

**ADDENDUM NO. 2****Plans, Questions & Answers, Meeting Minutes, Prebid Agenda, Sign-In Sheet  
NEW AIR TRAFFIC CONTROL TOWER  
JEFFERSON MEMORIAL AIRPORT  
JEFFERSON CITY, MO**

To All Bidders: You are requested to make all changes and/or additions contained in this addendum to the Bidding Documents. Failure to acknowledge this Addendum in Proposal shall result in rejection of bid. Bidders are informed that the above referenced Plans are modified as follows as of May 9th, 2024: Addendum 1 was solely the Microsoft Teams Meeting Pre-Bid Conference Call-in Info.

**1. PLANS****G002 (Sheet Index) :**

Removed Sheet G-003 (Arch. Code Summary). Added Sheet C-900 (Comm. Utility Plan) –  
Done for Permit Review

**LS001 (Sheet Index) :**

Added applicable notes from Arch. Code Summary Sheet. which was removed.  
Done for Permit Review

**LS101 (Life Safety Plan First Floor) :**

Occupant Load, Exit Summary, and Egress Arrangement Table Updated  
Done for Permit Review

**LS103 (Life Safety Plan Third Floor) :**

Occupant Load, Exit Summary, and Egress Arrangement Table Updated  
Done for Permit Review

**LS104 (Life Safety Plan Fourth Floor) :**

Occupant Load, Exit Summary, and Egress Arrangement Table Updated  
Done for Permit Review

**LS105 (Life Safety Plan Fifth Floor) :**

Occupant Load, Exit Summary, and Egress Arrangement Table Updated  
Done for Permit Review

**LS106 (Life Safety Plan Sixth Floor) :**

Occupant Load, Exit Summary, and Egress Arrangement Table Updated  
Done for Permit Review

**C900 (Civil Comm Utility Plan) :**

Sheet Added to Show New Communication Utility Runs

**A002 (Architectural Wall and Roof Assemblies) :**

Detail 1 Added to Show Minimum 6" Rigid Insulation with value R-30  
Note in Detail A7 & A4 to call out 6" Batt Insulation with value R-22  
Done for Permit Review

**A522 (Architectural Wall Ceiling and Floor Assemblies) :**

Detail E1 and E4 Added to Show Minimum 6" Rigid Insulation with value R-30  
Detail A4 Updated to call out completely filling the 8" furring wall with Batt Insulation  
Detail A7 Updated to call filling the furring wall with 6" Batt Insulation to achieve R-22  
Done for Permit Review

**2. QUESTIONS & ANSWERS**

**Question:** Is Carlisle Coating and Waterproofing Miraseal Waterproofing System appropriate for cold fluid applied waterproofing?

**Answer:** Yes

**Question:** Does the smoke removal system need to be connected to the fire alarm system?

**Answer:** The smoke removal does not need to be connected to the fire alarm system. Smoke removal is for post fire salvage/clean-up activities. The stair pressurization system however, does need to be connected to the fire alarm system.

**Question:** Are the Fire Alarm Strobes supposed to be speaker strobes?

**Answer:** Per FA001 there are three devices in the legend: horn/strobes, horns, and strobes. A majority of the devices are combination horn/strobes. The restrooms and utility plenums have just strobes and

the stairwell just has horns. The contractor can use speakers and speaker/strobes in lieu of horns and horn/strobes if they choose.

**3. MEETING MINUTES:**

- The agenda was reviewed in totality.
- All schedules were read through and it was explained it is the intent to award all schedules with the most important schedules in order numerically.
- It was mentioned the 1<sup>st</sup> floor bathroom is a hardened room or weatherproof room, that the entire tower shaft is precast concrete. The base building is architecturally and structurally separate. The cab construction is unique and typically prefabricated on the ground. The window mullions also serve as the structure and where utilities run inside of.
- It was discussed how working days through the winter will be counted. Not being able to work due to weather will not count as a working day.
- It was discussed how working days through the winter will be counted. Not being able to work due to weather will not count as a working day.
- Aluminum Framed Entrances Spec. was given for the front door, with the exception it is not aluminum.
- Owner installed products were reviewed and that is movable furniture and FAA Equipment and not part of this project.
- We reviewed the QA /QC scope of work
- Federal vs Local Female Trade Requirements were reviewed. Cole County is 4%.
- It was noted the cab glass either need to be 3/8” thick lites withstanding 100mph winds or 1/2” thick lites.
- It was discussed there is a BIM360 Model of the tower with MEP that will be given to the winning bidder.
- **A DBE Goal was discussed and will be issued ASAP in the next addendum.**
- Upcoming changes to plans in this addendum were noted. They included code sheets changes due to permit review, a new civil sheet showing new conduit lines, and changes to insulation for energy conservation in the permit review.

**However, upon further review after the meeting; different changes (see plans) were made to the insulation than what was discussed in the meeting. There is now no reason to put rigid insulation within the tower shaft walls. We did increase the rigid insulation in the tower roof assembly from 5” to 6” minimum to achieve R30. We will keep the Batt Insulation in the tower furring walls per the drawings.**

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**AIR TRAFFIC CONTROL TOWER**



A WOOLPERT COMPANY  
931 Wildwood Dr  
Suite 101  
Jefferson City, Missouri 65101

**AIR TRAFFIC CONTROL TOWER**  
500 Airport Road, Jefferson City, MO 65101  
A PROJECT FOR:  
**JEFFERSON CITY MEMORIAL AIRPORT**

NO.	BY	DATE	DESCRIPTION
1		03/8/24	IFB
2		05/8/24	Addendum 2

**ISSUED FOR BID**

NAME	REG. NO.	DATE
FOR AND ON BEHALF OF JVATION, INC.		
DRAWN J.R.S.	CHECKED K.P.C.	APPROVED A.J.R.

PROJECT NUMBER:

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**G-002**

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G-002 SHEET INDEX

GENERAL INFORMATION

NAME OF PROJECT: AIR TRAFFIC CONTROL TOWER
ADDRESS: MOKANE ROAD ZIP CODE: 65101
PROPOSED USE: AIR TRAFFIC CONTROL TOWER
OWNER OR AUTHORIZED AGENT:
OWNED BY:
CODE JURISDICTION:

PROJECT SUMMARY

BUILDING DESCRIPTION: AIR TRAFFIC CONTROL TOWER
SCOPE OF WORK DETAILS: CONSTRUCT A NEW AIR TRAFFIC CONTROL TOWER (EXCLUDES FAA EQUIPMENT)

DESIGN PROFESSIONAL

Table with columns: DESIGNER, FIRM, NAME, TELEPHONE, EMAIL. Lists professionals for ARCHITECT, CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, and STRUCTURAL.

BUILDING CODE EDITION

2018 EDITION OF INTERNATIONAL BUILDING CODE: NEW CONSTRUCTION ADDITION UPLIFT
2018 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE: REPAIR RENOVATION ALTERATION RECONSTRUCTION
NEW BUILDING: NEW BUILDING SHELL BUILDING
EXISTING BUILDING CODE: CHANGE OF USE / OCCUPANCY BUILDING / TENANT SPACE INTERIOR COMPLETION (RENOVATION)

MIXED OCCUPANCY: SEPARATION / HOUR: N/A TYPES:
INCIDENTAL USE SEPARATION (509) THIS SEPARATION IS NOT EXEMPT AS A NON-SEPARATED USE (SEE EXCEPTIONS)
NON-SEPARATED MIXED OCCUPANCY (508.3) THE REQUIRED TYPE OF CONSTRUCTION FOR THE BUILDING SHALL BE DETERMINED BY APPLYING THE HEIGHT AND AREA LIMITATIONS FOR EACH OF THE APPLICABLE OCCUPANCIES TO THE ENTIRE BUILDING. THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, SO DETERMINED, SHALL APPLY TO THE ENTIRE BUILDING
SEPARATED MIXED OCCUPANCY (508.4) - SEE BELOW FOR AREA CALCULATIONS FOR EACH STORY. THE AREA OF TECH OCCUPANCY SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE FLOOR AREA FOR EACH USE, SHALL NOT EXCEED 1.
ACCESSORY USES

SPECIAL USES (CHAPTER 4):
402 403 404 405 406 407 408 409 410 411 412 413 414
415 416 417 418 419 420 421 422 423 424 425 426

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTING: NO YES 1008.3
EXIT SIGNS: NO YES 1013
FIRE ALARM: NO YES 907
SMOKE DETECTION SYSTEMS: NO YES PARTIAL 907
PANIC HARDWARE: NO YES 1010.1.10
FIRE EXTINGUISHERS: NO YES 906
A B C D 906.3

PLUMBING FIXTURES

Table with columns: TOILETS (MEN / WOMEN), URINALS, DRINKING FOUNTAINS. Rows for REQUIRED and PROVIDED fixtures on FIRST FLOOR and FOURTH FLOOR.

APPLICABLE CODES AND STANDARDS

- INTERNATIONAL BUILDING CODE (IBC) (2018) AS AMENDED BY MUNICIPALITY
INTERNATIONAL FIRE CODE (IFC) (2018) AS AMENDED BY MUNICIPALITY
NFA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS
NFA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2016)
NFA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (2016)
NFA 70, NATIONAL ELECTRIC CODE (2017)
NFA 72, NATIONAL FIRE ALARM AND SIGNALING CODE (2016)
2009 ICC A117.1 (2009)

SUMMARY OF FIRE PROTECTION FEATURES

- PROJECT INCLUDES THE FOLLOWING FIRE PROTECTION FEATURES:
WET PIPE SPRINKLER SYSTEM
STANDPIPE SYSTEM
FIRE ALARM AND DETECTION SYSTEM
FIRE-RESISTANCE RATED CONSTRUCTION
EMERGENCY LIGHTING AND EXIT SIGNS
STAIR PRESSURIZATION FOR ENCLOSED EXIT STAIR
PORTABLE FIRE EXTINGUISHERS

APPROVED EQUIVALENCIES

NOT APPLICABLE - NO EQUIVALENCES HAVE BEEN REQUESTED FOR THIS PROJECT.

CLASSIFICATION OF OCCUPANCY

IBC CHAPTER 3
FACILITY IS CLASSIFIED AS A SINGLE-USE OCCUPANCY:
BUSINESS GROUP B (ATCT)

TYPE OF CONSTRUCTION

IBC 601
TYPE I-B (NON-COMBUSTIBLE, RATED)

FIRE-RESISTANCE RATED BUILDING COMPONENTS

Table with columns: COMPONENT, REQUIRED, PROVIDED. Lists fire-resistance ratings for structural frame, exterior walls, interior walls, etc.

HEIGHT LIMITATIONS

IBC TABLE 412.2.1.1
THE ALLOWABLE BUILDING HEIGHT FOR THE ATCT IS REQUIRED TO COMPLY WITH IBC TABLE 412.2.1.1. THE ALLOWABLE BUILDING HEIGHT FOR TYPE I-B CONSTRUCTION IS 85 FEET. THE BUILDING HEIGHT IS APPROXIMATELY 66 FEET AND THEREFORE IN COMPLIANCE WITH THE IBC.

AREA LIMITATIONS

Table with columns: TOTAL AREA, OCCUPANCY, TABULAR VALUE, FRONTAGE, PERMITTED, PROVIDED. Shows area and occupancy details for BUSINESS B.

BUILDING SEPARATION AND EXPOSURE PROTECTION

IBC TABLE 602, TABLE 705.8
EXTERIOR BUILDING WALLS ARE LOCATED GREATER THAN 10 FEET FROM THE IMAGINARY FIRE SEPARATION LINE BETWEEN ADJACENT BUILDINGS. THEREFORE, THERE ARE NO ADDITIONAL REQUIREMENTS FOR BUILDING SEPARATION AND EXPOSURE PROTECTION.

INCIDENTAL USE AREAS

IBC 509
THERE ARE NO INCIDENTAL USE AREAS IN THE BUILDING PER IBC SECTION 509. ELECTRICAL INSTALLATIONS ARE REQUIRED TO COMPLY WITH NFPA 70 (NEC) AND ARE ADDRESSED IN THE 'REQUIRED INTERIOR SEPARATIONS' SECTION.

REQUIRED INTERIOR SEPARATIONS

Table with columns: COMPONENT, REQUIRED RATING, PROVIDED RATING. Lists ratings for exit enclosures, shafts, electrical rooms, and corridor walls.

VERTICAL OPENINGS

IBC
EXCEPT FOR THE SHAFTS AND EXIT STAIRS, THERE ARE NO ADDITIONAL VERTICAL OPENINGS IN THE BUILDING. PLEASE REFER TO THE 'REQUIRED INTERIOR SEPARATIONS' SECTION FOR THE PROTECTION REQUIREMENTS OF THE EXIT STAIRS, SHAFTS, AND ELEVATORS.

INTERIOR FINISH REQUIREMENTS

IBC TABLE 903.1.1
INTERIOR FINISH SHALL COMPLY WITH FOLLOWING, WITH PERMITTED REDUCTION FOR COMPLETE AUTOMATIC SPRINKLER SYSTEM:

Table with columns: COMPONENT, INTERIOR FINISH, FLOOR FINISH. Lists finish requirements for exits, corridors, and other spaces.

Table with columns: CLASSIFICATION, FLAME SPREAD INDEX, SMOKE DEVELOPMENT INDEX. Lists fire performance requirements for interior finishes.

OCCUPANT LOAD

IBC TABLE 1004.5
USE BUSINESS (LESS CONCENTRATED) OCCUPANT LOAD FACTOR (OLF) 150 SQ FT PER PERSON (GROSS)

NUMBER OF EXITS

IBC 412.2.3
FOR EACH FLOOR OF THE ATCT THE OCCUPANT LOAD IS LESS THAN 15 AND THE TOTAL AREA PER A FLOOR IS LESS THAN 1500 SQ FT. THEREFORE A SINGLE EXIT STAIRWAY IS PERMITTED FOR THE ATCT IN ACCORDANCE WITH IBC SECTION 412.2.3.

REQUIRED SEPARATION OF EXITS

IBC 412.2.3.2
NOT APPLICABLE - ATCT IS PROVIDED WITH A SINGLE EXIT STAIRWAY AS ALLOWED BY IBC 412.2.2.3.

EXIT CAPACITY AND EXIT WIDTH

IBC CHAPTER 10
COMPONENT, EGRESS CAPACITY FACTOR
STAIRWAYS, LEVEL COMPONENTS AND RAMPS, 0.3 INCHES PER PERSON
REQUIRED EXIT WIDTH FOR THE MEANS OF EGRESS:
MINIMUM CLEAR WIDTH OF DOORS IS 32 INCHES
MINIMUM WIDTH OF STAIRS IS 44 INCHES
MINIMUM WIDTH CORRIDORS IS 44 INCHES

EGRESS ARRANGEMENT

Table with columns: USE, TRAVEL DISTANCE, COMMON PATH, DEAD END CORRIDOR. Lists egress details for business use.

BLEACHERS

N/A - NOT APPLICABLE TO THIS PROJECT.

MAIN EXIT (ASSEMBLY)

N/A - NO ASSEMBLY SPACES REQUIRING A MAIN EXIT PRESENT IN THE BUILDING.

MEANS OF EGRESS ILLUMINATION

IBC CHAPTER 10
MEANS OF EGRESS ILLUMINATION IS REQUIRED. AUTOMATIC DIMMERS NOT PERMITTED.

EMERGENCY LIGHTING

IBC CHAPTER 10
EMERGENCY LIGHTING IS REQUIRED. AUTOMATIC DIMMERS NOT PERMITTED.

MEANS OF EGRESS MARKING

IBC CHAPTER 10
ILLUMINATED EXIT SIGNAGE IS REQUIRED AT EXITS AND DIRECTIONAL EXIT SIGNAGE REQUIRED ALONG THE PATH OF EGRESS TRAVEL.

WATER SUPPLY

IBC AND NFPA 13
FIRE HYDRANTS SERVING THE BUILDINGS ARE SUPPLIED BY THE EXISTING MUNICIPAL UNDERGROUND WATER DISTRIBUTION SYSTEM. A FLOW TEST WILL BE CONDUCTED TO DETERMINE AVAILABLE WATER SUPPLY AND FIRE FLOW FOR THE BUILDINGS. INITIAL CALCULATIONS INDICATE A MINIMUM REQUIRED FLOW DEMAND OF 1750 GPM AT A MINIMUM PRESSURE OF 84 PSI.

FIRE HYDRANTS

- FIRE HYDRANTS ARE REQUIRED TO BE PROVIDED SO THAT EACH PART OF THE EXTERIOR WALL OF THE BUILDING IS WITHIN 350 FEET OF A FIRE HYDRANT.
THE SERVICE LATERAL FOR A HYDRANT MAY SERVE NOT MORE THAN TWO HYDRANTS AND SHALL BE A MINIMUM OF 6-INCHES
A HYDRANT IS REQUIRED TO BE PROVIDED WITHIN 150 FEET OF THE FIRE DEPARTMENT CONNECTION
SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

AUTOMATIC FIRE SUPPRESSION SYSTEMS

IBC 412.2.4 AND NFPA 13
AN OCCUPIED FLOOR IS LOCATED MORE THAN 35 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. THEREFORE, AN AUTOMATIC FIRE SUPPRESSION IS REQUIRED FOR THE BUILDING IN ACCORDANCE WITH NFPA 13. THE PROTECTION WILL CONSIST OF A WET PIPE SPRINKLER SYSTEM FOR ALL FLOORS AND THE STAIRWAY.

STANDPIPE SYSTEM

IBC 905
A STANDPIPE SYSTEM IS REQUIRED FOR THE ATCT IN ACCORDANCE WITH IBC SECTION 905. THE ATCT IS PROVIDED WITH A NFPA 13 SPRINKLER SYSTEM. THEREFORE A CLASS I STANDPIPE SYSTEM IS PERMITTED.

FIRE PUMP

A HYDRANT FLOW TEST INDICATED A STATIC PRESSURE OF 100 PSI WITH A RESIDUAL PRESSURE 40 PSI WHILE FLOWING 1050 GPM. A FIRE PUMP IS NOT ANTICIPATED TO BE REQUIRED FOR THE FIRE SUPPRESSION SYSTEM. THE CONTRACTOR IS REQUIRED TO SUBMIT DETAILED HYDRAULIC CALCULATIONS FOR THE FIRE SUPPRESSION SYSTEM DESIGN. IF A FIRE PUMP IS REQUIRED- IT MUST BE LOCATED IN A 2-HOUR FIRE RESISTANCE RATED ENCLOSURE.

PORTABLE FIRE EXTINGUISHERS

IBC 906 AND NFPA 10
PORTABLE FIRE EXTINGUISHERS ARE REQUIRED TO BE PROVIDED AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10.

FIRE DEPARTMENT CONNECTION

ATCT BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM AND THEREFORE WILL BE PROVIDED WITH A FIRE DEPARTMENT CONNECTION. THE FIRE DEPARTMENT CONNECTION IS TO BE REMOTE, LOCATED ON THE EAST SIDE OF THE CONTROL TOWER AND REQUIRED TO BE A 4-INCH STORZ CONNECTION. REFER TO THE FIRE SUPPRESSION PLANS AND THE CIVIL PLANS FOR THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS.

FIRE DETECTION AND ALARM SYSTEM

- IBC 412.2.3.1
A MANUAL FIRE DETECTION AND FIRE ALARM SYSTEM PER NFPA 72:
AUTOMATIC SMOKE DETECTION REQUIRED IN ACCORDANCE WITH 907.2.2.1
AUDIBLE AND VISUAL NOTIFICATION APPLIANCES THROUGHOUT IN ACCORDANCE WITH NFPA 72
WITH THE EXCEPTION OF AUDIBLE APPLIANCES WITH THE CONTROL TOWER CAB
CONNECTED TO REPORTING SYSTEM PER LOCAL REQUIREMENTS
SMOKE REMOVAL IS REQUIRED IN ACCORDANCE WITH IBC 412.2.3.3 AND 403.4.7.

ELEVATOR EMERGENCY OPERATION

NOT APPLICABLE - ELEVATOR NOT PROVIDED FOR THIS ATCT.

ELEVATOR PROTECTION

NOT APPLICABLE - ELEVATOR NOT PROVIDED FOR THIS ATCT.

AREA OF RESCUE ASSISTANCE TWO-WAY COMMUNICATION

IBC 1009.8
A TWO-WAY COMMUNICATION SYSTEM IS REQUIRED FOR ELEVATOR LANDING ON THE UPPER FLOORS FOR COMMUNICATION BETWEEN ELEVATOR LANDING AND A CENTRAL CONTROL POINT LOCATED NEAR THE MAIN ENTRANCE ON THE GROUND FLOOR, INCLUDING DIRECTIONS FOR THE USE, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM, AND IDENTIFICATION OF THE LOCATION.

FIRE DEPARTMENT VEHICLE ACCESS

IFC
FIRE DEPARTMENT VEHICLE ACCESS IS REQUIRED AND SHALL SUPPORT THE SIZE AND WEIGHT OF THE LOCAL FIRE DEPARTMENT VEHICLES. MINIMUM CLEAR WIDTH IS 20 FT. FIRE DEPARTMENT ACCESS IS SHOWN ON THE CIVIL PLANS.

TWO-WAY RADIO ENHANCEMENT SYSTEM

ASSESSMENT OF EXISTING CONNECTION TO REPORTING SYSTEM TO BE CONDUCTED AT A LATER SUBMITTAL.

ROOF ACCESS

IBC 1011.12
IN BUILDINGS FOUR OR MORE STORES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL. (3%-PERCENT SLOPE).

HAZARDOUS MATERIALS

IBC 307
HAZARDOUS MATERIALS ARE NOT EXPECTED TO BE PROVIDED OR STORED WITHIN THE BUILDING IN EXCESS OF THE MAXIMUM ALLOWABLE QUANTITY (MAQ). HAZARDOUS MATERIAL STORAGE CABINETS MAY BE PROVIDED BY THE OWNER IN THE FUTURE TO STORE SMALL QUANTITIES OF HAZARDOUS MATERIALS IF NEEDED.

SMOKE MANAGEMENT

IBC 412.2.3.3
PER IBC 412.2.3.3, SMOKE MANAGEMENT IS REQUIRED TO BE PROVIDED FOR THE ATCT IN ACCORDANCE WITH IBC SECTION 403.4.7.



AIR TRAFFIC CONTROL TOWER



931 Wildwood Dr
Suite 101
Jefferson City, Missouri 65101

AIR TRAFFIC CONTROL TOWER

ISSUE RECORD

Table with columns: NO, BY, DATE, DESCRIPTION. Shows revision history for the document.

ISSUED FOR BID

Table with columns: NAME, REG. NO., DATE, DRAWN, CHECKED, APPROVED. Shows approval and drawing information.

CODE SUMMARY

LS001

LS001 CODE SUMMARY
5/8/2024 1:09:27 PM
Autodesk Docs://aviation - JEF ATCT/UEF\_ATCT\_FPLS\_RZ2.v4

### OCCUPANT LOAD - FIRST FLOOR

ROOM NO.	ROOM NAME	SPACE USE & LF	AREA (APPROX.)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
100	STAIRWAY	NO OCCUPANT LOAD	136 SF	0	
101	VESTIBULE	NO OCCUPANT LOAD	69 SF	0	
102	HALLWAY	NO OCCUPANT LOAD	142 SF	0	
103	RESTROOM	NO OCCUPANT LOAD	139 SF	0	
104	COMMUNICATIONS	EQUIPMENT ROOMS (BUILDING SUPPORT)	46 SF	500	1
105	MECHANICAL EQUIPMENT	EQUIPMENT ROOMS (BUILDING SUPPORT)	134 SF	500	1
106	ELECTRICAL EQUIPMENT	EQUIPMENT ROOMS (BUILDING SUPPORT)	134 SF	500	1
<b>TOTAL</b>					<b>3</b>

### EXIT SUMMARY - FIRST FLOOR

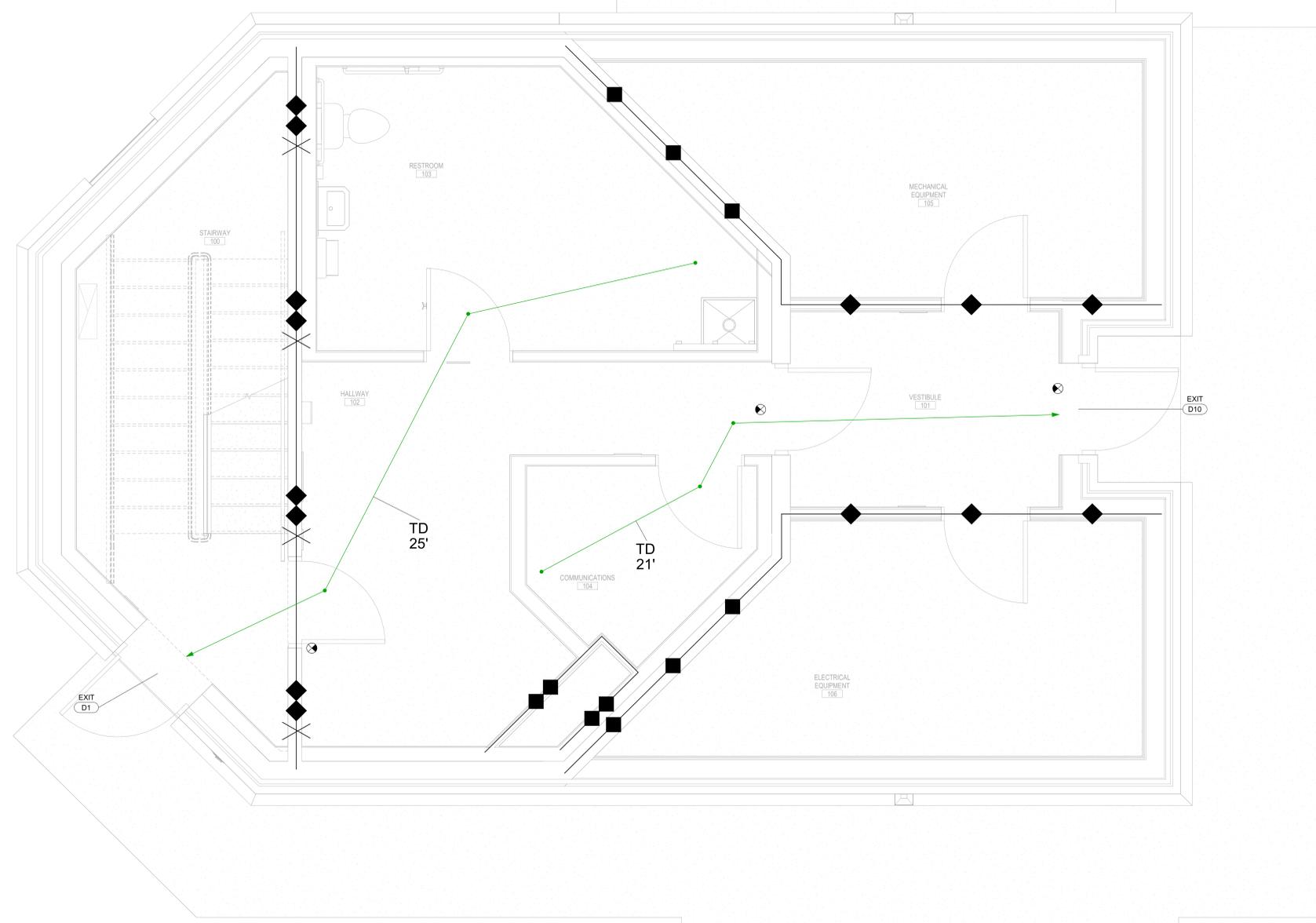
EXIT ID	DOOR CLEAR	DOOR CAPACITY FACTOR (IN PERSON)	DOOR CAPACITY (PERSONS)	STAIR WIDTH (IN)	STAIR CAPACITY (IN PERSON)	STAIR CAPACITY (IN PERSON)	LIMITING CAPACITY (PERSONS)	ACTUAL USE (PERSONS)
D1	38	0.2	190	NA	NA	NA	190	1
D10	38	0.2	190	NA	NA	NA	190	2

### EGRESS ARRANGEMENT - FIRST FLOOR

PLAN MARK	DISTANCE	FROM ROOM	TO ROOM
TD	21'	COMMUNICATIONS 104	VESTIBULE 101
TD	25'	RESTROOM 103	STAIRWAY 100

### LIFE SAFETY LEGEND

- XXX EXIT IDENTIFIER
- TRAVEL DISTANCE (TD)
- EXIT SIGN (FOR REFERENCE ONLY)
- PORTABLE FIRE EXTINGUISHER SEMI-RECESSED CABINET TYPE = DRY CHEMICAL RATING = 2A:B:C (MINIMUM)
- PORTABLE FIRE EXTINGUISHER WALL BRACKET TYPE = DRY CHEMICAL RATING = 2A:B:C (MINIMUM)
- 1-HOUR FIRE BARRIER**
  - 45-MIN RATED DOORS
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - FIRE DAMPERS NOT REQUIRED FOR DUCTED SYSTEMS
  - 1-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD
- 2-HOUR FIRE BARRIER**
  - 90-MIN RATED DOORS
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - FIRE DAMPERS REQUIRED FOR DUCTED SYSTEMS
  - 2-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD
- 2-HOUR EXIT ENCLOSURE**
  - 90-MIN RATED DOORS
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - 2-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD
- SMOKE PARTITION**
  - DOORS TO RESIST THE PASSAGE OF SMOKE; SMOKE SEALS NOT REQUIRED
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - SMOKE DAMPERS NOT REQUIRED
  - FIRE DAMPERS NOT REQUIRED



### AIR TRAFFIC CONTROL TOWER



A WOOLPERT COMPANY  
931 Wildwood Dr  
Suite 101  
Jefferson City, Missouri 65101

**AIR TRAFFIC CONTROL TOWER**  
 500 Airport Road, Jefferson City, MO 65101  
 A PROJECT FOR:  
**JEFFERSON CITY MEMORIAL AIRPORT**

#### ISSUE RECORD

NO	BY	DATE	DESCRIPTION
1		03/08/2024	IFB
2		05/09/2024	Addendum 2 Revision 1

#### ISSUED FOR BID

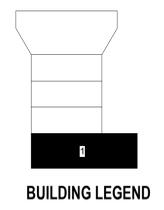
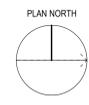
NAME	REG. NO.	DATE
FOR AND ON BEHALF OF JVATION, INC.		
DRAWN: JAZ	CHECKED: PEB	APPROVED: JDM

PROJECT NUMBER:

### LIFE SAFETY PLAN - FIRST FLOOR

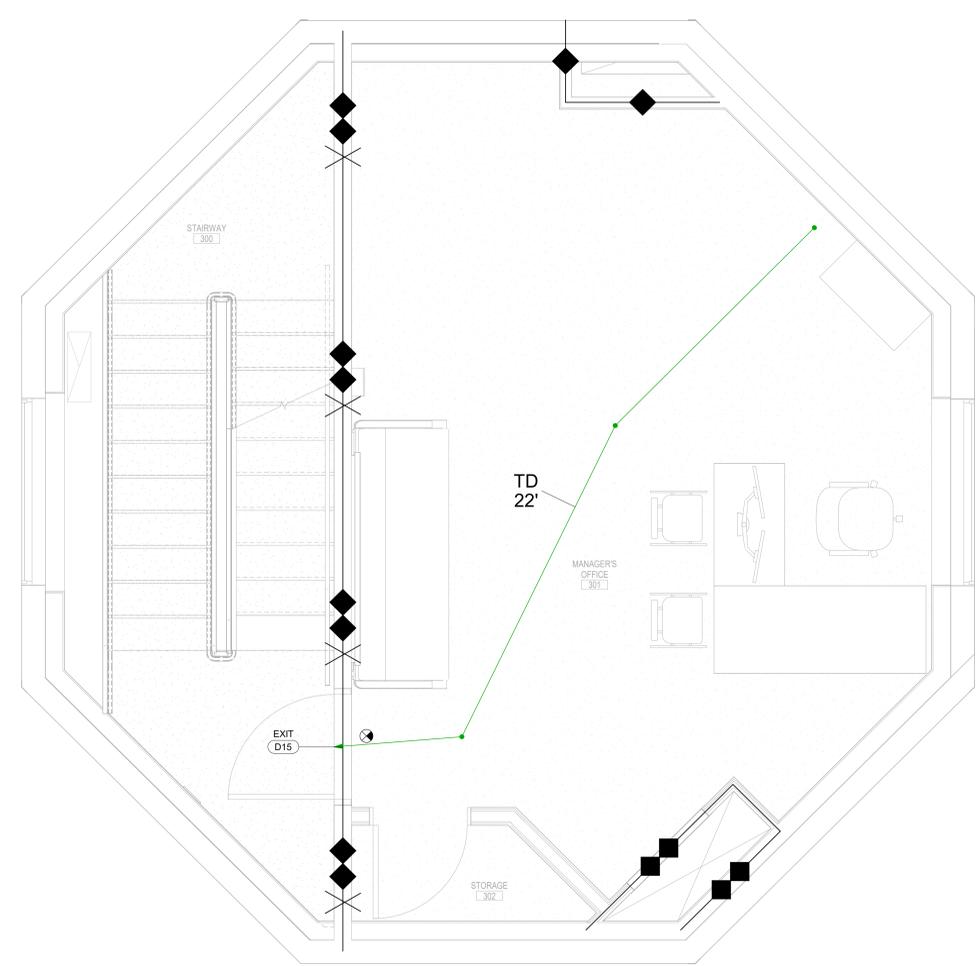
# LS101

**A1** LIFE SAFETY PLAN - FIRST FLOOR  
SCALE: 1/2" = 1'-0"



**LIFE SAFETY LEGEND**

- 
**EXIT IDENTIFIER**
- 
**EXIT SIGN (FOR REFERENCE ONLY)**
- 
**PORTABLE FIRE EXTINGUISHER SEMI-RECESSED CABINET TYPE = DRY CHEMICAL RATING = 2A:B:C (MINIMUM)**
- 
**PORTABLE FIRE EXTINGUISHER WALL BRACKET TYPE = DRY CHEMICAL RATING = 2A:B:C (MINIMUM)**
- 
**1-HOUR FIRE BARRIER**
  - 45-MIN RATED DOORS
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - FIRE DAMPERS NOT REQUIRED FOR DUCTED SYSTEMS
  - 1-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD
- 
**2-HOUR FIRE BARRIER**
  - 90-MIN RATED DOORS
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - FIRE DAMPERS REQUIRED FOR DUCTED SYSTEMS
  - 2-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD
- 
**2-HOUR EXIT ENCLOSURE**
  - 90-MIN RATED DOORS
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - 2-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD
- 
**SMOKE PARTITION**
  - DOORS TO RESIST THE PASSAGE OF SMOKE; SMOKE SEALS NOT REQUIRED
  - DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
  - SMOKE DAMPERS NOT REQUIRED
  - FIRE DAMPERS NOT REQUIRED



OCCUPANT LOAD - THIRD FLOOR					
ROOM NO.	ROOM NAME	SPACE USE & LF	AREA (APPROX.)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
300	STAIRWAY	NO OCCUPANT LOAD	136 SF	0	
301	MANAGER'S OFFICE	BUSINESS	317 SF	150	3
302	STORAGE	STORAGE (GENERAL)	16 SF	500	1
<b>TOTAL</b>					<b>4</b>

EXIT SUMMARY - THIRD FLOOR								
EXIT ID	DOOR CLEAR	DOOR CAPACITY FACTOR (IN PERSON)	DOOR CAPACITY (PERSONS)	STAIR WIDTH (IN)	STAIR CAPACITY FACTOR (IN PERSON)	STAIR CAPACITY (IN PERSON)	LIMITING CAPACITY (PERSONS)	ACTUAL USE (PERSONS)
D12	36	0.2	180	NA	NA	NA	180	4

EGRESS ARRANGEMENT - THIRD FLOOR				
PLAN MARK	DISTANCE	FROM ROOM	TO ROOM	
TD	22'	MANAGER'S OFFICE 301	STAIRWAY 300	



**AIR TRAFFIC CONTROL TOWER**



A WOOLPERT COMPANY  
931 Wildwood Dr  
Suite 101  
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**AIR TRAFFIC CONTROL TOWER**  
 500 Airport Road, Jefferson City, MO 65101  
 A PROJECT FOR:  
**JEFFERSON CITY MEMORIAL AIRPORT**

ISSUE RECORD			
NO	BY	DATE	DESCRIPTION
1		03/08/2024	IFB
2		06/08/2024	Addendum 2 Revision 1

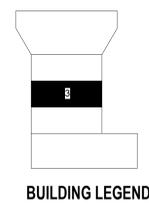
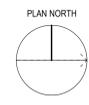
**ISSUED FOR BID**

NAME		REG. NO.		DATE	
FOR AND ON BEHALF OF JVATION, INC.					
DRAWN: JAZ	CHECKED: PEB	APPROVED: JDM			
PROJECT NUMBER:					

**LIFE SAFETY PLAN - THIRD FLOOR**

**LS103**

**A1 LIFE SAFETY PLAN - THIRD FLOOR**  
SCALE: 1/2" = 1'-0"



**LIFE SAFETY LEGEND**

**EXIT IDENTIFIER** (XXX)

**TRAVEL DISTANCE (TD)**

**EXIT SIGN (FOR REFERENCE ONLY)**

**PORTABLE FIRE EXTINGUISHER SEMI-RECESSED CABINET TYPE = DRY CHEMICAL RATING = 2A:B:C (MINIMUM)**

**PORTABLE FIRE EXTINGUISHER WALL BRACKET TYPE = DRY CHEMICAL RATING = 2A:B:C (MINIMUM)**

**1-HOUR FIRE BARRIER**

- 45-MIN RATED DOORS
- DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
- FIRE DAMPERS NOT REQUIRED FOR DUCTED SYSTEMS
- 1-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD

**2-HOUR FIRE BARRIER**

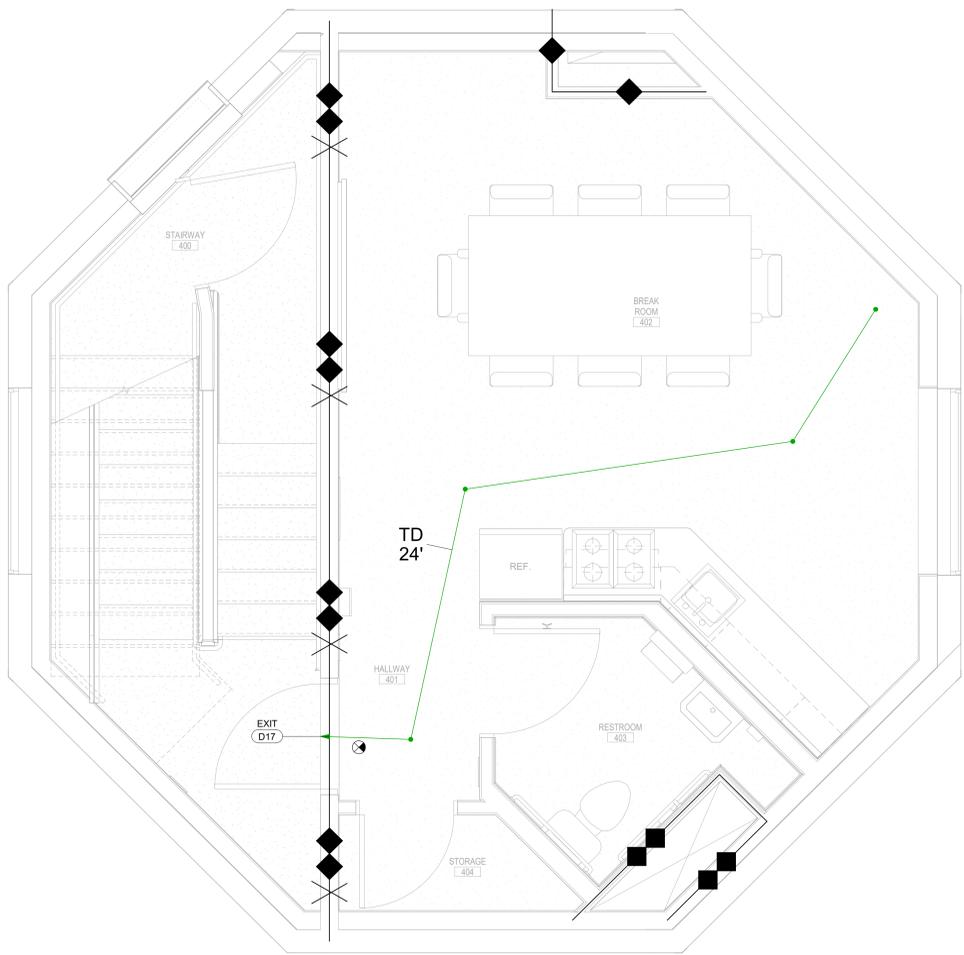
- 90-MIN RATED DOORS
- DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
- FIRE DAMPERS REQUIRED FOR DUCTED SYSTEMS
- 2-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD

**2-HOUR EXIT ENCLOSURE**

- 90-MIN RATED DOORS
- DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
- 2-HOUR RATED FIRESTOPPING FOR PENETRATIONS PER UL LISTED METHOD

**SMOKE PARTITION**

- DOORS TO RESIST THE PASSAGE OF SMOKE; SMOKE SEALS NOT REQUIRED
- DOORS REQUIRED TO BE SELF-CLOSING AND POSITIVE LATCHING
- SMOKE DAMPERS NOT REQUIRED
- FIRE DAMPERS NOT REQUIRED



**OCCUPANT LOAD - FOURTH FLOOR**

ROOM NO.	ROOM NAME	SPACE USE & LF	AREA (APPROX.)	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
400	STAIRWAY	NO OCCUPANT LOAD	136 SF	0	
401	HALLWAY	NO OCCUPANT LOAD	23 SF	0	
402	BREAK ROOM	ASSEMBLY FIXED	246 SF	FIXED	4
403	RESTROOM	NO OCCUPANT LOAD	41 SF	0	
404	STORAGE	STORAGE (GENERAL)	16 SF	500	1
<b>TOTAL</b>					<b>5</b>

**EXIT SUMMARY - FOURTH FLOOR**

EXIT ID	DOOR CLEAR	DOOR CAPACITY FACTOR (IN PERSON)	DOOR CAPACITY (PERSONS)	STAIR WIDTH (M)	STAIR CAPACITY FACTOR (IN PERSON)	STAIR CAPACITY (IN PERSON)	LIMITING CAPACITY (PERSONS)	ACTUAL USE (PERSONS)
D13	36	0.2	180	NA	NA	NA	180	5

**EGRESS ARRANGEMENT - FOURTH FLOOR**

PLAN MARK	DISTANCE	FROM ROOM	TO ROOM
TD	24'	BREAK ROOM 402	STAIRWAY 400



**AIR TRAFFIC CONTROL TOWER**

**JVIATION**  
A WOOLPERT COMPANY  
931 Wildwood Dr  
Suite 101  
Jefferson City, Missouri 65101

**AIR TRAFFIC CONTROL TOWER**  
500 Airport Road, Jefferson City, MO 65101  
**JEFFERSON CITY MEMORIAL AIRPORT**

**ISSUE RECORD**

NO	BY	DATE	DESCRIPTION
1		03/08/2024	IFB
2		06/08/2024	Addendum 2 Revision 1

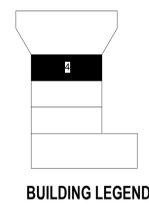
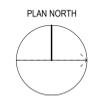
**ISSUED FOR BID**

NAME	REG. NO.	DATE
FOR AND ON BEHALF OF JVIATION, INC.		
DRAWN: JAZ	CHECKED: PEB	APPROVED: JDM
PROJECT NUMBER:		

**LIFE SAFETY PLAN - FOURTH FLOOR**

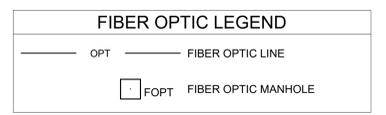
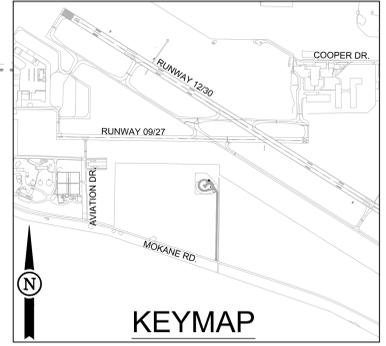
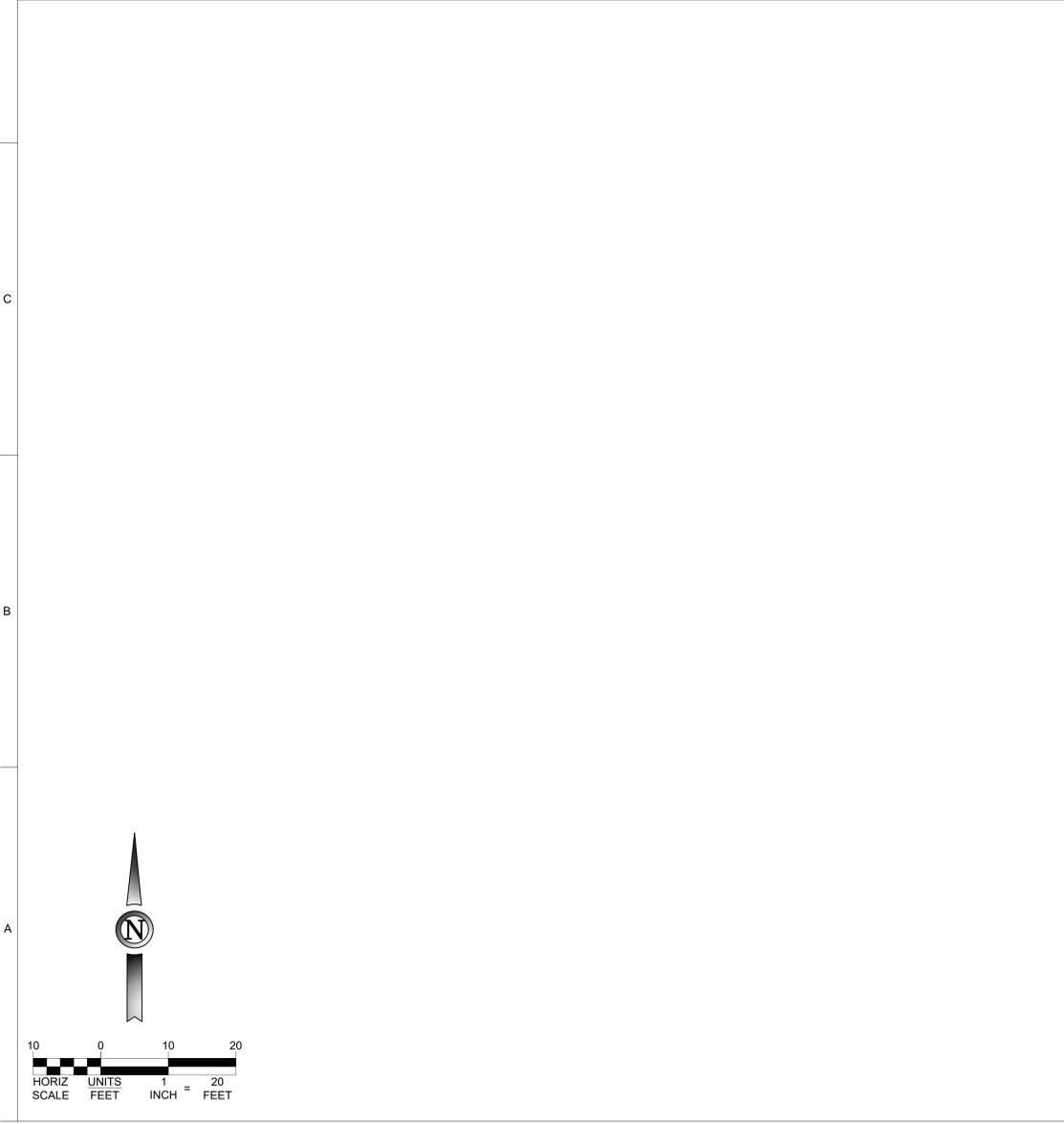
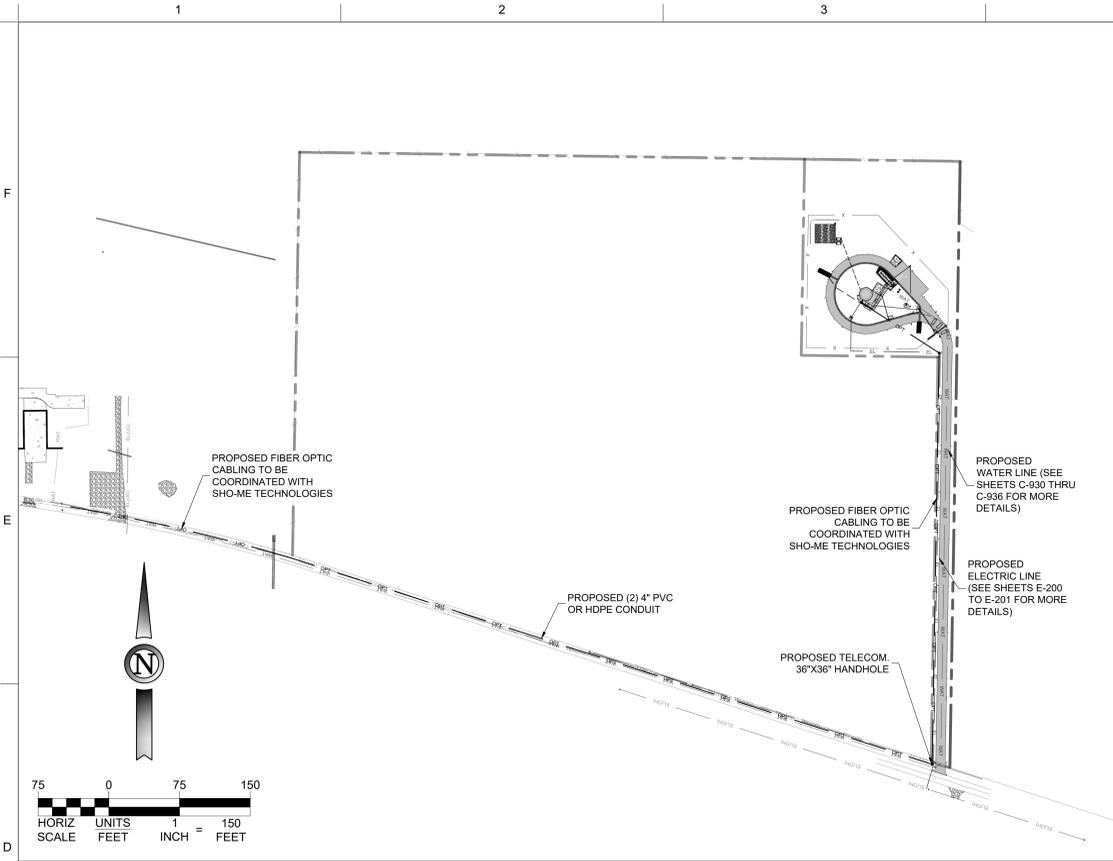
**LS104**

**A1 LIFE SAFETY PLAN - FOURTH FLOOR**  
SCALE: 1/2" = 1'-0"









- FIBER OPTIC NOTES:**
- TWO 4" PVC OR HDPE CONDUITS ARE REQUIRED AT A MINIMUM DEPTH OF 24". ONE CONDUIT SHALL HAVE THREE 1" TO 1-1/4" INNERDUCTS WITH A PULL STRING FOR EACH. ONE CONDUIT SHALL BE A SPARE WITH A PULL STRING. ALL CONDUITS SHALL BE EQUIPPED WITH A COPPER CONDUCTOR FOR LOCATING PURPOSES. CONDUCTOR SIZE TO BE COORDINATED WITH THE PROVIDER.
  - ALL TELECOMMUNICATIONS HANDHOLES SHALL BE 36" WIDE BY 36" LONG WITH A 30" DEPTH.
- PROTECTION OF EXISTING UTILITIES / STRUCTURES / PAVEMENTS**
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND AND OVERHEAD UTILITIES AT ALL TIMES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AT LEAST 5 FEET OUTSIDE OF THE PROPOSED ISDS (LEACH FIELD) AREA AND SHALL NOT ALLOW ANY TRAFFIC WITHIN THIS AREA TO PRESERVE THE SOIL STRUCTURE.



**AIR TRAFFIC CONTROL TOWER**

**AIR TRAFFIC CONTROL TOWER**  
500 Airport Road, Jefferson City, MO 65101  
A PROJECT FOR:  
**JEFFERSON CITY MEMORIAL AIRPORT**

ISSUE RECORD

NO	BY	DATE	DESCRIPTION
1	D.R.J.	03/07/2024	ISSUED FOR BID
2	D.R.J.	05/08/2024	REVISION NO. 1

ISSUED FOR BID

NAME	REG. NO.	DATE
DEREK JOHNSON	2022039711	03/07/2024
FOR AND ON BEHALF OF JAVIATION, INC.		
DRAWN: D.R.J.	CHECKED: C.L.G.	APPROVED: M.J.L.
N.B.B.		
PROJECT NUMBER: MODOT #23-0408-1		

**TELECOM UTILITY PLAN**



AIR TRAFFIC CONTROL TOWER

JVIATION  
A WOOLPERT COMPANY  
931 Wildwood Dr  
Suite 101  
Jefferson City, Missouri 65101

AIR TRAFFIC CONTROL TOWER  
500 Airport Road, Jefferson City, MO 65101  
A PROJECT FOR:  
JEFFERSON CITY MEMORIAL AIRPORT

ISSUE RECORD		
NO	BY	DATE DESCRIPTION
1		03/8/24 IFB
2		05/8/24 Addendum 2

ISSUED FOR BID		
NAME	REG. NO.	DATE
FOR AND ON BEHALF OF JVIATION, INC.		
DRAWN: J.R.S.	CHECKED: P.C.	APPROVED: A.J.R.

PROJECT NUMBER:

ISSUED FOR BID

ISSUED FOR BID		
NAME	REG. NO.	DATE
FOR AND ON BEHALF OF JVIATION, INC.		
DRAWN: J.R.S.	CHECKED: P.C.	APPROVED: A.J.R.

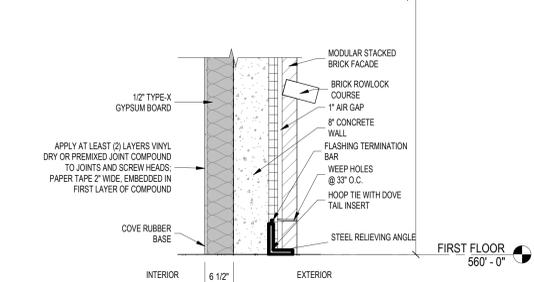
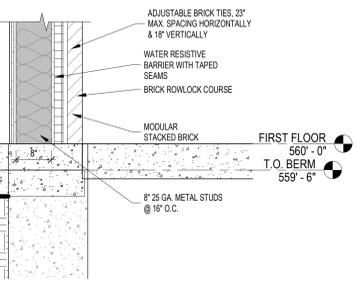
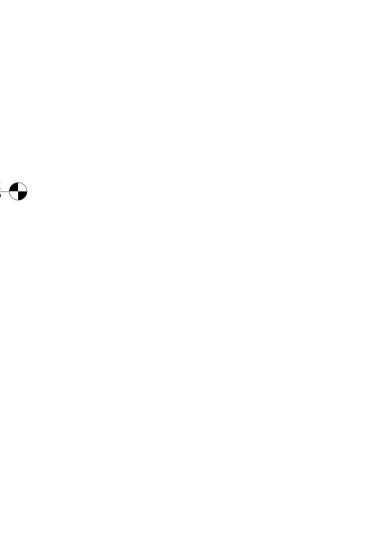
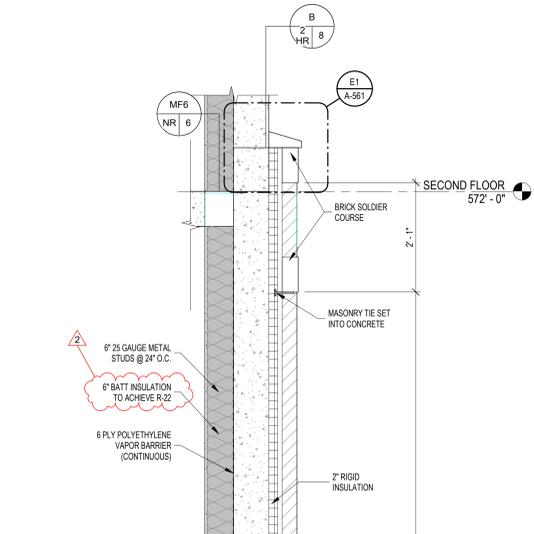
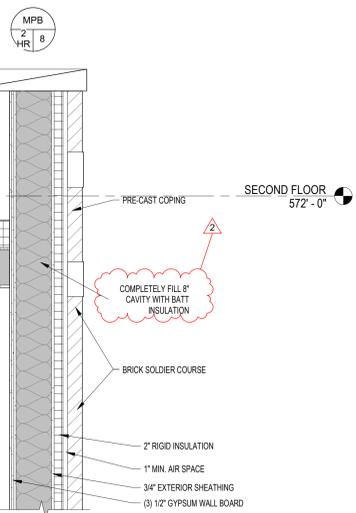
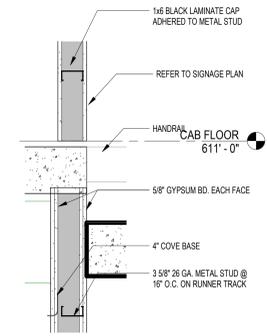
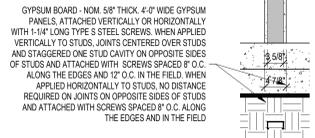
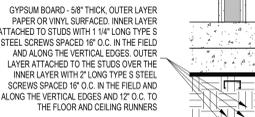
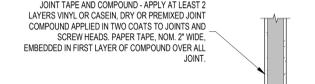
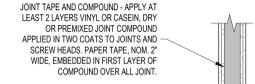
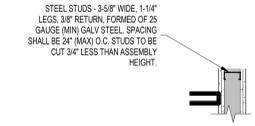
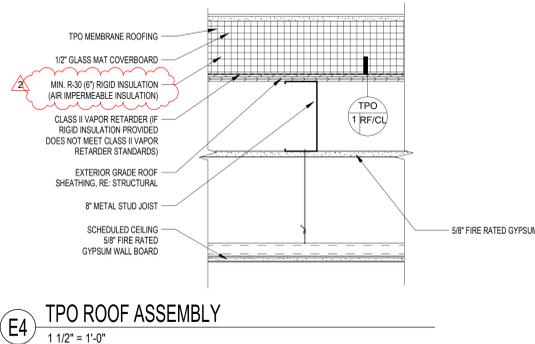
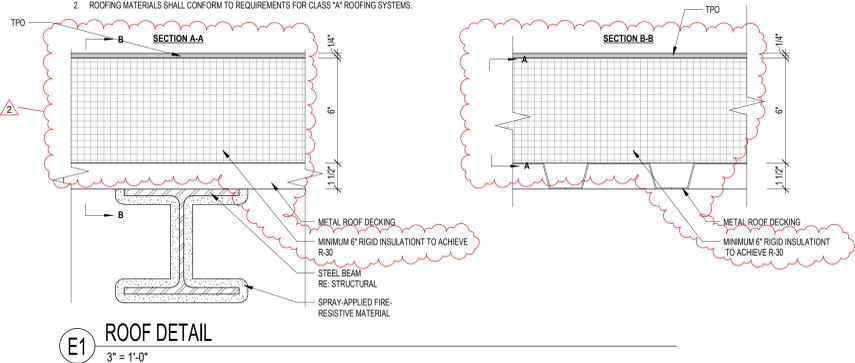
PROJECT NUMBER:

ISSUED FOR BID

WALLS AND ROOF ASSEMBLIES

A-002

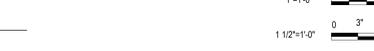
- NOTE:  
1. INCREASE CONCRETE DECK THICKNESS AS NECESSARY TO SLOPE 1/4" PER FOOT TO ROOF DRAINS.  
2. ROOFING MATERIALS SHALL CONFORM TO REQUIREMENTS FOR CLASS 'A' ROOFING SYSTEMS.



CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U424

CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U424

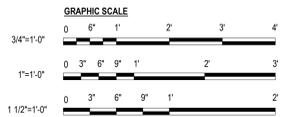
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CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U424

CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U424

CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U424



CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U487

CHANNEL TRACK - "J" SHAPED CHANNEL, 2-1/2" DEEP WITH UNEQUAL LEGS OF 1" AND 2", FABRICATED FROM NO. 25 MSG GALV. STEEL. CHANNEL POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. CHANNEL ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS SPACED 24" O.C. AND 2" (MAX) FROM ENDS.

STEEL STUDS - "I" SHAPED STUDS, 2-1/2" DEEP BY 1-1/2" WIDE FABRICATED FROM NO. 25 MSG GALV. STEEL. CUT TO LENGTHS 1/2" LESS THAN FLOOR TO CEILING HEIGHT AND SPACED 24" O.C. (MAX).

GYPSUM BOARD - 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. PANELS CUT 1" LESS THAN FLOOR TO CEILING HEIGHTS. VERTICAL EDGES INSERTED IN "Y" STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF CHANNEL TRACK WITH 1-5/8" LONG TYPE S SELF-DRILLING, SELF-TAPPING BUGLE HEAD STEEL SCREWS SPACED 16" FROM BOTH SIDES.

JOINT TAPE AND COMPOUND - APPLY AT LEAST 2 LAYERS VINYL OR CASIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. PAPER TAPE, NOM. 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINT.

GYPSUM BOARD - 1/2" THICK, 4'-0" WIDE WALLBOARD APPLIED VERTICALLY IN TWO LAYERS, INNER OR BASE LAYER ATTACHED TO STUDS WITH 1" LONG TYPE S SELF-DRILLING, SELF-TAPPING BUGLE HEAD STEEL SCREWS SPACED 24" O.C. ALONG THE EDGES AND IN THE FIELD OF THE BOARDS. OUTER OR FACE LAYER ATTACHED TO STUDS AND CHANNEL TRACK WITH 1-5/8" LONG TYPE S SELF-DRILLING, SELF-TAPPING BUGLE HEAD STEEL SCREWS SPACED 12" ALONG THE EDGES AND IN THE FIELD OF THE BOARDS, STAGGERED FROM SCREW IN INNER LAYER. JOINTS BETWEEN INNER AND OUTER LAYERS STAGGERED.

CHANNEL TRACK - "J" SHAPED CHANNEL, 2-1/2" DEEP WITH UNEQUAL LEGS OF 1" AND 2", FABRICATED FROM NO. 25 MSG GALV. STEEL. CHANNEL POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. CHANNEL ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS SPACED 24" O.C. AND 2" (MAX) FROM ENDS.

CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U487

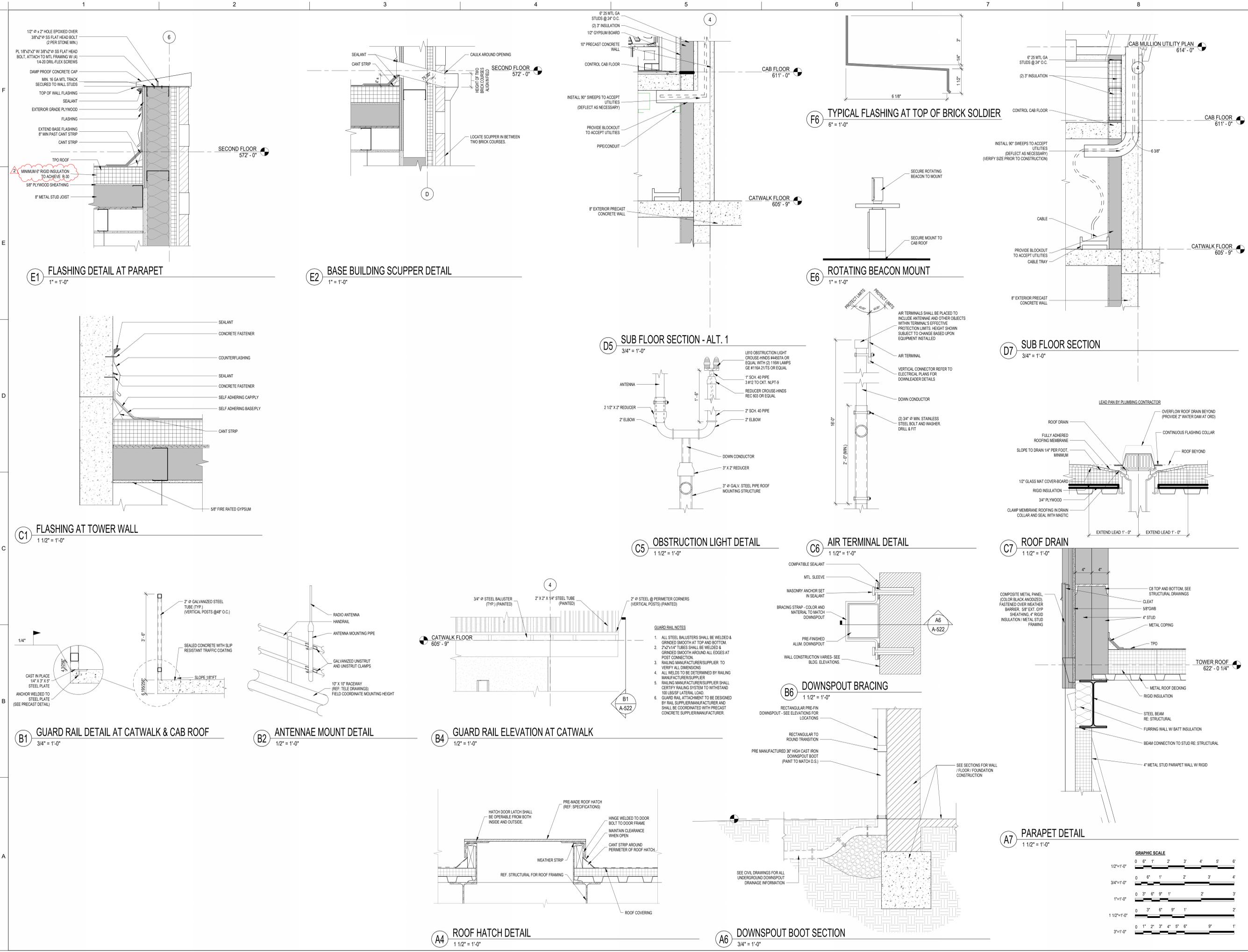
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CONFORMING TO UNDERWRITERS LABORATORIES DESIGN NO. U487

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**ISSUE RECORD**

NO	BY	DATE	DESCRIPTION
1		03/8/24	IFB
2		05/8/24	Addendum 2

**ISSUED FOR BID**

**FOR AND ON BEHALF OF JVIATION, INC.**

NAME	REG. NO.	DATE
DRAWN: J.B.F.	CHECKED: M.A.	APPROVED: A.J.R.

PROJECT NUMBER:

5/9/2024 2:03:53 PM A-522 ROOF DETAILS  
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4. **MEETING SIGN IN SHEET & AGENDA:.....**

Pre-Bid Meeting Sign In

Meeting Date / Location: May 7th, 2024 / Jefferson City-City Hall, 320 E. McCarty Street, Jefferson City

Project Name: JEFF ATCT

Time: 1:00 pm

Project #: MoDOT Project No. 24-040B-1

Name	Company	Telephone No.	E-mail
Jay Smith	Goedecke	531-466-6101	jaysmith@vlgoedecke.com
Sam Mendez	Goedecke	660-888-0941	Smendez@vlgoedecke.com
Troy Pinkerton	SIRCAL	573-893-5977	bids@sircalcontracting.com
STEVE SALAMONE	ATHENS CONTRACTING	573-338-0783	567198195A-ANYONE@GMAIL
Nathan King	Marks Mobile glass	573-289-3107	Nking@marksmobileglass.com
Brian Kempker	Marks Mobile glass	573-690-9824	BKempker@marksmobileglass.com
Joe Pastka	Wespart	573-418-0883	joe.pastka@wespart.com
Mike Bever	TCS	573-634-3339 ext 1144	mbever@calltcs.com
Mackenzie Short	TCS	573-418-7420	Mshort@calltcs.com
John Christian	Schneider Electric	573-644-4774	Jchristian@secoje.com
Brett Smith	JCTPW	573-634-6450	bsmith@JEFFERSONCITYMO.GOV
Kevin Scherr	Wespart	720-628-3520	Kevin.Scherr@Wespart.com
Vernon Zeisel	Zeisel Painting	573-392-2335	zeiselPainting@abcmail.net
Ashton Vramme	Cahills Construction	573-605-4066	Bids@CahillsConstruction.com



**JEFFERSON CITY MEMORIAL AIRPORT AIR TRAFFIC CONTROL TOWER**

**MODOT Project No. 24-040B-1**

**Pre-Bid Conference**

Tuesday May 7<sup>th</sup> , 2024, 1:00 P.M.

**Call in +1 937-240-2430 / Phone Conference ID: 331975692#**

**Schedule 1 (base bid)** - all Civil, site work , and utilities.

**Schedule 2** - All foundation work including the slab and all cast in place concrete

**Schedule 3** - All Precast concrete including all Tower Walls, floor slabs, stairs, catwalk, 1st floor bathroom hardened room . Will also include windows of tower and exit door of the tower to complete the building shell.

**Schedule 4** - The entire base building: all structural and architectural elements

**Schedule 5** - The Control Cab and Roof including lightning protection and antennas

**Schedule 6** - All remaining interior work for the Tower including interior walls, finishes, flooring, insulation, doors, drop ceilings, furniture, and casework.

**Schedule 7** - All MEP including equipment , Telecomm, Fire

**Schedule 8** - Demolition of the existing ATCT (the owner will remove any equipment we wish to salvage within 30 days of opening of the new tower)

**1. RECORDING OF ATTENDEES**

- A. Recording of attendees, firm represented, email, address, and phone number.
- B. Attendance and Meeting Minutes will be sent by addendum to all plan holders.

**2. INTRODUCTIONS & PROJECT DESCRIPTION**

- A. Airport Representatives
  - 1. Eric Bowers , Airport Manager
  - 2. Britt Smith , Operations Divisions Director
- B. MoDOT Representatives
  - Millicent Parker , Senior Aviation Construction Inspector
- C. Airport Engineering / Architect – Jviation, a Woolpert Company Inc.
  - 1. Kevin Scherr, Project Manager
  - 2. Joe Pestka, Program Director
  - 3. Kevin Costello, Architectural Project Manager
  - 4. Tracey Salazar, Project Manager
  - 5. Derek Johnson, Civil Engineer
- D. Project Overview –

**a. New Air Traffic Control Tower**

- i. A portion of the work is Federally Funded
- ii. No movable furniture, Air Traffic Control Tower Equipment; or Control Cab Consoles are included in the contract
- iii. The Building consists of a structurally Separate Base Building, A Precast Tower with 6 floors (5 main floors and a catwalk level) with a Control Cab sitting on top. There is a pressurized staircase system, and utility chases that run up to the 6<sup>th</sup> floor. The parapet height is just at 66'2". The HVAC system has redundancy and there is a UPS.
- iv. The Cab is mainly constructed of glass and there is a specialized floor grounding system in the Cab, 2<sup>nd</sup>, and 3<sup>rd</sup> Floor. Utilities to the roof and cab ceiling are run inside the Cab Mullions as well as on their inside face. There is controlled access via cipher locks on many doors throughout the building.

**3. BID OPENING DATE & TIME**

- A. Date: Due by Tuesday May 21st, 2024 at 1:00 P.M.
- B. Mailed to: Jefferson City, City Hall
- C. Opened at: Jefferson City, City Hall
- D. Bid security: 5% of bid amount.
- E. Bid proposal: Complete and Bid Proposal Summary including all Schedules
- F. Award: The bid will be based on the total base bid for all awarded schedules based on the availability of funding.

**4. DBE GOALS**

- A. TBD – will come ASAP as an addendum

**5. QUALIFICATION OF BIDDERS**

- A. Qualifications shall be furnished per Section 20-02. Each bidder shall furnish the Owner satisfactory evidence of his or her competency and financial responsibility to perform the proposed works.

**6. CRITICAL CONTRACT DATES**

- A. Notice to Proceed: June - September 2024
- B. Project Time: 400 **Working** Days for Construction completion.

**7. SAFETY PLAN COMPLIANCE DOCUMENT**

- A. Safety Plan Compliance Document:

The Contractor shall submit a SPCD. The Contractor's SPCD shall identify specific methods, sequencing, and phasing that he/she intends to use in order to accomplish the project work. The final SPCD shall be a coordinated effort between the Owner/Sponsor, the Engineer, and the Contractor. The Contractor's SPCD must be submitted to the Airport and Engineer one week prior to the issuance of a Notice to Proceed. No Notice to Proceed shall be issued until the SPCD has been approved.

The items to be included in this SPCD include but are not limited to:

- 1. Specific hazard equipment and lighting to be used on the project.

2. Construction equipment heights.
3. Contractor's contacts, subcontractor's contacts, and Airport contacts (including after hours contact procedures).

**8. BONDING**

- A. Payment Bond: 100% of Bid Amount.
- B. Performance Bond: 100% of Bid Amount
- C.

**9. ARCHITECT/ENGINEER'S/ RPR's FIELD OFFICE**

- A. Not Required

**10. LIQUIDATED DAMAGES**

- A. As compensation per the Contract Document, the Contractor shall be assessed liquidated damages per section 80-08 in the Contract Documents.

**11. ADDENDUM UPDATE**

- A. Addendum # 1 was conference call in info.
- B. Addendum # 2 will be sent out ASAP including meeting minutes and attendee sign in sheet.

**12. MISCELLANEOUS**

- A. Quality Acceptance Testing and required Special Inspections shall be performed by an independent testing agency employed by the Engineer.

**13. QUESTIONS**

- A. Questions will be taken via email until COB on Tuesday May 14th.

**14. PROJECT SITE TOUR**