CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2024-107 – Construction Agreement with R.E. Smith Construction Company for the Interior Renovations at Joplin City Hall.

MEETING DATE
February 5, 2024

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
CB2024-107 Ordinance, Bid Summary, Plan Sheets, Construction Agreement

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter C. Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill approves a construction agreement with R.E. Smith Construction Company in the amount of Four Hundred Nineteen Thousand and 00/100 Dollars, ($419,000.00) for the Interior Renovations at Joplin City Hall.

BACKGROUND
The Action Plans approved by City Council included a strategy for increasing positive messaging in promotion of the City. This strategy included new staff positions in the communications department. These new staff along with the existing staff will be located on the second floor of City Hall. The approved Action Plans also called for an additional staff position in the finance department. To accommodate the staff, renovations are required on the second and third floors of City Hall. These improvements were approved in the 2023-2024 budget.

In accordance with the City of Joplin's procurement policies, a request for proposal for the Interior Renovations at Joplin City Hall was advertised in the Joplin Globe on December 8th, 2023, and bids were received by the City on January 12, 2024. Two bids were received, with R.E. Smith Construction selected as the lowest responsive bidder. The low bid is within the staff's estimate. The Notice to Proceed will be issued once signed contract documents have been received and executed, and the project is to be completed within 90 working days.

FUNDING SOURCE
This item includes a fiscal year 2024 budget amendment and is funded from the approved Proposition Use Tax Funds

RECOMMENDATION
Staff recommends approval of Council Bill 2024-107, Construction Agreement between City of Joplin and R.E. Smith Construction Company for Interior Renovations at Joplin City Hall in the amount of Four Hundred Nineteen Thousand and 00/100 Dollars, ($419,000.00). Furthermore, approval of this council bill will allow the contractor to start the project

immediately, to procure materials in a timely manner, and to expedite the completion of the project prior to the addition of new staff members.

Bid Summary
PROJECT: INTERIOR RENOVATIONS JOPLIN CITY HALL
DATE OF BID OPENING : January 12, 2024 10:00 AM Joplin City Hall 4 th Floor Conference Room

COMPANY	*BASE BID*	*ALT #1*	*ALT #2*	*ALT#3*
R.E. Smith Construction Company	**$329,000.00**	**$31,000.00**	**$42,000.00**	**$17,000.00**
Crossland Construction Company, Inc.	**$411,000.00**	**$21,250.00**	**$38,400.00**	**$64,500.00**
Staff's Estimate	**$370,348.00**	**$23,855.66**	**$39,140.00**	**$30,750.00**

AGREEMENT
BETWEEN
CITY OF JOPLIN AND

CITY		CONTRACTOR	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: R.E. Smith Construction Company Address: 1036 W. 2nd Street Joplin, Mo. 64801	
Attention: Coty Pringle		Attention: Clinton R. Walton	
Department: Public Works - Engineering		Phone: 417-623-4545	Fax:
Phone: 417-624-0820 Ext. 1557	Fax:		

THIS AGREEMENT made and entered into this ____ day of _____, 20____, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

Interior Renovations Joplin City Hall

The City and Contractor agree to the following:

1. Manner and Time for Completion. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws within 90 working days from the date Contractor is ordered to proceed, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. Prevailing Wages. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri. At any time, the contractor is found to not have paid prevailing wages, the contractor shall forfeit as a penalty to the city one hundred dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract.

3. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the contractor to always maintain adequate insurance coverage during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City within ten (10) days after the date of the receipt of Notice of Award of the Contract to the Contractor and prior to the start of work. All insurance policies shall require that the insurance company in question provide thirty (30) days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main Street, Joplin, MO 64801

Such policies shall name the City as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, http://insurance.mo.gov/industry/sovimmunity.php)

As of January 1, 2023, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation.... Statutory coverage per RSMo 287.010 et seq

Employer's Liability..... $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorneys' fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Owner's and Contractor's Protective Liability Insurance to protect the City, its agents, servants and

employees from claims which may arise from the performance of this Contract, with limits of at least Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

The Owner's and Contractor's Protective Liability Insurance must:

(1) Be a separate policy with the named insured being: The City of Joplin, and

(2) Contain an endorsement that disclaims coverage for any claim barred by the doctrines of sovereign immunity or official immunity, except attorney's fees and other litigation costs incurred in defending a claim. Nothing contained in this policy (or this endorsement thereto) shall constitute any waiver of whatever kind of these defenses or sovereign immunity or official immunity for any monetary amount whatsoever.

e. Builders Risk Insurance for contracts involving unoccupied structures. The Contractor shall secure All Risk Builder's Risk Insurance. Unless specifically authorized by the City, the amount of such insurance shall not be less than the total contract price.

f. Subcontracts. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

g. Notice. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

h. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

4. Performance, Labor, and Materials Payment Bond: The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount of $419,000.00 (full amount of contract) conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

5. Certification Regarding Disbarment, Eligibility, Indictments, Convictions or Civil Judgements for all Federal Aid Projects: By signing and submitting the bid, the president or authorized official of the bidder, under penalty of perjury under the laws of the USA, shall certify that, except as noted in the exceptions, the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investor, project director, manager, auditor or any position involving the administration of federal funds:
(Reference can be made to "The System for Award Management" website as a helpful resource).

a. Is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency.

b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years.

c. Does not have a proposed debarment or suspension pending.

d. Has not been indicted, convicted or had a civil judgment rendered against any of the listed parties by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.

5.1 If there are any exceptions, the bidder shall submit the exceptions on company letterhead, signed by the bidder and inserted inside the bid submitted. Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, the bidder shall indicate to whom it applies, the initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

5.2 By signing the contract, the contractor shall further certify that all related subcontracts of $25,000 shall comply with this requirement. This includes all subcontractors, material suppliers and vendors.

6. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

7. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to complete the work within the time specified in the contract, or within such extra time as may be allowed in accordance with City of Joplin Standard Specifications, Division 0000, General Requirements and Provisions, Section 0400.19, (http://mo-joplin.civicplus.com/DocumentCenter/View/3460) Contractor (or surety) shall be liable to the City in the amount of $100 per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

9. Termination. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

10. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

11. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

12. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

13. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Works Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. Such compensation will be paid in progress payments (less five (5) percent retainage), as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract. If the City or the architect or engineer determines that a higher rate of retainage is required to ensure performance of the contract, the City may withhold up to ten (10) percent retainage until the work is fully completed and accepted by the City.

16. Contract Documents. The contract documents shall consist of the following:

a. This Contract
b. All Change Orders
c. Bid Plans and Specifications
d. City of Joplin Standard Specifications (Latest Revised Edition)
e. Special Conditions & Provisions
f. Proposal
g. Statement of Bidder's Qualifications
h. Acknowledgment
i. Performance Bond
h. Payment and Material Bond
k. Instructions to Bidders
l. Non-collusion Affidavit
m. Notice to Proceed

Notice to Contractors: This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein. The Contractor agrees to perform all of the work described in the contract documents and to comply with the terms and conditions defined therein for a total sum of Four Hundred Nineteen Thousand and 00/100 dollars ($419,000.00), said amount being subject to any approved addenda or change order.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable. Contractor acknowledges and agrees that it shall not be entitled to any adjustment in the Contract Sum or Contract Times for any concealed condition of any nature, including but not limited to unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, in addition to the information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey. Contractor recognizes that it has assumed the risks of concealed conditions and is being compensated for assuming these risks.

18. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Joplin, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of R.S.Mo. Section 105.450 et seq. shall not be violated.

19. Assignment. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

20. Nondiscrimination. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a)ii and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

21. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 R.S.Mo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

22. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

23. Records and Audits. The Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the City to assure proper accounting for all project funds. These records will be made available for audit purposes to the City or any authorized representative and will be retained for three years after the expiration of this Contract.

24. Authorized Employees. Contractor acknowledges that Section285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that is not knowingly in violation of subsection 1 or Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully to work in the United States.

25. Interest of Contractor and Employees. The Contractor covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract, no person having any such interest shall be employed.

26. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

27. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

28. Affidavit for Contracts Over $5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

29. City Benefits. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

30. Occupational License: The Contractor shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

31. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project. Contractors and subcontractors in violation of this provision will forfeit to the public body $2,500 plus $100 a day for each employee who is employed without training. Public bodies and contractors may withhold/assess these penalties from the payment due to those contractors and subcontractors if found to be in non-compliance.

32. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

33. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

34. Remedies. Except as may be otherwise found in the contract documents, all claims, disputes, counter-claims, and other matters in question between the Owner and Contractor arising out of or related to this agreement or the breech thereof, will be decided by arbitration if the parties hereto mutually agree, or in a court of competent jurisdiction within the state in which the Owner is located.

35. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CONTRACTOR:
R.E. Smith Construction Company

By:

_____

Printed Name:

_____

Title:

_____

CITY OF JOPLIN, MISSOURI

By: _____
Daniel Johnson, P.E.
Public Works Director

2

NOTE:
THE BASE BID INCLUDES THE PAINTING OF THE WALLS FOR THE FOLLOWING ROOMS. 211, 217, 218, 219, 221, 222, 225, 226, 227, 228, 231, 232, 233, 235, AND 236

(N) REPLACE THE CURRENT WALL OUTLET WITH A DUAL RJ-45 OUTLET, AND APPROPRIATELY LABEL THE EXISTING NETWORK CABLE FOR BOTH THE PHONE AND THE NEW CAT 6 PC CONNECTION.

(N-2) ADD TWO NEW CABLE RUNS USING CAT 6 CABLES TERMINATED AT A DUAL RJ-45 OUTLET. LABEL ONE FOR PC AND THE OTHER FOR PHONE.

NOTE:
ALL NEW DOOR FRAMES SHALL BE 3'-0" x 7'-0" AND MATCH EXISTING DOORS IN TRIM AND COLOR. DOOR HARDWARE SHALL BE BRASS COATED AND ALL NEW DOORS SHALL HAVE A MATCHING DOOR STOP TO BE INSTALLED.

NOTE:
ALL NEW WALL TRIM, AND WALL TEXTURE SHALL MATCH THAT OF EXISTING.

1

(E) ADD (1) 125 VOLT DUPLEX OUTLET IN THIS LOCATION

(E-6) ADD (1) 125 VOLT DUPLEX OUTLET IN THIS LOCATION 6 FT FROM FIN. FLR.

(E-12) ADD (1) 125 VOLT DUPLEX OUTLET IN THIS LOCATION CENTER ABOVE THE DOOR @ 12 FT FROM FIN. FLR.

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION

NOTE:
ALL WALLS ARE TO BE 9'-0" FROM FINISHED FLOOR WITH THE EXCEPTION 211, 218, 225, AND 233 THEY WILL BE FROM FINISHED FLOOR TO THE CEILING ABOVE THE SUSPENDED

THIS AREA WILL REQUIRE CAULKING AROUND FRAMING TO ENSURE SOUND DAMPENING CAULKING MUST BE APPLIED DIRECTLY TO GLASS ON THIS CONDITION CONTRACTOR TO ENSURE CAULKING WILL BE ADEQUATE FOR THERMAL CONDITIONS

NOTE:
CONTRACTOR TO VERIFY THAT EXISTG SPRINKLER WILL STILL BE ADEQUATE AFTER INSTALLATION OF NEW PARTITION WALL

SPRINKLERS IN LOCATION MUST BE MOVED TO EA. SIDE OF WALL

INSTALL NEW CARPET TILE
2,250 SQ. FT. LEFT OVER MATERIAL TO BE STORED BY CITY OF JOPLIN
THIS IS FOR THE FOLLOWING ROOMS
217, 218, 221, 225, 227, 228, 232, 233, 235, AND 236
SEE NOTE. 2 OF FLOORING ON SHT. 4

NOTE:
CONTRACTOR TO PERFORM THE FOLLOWING TO MITIGATE SOUND
INSULATE ALL NEW WALLS IN 225 OFFICE FROM FLOOR TO CEILING WITH WOOL BATT INSULATION.
INSTALL A DOOR SWEEP AND GAP INSULATION ON THE DOOR FRAME.
SEAL ALL OPENINGS AROUND THE INSULATION WITH CAULK OR SPRAY FOAM.

REMOVE (3) CLERESTORY WINDOWS FROM THIS WALL AND INSULATE PER THE NOTE ABOVE
THESE WINDOWS WILL BE RELOCATED AT THE SAME ELEV. TO ROOM 222 AS SHOWN

1 OFFICE LIGHTING IN THE FOLLOWING ROOMS TO HAVE SWITCHES INSTALLED TO CONTROL LIGHTING INDEPENDENTLY
225,233, AND 236

WORK ROOM 210
OFFICE 213
OFFICE 215
OFFICE 225
OFFICE 233
OFFICE 227
OFFICE 232
OFFICE 228
OFFICE 218
OFFICE 221
OFFICE 217
WELCOMING AREA 236
STORAGE FILING 235
RECEPTION 214
STORAGE AREA 211
CORRIDOR 209
STAIR LOBBY 207
OPEN AREA 219
WORK AREA 223
OFFICE 231
FIRE ESCAPE

ADD MAG LOCK SEE NOTES SHT. 4

ADD NEW SIDE LITES TO EA. SIDE OF EXISTING DOOR MATCH EXISTING ACROSS HALL

EXISTING DOOR INTERFERES WITH NEW WALL
INSTALL NEW DOOR AND FRAME AND REVERSE SWING

EXISTING LIGHT TO BE DELETED IN THIS LOCATION

REMOVE AND RE-USE DOOR FOR OFFICE 218 AS SHOWN

THIS AREA CONTAINS NETWORK SWITCH FOR NEW CAT 6 TIE IN

1 INSTALL NEW CARPET TILE
420 SQ. FT. LEFT OVER MATERIAL TO BE STORED BY CITY OF JOPLIN
THIS IS FOR THE FOLLOWING ROOMS
211 AND 231 SEE NOTE. 2 OF FLOORING ON SHT. 4
ALSO NOTE THE ADDITION ON TO AREA 211 CEILING HEIGHT TO MATCH THAT OF THE BOTTOM OF THE MECHANICAL CHASE EXTERIOR WALL TO GO TO CEILING ABOVE

INSTALL NEW CARPET TILE
1,355 SQ. FT. LEFT OVER MATERIAL TO BE STORED BY CITY OF JOPLIN
THIS IS FOR 219
SEE NOTE. 2 OF FLOORING ON SHT. 3

INSTALL NEW POLISHED GRANITE TILE BLACK TILE 6" BORDER 50 SQ. FT. LEFT OVER MATERIAL TO BE STORED BY CITY OF JOPLIN

INSTALL NEW POLISHED GRANITE TILE
12" X 12" TILE TO MATCH THAT IN AREA 200
AREA DESIGNATED BY SQUARE HATCH
900 SQ. FT. LEFT OVER MATERIAL
TO BE STORED BY CITY OF JOPLIN
THIS IS FOR OPEN AREA 219

ADD SECURITY CAMERA LOOKING NORTH EAST SEE NOTES SHT. 4

CENTER TILE WORK ON DOOR

CENTER (1) CLERESTORY WINDOW BTWN. RETURN AIR AND COLUMN

4'-8" 9'-4" 10'-2 7/8" 19'-1" 10'-0" 3'-0" TYP 7'-0" 4'-0" 5'-8 5/8" 11'-7" 3'-2 1/2" 4'-0" CLEAR BTWN. RAIL 2'-6" 2'-0" 6'-0" Ø12'-0" Ø13'-0" 3'-0"

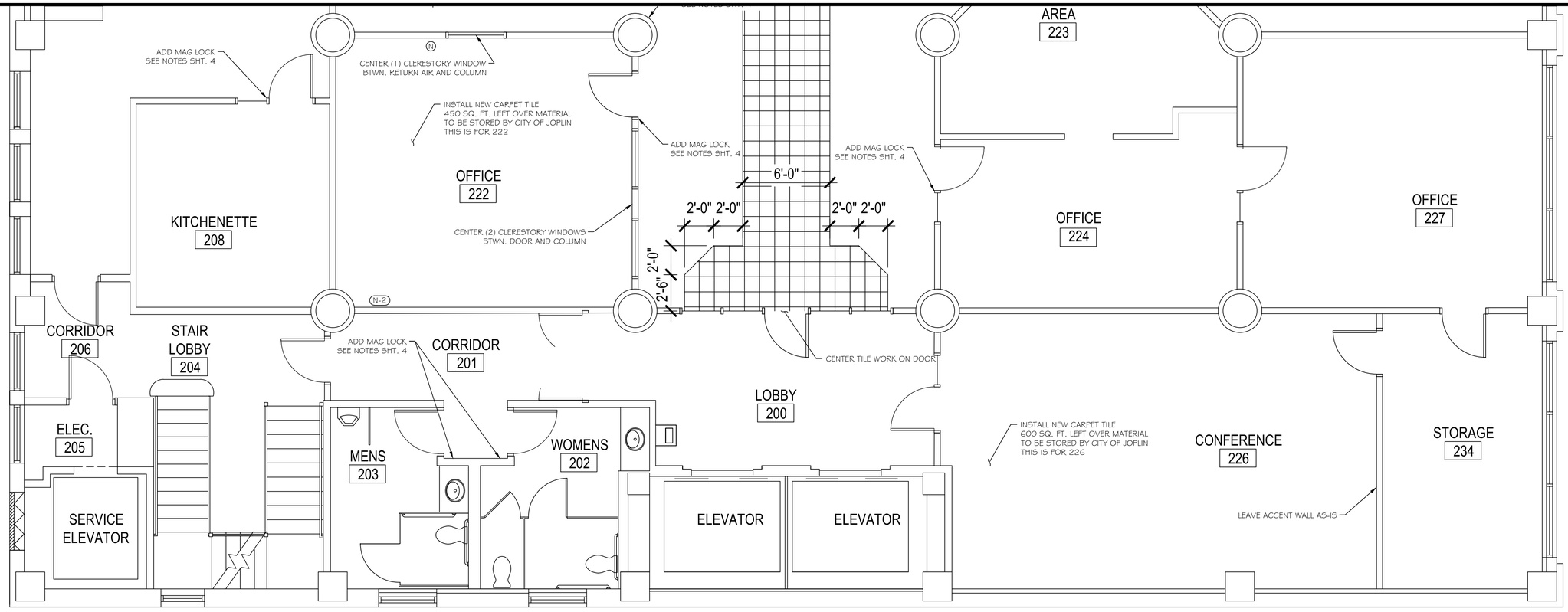
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

CITY OF Joplin	CITY OF JOPLIN, MISSOURI DEPT OF PUBLIC WORKS DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801 PH NO: 417-624-0820 EXT 1530 FAX NO: 417-625-4738 E-MAIL: DJOHNSO1@JOPLINMO.ORG	REV DATE: 12/7/23 1/4/24 1/5/24	REVISION: PROJECT CHECK ADDENDUM #1 ADDENDUM #2	SVYD BY: PNT FILE: N/A.TXT SVY DATE: ENGINEER: N/A	ACAD DWG FILE & PATH NAME: MISC.\BLDG. PLANS\2ND FLOOR SCALE: 1/4" = 1'-0"	DWN BY: PRINGLE CKD BY: N/A APD BY: N/A DATE: 11/2023	PROJECT 2ND FLOOR CITY HALL REMODEL "BASE BID"	PLAN NO: 8545 SHEET 1 of 7



NOTE:
CONTRACTOR TO VERIFY THAT EXISTING SPRINKLERS WILL STILL BE ADEQUATE AFTER INSTALLATION OF NEW FULL HEIGHT WALLS. SOME SPRINKLERS WILL BE REQUIRED TO BE MOVED.

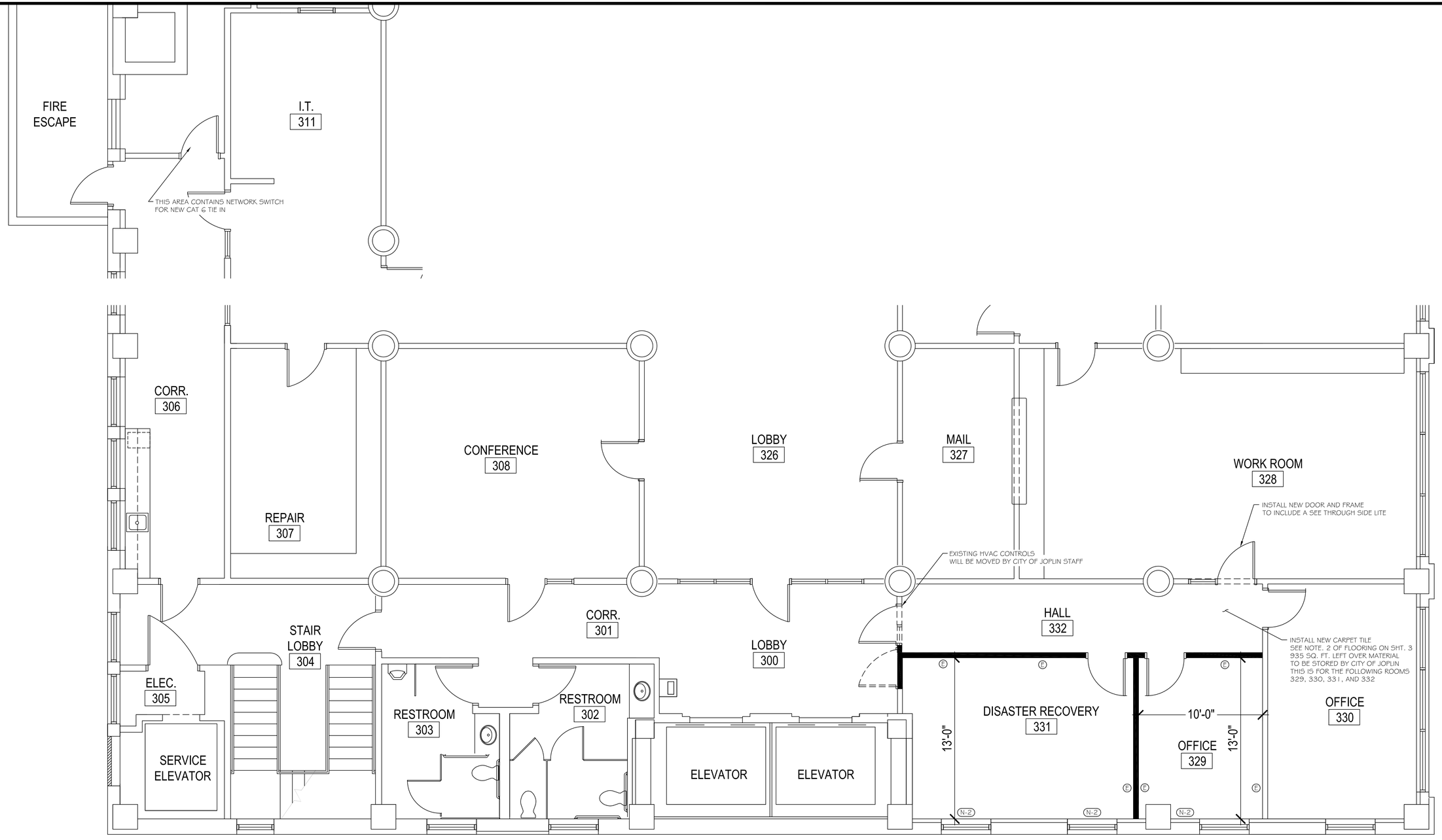
NORTH

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

CITY OF Joplin	CITY OF JOPLIN, MISSOURI DEPT OF PUBLIC WORKS DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801	REV DATE:	REVISION:	SVYD BY:		ACAD DWG FILE & PATH NAME:	DWN BY: PRINGLE	PROJECT 2ND FLOOR CITY HALL REMODEL "BASE BID"	PLAN NO: 8545
		PH NO: 417-624-0820 EXT 1530	12/7/23	PROJECT CHECK	PNT FILE:	N/A.TXT	MISC.\BLDG. PLANS\2ND FLOOR	CKD BY: N/A		SHEET 2 of 7
		FAX NO: 417-625-4738			SVY DATE:		SCALE: 1/4" = 1'-0"	APD BY: N/A		
		E-MAIL: DJOHNSO1@JOPLINMO.ORG			ENGINEER:	N/A		DATE: 11/2023		



(N) REPLACE THE CURRENT WALL OUTLET WITH A DUAL RJ-45 OUTLET, AND APPROPRIATELY LABEL THE EXISTING NETWORK CABLE FOR BOTH THE PHONE AND THE NEW CAT 6 PC CONNECTION.

(N-2) ADD TWO NEW CABLE RUNS USING CAT 6 CABLES TERMINATED AT A DUAL RJ-45 OUTLET. LABEL ONE FOR PC AND THE OTHER FOR PHONE.

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION

NOTE:
ALL NEW WALLS ARE TO BE 9'-0" FROM FINISHED FLOOR

THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

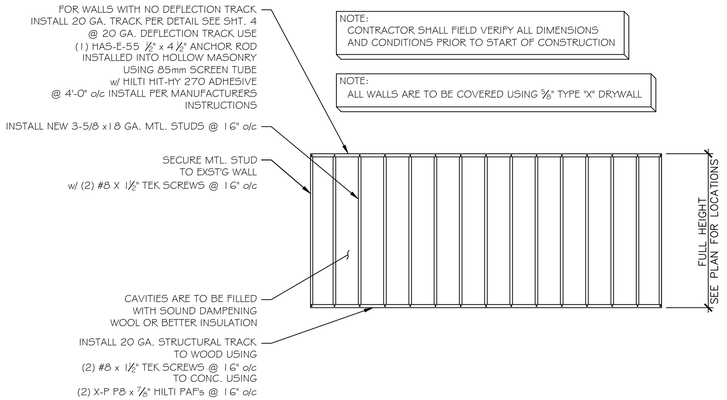
NOTE:
ALL NEW DOOR FRAMES SHALL BE 3'-0" x 7'-0" AND MATCH EXISTING DOORS IN TRIM AND COLOR. DOOR HARDWARE SHALL BE BRASS COATED AND ALL NEW DOORS SHALL HAVE A MATCHING DOOR STOP TO BE INSTALLED.

NOTE:
ALL NEW WALL TRIM, AND TEXTURE SHALL MATCH THAT OF EXISTING WALLS.

1 (E) ADD (1) 125 VOLT DUPLEX OUTLET IN THIS LOCATION

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP - CALL BEFORE YOU DIG!

CITY OF Joplin	CITY OF JOPLIN, MISSOURI DEPT OF PUBLIC WORKS DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801 PH NO: 417-624-0820 EXT 1530 FAX NO: 417-625-4738 E-MAIL: DJOHNSO1@JOPLINMO.ORG	REV DATE: 12/7/23 1/4/24	REVISION: PROJECT CHECK ADDENDUM #1	SVYD BY: PNT FILE: N/A.TXT SVY DATE: ENGINEER: N/A	ACAD DWG FILE & PATH NAME: MISC.\BLDG. PLANS\2ND FLOOR SCALE: ¼" = 1'-0"	DWN BY: PRINGLE CKD BY: N/A APD BY: N/A DATE: 11/2023	PROJECT 3RD FLOOR CITY HALL REMODEL "BASE BID"	PLAN NO: 8545 SHEET 3 of 7



NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION

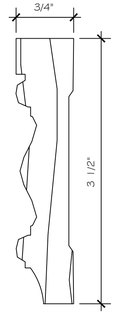
NOTE:
ALL WALLS ARE TO BE COVERED USING ⅝" TYPE "X" DRYWALL

FRAMING DETAIL 1

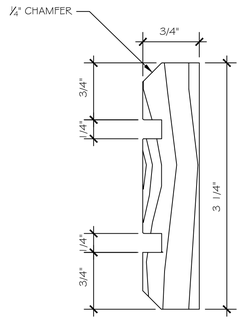
SCALE 1/4" = 1'-0"



NEW BASE MOULDING EQ. TO WHITE RIVER HARDWOODS, INC., STYLE NO. B464. FIELD VERIFY EXISTING BASE PROFILE.



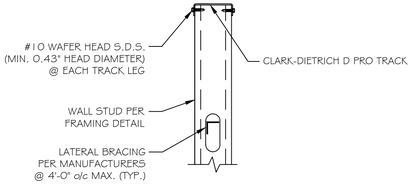
¾" X 3 ½" CASING TO MATCH EXISTING. FIELD VERIFY EXISTING PROFILE.



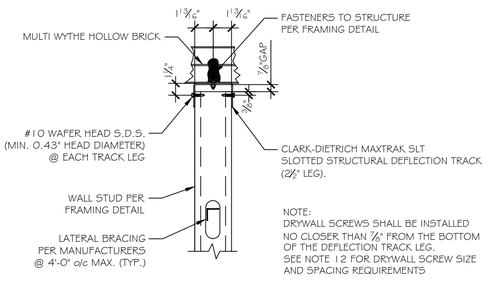
¾" X 3 ¼" CROWN TO MATCH EXISTING. FIELD VERIFY EXISTING PROFILE.

NOTE:
THIS WILL BE AT THE TOP OF THE 9'-0" WALLS ONLY

NOTE:
NO DEFLECTION TRACK REQUIRED WHERE MTL. STUDS ARE NOT ATTACHED TO CEILING ABOVE

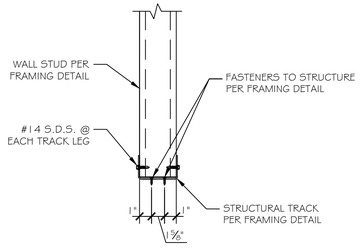


NO DEFLECTION TRACK



NOTE:
DRYWALL SCREWS SHALL BE INSTALLED NO CLOSER THAN ⅞" FROM THE BOTTOM OF THE DEFLECTION TRACK LEG. SEE NOTE 12 FOR DRYWALL SCREW SIZE AND SPACING REQUIREMENTS

DEFLECTION TRACK



STRUCTURAL TRACK

GENERAL NOTES:

1. REPAIR WALLS, FLOORS, AND CEILING ADJACENT TO WALLS SHOWN TO BE REMOVED.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY CLOSURES TO ISOLATE NOISE, DUST, AND EFFECTS OF WEATHER DURING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING AND BLOCKING SUPPORT DURING THE REMOVAL OF EXISTING BUILDING ELEMENTS. DO NOT BLOCK ACCESS TO EXISTING BUILDING WITHOUT PERMISSION OF OWNER.
4. PERFORM ALL THE DEMOLITION AS CALLED FOR OR AS INDICATED ON THE DRAWINGS OR AS REQUIRED OR IMPLIED TO COMPLETE THE DESIRED WORK.
5. OWNER TO HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE MATERIALS. ALL SALVAGEABLE MATERIALS NOT CLAIMED BY OWNER, OR NOT TO BE REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT AS NOTED ON THE DRAWINGS.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO NEW CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN MEASUREMENTS AND/OR FIELD CONDITIONS AS INDICATED ON THE CONSTRUCTION DOCUMENTS.

COLD FORMED METAL STUDS:

1. ALL COLD FORMED STRUCTURAL FRAMING MEMBERS SHALL BE ACCORDANCE WITH ASTM C955 AND SHALL HAVE ENGINEERING PROPERTIES CALCULATED IN CONFORMANCE WITH AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS."
2. ALL COLD FORMED STRUCTURAL FRAMING MEMBERS SHALL BE INSTALLED TO CONFORM WITH ASTM C1007
3. ALL COLD FORMED STRUCTURAL FRAMING MEMBERS AND ACCESSORIES SHALL HAVE A MINIMUM PROTECTIVE COATING EQUAL TO G60 GALVANIZED FINISH. APPLY ZINC RICH PAINT TO ALL AREAS WHERE FINISH HAS BEEN DAMAGED.
4. ALL 18 GA. MEMBERS SHALL BE FORMED FROM STEEL WITH A MINIMUM YIELD OF 33 ksi.
5. UNLESS NOTED OTHERWISE, ALL STUD AND JOIST SECTIONS SHALL BE "C" TYPE SECTIONS WITH A NOMINAL 1¼" FLANGE AND A MINIMUM ½" RETURN.
6. ALL FRAMING COMPONENTS SHALL BE OUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS.
7. ALL SECTIONS USED FOR HORIZONTAL MEMBERS SHALL BE UNPUNCHED.
8. PROVIDE WEB STIFFENERS, CONNECTION ANGLES, AND MISCELLANEOUS HARDWARE AS REQUIRED TO COMPLETE ALL CONNECTIONS.
9. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL NON-LOAD BEARING STUD WALLS WHERE THE TOP OF THE WALL ABUTS THE BOTTOM OF THE STRUCTURE. SEE CONSTRUCTION NOTES FOR DEFLECTION LIMITS.
10. FASTENING OF FRAMING COMPONENTS SHALL BE DONE WITH SELF TAPPING SCREWS.
11. ATTACH STUDS TO TRACK WITH A MINIMUM OF ONE No.12 SCREW PER STUD FLANGE. STUDS MUST BEAR FULLY ON UPPER AND LOWER TRACK PRIOR TO PLACEMENT OF SCREWS.
12. THE GYPSUM BOARD MUST BE APPLIED FULL HEIGHT IN THE VERTICAL ORIENTATION TO EACH STUD FLANGE AND INSTALLED IN ACCORDANCE WITH ASTM C754 USING MINIMUM NO. 6 TYPE S DRYWALL SCREWS SPACED AS LISTED BELOW: SHEATHING SCREWS SPACED A MAXIMUM OF 16 IN ON-CENTER TO FRAMING MEMBERS (INCLUDING BOTTOM TRACK) WHEN STUDS SPACED AT 16 IN OR 12 IN ON-CENTER.

INTERIOR NON-BEARING METAL STUDS			
STUD SIZE	GAUGE	SPACING	MAX. HEIGHT
1 1/4" x 3 5/8"	18 Ga.	16" o/c	15'-6"

1. STUD DESIGN BASED UPON A LATERAL LOAD OF 5 PSF
2. MAX. DEFLECTION LIMITED TO SPAN/240
3. MIN. Fy = 33.0 ksi FOR NON-BEARING STUDS
4. STUD SHALL BE LATERALLY BRACED @ 4'-0" o/c

MILLWORK:

1. CAD DETAILS WILL BE AVAILABLE UPON REQUEST FOR THE EXISTING MILLWORK PROFILE
2. OAK TRIM STAIN TO MATCH THAT OF THE EXISTING.

FLOORING:

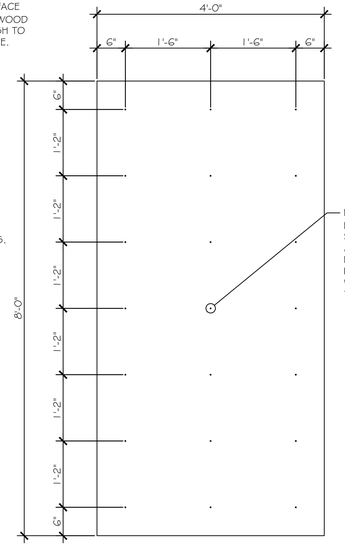
1. 2' X 2' CARPET TILES SHALL BE TARKET AFTERMATH II - FLEECE BACKED WITH MODULAR FLEX AIRE® CUSHION GLUE DOWN IN A QUARTER-TURN PATTERN. IN ORDER FOR THE CARPET TO CARRY THE WARRANTY THE CARPET MUST BE INSTALLED BY AN APPROVED CONTRACTOR BY THE MANUFACTURER.IT WILL BE THE DUTY OF THE CONTRACTOR TO OBTAIN THIS CERTIFICATION.
2. IN OPEN AREA 219 IN AREAS NOT RECEIVING GRANITE TILE, BUT INSTEAD ARE RECEIVING CARPET TILE. FLOOR SHALL BE STRIPPED OF ALL EXISTING CARPET AND UNDERLAY. SURFACE TO BE PREPPED USING A MINIMUM 15 MIL VAPOR BARRIER, AND COVERED WITH ¼" PLYWOOD FASTENED PER THE DETAIL SHOWN TO THE RIGHT. FASTENERS MUST BE INSTALLED FLUSH TO SURFACE OF THE PLYWOOD AS CARPET TILE WILL BE DIRECTLY APPLIED TO THIS SURFACE.
3. ALL RECEPTACLES CURRENTLY IN FLOOR SHALL BE FLUSH WITH THE SURFACE OF THE NEWLY INSTALLED FLOOR.

SECURITY CAMERA:

1. THE Digital Watchdog DWC-MT95Wi28TW IS WHAT IS CURRENTLY INSTALLED THE CITY WOULD REQUIRE THIS SAME CAMERA OR AN EQUAL OR BETTER APPROVED BY THE CITY OF JOPLIN IT DEPARTMENT.

NETWORKING:

1. ANY ACTIVITIES INVOLVING THE CITY'S NETWORK NECESSITATE PRIOR NOTIFICATION TO THE CITY'S IT DEPARTMENT BEFORE COMMENCING THE WORK. IN THE EVENT OF ANY DISCREPANCIES OR MODIFICATIONS DEVIATING FROM WHAT IS DEPICTED IN THE DRAWINGS, THE CONTRACTOR IS REQUIRED TO INFORM AND OBTAIN PRIOR AUTHORIZATION FROM THE CITY'S IT DEPARTMENT BEFORE IMPLEMENTING ANY CHANGES.



MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP. CALL BEFORE YOU DIG.

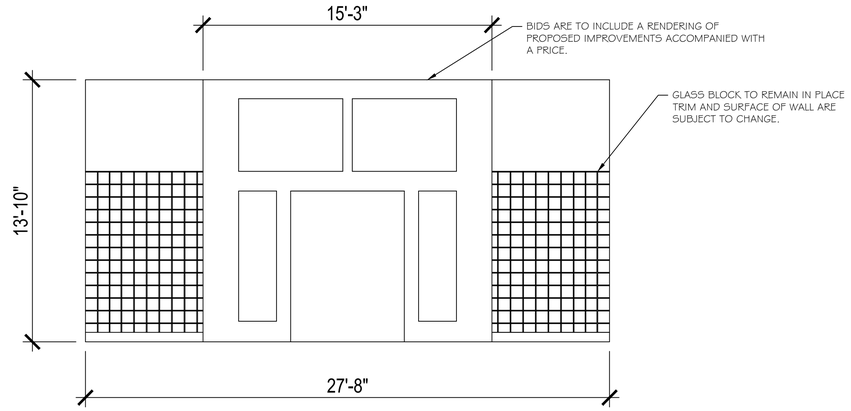
CITY OF Joplin	CITY OF JOPLIN, MISSOURI DEPT OF PUBLIC WORKS DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801	REV DATE:	REVISION:	SVYD BY:	ACAD DWG FILE & PATH NAME: MISC.\BLDG. PLANS\2ND FLOOR	DWN BY: PRINGLE
		PH NO: 417-624-0820 EXT 1530	12/7/23	PROJECT CHECK	PNT FILE: N/A.TXT		CKD BY: N/A
		FAX NO: 417-625-4738			SVY DATE:	SCALE: ¼" = 1'-0"	APD BY: N/A
		E-MAIL: DJOHNSO1@JOPLINMO.ORG			ENGINEER: N/A		DATE: 11/2023

PROJECT
GENERAL NOTES AND DETAILS

PLAN NO: 8546
SHEET
4 of 7

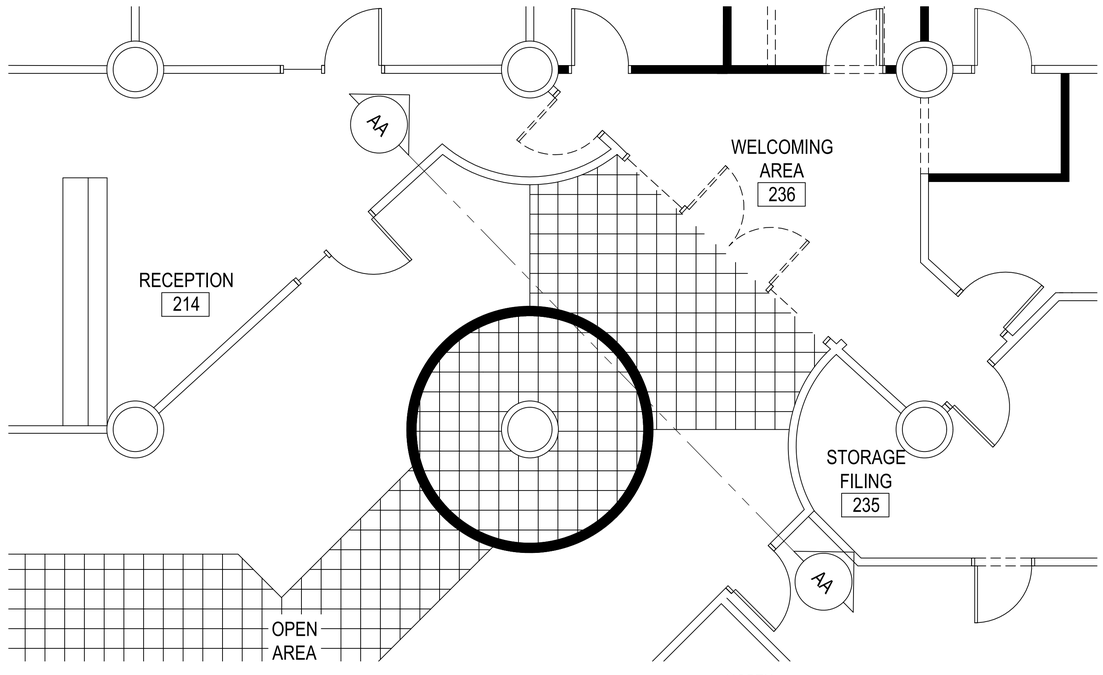
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION

NOTE:
CITY IS SEEKING BID ALTERNATE FOR THE DESIGN AND INSTALLATION OF STOREFRONT MODIFICATIONS FOR A MORE CONTEMPORARY DESIGN OF THE EXISTING ENTRY WAY. NEW STOREFRONT TO INCLUDE TRANSACTION STYLE WINDOW.



EXISTING ELEVATION (AA)

SCALE 1/4" = 1'-0"

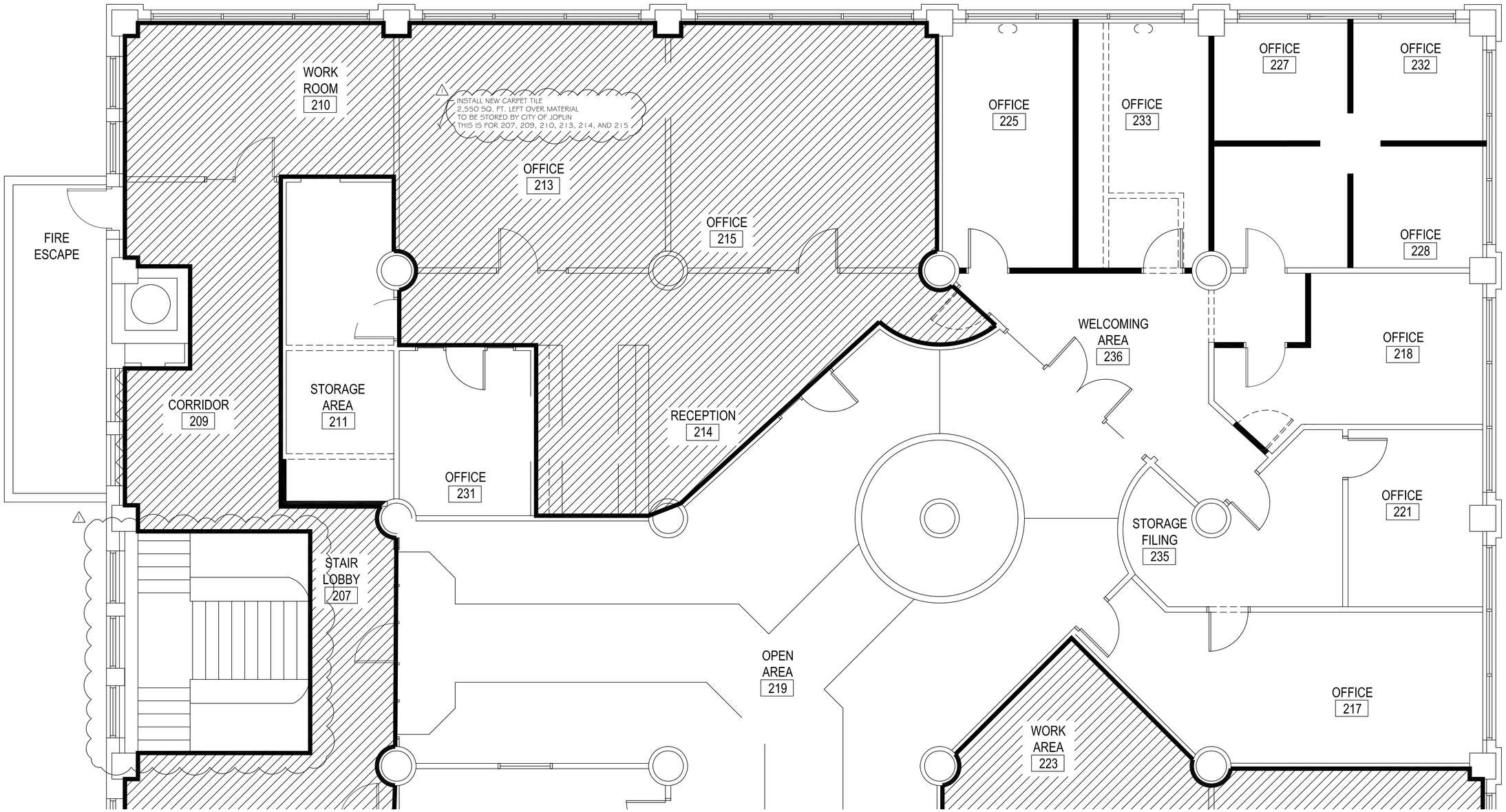


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP - CALL BEFORE YOU DIG!

CITY OF JOPLIN	CITY OF JOPLIN, MISSOURI DEPT OF PUBLIC WORKS DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801 PH NO: 417-624-0820 EXT 1530 FAX NO: 417-625-4738 E-MAIL: DJOHNSO1@JOPLINMO.ORG	REV DATE: 12/7/23	REVISION: PROJECT CHECK	SVYD BY: PNT FILE: N/A.TXT SVY DATE: ENGINEER: N/A	ACAD DWG FILE & PATH NAME: MISC.\BLDG. PLANS\2ND FLOOR SCALE: ¼" = 1'-0"	DWN BY: PRINGLE CKD BY: N/A APD BY: N/A DATE: 11/2023	PROJECT 2ND FLOOR CITY HALL REMODEL ADD ALTERNATE #1	PLAN NO: 8546 SHEET 5 of 7

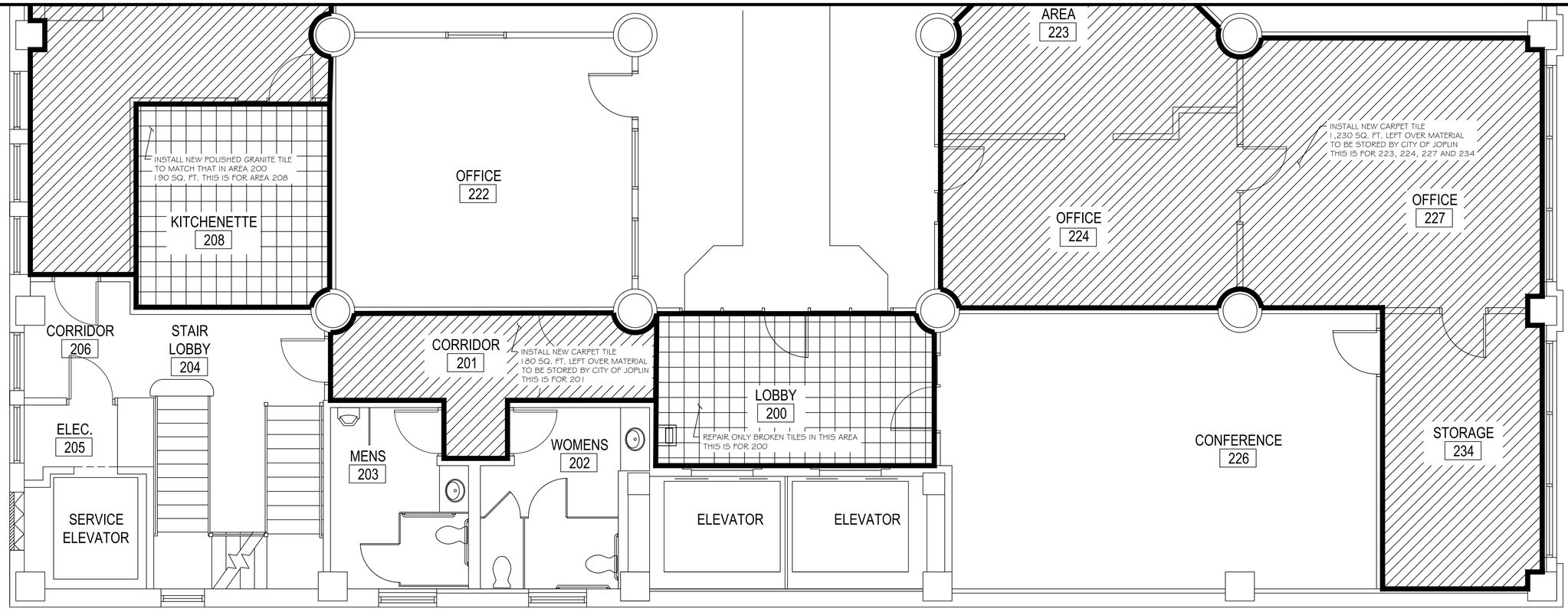


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP - CALL BEFORE YOU DIG!

CITY OF Joplin	CITY OF JOPLIN, MISSOURI DEPT OF PUBLIC WORKS DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801 PH NO: 417-624-0820 EXT 1530 FAX NO: 417-625-4738 E-MAIL: DJOHNSO1@JOPLINMO.ORG	REV DATE: 12/7/23 1/4/24	REVISION: PROJECT CHECK ADDENDUM #1	SVYD BY: PNT FILE: N/A.TXT SVY DATE: ENGINEER: N/A	ACAD DWG FILE & PATH NAME: MISC.\BLDG. PLANS\2ND FLOOR SCALE: 1/4" = 1'-0"	DWN BY: PRINGLE CKD BY: N/A APD BY: N/A DATE: 11/2023	PROJECT 2ND FLOOR CITY HALL REMODEL "BID ALTERNATE #2 AND #3"	PLAN NO: 8545 SHEET 6 of 7



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

ADD ALTERNATE #2
IS FOR FLOORING AND FLOOR TRIM ONLY
SEE ABOVE FOR ADDITIONAL DETAILS

ADD ALTERNATE #3
IS FOR PAINT ONLY
THIS ACCOUNTS FOR ALL THE ROOMS
NOT BEING RENOVATED TO RECEIVE
FRESH COAT OF PAINT
WITH THE EXCEPTION OF THE BATHROOMS,
STAIR LOBBY, AND EMPLOYEE ELEVATOR CORRIDOR
SEE ABOVE FOR ADDITIONAL DETAIL
NOTE: THERE IS A ACCENT WALL IN 214 THAT IS A DIFFERENT
COLOR CONTRACTOR TO LEAVE THIS WALL AS-IS

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

CITY OF Joplin

CITY OF JOPLIN, MISSOURI
DEPT OF PUBLIC WORKS
DIVISION OF ENGINEERING

ADDRESS: 602 S MAIN ST 64801	REV DATE:	REVISION:	SVYD BY:		ACAD DWG FILE & PATH NAME: MISC.\BLDG. PLANS\2ND FLOOR	DWN BY: PRINGLE	PROJECT: 2ND FLOOR CITY HALL REMODEL "BID ALTERNATE #2 AND #3"	PLAN NO: 8545
PH NO: 417-624-0820 EXT 1530	12/7/23	PROJECT CHECK	PNT FILE: N/A.TXT			CKD BY: N/A		SHEET: 7 of 7
FAX NO: 417-625-4738			SVY DATE:		SCALE: 1/4" = 1'-0"	APD BY: N/A		
E-MAIL: DJOHNSO1@JOPLINMO.ORG			ENGINEER: N/A			DATE: 11/2023		

COUNCIL BILL NO. 2024-107 **ORDINANCE NO.**

AN ORDINANCE approving the City of Joplin to enter into a construction agreement with R.E. Smith Construction Company in the amount of Four Hundred Nineteen Thousand and 00/100 Dollars, ($419,000.00) for the Interior Renovations at Joplin City Hall; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2023-2024 as adopted by Ordinance 2023-158 on October 16, 2023.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI as follows:

Section 1. That the City enter into an agreement with R.E. Smith Construction Company in the amount of Four Hundred Nineteen Thousand and 00/100 Dollars, ($419,000.00) for the Interior Renovations at Joplin City Hall project, for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin with R.E. Smith Construction Company.

Section 3. That fiscal year 2023-2024 budgeted appropriations as adopted by Ordinance 2023-158 be amended by increasing appropriations by the total amount of Eighty-Seven Thousand Five Hundred Thirty-Two Dollars and No Cents ($87,532.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works, and his certification to that effect to the Director of Finance, the contractor shall be paid from of the General Fund.

Section 6. Furthermore, approval of this council bill will allow the contractor to start the project immediately, to procure materials in a timely manner, and to expedite the completion of the project prior to the addition of new staff members.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2024, by a vote of_____.

_____

ATTEST: Douglas W. Lawson, Mayor

_____

Holly Nagy, City Clerk

COUNCIL BILL NO. 2024-107

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney