CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	January 14, 2014	
RESOLUTION OR ORDINANCE NUMBER	R-14-02	
AGENDA TITLE	**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF COFFEYVILLE AND DECKER CONSTRUCTION FOR BUILDING RENOVATIONS IN THE NOT TO EXCEED AMOUNT OF $1,598,172.**	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Gary Bradley, City Manager	
FISCAL INFORMATION	Cost as recommended:	$1,598,172
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[X] Yes [] No
PURPOSE	Authorizes the Mayor to execute an agreement between the City and Decker Construction for renovations to the Library and Youth Activity Center.	

BACKGROUND	In November 2012, voters approved a ½ cent sales tax to fund improvements to five municipal buildings. The City subsequently retained SFS Architects to design the improvements. Based on designs prepared by SFS Architects, the City solicited bids, which were received on January 6, 2014. The City received qualifying bids from Decker Construction, Hofer & Hofer Construction, and Crossland Construction. The Architect and staff recommend awarding the contract to the low bidder, which is Decker Construction, and including in the contract both the work contemplated in the base bid and the add/alternates 1 and 2 for each building. On June 11, 2013, SFS Architects presented to the Mayor and Commissioners a review of each building and their respective deficiencies, along with preliminary costs for each building. At that time, the combined estimated costs for the Library and Youth Activity Center, including design, construction, and construction inspection, was $2,256, 595. With architectural fees of $156,128 and construction costs of $1,598,172, the actual costs for the library and youth activity center total $1,754,300. Thus, the actual costs are $502,295 lower than was presented to the Mayor and Board of Commissioners in June 2013.
SPECIAL NOTES	This project was not included in the budget for 2014 when it was developed, because at that time it was uncertain what the design and construction costs would be, how much of the total project would be completed in 2014, and no line-item had yet been established from which to pay the anticipated construction costs. It was noted during the budget process that the more accurate method would be to amend the budget to reflect the actual numbers once they were developed.
ANALYSIS	Decker Construction is the low bid and is a local firm. Their bid price is lower than the preliminary cost estimates and within the range of the architects' updated estimated project costs. Under the agreement, the improvements are required to be completed within 220 days from the execution of the agreement.
PUBLIC INFORMATION PROCESS	N/A
BOARD OR COMMISSION RECOMMENDATION	N/A
STAFF RECOMMENDATION	Staff recommends approval of the resolution.

REFERENCE DOCUMENTS ATTACHED	Resolution, Bid Tabulations, Construction Agreement

RESOLUTION NO. R-14-02

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION AGREEMENT WITH DECKER CONSTRUCTION FOR RENOVATION OF THE LIBRARY AND THE GYM/YOUTH ACTIVITIES CENTER.

Whereas, the Board of Commissioners of the City of Coffeyville adopted Resolution R-12-105 establishing goals for 2012-2015 for the City of Coffeyville; and

Whereas, one of the adopted goals is to improve the City's infrastructure and facilities to enhance levels of service and provide for managed future growth; and

Whereas, in November 2012 a majority of the voters approved a ½ cent sales tax, seventy percent of which is dedicated for improvements to municipally owned facilities, including City Hall, the Fire Station, the Perkins Building, the Youth Activity Center, and the Library; and

Whereas, in order to ensure the most effective use of such tax dollars in the design and construction of such improvements, the City secured the professional services of SFS Architecture, licensed architects specializing in the rehabilitation and restoration of such facilities; and

Whereas, bids were received and opened on January 6 for the Library and Gym/Youth Activity Center renovation;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Coffeyville, Kansas, that the Mayor is hereby authorized and directed to execute a construction agreement with Decker Construction in an amount not to exceed $1,598,172 for the Library and Gym/Youth Activity Center Renovation Project.

Adopted this 14th day of January 2014.

_____
David George, Mayor

ATTEST:

_____
Cindy Price, City Clerk

Approved as to Form:

_____
Paul Kritz, City Attorney

AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the day of January in the year Two Thousand Fourteen
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Coffeyville, Kansas
102 W. 7th Street
Coffeyville, Kansas 67337

and the Contractor:
(Name, legal status, address and other information)

Decker Construction, Inc.
1215 East 8th
Coffeyville, Kansas 67337

for the following Project:
(Name, location and detailed description)

City of Coffeyville

City of Coffeyville
Library Renovation and Gym/Youth Activity Center Renovation.

Coffeyville, Kansas

The Architect:
(Name, legal status, address and other information)

SFS Architecture, Inc.
1150 Grand Boulevard, Suite 400
Kansas City, Missouri 64106

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.
(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

The date of commencement will be 7 days following issuance by the City of Notice to Proceed which will occur following the January 14th Commission Meeting.

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than two hundred forty (240) days from the date of commencement. Therefor the date of Substantial Completion shall be no later than September 17, 2014.

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Portion of Work	Substantial Completion Date
Library	July 19, 2014 (180 days)
Youth Activity Center	September 17, 2014 (240 days)

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One million five hundred ninety eight thousand one hundred seventy two dollars ($ 1,598,172.00), subject to additions and deductions as provided in the Contract Documents.

Portion of Work	Portion of Contract Sum
Library	Four hundred eighty four thousand seven hundred dollars ($484,700.00)
Youth Activity Center	One million one hundred thirteen thousand four hundred seventy two dollars ($1,113,472.00)

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

Library:
Alternate #1 – Lighting Bid
Alternate #2 – Ceiling Bid

Youth Activity Center:
Alternate #1 – Metal Painting Bid
Alternate #2 – Flooring Bid

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit ($0.00)
N/A		

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
N/A	

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 Provided that an Application for Payment is received by the Architect not later than the 25th day of a month for the previous month's billing and is approved by the Architect within 7 days, the Owner shall submit the Application for Payment to the City Commission for approval by the 2nd Tuesday of the following month unless the meeting falls

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on a holiday. If the Commission Meeting falls on a holiday, the Application for Payment will be presented at the next Commission Meeting (4th Tuesday).
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.3 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.4 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.5 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of ten percent (10 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of ten percent (10 %);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.6 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2
(Paragraphs deleted)
Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.7 Reduction or limitation of retainage, if any, shall be as follows:

§ 5.1.8
(Paragraphs deleted)
Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

(Paragraph deleted)
§ 5.2 FINAL PAYMENT
§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

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.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

Litigation in a court of competent jurisdiction

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

(Paragraph deleted)
§ 8.2 The Owner's representative:
(Name, address and other information)

Gary Bradley
City Manager
102 W. 7th Street
Coffeyville, Kansas 67337

§ 8.3 The Contractor's representative:
(Name, address and other information)

Jason McVey
Decker Construction, Inc.
1215 East 8th
Coffeyville, Kansas 67337

§ 8.4
(Paragraphs deleted)
Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.5 Other provisions:

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§ 8.5 .1 Project will be exempt from sales taxes. The City will provide the tax exempt form upon award of contract. Contract bids shall not include sales taxes.

§ 8.5 .2 Liquidated damages shall be assessed for each day the General Contractor exceeds the accepted substantial completion date due to circumstances within their control in the amount of $500/day.

(Paragraphs deleted)

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
A201 General Conditions		10/16/13	

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)
Refer to Exhibit A.

Section	Title	Date	Pages

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)
Refer to Exhibit B.

Number	Title	Date

§ 9.1.6 The Addenda, if any:

Number	Date
Addendum #1	12/06/13
Addendum #2	12/20/13
Addendum #3	12/31/13
Addendum #4	01/02/14

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, forming part of the Contract Documents:

.1
(Paragraphs deleted)
Other documents, if any, listed below:
A310 Bid Bond
A312 Payment Bond

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ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of insurance or bond	Limit of liability or bond amount ($0.00)
Bid Bond	5%
Payment Bond	100%
Performance Bond	100%

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
Gary Bradley, City Manager	
(Printed name and title)	*(Printed name and title)*

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DIVISION 03 - CONCRETE

033000	CAST-IN-PLACE CONCRETE

DIVISION 04 - MASONRY

042200	CONCRETE UNIT MASONRY

DIVISION 05 – METALS

NOT USED

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

061000	ROUGH CARPENTRY
061600	SHEATHING
064116	PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS & CARPENTRY

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

072100	THERMAL INSULATION
072500	WEATHER BARRIERS
074213	METAL WALL PANELS
076100	SHEET METAL ROOFING
076200	SHEET METAL FLASHING AND TRIM
079200	JOINT SEALANTS

DIVISION 08 – OPENINGS

081113	HOLLOW METAL DOORS AND FRAMES
081416	FLUSH WOOD DOORS
083113	ACCESS DOORS
083313	COILING COUNTER DOORS
087100	DOOR HARDWARE
088000	GLAZING
088300	MIRRORS

DIVISION 9 – FINISHES

092216	NON-STRUCTURAL METAL FRAMING
092900	GYPSUM BOARD
095113	ACOUSTICAL PANEL CEILINGS
096513	RESILIENT BASE AND ACCESSORIES
096516	RESILIENT SHEET FLOORING
096519	RESILIENT TILE FLOORING
096623	EPOXY RESIN FLOORING
096813	TILE CARPETING
099113	EXTERIOR PAINTING
099123	INTERIOR PAINTING
099523	SPECIALTY PAINTING

DIVISION 10 – SPECIALTIES

101423	SIGNAGE
102113	PHENOLIC-CORE TOILET COMPARTMENTS
102800	TOILET AND BATH ACCESSORIES
105220	FIRE EXTINGUISHERS AND CABINETS

DIVISION 11 - EQUIPMENT

NOT APPLICABLE

DIVISION 12 – FURNISHINGS

123661	SIMULATED STONE COUNTERTOPS

DIVISION 13 - SPECIAL CONSTRUCTION

NOT USED

DIVISION 14 - CONVEYING EQUIPMENT

NOT USED

DIVISION 21 - FIRE SUPPRESSION
NOT USED

DIVISION 22 - PLUMBING

220500	COMMON WORK RESULTS FOR PLUMBING
220513	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT
220519	METERS AND GAGES FOR PLUMBING PIPING
220523	GENERAL DUTY VALVES FOR PLUMBING PIPING
220529	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT
220548	VIBRATION CONTROLS FOR PLUMBING
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
220700	PLUMBING INSULATION
221116	DOMESTIC PLUMBING PIPING
221119	DOMESTIC WATER PIPING SPECIALTIES
221123	DOMESTIC WATER PUMPS
221316	SANITARY WASTE AND VENT PIPING
221319	SANITARY WASTE PIPING SPECIALTIES
224000	PLUMBING FIXTURES
224700	DRINKING FOUNTAINS AND WATER COOLERS

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

230500	COMMON WORK RESULTS FOR HVAC
230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT
230519	METERS AND GAGES FOR HVAC PIPING
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
230548	VIBRATION CONTROL FOR HVAC
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC
230700	HVAC INSULATION
231123	FACILITY NATURAL GAS PIPING
232300	REFRIGERANT PIPING
233113	METAL DUCTS
233300	AIR DUCT ACCESSORIES
233423	HVAC POWER VENTILATORS
233713	DIFFUSERS, REGISTERS, AND GRILLES
233723	HVAC GRAVITY VENTILATORS
234100	PARTICULATE AIR FILTRATION
235400	FURNACES
236313	AIR COOLED REFRIGERANT CONDENSERS
237200	AIR-TO-AIR ENERGY RECOVERY EQUIPMENT
238103	PACKAGED ROOFTOP AIR CONDITIONING UNITS - SMALL CAPACITY

DIVISION 26 – ELECTRICAL

260500	COMMON WORK RESULTS FOR ELECTRICAL
260519	LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
260520	LOW VOLTAGE CABLE INSTALLATION
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
260533	RACEWAY SYSTEMS
262416	PANELBOARDS
262726	WIRING DEVICES
262810	OVERCURRENT PROTECTIVE DEVICES
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS
262900	MOTORS
262923	MOTOR CONTROLLERS

264313	SURGE PROTECTIVE DEVICES FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS
265100	BUILDING LIGHTING
265600	SITE LIGHTING

DIVISION 27 - COMMUNICATIONS

270501	COMMON WORK RESULTS FOR LOW VOLTAGE CABLING SYSTEMS
270502	COMMON WORK RESULTS FOR COMMUNICATIONS

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY
NOT USED

DIVISION 31 - EARTHWORK
NOT USED

DIVISION 32 - EXTERIOR IMPROVEMENTS
NOT USED

DIVISION 33 - UTILITIES
NOT USED

LIBRARY DRAWING LIST

SHEET #	SHEET NAME
GOOO	COVER
C100	LOCATION MAP AND SURVEY CONTROL
C101	DEMOLITION PLAN AND GENERAL NOTES
C102	CONSTRUCTION PLAN
C103	GRADING PLAN
C104	ENLARGED PLAN
C200	DETAILS AND SECTIONS
C201	DETAILS AND SECTIONS
C202	DETAILS AND SECTIONS
C203	DETAILS AND SECTIONS
AGOO1	CODE SUMMARY
AD111	FLOOR PLAN .. DEMOLITION
A111	FIRST FLOOR PLAN
A121	FIRST FLOOR REFLECTED CEILING PLAN
A131	ROOF PLAN
A211	INTERIOR ELEVATIONS
A501	ROOF DETAILS
A502	ROOF DETAILS
A611	DOOR SCHEDULE, FINISH PLAN, LEGEND & DETAILS
MO01	MECHANICAUPLUMBING COVER SHEET
MD101	MECHANICAL DEMO FLOOR PLAN
M101	MECHANICAL FLOOR PLAN
M201	MECHANICAL DETAILS AND SCHEDULES
PD101	PLUMBING DEMO FLOOR PLAN
P101	PLUMBING FLOOR PLAN
P102	PLUMBING ROOF PLAN
EOO1	ELECTRICAL LEAD SHEET
E401	ELECTRICAL POWER PLAN
E501	ELECTRICAL LIGHTING PLAN .. BASE BID
E502	ELECTRICAL LIGHTING PLAN .. ALTERNATE 1

YOUTH ACTIVITY CENTER DRAWING LIST

SHEET #	SHEET NAME
GOOO	COVER
C100	LOCATION MAP AND SURVERY CONTROL
C101	DEMOLITION PLAN AND GENERAL NOTES
C102	CONSTRUCTION PLAN
C103	GRADING PLAN
C104	PAVEMENT MARKING PLAN
C200 D	ETAILS AND SECTIONS
C201	DETAILS AND SECTIONS
C202	FENCE DETAILS
AGOO1	CODE SUMMARY
AD111	FLOOR.PLAN DEMOLITION
A111	FIRST FLOOR PLAN
A121	FIRST FLOOR REFLECTED CEILING PLAN
A131	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A211	INTERIOR ELEVATIONS
A212	INTERIOR ELEVATIONS
A321	WALL SECTIONS & PLAN DETAILS
A412	ENLARGED FLOOR PLANS
A501	SECTION DETAILS
A502	SECTION DETAILS - ROOF
AS03	SECTION DETAILS - MILLWORK
A601	DOORIWINDOW SCHEDULES & DETAILS
A611	FINISH PLAN AND NOTES
A612	FINISH LEGEND
M001	MECHANICAUPLUMBING COVER SHEET
MD101	MECHANICAL DEMOLITION PLAN
MD102	MECHANICAL DEMOLITION ROOF PLAN
M101	MECHANICAL FLOOR PLAN
M102	MECHANICAL ATTIC PLAN - YAC
M201	MECHANICAL DETAILS
M202	MECHANICAL DETAILS
M301	MECHANICAL SCHEDULES
PD101	PLUMBING DEMOLITION FLOOR PLAN
P101	PLUMBING FLOOR PLAN

P102	PLUMBING ENLARGED PLANS
P201	PLUMBING DETAILS & SCHEDULES
EOO1	ELECTRICAL LEAD SHEET
E101	ELECTRICAL DETAILS
E201	ELECTRICAL DEMOLITION PLAN - MAIN FLOOR
E202	ELECTRICAL DEMOLITION PLAN - ROOF PLAN
E401	ELECTRICAL POWER PLAN - GYM
E402	ELECTRICAL POWER PLAN - YAC
E501	ELECTRICAL LIGHTING PLAN - GYM
E502	ELECTRICAL LIGHTING PLAN – YAC