		SEE ARCH PLANS				3500		
T			SCONCE			X					3500		
V	WILLIAMS		4" CAN	X			SEE ARCH PLANS				3500		
W	WILLIAMS		8' GARAGE STRIP		X		SEE ARCH PLANS				4000		
W1	WILLIAMS		4' GARAGE STRIP		X		SEE ARCH PLANS				4000		
Y	WILLIAMS		2' VANITY			X					3500		
Z	LUMINARE LED		VANDAL WRAP		X		SEE ARCH PLANS				3500		
AA			VENT SHAFT FIXTURE			X					3500		
BB	WILLIAMS		6" CAN COURT ROOM		X		SEE ARCH PLANS				3500		
CC	WILLIAMS		6" CYLINDER		X		SEE ARCH PLANS				4000		
DD			SKYLIGHT FIXTURE		X								
X	MULE		EXIT SIGN		X	X	SEE ARCH PLANS	WHITE					1
X1	DUAL LITE	EV4R	EMERGENCY LOBBY	X			SEE ARCH PLANS	WHITE					1

REMARKS:

1 - BATTERY.
2 - DIMMING DRIVER.
3 - WIRE GUARD
4 - SHOWER TRIM.
5 - Y-HANGERS
6 -
7 -
8 -
9 -
10 -
11 -
12 -

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2100334

PROGRESS PRINT

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CITY OF INDEPENDENCE KANSAS

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Issued For: 100CD

Date: 01/28/21

REVISIONS

NO	DESCRIPTION	DATE

E304

ELECTRICAL SCHEDULES

TreanorHL NO. HP0559.1901.00

2021 Annual Report

LAND BANK

Revenues			**Sold Properties**	
Investment Income	$ 96.34		None	
Misc. Income	$ 3,205.91			
TOTAL	$ 3,302.25			
Expenditures				
Professional Services	$ -			
Advertising Services	$ -			
Contractual Services	$ -		**Acquired Properties**	
Misc. Expenses	$ -		201 East Main	8/5/2021
TOTAL	$ -			
Revenue Over (Under) Expenses	$ 3,302.25			
Unencumbered Cash Balance (6/23/2021)	$ 50,000.00			
Unencumbered Cash Balance (12/31/2021)	$ 53,302.25			

Board of Directors

Chair	Gary Hogsett	At Large Representative
Vice-Chair	John Heckman	Architect
Secretary	Lori Wesselowski	Real Estate
Treasurer	Shelley Hudson	Financial
	Lisa Richards	Attorney
	Tim Emert	Attorney
	Mary Jo Wallis	Title Company

Land Bank Staff

April Nutt Director of the Independence Housing Authority

Parcel Inventory as of 12/31/2021

201 East Main Street

Housing Needs Analysis

Independence, Kansas
December 2021

INTRODUCTION AND PURPOSE

Housing is crucial to the quality of life and wellbeing for a community and its individuals and families; but the availability of adequate or affordable housing also plays a vital role in community economic development. The lack of affordable and adequate housing in a community hinders growth, as it becomes difficult to attract new business, industry, and residents. Slow growth or even no growth communities need new housing to replace units that have been removed or are in poor condition.

This Housing Needs Analysis has been developed pursuant to K.S.A. 12-5244(a). The intent of this analysis is to determine if there exists a shortage of quality housing in Independence, Kansas. In addition, this analysis is needed to submit to the Secretary of Commerce for approval in order to establish Rural Housing Incentive Districts (RHID) within the city limits of Independence, as a potential tool to assist in the development of new housing units.

The Secretary of Commerce has established four findings that must be made when conducting a Housing Needs Analysis for a RHID. They are:

1. There is a shortage of quality housing in various price ranges in the city or county despite the best efforts of public and private housing developers.
2. The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in such city or county.
3. The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county.
4. The future economic well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.



FINDING #1
“There is a shortage of quality housing of various price ranges in Independence, Kansas despite the best efforts of public and private housing developers”

Quality Housing

Quality Housing is defined by the Secretary of Commerce as units that pass inspection under Section VIII Housing Quality Standards of the US Department of Housing and Urban Development or households that can be classified as not having housing problems. Since most housing units in Independence are not subject to HQS inspections, this factor is measured using the housing problems criteria.

Housing problems include:

1. Units with physical defects (lacking complete kitchens or bathrooms);
2. Units with overcrowding (more than one person per room); and
3. Units carrying a cost burden of greater than 30% (housing costs, including utilities, exceed 30% of gross income).

Each of these criteria is evaluated as follows:

Units with Physical Defects

The Secretary's housing shortage indicator for physical defects is a minimum of 96% of the units are without defects. Defects are measured using a lack of complete plumbing and kitchen facilities. Communities with more than 4% (owner occupied) and 5% (rental) of the units having defects are considered to have a housing shortage.

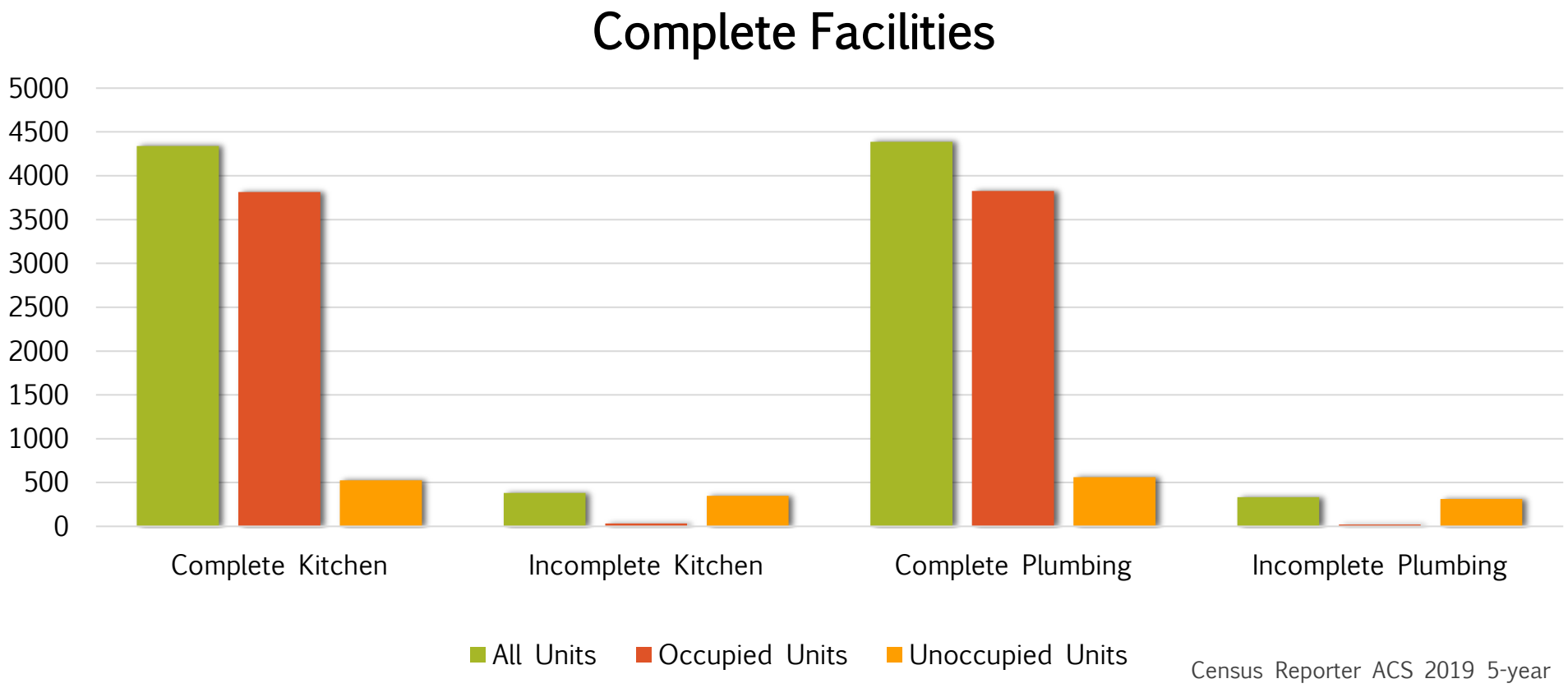
- While data is not available with rental and homeowner occupied units separated, there are a total of 382 units (8.1%) that lack complete kitchens and 333 units (7.1%) that lack complete plumbing.
- Determination: Independence has a shortage of units with complete kitchen and complete plumbing facilities, with 8.1% and 7.1% respectively, of units that have incomplete facilities. This factor exceeds the Secretary's threshold of 4% owner occupied and 5% rental.

	Complete Kitchen	Incomplete Kitchen	Complete Plumbing	Incomplete Plumbing
Total Units 4720	4338	382	4387	333
% of All Units	91.9%	8.1%	92.9%	7.1%
Occupied Units 3847	3813	34	3825	22
% of Occupied Units	99.1%	.9%	99.4%	.6%
Unoccupied Units 873	525	348	562	311
% of Unoccupied Units	60.1%	39.9%	64.4%	35.6%

Census Reporter ACS 2019 5-year

Complete/Incomplete Facilities

The lack of complete facilities for housing units is recorded in two areas: kitchen and plumbing. Complete kitchen requires a sink w/faucet, a stove, a refrigerator. Complete plumbing requires hot & cold running water and a bathtub or a shower.



Census Reporter ACS 2019 5-year

Units with Overcrowding

Another measure the Secretary uses is overcrowding. A shortage of housing for larger households is deemed to exist if large households (those with 6 or more persons) exceeds the number of large units (those with 4 or more bedrooms).

- With 497 of owner-occupied large units available and 48 large household present and 71 renter occupied units available and 54 large households present, the number available exceeds the number needed.
- Determination: Independence does not have a housing shortage of larger units. This factor does not meet Secretary's threshold.

	Owner Occupied Housing Units	Renter Occupied Housing Units	
Occupied Housing Units (3847)	2385	1462	
Units with bedrooms of 4 or more	497	71	
Large Households (6 or more person)	48	54	
Average Household Size	2.3	2.03	

Census Reporter ACS 2019 5-year

Units with A Cost Burden

The final factor used to determine if a shortage of quality housing exist is the cost burden. If a housing shortage exists, the number of households in each income category exceeds the number of units in the corresponding price category, where the cost of the unit (monthly rental, mortgage payment, or units without a mortgage) cannot exceed 30% of gross household income. Demonstrated in the following 6 slides households pay more than 35% of household income for rent. This equates to 30.3% or 453 rental households that are cost burdened. An additional estimated 10.2% or 149 households pay between 30.0% and 34.9% of household income for rent, making the total percentage of cost burdened rental units approximately 40.5% or 602 households. Owner-occupied units are less cost burdened, with 10.4% or 249 of households with a mortgage and 8% or 189 households without a mortgage paying more than 30% of gross household income towards housing.

Determination: A significant portion (40.5% rental; 10.4% owner-occupied with a mortgage and 8% owner-occupied without mortgage) of Independence's households are cost-burdened. This exceeds the Secretary's threshold and a shortage of affordable, quality housing exists.

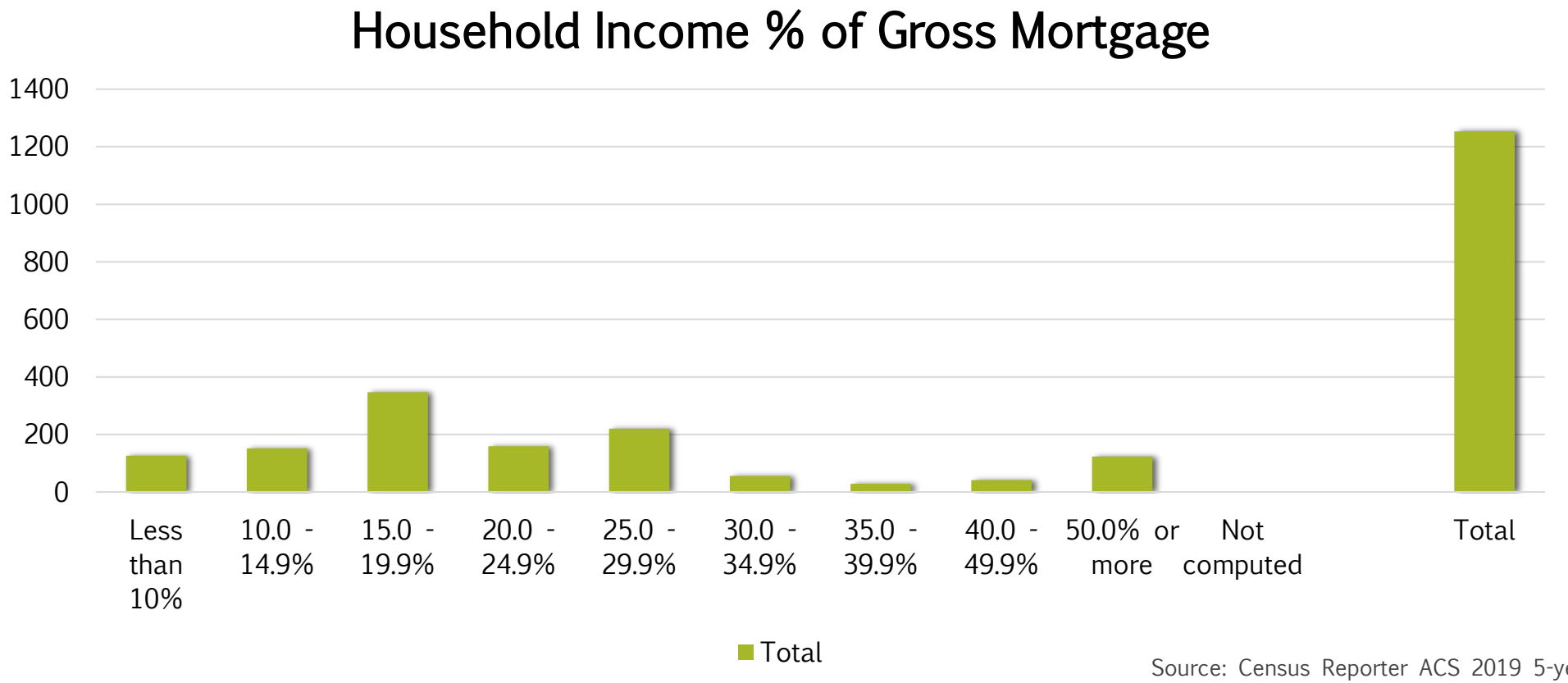
Owner-Occupied Housing Units Gross Mortgage as a Percentage of Household Income

- 10.4% of the owner-occupied units are paying more than 30% of their income for their mortgage. According to HUD, paying more than 30% of one's income for housing is considered "cost burdened" making it difficult to afford other necessities such as food, transportation or medical needs.
- Of major concern 5.2% of owner-occupied units are paying more than 50% of household income for housing.

Column	Number	Percent
Less than 10%	126	5.3%
10.0 – 14.9%	152	6.4%
15.0 – 19.9%	347	14.5%
20.0 – 24.9%	159	6.7%
25.0 – 29.9%	220	9.2%
30.0 – 34.5%	56	2.3%
35.0 – 39.9%	29	1.2%
40.0 – 49.9%	41	1.7%
50% or more	123	5.2%
Not computed	0	0%

Source: Census Reporter ACS 2019 5-year

Owner-Occupied Housing Units Gross Mortgage as a Percentage of Household Income



Source: Census Reporter ACS 2019 5-year

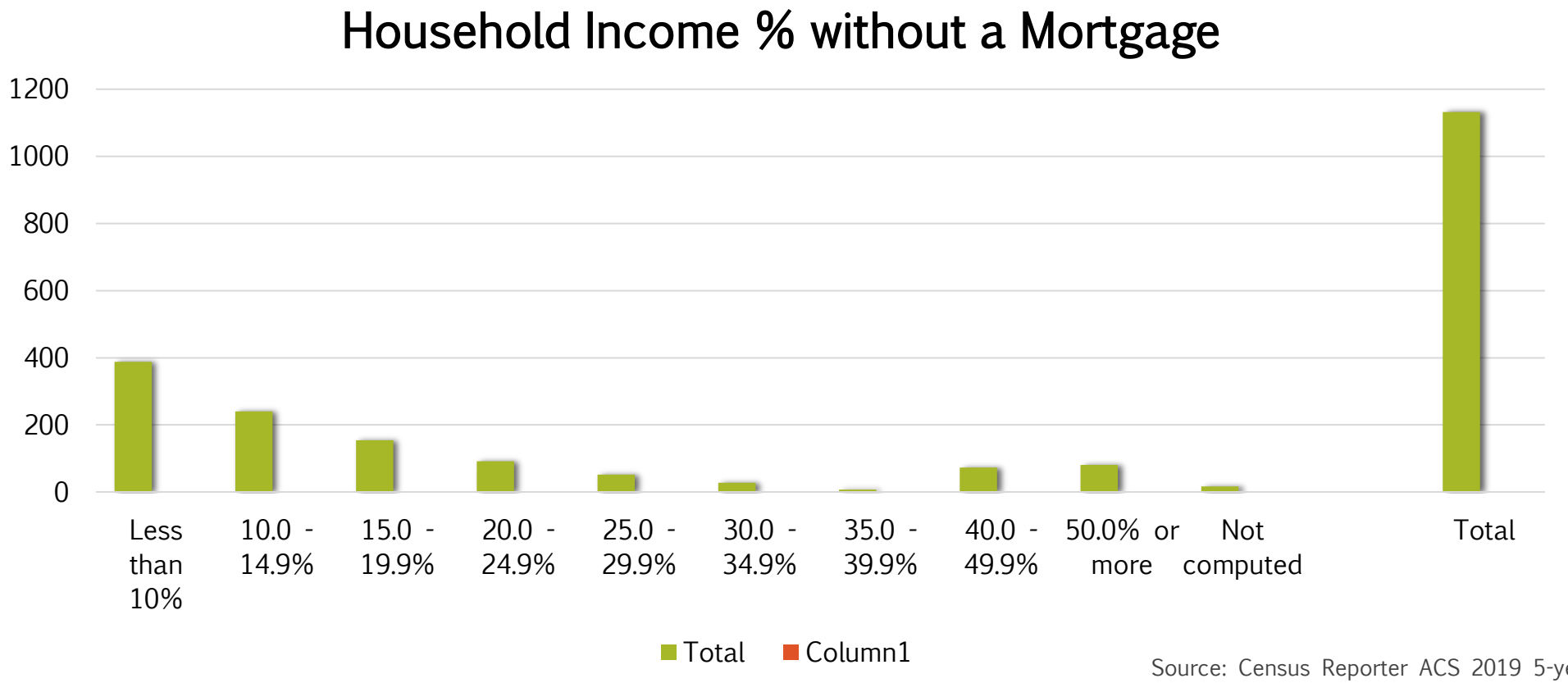
Owner-Occupied Housing Units without a Mortgage as a Percentage of Household Income

- 8% of the owner-occupied units without a mortgage are paying more than 30% of their income for housing. 81 households or 3.4% are paying more than 50% towards their housing unit.
- This may demonstrate a concern with the age of the homes within Independence. Older homes have added costs for repairs as well as increased utility expenses as they are normally not energy efficient.

Column	Number	Percent
Less than 10%	388	16.3%
10.0 – 14.9%	240	10.1%
15.0 – 19.9%	154	6.5%
20.0 – 24.9%	92	3.9%
25.0 – 29.9%	52	2.2%
30.0 – 34.5%	28	1.2%
35.0 – 39.9%	7	0.3%
40.0 – 49.9%	73	3.1%
50% or more	81	3.4%
Not computed	17	0.7%

Source: Census Reporter ACS 2019 5-year

Owner-Occupied Housing Units without a Mortgage as a Percentage of Household Income



Source: Census Reporter ACS 2019 5-year

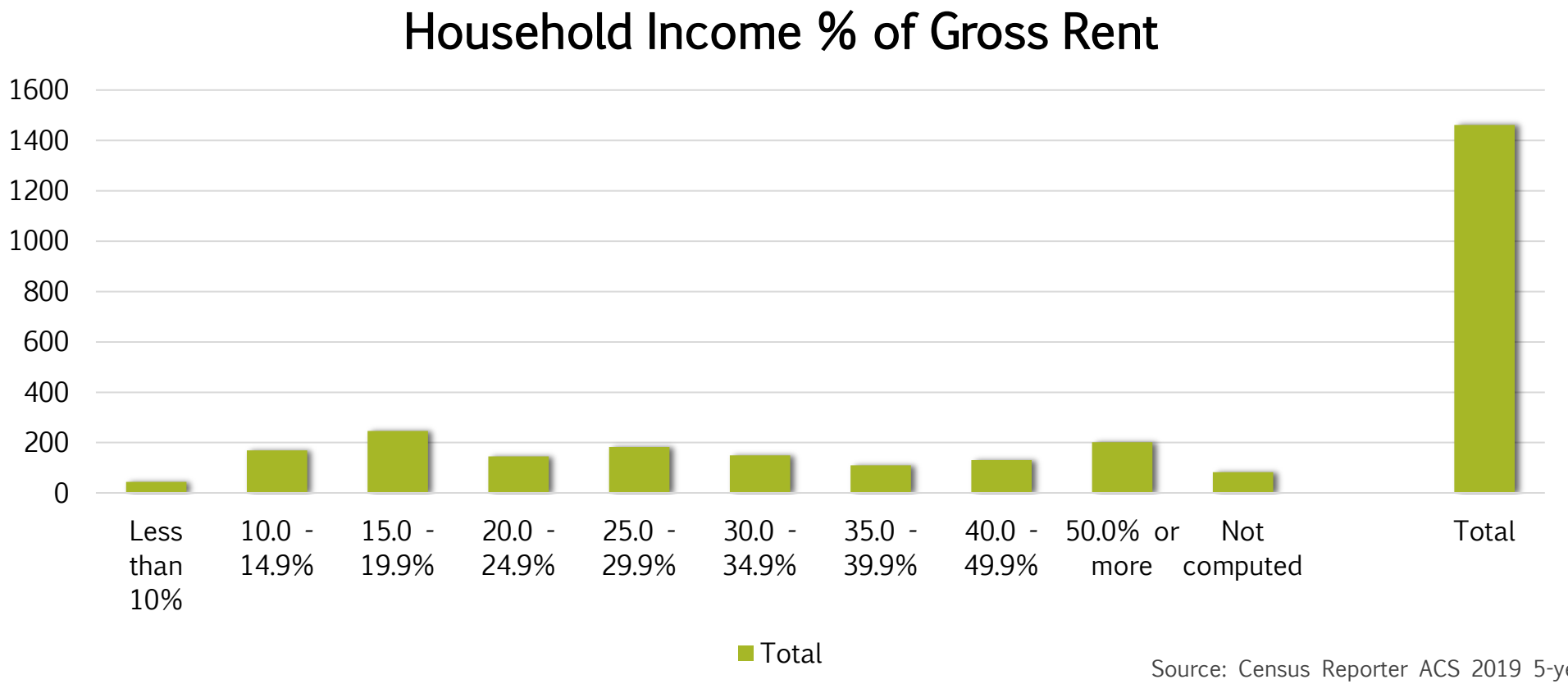
Gross Rent as a Percentage of Household Income

- 40.5% of the occupied rental units are paying more than 30% of their income for rent. According to HUD, paying more than 30% of one's income for housing is considered "cost burdened" making it difficult to afford other necessities such as food, transportation or medical needs.

Column	Number	Percent
Less than 10%	44	3%
10.0 – 14.9%	169	11.6%
15.0 – 19.9%	246	16.8%
20.0 – 24.9%	145	9.9%
25.0 – 29.9%	183	12.5%
30.0 – 34.5%	149	10.2%
35.0 – 39.9%	110	7.5%
40.0 – 49.9%	131	9%
50% or more	202	13.8%
Not computed	83	5.7%

Source: Census Reporter ACS 2019 5-year

Gross Rent as a Percentage of Household Income



Source: Census Reporter ACS 2019 5-year

PRICE RANGE DATA

Price range data can be collected using US Census Bureau data or local data, based upon current selling prices of owner-occupied units and the categories of current contract rents for rental units. This analysis uses local market data for both owner-occupied units and rental units.

Owner-Occupied Housing Market

The following data shows houses for sale in the Independence area (north Montgomery County and Wilson County) according to the Wichita State University Center for Real Estate using data provided by the Southeast Kansas Association of Realtors. The following slide shows the number of houses available for sale with the current sale price as of November 6, 2021. A majority (65.2%) of the houses available for sale are valued less than $99,999. Only 21.1% of total available houses fall in the $100,000 to $199,999 range. This is the housing range most sought after.

It is deemed a seller's market when months of inventory is between zero and four months. Which means supply is relatively low and sellers have more control in setting terms and raising prices. Demonstrated in the following slide all price ranges fall within that 0 to 4 months supply of inventory except for one that is at 4.2 months. The Independence area is a seller's market.

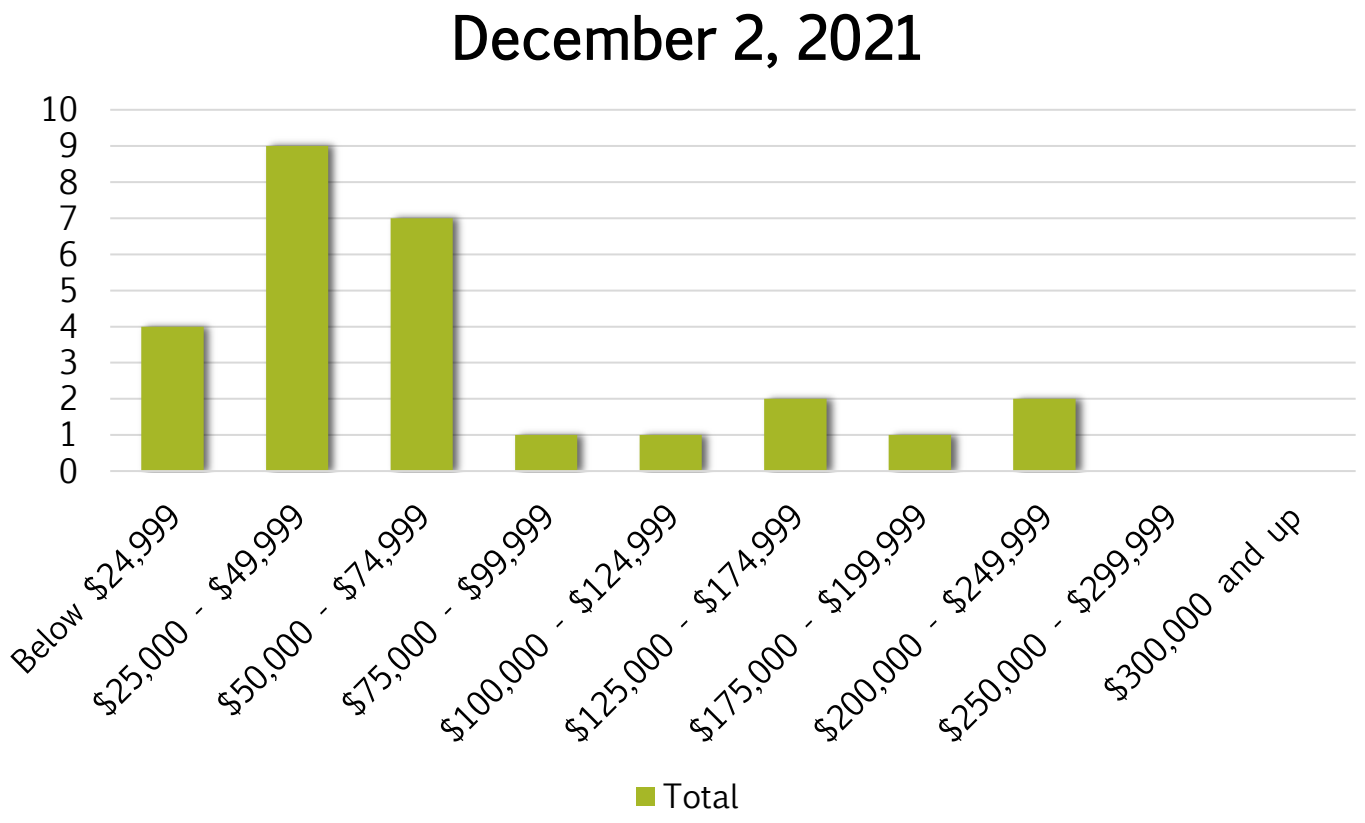
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below $25,000	7	5.9%	1.4	18,543	19,500	53	63	77.4%	86.0%
$25,000-$49,999	20	16.9%	2.3	37,480	38,450	127	67	95.3%	100.0%
$50,000-$99,999	50	42.4%	3.7	74,452	72,450	127	47	98.9%	100.0%
$100,000-$124,999	5	4.2%	1.3	117,680	119,000	58	61	93.8%	100.0%
$125,000-$149,999	9	7.6%	1.8	132,656	131,500	142	44	103.1%	100.0%
$150,000-$174,999	3	2.5%	1.2	169,600	174,900	51	70	100.0%	100.0%
$175,000-$199,999	8	6.8%	4.2	192,350	194,450	60	66	96.5%	100.0%
$200,000-$249,999	7	5.9%	2.5	235,071	234,500	93	26	99.3%	100.0%
$250,000-$299,999	4	3.4%	4.0	270,375	263,750	40	37	97.4%	100.0%
$300,000-$399,999	1	0.8%	1.7	350,000	350,000	67	67	93.3%	93.3%
$400,000-$499,999	1	0.8%	2.0	435,000	435,000	54	54	100.0%	100.0%
$500,000-$749,999	2	1.7%	N/A	657,500	657,500	76	76	100.0%	100.0%
$750,000-$999,999	1	0.8%	N/A	866,000	866,000	42	42	112.5%	112.5%
$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Current listing as of November 6, 2021

This data covers the Independence and Cherryvale area of Montgomery county and includes Wilson County.

Snapshot of Active Listings by Price Range within City of Independence



On December 2, 2021, only 21 homes were for sale in Independence.

- 62%, or 13 homes, listed for sale were below $49,999.
- 26%, or 7 homes, were listed between $50,000 to $74,999.
- 26%, or 7 homes, were listed above $100,000.
- Only 4 homes are listed between the preferred price range of $100,000 to $199,999.
- With only 21 housing units, of the 4720 housing units identified by the US Census being on the market ,this equates to only 0.44% of the housing inventory available for sale.

Source: Realtor.com

Independence Area Housing Market 3-year Historic Comparison

In comparing the past 3-years of home listing and sales, the Independence area is trending as a seller's market, where demand exceeds supply, demonstrated in the next 5 slides. These slides demonstrate homes are selling at a higher price, on the market for fewer days, and fewer are available creating a shortage in supply.

- Home sales for 2021 were up 14% over 2020 and up 16.87% over 2019.
- Contracts written for 2021 were up 56% over 2020 and up 11.8% over 2019.
- Sales volume per 1000 were up 26.6% over 2020 and up 46.6% over 2019.
- The average sale price for 2021 was up 11% over 2020 and up 25.4% over 2019.
- The median sale price for 2021 was up 7.5% over 2020 and up 25.6% over 2019.
- Average days on the market for 2021 (91 days), 2020 (142 days), and 2019 (139 days).
- Median days on the market for 2021 (55 days), 2020 (88 days), and 2019 (110 days)

Please note the 4th slide down, the graph "History of Active Listings" is a strong visual demonstrating the lack of available housing.

Independence Area Home Sales Historic Comparison

October MLS Statistics Three-year History		Current Month 2021	Current Month 2020	Current Month 2019	Year-to-Date 2021	Year-to-Date 2020	Year-to-Date 2019
Home Sales		47	51	34	464	407	397
Change from prior year		-7.8%	50.0%	-15.0%	14.0%	2.5%	-6.8%
Active Listings		118	209	323	N/A	N/A	N/A
Change from prior year		-43.5%	-35.3%	-15.2%			
Months' Supply		2.6	5.2	8.3	N/A	N/A	N/A
Change from prior year		-50.0%	-37.3%	-9.8%			
New Listings		50	59	80	526	598	745
Change from prior year		-15.3%	-26.3%	-16.7%	-12.0%	-19.7%	-13.7%
Contracts Written		50	30	37	465	298	416
Change from prior year		66.7%	-18.9%	-7.5%	56.0%	-28.4%	-3.9%
Pending Contracts		45	46	30	N/A	N/A	N/A
Change from prior year		-2.2%	53.3%	-21.1%			
Sales Volume (1,000s)		5,291	6,154	3,687	46,814	36,983	31,936
Change from prior year		-14.0%	66.9%	-6.2%	26.6%	15.8%	-5.9%
Average	Sale Price	112,574	120,671	108,432	100,893	90,867	80,443
	Change from prior year	-6.7%	11.3%	10.4%	11.0%	13.0%	0.9%
	List Price of Actives	119,703	100,131	109,847	N/A	N/A	N/A
	Change from prior year	19.5%	-8.8%	7.1%			
	Days on Market	60	141	154	91	142	139
	Change from prior year	-57.4%	-8.4%	14.1%	-35.9%	2.2%	2.2%
	Percent of List	94.8%	93.6%	88.7%	95.0%	92.7%	92.9%
	Change from prior year	1.3%	5.5%	-4.8%	2.5%	-0.2%	0.1%
	Percent of Original	92.4%	91.5%	84.3%	92.4%	89.6%	87.5%
	Change from prior year	1.0%	8.5%	-5.3%	3.1%	2.4%	-0.6%
Median	Sale Price	81,200	119,000	58,500	75,250	70,000	59,900
	Change from prior year	-31.8%	103.4%	-24.5%	7.5%	16.9%	-7.8%
	List Price of Actives	81,500	74,900	70,000	N/A	N/A	N/A
	Change from prior year	8.8%	7.0%	18.6%			
	Days on Market	55	77	123	55	88	110
	Change from prior year	-28.6%	-37.4%	16.0%	-37.5%	-20.0%	6.8%
	Percent of List	97.3%	94.7%	92.3%	97.4%	95.7%	95.7%
	Change from prior year	2.7%	2.6%	-2.0%	1.8%	0.0%	1.2%
	Percent of Original	95.1%	92.6%	89.0%	95.7%	93.0%	92.3%
	Change from prior year	2.7%	4.0%	-3.9%	2.9%	0.8%	0.9%

Number of Closed Listing Analysis

Month	2019	2020	2021
January	25	35	36
February	22	20	53
March	33	32	39
April	52	30	39
May	46	29	51
June	37	50	55
July	52	50	60
August	50	53	45
September	46	57	39
October	34	51	47
November	37	42	
December	40	41	

Independence Area Home Sales Historic Comparison Closed Listings

Average Price of Closed Listing Analysis

Month	2019	2020	2021
January	62,188	89,980	**98,078**
February	81,943	73,593	**85,700**
March	60,716	76,385	**96,817**
April	69,489	75,590	**84,839**
May	77,532	68,669	**108,483**
June	102,399	86,951	**103,310**
July	74,837	99,365	**96,075**
August	88,010	83,400	**109,141**
September	78,862	101,197	**114,751**
October	108,432	120,671	**112,574**
November	180,408	111,949	
December	77,074	92,705	

Median Price of Closed Listing Analysis

Month	2019	2020	2021
January	47,900	49,000	**80,500**
February	51,675	50,500	**58,000**
March	36,000	58,950	**75,000**
April	58,500	65,000	**60,000**
May	66,500	60,000	**87,000**
June	73,500	67,500	**83,000**
July	51,950	79,300	**79,900**
August	77,500	71,000	**85,000**
September	69,500	74,000	**77,000**
October	58,500	119,000	**81,200**
November	72,000	89,950	
December	50,500	70,200	

Independence Area Home Sales Historic Comparison Closed Listings

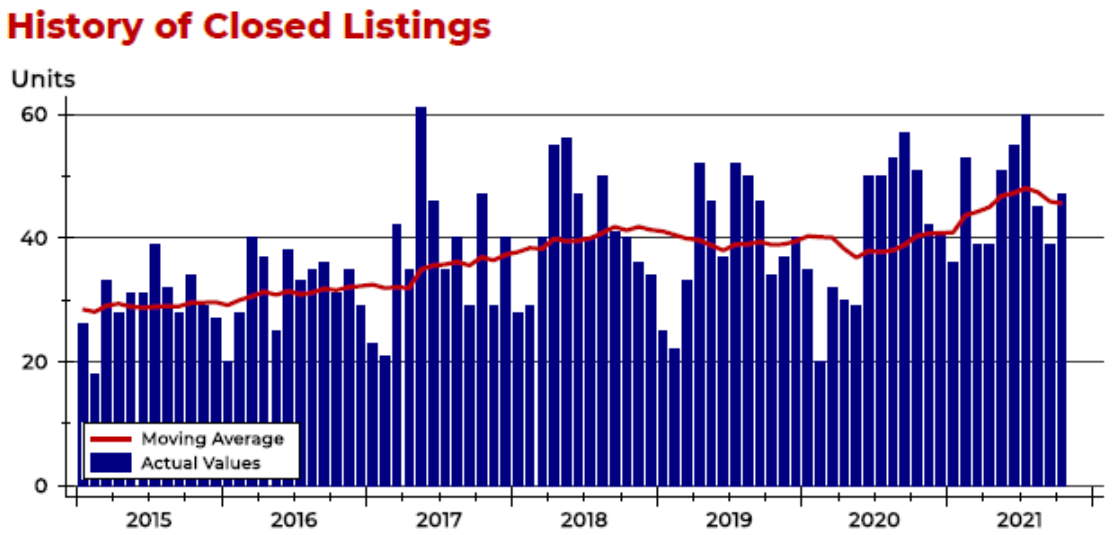
Average Days on Market Closed Listing Analysis

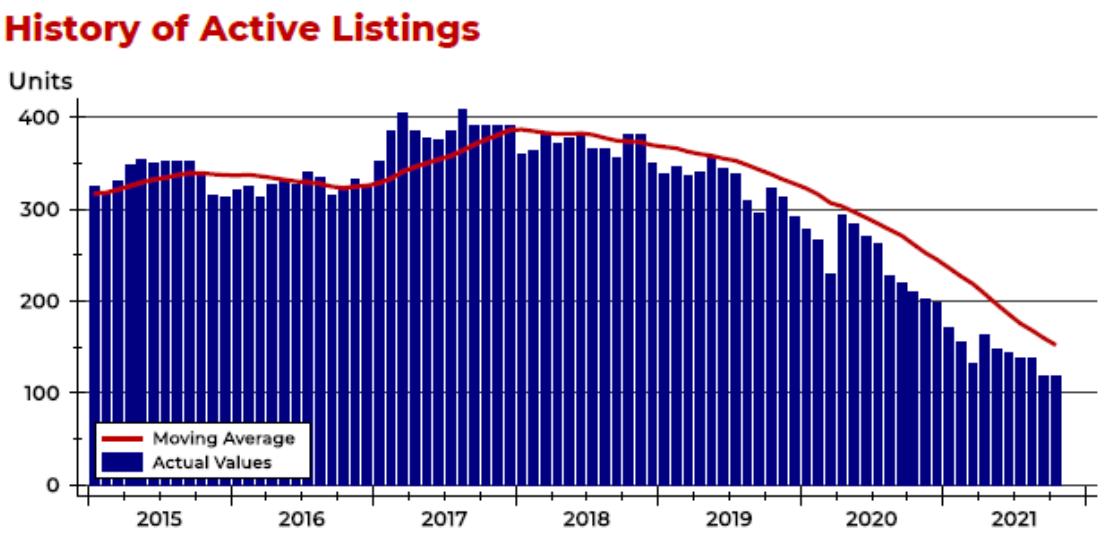
Month	2019	2020	2021
January	116	137	**91**
February	141	106	**111**
March	124	115	**114**
April	143	116	**67**
May	173	206	**132**
June	148	133	**113**
July	156	151	**60**
August	114	155	**83**
September	112	140	**82**
October	154	141	**60**
November	180	148	
December	134	211	

Median Days on Market Closed Listing Analysis

Month	2019	2020	2021
January	108	88	**68**
February	133	77	**61**
March	120	67	**94**
April	109	96	**31**
May	126	167	**56**
June	114	84	**51**
July	123	90	**33**
August	88	106	**58**
September	85	87	**52**
October	123	77	**55**
November	113	87	
December	93	108	

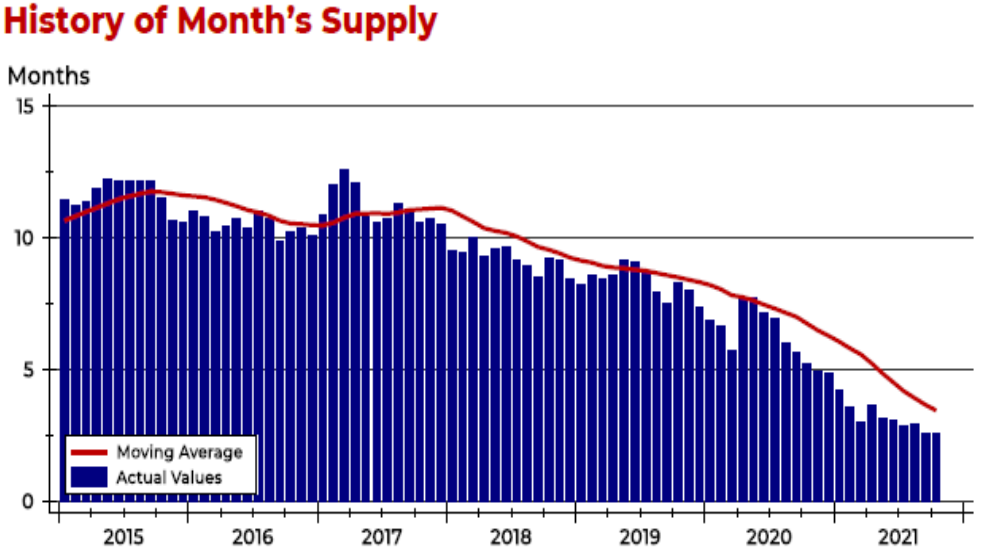
Independence Area Home Sales Historic Comparison Closed vs Active Listings

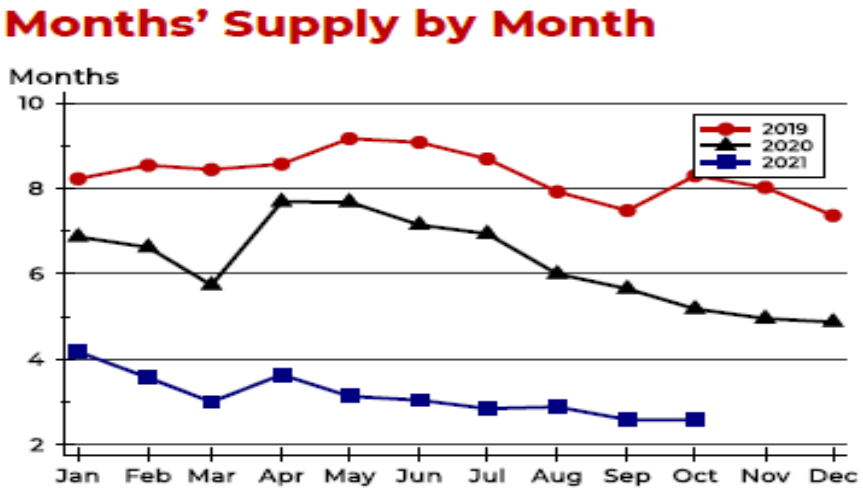




Independence Area Months' Supply Analysis

Month	2019	2020	2021
January	8.2	6.9	4.2
February	8.5	6.6	3.6
March	8.4	5.7	3.0
April	8.6	7.7	3.6
May	9.2	7.7	3.1
June	9.1	7.1	3.0
July	8.7	6.9	2.8
August	7.9	6.0	2.9
September	7.5	5.7	2.6
October	8.3	5.2	2.6
November	8.0	5.0	
December	7.4	4.9	





Rental Housing Market

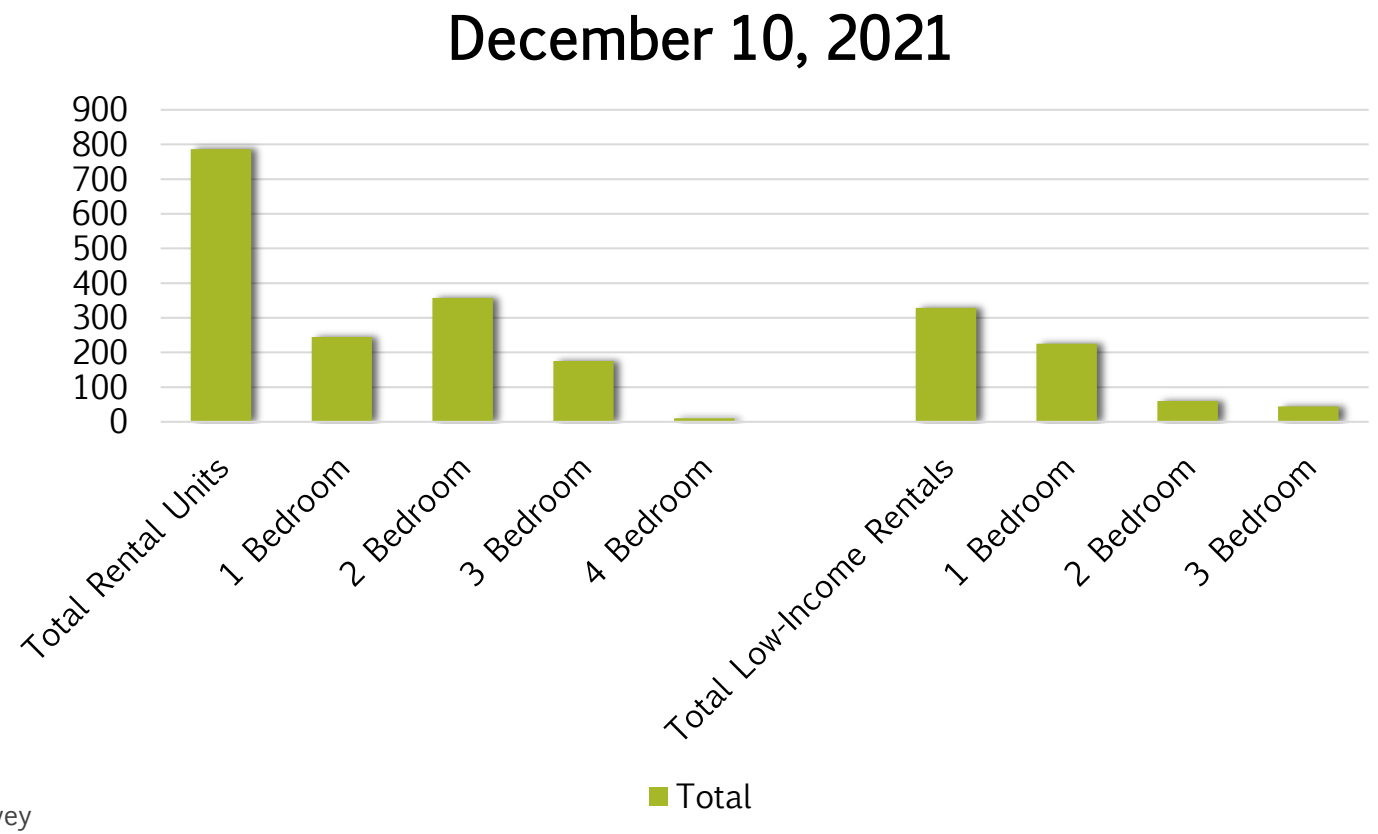
The current rental market mirrors the owner-occupied housing market. As of December 10, 2021, the landlords that were registered with the City of Independence number 162. An attempt was made to contact all registered landlords; 102 participated in the survey, 3 refused to participate, and 57 were unable to be reached. They either failed to return phone calls, or the number provided was no longer a valid number.

787 units were represented by the 102 participating landlords. Of those 787 units only 43 were vacant or 5% of the rental units. Of those 43 available units 27 (or 63%) are in a low-income, age restricted housing program which restricts those eligible to rent the unit; therefore, there are only 16 (or 2%) units available for rent with no restrictions. Of the 16 market rate units available there is only 1 single-family unit available, the other 15 are in an apartment complex.

NOTE: According to the Census Report ACS 2019 5-year, Independence has 1462 rental units. Through the efforts of IHA to obtain information concerning Independence's rental stock only approximately 53% are represented in this data.

DETERMINATION: According to PropertyManagement.com, Kansas 2021 average vacancy rate is 8.3% with the national vacancy rate at 6.2%. Independence vacancy rate demonstrated through participating landlords is at 5%, below both the State's and the Nation's average.

Independence Rental Housing Data



Source: IHA Staff Survey

Market Rate Housing Data

1 Bedroom $400 Average
$400 Median

2 Bedroom $570 Average
$600 Median

3 Bedroom $689 Average
$735 Median

4 Bedroom $1143 Average
$1600 Median

Independence Rental Housing Data

- Of the 787 rental units participating in the survey, 329 units or 41.8% are part of a low-income program therefore limiting those eligible to rent the units.
- One determination that could be noted is that more market rate single-family rental housing is needed. Of the 43 units available to rent, 42 are part of an apartment complex only 1 single-family unit was noted as available.

Total 787 Units	Market Rate	% of Total
1 Bedroom	20	2.5%
2 Bedroom	297	37.7%
3 Bedroom	131	16.6%
4 Bedroom	10	1.2%
	Low-Income	
1 Bedroom	225	28.6%
2 Bedroom	60	7.6%
3 Bedroom	44	5.5%
4 Bedroom	0	0%

Source: IHA Staff Survey

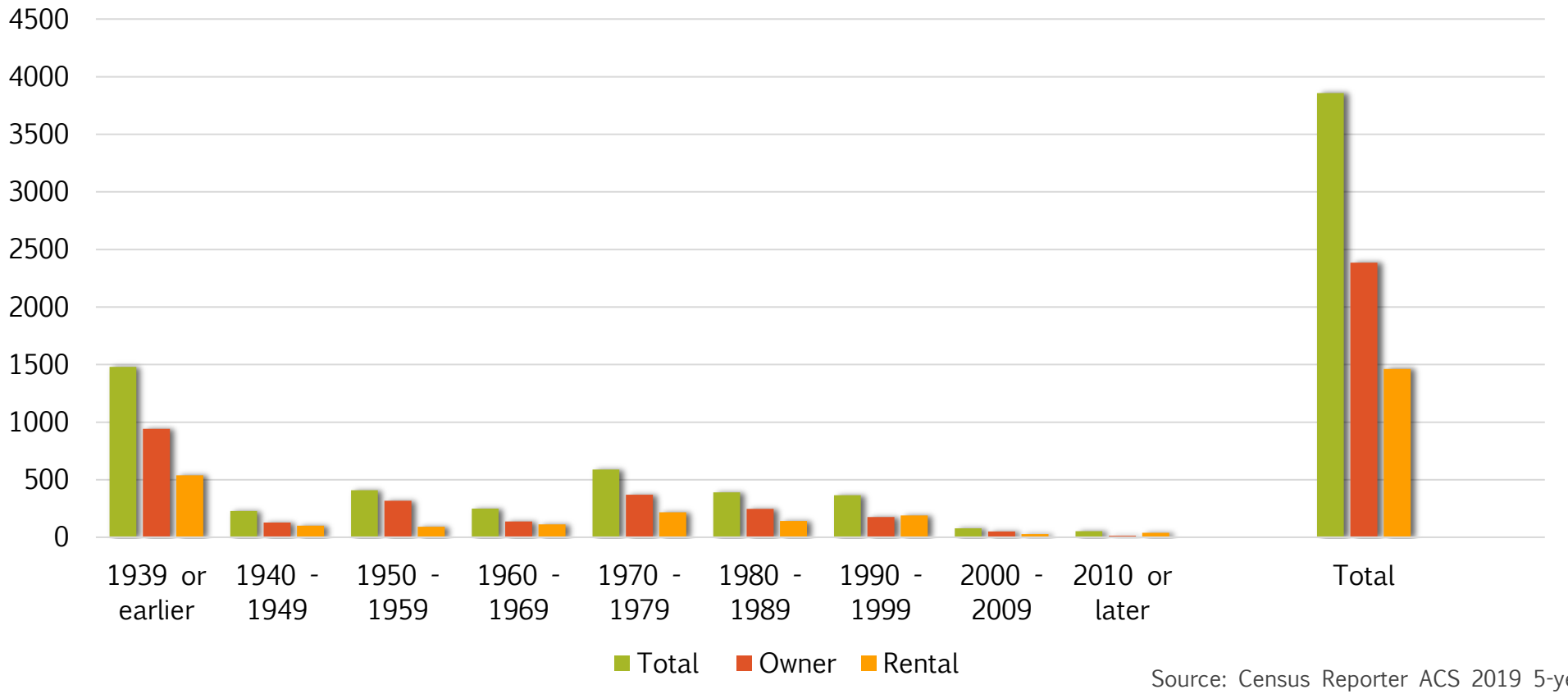
AGE and CONDITION OF INDEPENDENCE HOUSING STOCK

Another housing shortage indicator established by the Secretary of Commerce is when 40% or more of a community's housing stock is older than 50 years old. The City of Independence has an aging housing stock with 61.6% of its housing stock being older than 50 years old; therefore, Independence far exceeds the minimum threshold set by the Secretary.

In addition, Montgomery County has identified that Independence's housing stock has 40% of the units that have been identified as having a significant degree of deferred maintenance.

An older housing stock presents two primary concerns for the City: 1) older housing tends to be in poorer condition than new housing thus costing more to maintain and normally lacks energy efficiency, and 2) older housing does not always meet the market demands of modern consumers.

Age of Occupied Housing Units



Source: Census Reporter ACS 2019 5-year

Age of Occupied Housing Units

- 61.6% of the occupied housing stock is older than 50 years constructed prior to 1970.
- 62 % of the occupied housing stock is owner occupied, with 38% renter occupied.
- 4.7% of the occupied housing stock has been constructed since 2000.

Years	Number	% of housing stock
1939 or earlier	1481	38.0%
1940 - 1949	229	6.0%
1950 - 1959	410	10.7%
1960 - 1969	250	6.5%
1970 – 1979	588	15.2%
1980 - 1989	391	10.1%
1990 - 1999	365	10.0%
2000-2009	79	2.1%
2010 or later	54	1.0%
Total	3857	99.6%

Source: Census Reporter ACS 2019 5-year

Independence Housing Units by CDU Codes

- 40% of the Independence Housing stock is rated as "Fair" or below, meaning that 40% of the housing stock is characterized as having a significant degree of deferred maintenance or greater than normal wear and tear present relative to its age.
- Only 4% of Independence's housing stock is rated as "Good". Meaning only 4% is above average of ordinary standard of maintenance and upkeep in relation to its age.

CDU Code	Number	% of housing stock
Unsound	71	2%
Very Poor/VP-	44	1%
Poor/Poor-	241	7%
Fair/Fair -	1082	30%
Average/+/-	2005	56%
Good/Good +	147	4%
Very Good/VG+	0	0%
Excellent	0	0%

Source: Montgomery County, Kansas

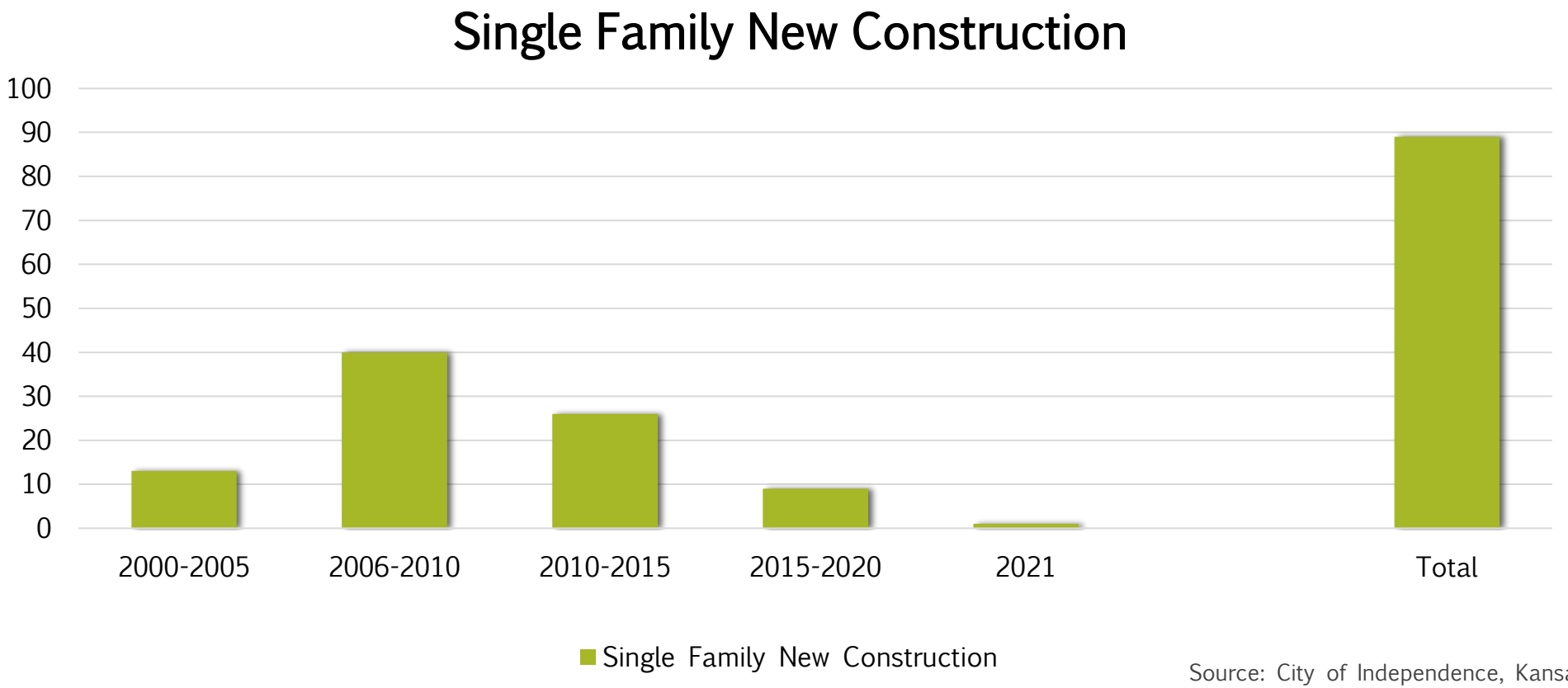
NEW CONSTRUCTION

Another measure the Secretary uses when assessing a housing shortage is the number of new units. If the number of new units (those one-year-old or less) is less than 1.5% of the total housing stock, a housing shortage exist. Using Census Reporter ACS 2019 5-year occupied household units' number of 3857, with only 10 single-family and 0 multi-family units being constructed since 2015 that is averaging only .04% constructed per year in comparison to the existing number of occupied units. This is well below the 1.5% threshold.

In order for the minimum threshold to be met, 57 units would need to be constructed in 2021 alone. In 2021, there has been 1 new unit constructed.

DETERMINATION: New housing construction is almost non-existent, with less than 0.02% of all housing stock constructed in 2021. This is less than the Secretary's minimum threshold of 1.5% and a housing shortage exists based upon this criteria.

New Construction Single Family 2020-2021



Source: City of Independence, Kansas

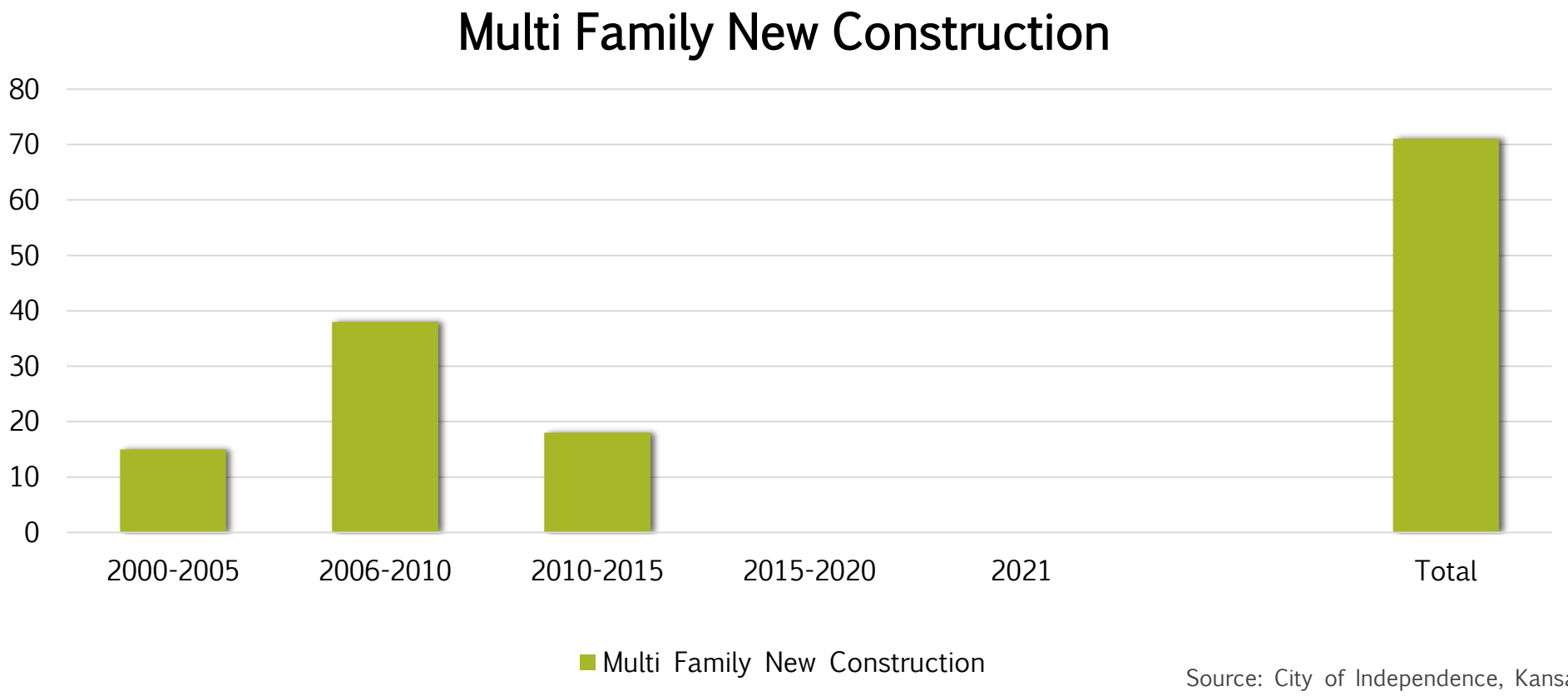
New Construction Single Family 2000-2021

- 41% of single-family home construction has been conducted by private individuals with only 3 or 3% being constructed since 2015.
- 59% of single-family homes have been constructed with either Federal, State, and/or local subsidy with only 7 or 8% being constructed since 2015.

Units	Number	% of units constructed
Private Market Rate	25	28%
Manufactured	12	13%
Private Low Income (LIHTC)	18	20%
Private Moderate Income	6	6%
IHA Low Income	16	18%
IHA Moderate Income	14	15%

Source: City of Independence, Kansas

New Construction Multi Family 2020-2021



Source: City of Independence, Kansas

New Construction Multi Family 2000-2021

- 10% of the multi-family units have been constructed by private individuals with 0 or 0% being constructed since 2015.
- 90% of the multi-family units have been constructed with either Federal, State, and/or local subsidy with 0 or 0% being constructed since 2015.

Units	Buildings/Units	% of units constructed
Private Duplex Market Rate	2 (4 units)	6%
Private Triplex Market Rate	1 (3 units)	4%
Private Triplex Low Income (HOME)	4 (12 units)	17%
Private Group Home Low Income (HOME)	1 (6 units)	8%
Private Apartment Low Income (LIHTC)	1 (18 units)	25%
IHA Duplex Low Income (LIHTC)	8 (16 units)	23%
IHA Triplex Low Income (LIHTC)	4 (12 units)	17%

Source: City of Independence, Kansas

VACANCY RATE

The Secretary's threshold for household unit vacancies is below 1% (owner-occupied) and 5% (rentals). According to the Census Reporter ACS 2019 5-year, Independence has a vacancy rate of 22.7% for all units, both owner-occupied and rental. Of the total 873 vacant units, it states there are 17.3% or 151 are for sale, 13.4% or 117 are for rent, 4.1% or 36 are for rent but not occupied, 1.9% or 17 are seasonally vacant, and another 63.2% or 552 as other vacant. What is meant by the 552 "other vacant" units is not known. These units may be vacant as they are not considered not habitable, they may be vacant for remodel, they may be vacant because the property owner chooses to retain the property without residing in it. This is a large number not to be identified as to why it is vacant.

The challenge with the above numbers is the current data would argue that these statistics are outdated. Currently the market only has 21 homes available for purchase which is only .0088% of the number of housing units listed as owner-occupied which totals 2385. As noted through contacting participating landlords there were only 43 total units available to rent, with 27 of those units being age and income restrictive. The Independence Housing Authority is working with clients through our Tenant Based Rental Assistance program, with 9 currently struggling to find a unit to rent. Clients are given a 60-day period to find a rental unit, IHA has currently extended that time for 5 clients for an additional 60 days.

Independence does have an older housing stock with many homes in varying stages of disrepair. Some of these vacant homes may be due to the conditions of the units. They are considered too far gone for rehabilitation. Both public and private efforts are being made to stop this decline of the Independence housing stock.

Determination: There is inconclusive information to determine whether Independence meets the Secretary's minimum threshold for vacancy rates.

PUBLIC AND PRIVATE HOUSING DEVELOPMENT EFFORTS

As illustrated by the median age of the City's units, housing starts in Independence have been almost non-existent for a number of years. For the past 21 years, there have been only 91 new single-family homes constructed and only 71 new multi-family units constructed. With the total overall units constructed of 162, which 44 or 27% of these units have been constructed privately with 118 or 73% being constructed with either Federal, State, or Local funds assisting. Since 2015, there have only been 3 single-family homes constructed, with all 3 being custom built homes, and 0 multi-family units constructed. The divide between what it costs to construct versus what the house will appraise for and what a family can afford continues to widen greater with each year. Rural communities will not grow without housing development assistance from the Federal, State, and Local governments.

Independence lost 103 housing units, all of which were single-family units, during the 2007 flood event. Following this hardship, Independence was awarded funds through SB417, LIHTC and the Moderate-Income Housing Grant Program all through the Kansas Housing Resources Corporation. Thankfully, through these Kansas Housing Resources Corporation programs, Independence between both private and public development constructed 48 single-family homes and 46 multi-family units. Had these various programs not been available to assist with Independence's housing needs, there is a strong chance that these 94 units would not have been constructed. Once again demonstrating that in rural Kansas, financial funding or other innovative incentives are needed to develop new housing.

Independence Housing Authority

- The City of Independence established the Independence Housing Authority (IHA) on May 8, 1972, by City Resolution. The intent of establishing IHA was for the purpose to obtain HUD funding through the Section 8 New Construction program to construct Penn Terrace Apartments, a 99-unit senior low-income apartment complex. The Penn Terrace Apartments opened in May of 1978. It was not until 1998 did IHA work to expand its services to the City. In 1998, IHA was awarded a Tenant Based Rental Assistance Grant and constructed its first HOME funded duplex. Since that time, IHA has either constructed or partnered to construct the following:
- (2005) Earl Street: 2 single-family homes (low-income)
- (2007 thru 2017) Eisenhower Subdivision: 28 single family-homes (14 low-income and 14 moderate-income)
- (2010) McKinley Housing: 28-unit Low Income Tax Credit Project.
- (2012) Martin Estates: 18 single-family Low Income Tax Credit Project.
- (2013) Martin Estates Phase II: 6 single-family Moderate-Income Grant Project.
- (2022) Jefferson Subdivision: 20 single-family Moderate-Income Project.
- In addition, IHA has assisted with the City's FEMA housing buy-out program, providing management and administrative services for a defunct CHDO, administering a CDBG Home-Owner Rehabilitation Grant, supported efforts for Private Developers to construct Low-Income Tax Credit projects, and established an Upper Story Grant Program for the Central Business District.

City/Independence Housing Authority Housing Efforts Past 5 Years

INDEPENDENCE LAND BANK

In 2021, the Independence Housing Authority (IHA) requested the City of Independence establish the Independence Land Bank (ILB), with IHA providing initial funding, administrative services, and over-seeing the day-to-day operations of the ILB. One of the ILB goals is to obtain ownership of homes that have been abandoned or neglected by property owners for one of the following purposes: give local investors an opportunity to rehabilitate the homes for rent or sale, allow an individual to rehabilitate a home for their personal residence, or allow IHA to rehabilitate 1 to 2 homes annually for the purpose of homeownership for a low-income family.

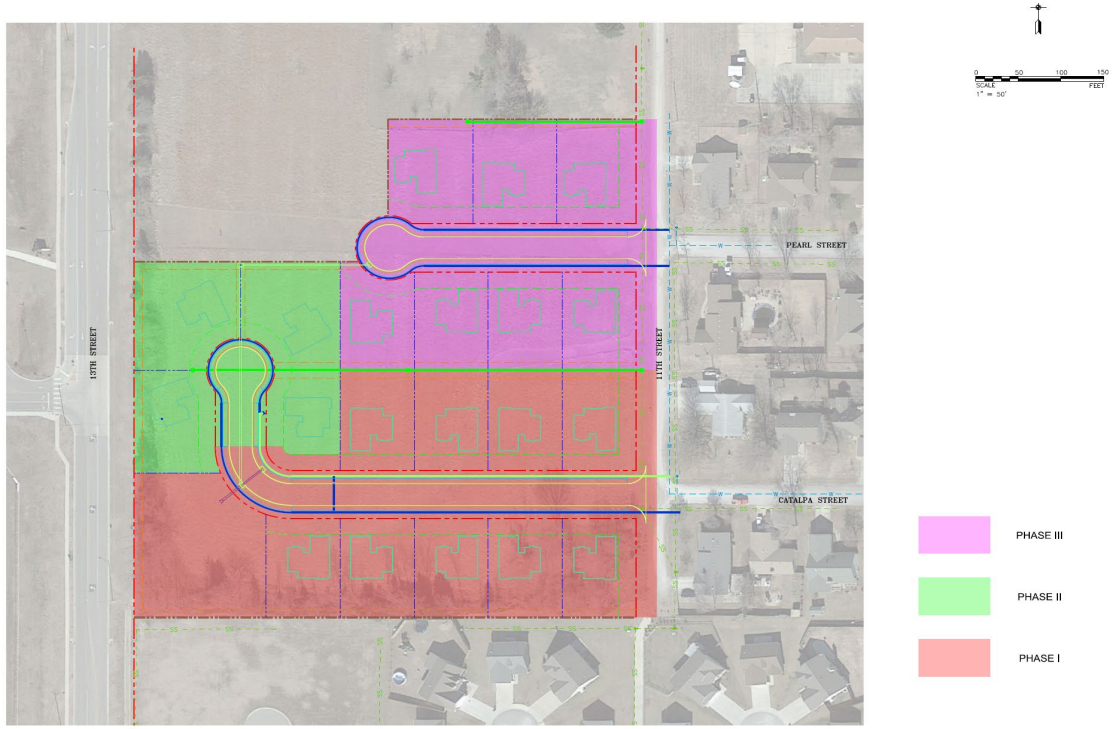
NEIGHBORHOOD EXTERIOR GRANT PROGRAM

- In 2021, the City of Independence (City) in partnership with the Independence Housing Authority (IHA) established the Neighborhood Exterior Grant Program. The city will annually set aside $50,000 with IHA providing $25,000. The program helps homeowners who live in Neighborhood Revitalization Districts, or have property valued at $100,000 or below by Montgomery County, or rated average minus or below by Montgomery County reinvest in their properties and improve neighborhoods. Two or more neighboring homeowners must submit co-applications to participate. The City of Independence will reimburse each co-applicant a portion of the actual costs of exterior improvements to their home. Homeowner minimum investment of $1000 with a reimbursement of $500 (50%) with a maximum homeowner investment of $10,000 with a reimbursement of $5000 (50%) of all eligible expenses.

- Add picture of a successful project and the success of 2021

JEFFERSON SUBDIVISION

In 2020, the Independence Housing Authority (IHA) purchased land to construct a 20-unit single-family home subdivision. IHA received a $200,000 Moderate-Income Housing Grant for infrastructure from Kansas Housing Resources Corporation. IHA is currently working on establishing a Rural Housing Incentive District (RHID) for this project. Once the RHID is in place, IHA will begin phase one construction installing infrastructure for the first 9 homes. Once infrastructure is in, IHA will begin the construction of the first 9 homes to be sold to moderate-income qualifying buyers.





Central Business Historic Downtown District Upper Story Housing Program

Starting in 2015 to date, the Independence Housing Authority (IHA) established a grant program assisting Central Business District building owners with rehabilitating their upper story floors into apartments. The program provides reimbursement of 25% of eligible costs not to exceed $15,000. The goal of the program is to assist in addressing the need for housing and contribute to the revitalization of Independence's beautiful historic downtown while assisting property owners to fully utilize their buildings. To date IHA has assisted with 13 units.

ESTABLISHED MINIMUM STANDARDS FOR RENTAL PROPERTY

The City of Independence adopted Ordinance 4028 with amended Ordinance 4029,4034, 4043, and 4173. The purpose of the ordinance is to protect the public health, safety, and general welfare of the residents in rental properties by adopting minimal standards for rents. Landlords are required to obtain a Residential Landlord Occupation License with an annual renewal. Properties will be inspected upon initial registration of unit or upon the City receiving a complaint. The minimum standards required are Section 8 of the U.S. Housing Act of 1937 (42 USC 1437(f)) the Housing Quality Standards.

DEMOLITIONS

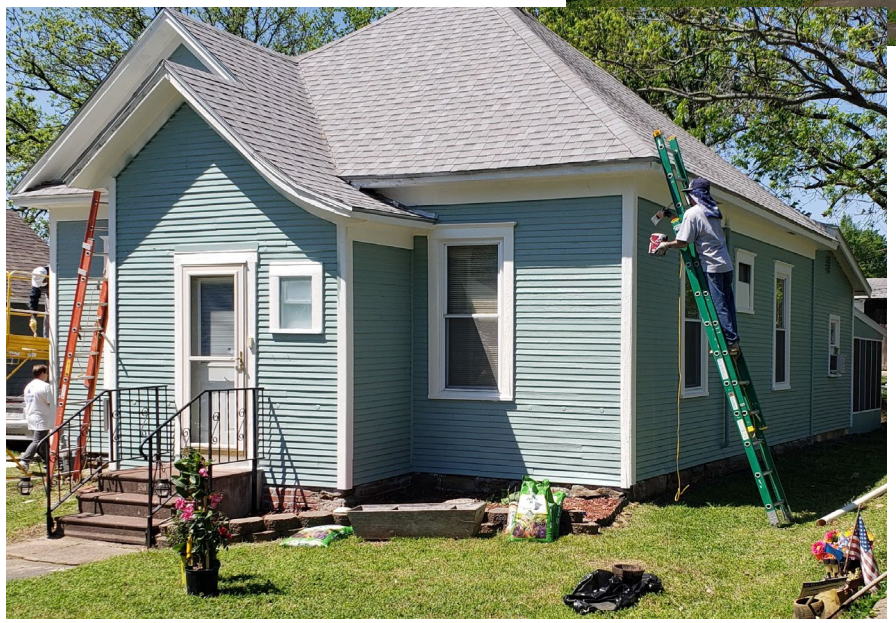
The City of Independence and the Independence Housing Authority annually partner in setting aside funding for the purpose of removing dangerous and dilapidated structures. 72 homes have been removed between 2016 and 2021.

IHA deferred their funds for 2021 to establish the Independence Land Bank.

Of note, Independence lost 103 single-family homes in the 2007 flood event of which 97, or 94%, were occupied.







Private Housing Efforts Past 5 Year

COMMUNITY MISSION FOR IMPROVED HOUSING

Community Mission for Improved Housing (CMIH) is a grass roots faith-based organization established in 2015, with a mission to serve the Independence area by helping the poor, people with disabilities, the elderly, and Veterans and their families repair their homes, building relationships among neighbors and bringing hope and spiritual renewal to our community. CMIH has completed 32 home projects since 2015. Projects have consisted of repairing foundations, replacement of floor joints, installing sheet rock on ceiling and walls, complete gut and shoring up of floor and walls in living rooms and bathrooms, installing handicapped accessible railing in bathrooms, installing handicapped accessible ramps in front of several homes, roof replacements, and painting the exterior of homes.

This organization receives funding through private donations and private business grants.

Private Housing Efforts Past 5 Years

LOVE INDEPENDENCE DAY

In 2016, the Independence Chamber of Commerce established “Love Independence Day”. Love Independence Day is the last Saturday in April where every community member, business, or organization is encouraged to do random acts of kindness. The Independence Housing Authority (IHA) in partnership with the Community Mission for Improved Housing (CMIH) identifies owner-occupied homes in need of minor exterior repair and exterior painting. A preference has been given to those homes that are located on the community’s main thoroughfares. 4 to 5 local businesses adopt a home to paint, with 1 home being painted by an ad hoc group. Each year 4 to 6 homes are part of this amazing day of kindness.

To date, 23 homes have been part of this program.





SUMMARY
FINDING #1

The City of Independence has a housing shortage when measured against a variety of indicators used by the Department of Commerce. Because of a lack of move-up and professional entry level housing, homebuyers and renters in these groups have influenced the market in lower price ranges, thereby effectively squeezing lower-income households into cost-burdened situations. The City and the Independence Housing Authority have developed several programs and incentives to encourage new development and rehabilitation. Private organizations and developers have also participated in rehabilitations and development efforts, both with and without incentives. Despite the best efforts of the City, IHA, private organizations, and developers, a shortage of quality housing exists. The establishment of Rural Housing Incentive Districts could be used to positively impact the market, offering new homes in a variety of price ranges that would make room for lower-income renters and home-owners in the market without cost burdening them, while also expanding the number of units available in the above $100,000 price range. It is projected that 570 new or vacant rehabilitated units are needed to meet the needs of the community over the next decade.

FINDING #2

"The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in such city or county."

The second finding required by the Secretary is that there is a shortage of quality housing which is expected to persist. This can be demonstrated by examining housing development activity, rehabilitation efforts and available land. A housing shortage exists if demolitions outpace new construction.

New Construction vs. Demolition Ratio

As previously stated, Independence has had 3 single-family homes and 0 multi-family units constructed since 2015 and have had 72 homes removed by the City through the condemnation process. The 72 homes removed by the City does not include the number of homes that have been lost due to fire or removed by private individuals.

DETERMINATION: Demolition has outpaced new housing starts in the past 6 years, resulting in a net loss of 69 housing units. This exceeds the Secretary's threshold, and a housing shortage exists.

Year	New Construction	Demolition with City Funding
2015 to 2021	3	72

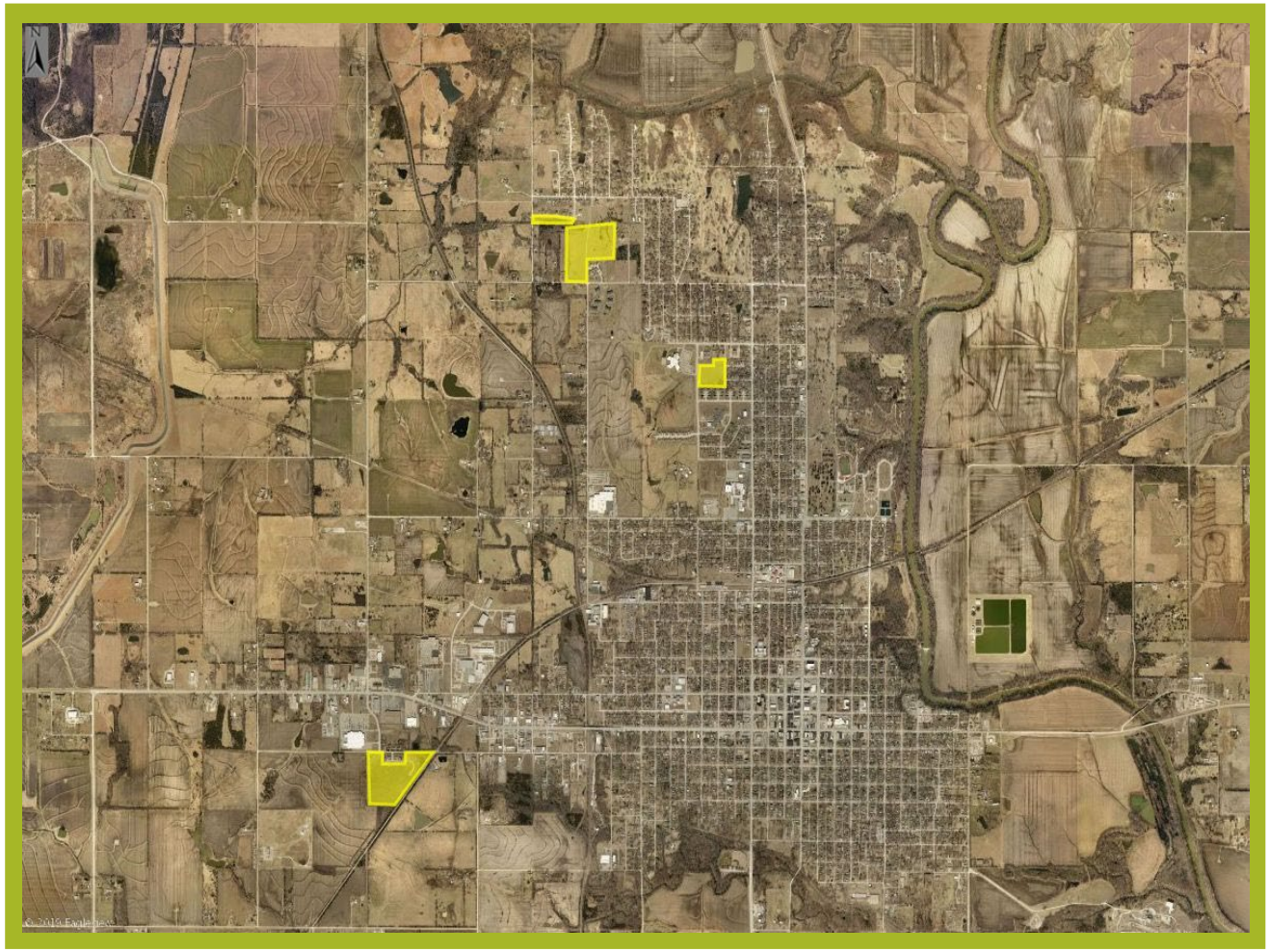
Source: City of Independence, KS

Rehabilitation Efforts
The Montgomery County Appraisers assigns a rating to residential units, with the following designations:

Ideally, most units in a community would be rated in the "Average" range, with a somewhat even distribution of units above and below that mark. The CDU Code data provided demonstrates the housing condition distribution for Independence. While the majority (60%) of housing is rated as Average, only 147 or 4% rate above average. Another 40% of housing units are rated below the Average rate, with more than 356 or 10% of housing units are rated Poor, Very Poor, or Unsound.

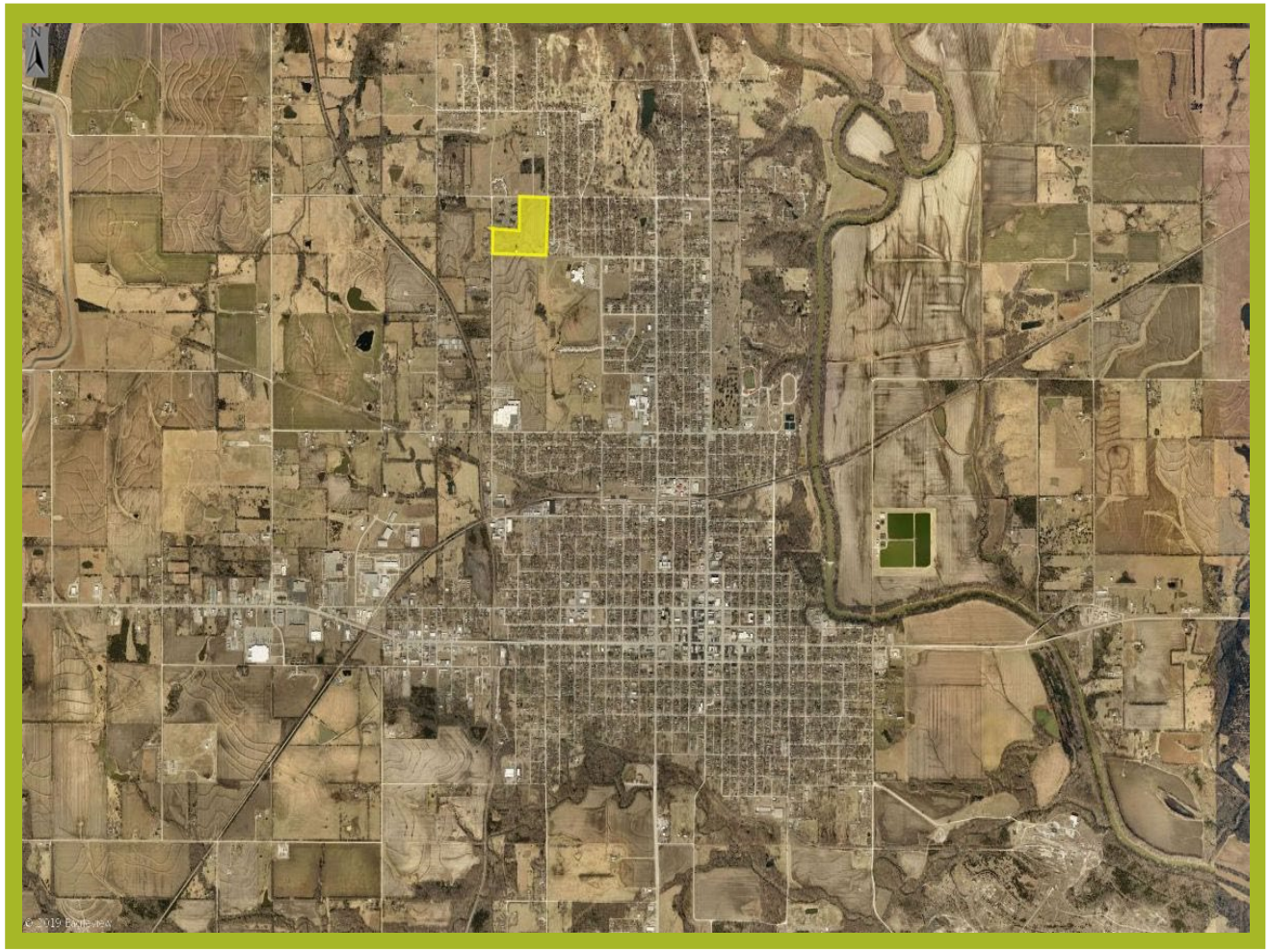
DETERMINATION: Despite considerable efforts to encourage rehabilitation, rehabilitation efforts have not kept ahead of the maintenance needs of the housing stock and a housing shortage exists.

CDU Code	Number	% of housing stock
Unsound	71	2%
Very Poor/VP-	44	1%
Poor/Poor-	241	7%
Fair/Fair -	1082	30%
Average/+/-	2005	56%
Good/Good +	147	4%
Very Good/VG+	0	0%
Excellent	0	0%



Platted Land Available for Development

This map shows locations of platted subdivisions that are not built out. None of these platted locations have all of their infrastructure installed, the majority do not have any infrastructure. Approximately 133 residential lots have been platted that are vacant and do not presently have a building permit issued.



Available Land for Development Unplatted

This map shows potential development sites that are presently unplatted. The RHID tool could help to encourage development by removing special assessments and making housing more affordable.

DETERMINATION: There is residential land available, however, few units are built in any given year. A shortage of new housing units exists.

SUMMARY
FINDING #2

Based upon the number of demolitions, number of vacant lots, the current construction rates, and the disconnect of what it costs to construct versus what new construction will appraise for in Independence, the shortage of quality housing can be expected to persist. Adding special assessments to existing taxes, as a means to fund infrastructure, will only deter new construction of single-family or multi-family units as buyers will not be able to afford the units. The Rural Housing Incentive District would expand the lower limit of qualifying homebuyers. It would also increase the pool of rental units available.

“The shortage of quality housing is a substantial deterrent to the future economic growth and development of such city or county.”
FINDING #3 ECONOMIC DEVELOPMENT

Economic Development has always been a focus of any community, but in September 2018 the City of Independence conducted and adopted a Community Based Strategic Plan. The central purpose of this plan was to provide Independence with a tool that could be used by elected officials and city staff to guide goal setting and focus efforts on those things that residents identified as highest priority. The methodologies utilized were stakeholder focus groups, citizen surveys, business meetings, and announcements at special events. In all, the committee was able to gather over 500 responses through a citizen survey and synthesize that input into clear priorities. Almost 200 individuals participated in the various stakeholder meetings and community dialogue sessions. Participants in the process were also able to provide key initiatives and improvements they would like to see implemented. Through the efforts of this citizen’s survey, 5 Primary Directives were identified as follows:

1. Economic Development
2. Infrastructure
3. Beautification
4. Parks & Recreation
5. Community Spirit & Unity

Primary Directive #1 was “Economic Development”. The City of Independence listened to the citizens and took action. The City re-established the Economic Development Advisory Board, revamped the building permitting process and the building department, established the Blight and Beautification Community Advisory Committee, and participates in the Chamber of Commerce BEST Committee.

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT ADVISORY BOARD

The Economic Development Advisory Board recommends and reviews, on an ongoing basis, the city's economic development policies which may pertain to, but are not limited to, preparation of an economic development strategy, a policy on providing ad valorem tax abatement, granting economic development incentives as permitted by law, establish guidelines for considering the above requests, and study other economic development concerns as determined by the board or recommended by the City Commission.

BUILDING DEPARTMENT

In addition, the City of Independence dedicated itself to be known as a “business-friendly” community. Following an evaluation of the building department and its building permitting process; the City chose to completely revamp the process and over-haul the building department. The building permitting process was simplified and an internal committee was formed to provide a one stop all inclusive review process. The revamping of the process has created a more comprehensive thorough review; providing the patron a better customer service experience. In addition, the building department was relocated to be under the administrative arm of the City. The City saw the value in dividing the responsibilities of the department into two jobs, a dedicated building inspector and the City added the position of a dedicated code enforcement officer. The changes have been successful and appears to meeting the goal of being a “business-friendly” community.

ECONOMIC DEVELOPMENT
BLIGHT AND BEAUTIFICATION COMMUNITY ADVISORY COMMITTEE

In 2019, the City of Independence established the Blight and Beautification Community Advisory Committee. This committee provides City staff with community input on issues such as code enforcement, condemnation, demolition, vacant housing registry, commercial building registry, rental housing license registration, other housing issues, and overall community beautification. The first activity for this committee was the establishment of the "Quick Win". The "Quick Win" was held March 1, 2019, through May 31, 2019. This is where dumpsters were located throughout the community each weekend during March through May for community members to clean up their yards, garages, sheds, alleys or whatever needed to be disposed of, at no charge. Prior to this period, those who were in violation of the environmental codes were notified and encouraged to participate. Those who failed to comply, were cited following this grace period. In addition, this committee held a community wide meeting to discuss citizens concerns and gather community input. This group also gathered the faith-based community leadership together to discuss how they could interact and assist with community members who might need code enforcement assistance and other community beautification efforts.

ECONOMIC DEVELOPMENT
BUSINESS & ENTREPRENEUR SUPPORT TEAM

The Business & Entrepreneur Support Team (BEST) is a Chamber of Commerce committee that engages a diverse group of civic leaders and professionals with the singular objective of helping local businesses succeed. Formed in 2020 at the height of the COVID-19 pandemic, the team offers insights from experts in economic development, business operations, marketing, municipal governance, entrepreneurial training, financing and community engagement. Consultations are designed for a free-flowing exchange of information, ideas, and advice to help owners optimize their experience in sustaining or growing their business in Independence. The BEST Committee has already seen many successes.

"We *are so grateful for your input and help. Your suggestions will be incorporated into our plan immediately. Your enthusiasm for Independence business is definitely genuine and infectious! We were already excited, but meeting with the BEST team made us feel like we are on the right track, giving us some great resources for all of our questions." - Prospective Business Owner*.

ECONOMIC DEVELOPMENT
COMMERCIAL GROWTH

While the City of Independence has had limited economic growth and development over the course of the past decade, the pace of new commercial construction, commercial renovations and new businesses going into existing structures has seen an uptick over the past 24 months. Many new entrepreneur retailers and restauranteurs have opened for business in Independence's historical downtown building district such as; Bows and Britches Children's Boutique, Sunflower Nutrition, Apricot Lane (Franchise), Prairie Fox, The Pink Kitty, Dickey's Barbeque (Franchise) and soon to open Cask and Grove Premium Oils and Vinegars. In addition, others who have opened are High Roads Coffee, Domino's Pizza (Franchise), and Scooter's (Franchise).

The following 3 slides will show the commercial building permits issued in 2019, 2020, and 2021.

2019 Commercial Building Permits

Most of the 2019 commercial building permits were for service industries with a permitted valuation of $1,937,752. The second largest permit category was for restaurants, with a valuation of $527,380. The balance of the annual permit value was $705,250 for retail, education, and public.

There were approximately 33 FTE employees added as a result of the investment in the Independence community through these building permits.

Build Type	Business Type	Permit Valuation
Renovation (Peter Pan)	Retail	$267,000
New Construction (North 10th)	Education	$420,000
Renovation (North Penn)	Service	$28,500
New Construction (West Main)	Service	$800,000
Renovation (North Penn)	Service	$12,350
New Construction (South 20th)	Service	$17,500
Renovation (North Penn)	Service	$421,750
Renovation (East Maple	Public	$18,250
Renovation (North Penn)	Restaurant	$527,380
Renovation (Cement)	Service	$592,652
Renovation (North Penn)	Service	$65,000
	TOTAL	$3,170,382

Source: City of Independence, KS

2020 Commercial Building Permits

Most of the 2020 commercial building permits were for retail with a permitted valuation of $766,000, this was mainly from one retail store that was already located in Independence, they were just constructing a new facility. The balance of the annual permit value was $331,459 for service and manufacturing.

There were approximately 2 FTE employees added as a result of the investment in the Independence community through these building permits.

Build Type	Business Type	Permit Valuation
Renovation (North Penn)	Retail	$6,000
Renovation (North Penn)	Service	$53,459
Renovation (East Main)	Service	$5,000
Renovation (East Main)	Service	$88,000
Renovation (Peter Pan)	Retail	10,000
New Construction (West Main)	Retail	$750,000
New Construction (North Penn)	Manufacturing	$185,000
	TOTAL	$1,097,459

Source: City of Independence, KS

2021 Commercial Building Permits

2021 has been an exciting year for what is new on the horizon for Independence in 2022. Most of the 2021 commercial building permits were for manufacturing with a permitted valuation of $24,000,000. The second largest permit category was for restaurants, with a valuation of $1,372,000. The balance of the annual permit value was $488,223 for retail and service.

There are approximately 5 FTE employees with a wage range of $11 to $18 per hour added to the Independence employment base to date, with another new restaurant opening in 2022. Currently it is unknown the number of new employees the restaurant will bring, but the wages should range from $9 to $15 per hour. In addition, the construction of a $24,000,000 warehouse will add "dozens of employees" with a wage range of $12 to $29 per hour.

Source: City of Independence, KS and Glassdoor.com

Build Type	Business Type	Permit Valuation
New Construction (ARCO Place)	Service	$125,000
Renovation (East Main)	Service	$150,000
New Construction (West Main)	Restaurant	$22,000
New Construction (Multiple Sites)	Service	$110,000
Renovation (North 6th)	Service	$13,223
Renovation (West Main)	Service	$40,000
Renovation (North Penn)	Restaurant	$150,000
New Construction (North 25th)	Restaurant	$700,000
New Construction (Enterprise Drive)	Warehousing	$24,000,000
Renovation (North 8th)	Service	$20,000
Renovation (Peter Pan)	Retail	$30,000
New Construction (North 10th)	Restaurant	$500,000
	TOTAL	$25,860,223

ECONOMIC DEVELOPMENT INDEPENDENCE VALUATIONS

YEAR	VALUATION
2018	$48,964,697
2019	$47,765,990
2020	$47,236,904
2021	$47,050,341
2022	$47,593,555
2022 vs. 2021	$543, 214 increase of 1.01%

ECONOMIC DEVELOPMENT
WAGES/EMPLOYMENT/UNEMPLOYMENT

	Total All Occupations Employment	Mean (Average Wage)	Mean Annual	Entry Level Hourly	Entry Level Annual	Experienced Level Hourly	Experienced Level Annual	Unemployment Rate
Montgomery County 2020 Population 31,486								
2020	15,530	$ 17.72	$ 36,852.00	$ 9.47	$ 19,692.00	$ 21.84	$ 45,432.00	3.50%
2021	13,440	$ 19.00	$ 39,512.00	$ 9.95	$ 20,704.00	$ 23.52	$ 48,916.00	3.20%
	-2090	$ 1.28	$ 2,660.00	$ 0.48	$ 1,012.00	$ 1.68	$ 3,384.00	-0.30%
Crawford County 2020 Population 38,972								
2020	18,840	$ 17.55	$ 36,512.00	$ 8.76	$ 18,227.00	$ 21.95	$ 45,654.00	3.50%
2021	18,200	$ 17.95	$ 37,341.00	$ 9.08	$ 18,880.00	$ 22.39	$ 46,572.00	2.50%
	-240	$ 0.40	$ 829.00	$ 0.32	$ 653.00	$ 0.44	$ 918.00	-1.00%
Labette County 2020 Population 20,184								
2020	8,780	$ 19.22	$ 39,988.00	$ 10.13	$ 21,076.00	$ 23.77	$ 49,443.00	3.60%
2021	7,710	$ 19.22	$ 39,975.00	$ 10.10	$ 21,002.00	$ 23.78	$ 49,461.00	2.90%
	-1,070	$ -	$ (13.00)	$ (0.03)	$ (74.00)	$ 0.01	$ 18.00	-0.70%
Cherokee County 2020 Population 19,362								
2020	5,500	$ 23.13	$ 48,109.00	$ 12.13	$ 25,240.00	$ 28.63	$ 59,543.00	2.60%
2021	5,320	$ 22.98	$ 47,792.00	$ 12.87	$ 26,764.00	$ 28.03	$ 58,306.00	2.30%
	-180	$ (0.15)	$ (317.00)	$ 0.74	$ 1,524.00	$ (0.60)	$ (1,237.00)	-0.30%

KDOL Wage Survey

ECONOMIC DEVELOPMENT
RETAIL SALES

City of Independence
Sales Tax - 1% City

Comparison and History
January - December 2021

Month	Fiscal Year 2016	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	% Change FY 20-21	% Change YTD
January	155,458	150,653	163,240	172,377	169,033	163,252	-3.4%	-3.4%
February	178,180	179,791	165,834	178,399	200,053	187,879	-6.1%	-4.9%
March	150,239	139,664	146,833	167,292	149,607	178,907	19.6%	2.2%
April	155,915	160,947	155,702	139,790	172,804	167,798	-2.9%	0.9%
May	175,729	166,595	183,899	187,854	166,798	205,282	23.1%	5.2%
June	156,021	145,881	147,180	158,263	179,353	206,304	15.0%	6.9%
July	167,882	164,178	167,392	169,308	179,594	181,396	1.0%	6.0%
August	155,386	164,255	174,341	180,142	221,770	196,182	-11.5%	3.3%
September	160,338	146,156	159,813	186,618	166,847	196,679	17.9%	4.8%
October	164,757	155,995	163,360	164,463	177,190	179,011	1.0%	4.5%
November	158,752	158,730	160,797	159,872	183,599	169,058	-7.9%	3.3%
December	**160,228**	**188,874**	**188,888**	**168,474**	**188,275**	**211,668**	**26.0%**	**6.0%**
Total:	**$ 1,828,888**	**$ 1,889,720**	**$ 1,955,089**	**$ 2,023,861**	**$ 2,135,922**	**$ 2,243,303**		
% change		-2%	3%	4%	6%	6.0%		

Annual	$ 2,135,922	$ 2,243,303	$ 107,381
Budget	$ 1,931,101	$ 1,935,000	$ 3,899
Actual Over (under) Budget	**$ 204,821**	**$ 308,303**	
% Over PY Actual		**6.0%**	
YTD % of Budget Collected		**116.9%**	
Actual % Over Budget		**16.9%**	

City of Independence, KS - KS Department of Revenue

ECONOMIC DEVELOPMENT
FUTURE MONTGOMERY COUNTY PROJECTS

Project	Projected Jobs
Bartlett Grain (Mg. County)	50
Coffeyville Resources (Coffeyville)	Unknown
FedEx Distribution Center (Independence)	Dozens
Precision Railways (Independence)	15

Project	Project Cost
Bartlett Grain (Mg. County)	$350,000,000
Coffeyville Resources (Coffeyville)	$50,000,000
FedEx Distribution Center (Independence)	$24,000,000
Precision Railways (Independence)	$2,000,000
Government Projects County/City roads, sewer and water line upgrades, City Hall renovations, park and zoo upgrades, .& others	$74,000,000
TOTAL	$500,000,000

Montgomery County Chronicle

SUMMARY
FINDING #3

The Independence economy is growing, as 2021 had several economic indicators demonstrating positive-growth. The 2022 forecast indicates continued positive economic growth opportunities. With the current list of projects and the potential of existing industry expansions, the challenge facing Independence is the lack of housing. Independence currently has an out migration of employees working in Independence and living elsewhere. According to the Montgomery County Action Council's website, Independence has 416 non-residential commuters. 360 of those commuters have more than a 40-minute commute time. If the lack of available housing in Independence is not addressed all of these positive economic growth indicators will reverse. It would be unfortunate not to aggressively pursue housing solutions. The following is a summary of those 2021 and 2022 positive growth indicators.

- Commercial building permits values were significantly up with 2021 being $24,762,764 over 2020 and $22,689,841 over 2019.
- The City of Independence's valuation for 2022 over 2021 is an increase of $543,214 (or 1.01%) .
- Montgomery County, in comparison to the 3 other largest counties in the southeast region, has seen wages increase in 2021 over 2020 significantly. The mean average wage for all occupations in Montgomery County has increase from $17.72 in 2020 to $19.00 in 2021.
- Independence sales tax has seen a year over year increase since 2018. Independence serves as a regional sales center, drawing shoppers from a large geographic area.
- Montgomery County, in 2021, has announced over a ½ a BILLION in commercial development and governmental projects.

“The future economic well-being of the city or county depends on the governing body providing additional incentives for the construction or renovation of quality housing in such city or county.”

FINDING #4 ECONOMIC DEVELOPMENT HOUSING LINK

Access to affordable and stable housing in good neighborhoods is associated with positive health, education and economic outcomes for individuals and families. In addition, having a sufficient supply of housing affordable to households all along the income spectrum is also critical to supporting vibrant and sustainable local economies.

As stated, affordable housing across the income spectrum is vital to the health of a community. There are many federal programs available to assist in the development of low-income housing. Fortunately, Independence has participated in several of these programs and has successfully constructed over 400 low-income housing units. A few of the programs Independence participated in are; Low-Income Housing Tax Credits, HUD Section 8 New Construction, HOME Funds, and TCAP Funds. In addition, Independence has participated in Community Development Block Grant Home-Owner Rehabilitation Grants to assist low-income families in making much needed repairs to their home. Low-income units are vital to the positive health of a community, but work-force and moderate-income housing are just as vital. Unfortunately, there are very few programs available to assist a community in the development of housing in this income spectrum.

Kansas Housing Resources Corporation identified this as a mitigating challenge to the economic growth of communities several years ago and established the Moderate-Income Housing Grant. This has been a successful program across the State of Kansas, with many neighboring states and states across the United States establishing similar programs. Independence has benefited from this program on 3 occasions. Funding was received to assist with the infrastructure of 21 of the Eisenhower Subdivision single-family homes, as well as funding to assist in the vertical construction of 14 of these homes. Another MIH grant assisted in covering the appraisal gap in the construction of 6 single-family homes in the Martin Subdivision. Most recently, Independence has received a $200,000 MIH grant to assist in the construction of infrastructure for 20 single-family homes in the newly established Jefferson Subdivision.

ECONOMIC DEVELOPMENT HOUSING LINK

Ever grateful for the $200,000 MIH grant, the Independence Housing Authority is still in need of assistance in additional funding to develop the Jefferson Subdivision. Including the land cost and the estimated infrastructure costs, IHA anticipates each lot cost to be approximately $50,000 before a house is even constructed. Current estimates for new construction per square foot is $ 110. With input from a community wide housing focus group held in 2018 and again in 2021, with representatives of varying community stakeholders, the focus group in both meetings identified work-force/moderate-income housing as the greatest need. The consensus was a 3 to 4 bedroom, 2 bath, 1600 sq ft to 1800 sq ft ranch style home as the most desired. With the current estimated cost of $ 110 per sq ft, the construction of a 1600 sq ft home will be approximately $176,000 with an 1800 sq ft home costing approximately $198,000. These homes, with the lot costs included, are projected to cost $226,000 to $248,000 respectively. These numbers are without a developers profit and overhead. Even with low interest rates, these homes will not be attainable by moderate-income families and in rural communities will not meet the loan required appraisal without some type of development subsidy. Establishing Rural Housing Incentive Districts at multiple building sites around Independence, including Independence's historical downtown central business district, is a necessary tool in having any hope of addressing the housing shortage issue.

It is vital for local, state, and federal governmental entities to focus on establishing programs that will assist in the construction of work-force/moderate-income housing units as they have historically low-income housing programs. A community's overall economic health and viability is dependent on all housing types being available. The loss of people living in a community has a trickle-down effect in the community. When people don't live in the community they work; they, don't pay taxes, their children don't attend local schools, they don't shop locally, and they don't spend their leisure time attending community events and festivals.

SUMMARY
FINDING #4

For years, various stakeholders in the Independence community have discussed the lack of housing as a hindrance to community growth, advancement of economic development, bringing new jobs and businesses, and the need to expand the tax base.

It is vital for local, state, and federal governmental entities to focus on establishing programs that will assist in the construction of work-force/moderate-income housing units as they have historically low-income housing programs. A community's overall economic health and viability is dependent on all housing types being available. The loss of people living in a community has a trickle-down effect in the community. When people don't live in the community they work; they don't pay taxes, their children don't attend local schools, they don't shop locally, and they don't spend their leisure time attending community events and festivals.

Conversely, employers need employees to live close to where they work. Studies have shown, employees who live in the communities where they work are better employees. As employers see lower absentee rates, less employment turn-over, thus reducing training costs and when an employee stays with a company for more than 24 months, there are fewer worker compensation claims.

Economic development is tied to a quality housing stock for new employees – without the latter, it is hard to attract the former.

The City of Independence's aging housing stock is declining. The future economic well-being of Independence depends upon developing new housing to meet the needs of a variety of consumers. Additional incentives are needed to spur development of this housing.

CITY OF
INDEPENDENCE
KANSAS

"Delivering Excellence"

November 1, 2021

Electrical Board Minutes

Call to Order: Travis Blankinship 5:30 p.m.

Present: Travis Blankinship, Rick Kiister, Danny Johnston, David Cowan, & Tyler Henry

Absent: Dennis Royer & Joe Long

Approval of Minutes: Review of the Septembe 13, 2021 minutes
Motion to approve Danny Second Travis
Approved – 3 No - 0

Old Business:

- Reviewed Electrical Companies list and approved putting on the web page under the building inspector.

New Business:

- 2011 NEC and upgrading to 2014 or 2017
  - City staff had provided the board with difference in the NEC for 2014versions and discussion was held about updating the code.
  - Motion by Danny to upgrade the NEC in 2022 to 2014 version
    - Second by Travis
    - Approved -3 No – 0
- Discussion of 223 W. Main and the stop work order has been lifted. 2nd and 3rd floor have been wired in Romex, violation of the code for buildings in the downtown building district. All wiring must be in conduit per the code. Approval was by a previous building inspector without Board review. Building is being sprinkled on all floors. Board recommendation that codes must be enforced and there is a reason for the code going forward.
  Is the building dept. aware of any other electrical work in the downtown area not following the code or being inspected? Building dept. is not and will monitor.
- Motion to Adjourn
  - Travis Second – Danny
  - Approved 3 No – 0
  - 6:30 p.m.

Travis Blankinship, Chair

1-10-2022
Date

David Cowan Secretary