



April 5, 2024

James Chiselom  
Lawrence Community Shelter  
3655 East 25<sup>th</sup> St  
Lawrence, KS, 66046

Reference: AGREEMENT for Lawrence Community Shelter Improvements  
Lawrence Kansas  
PEC Project No. 240149-000

Dear Mr. Chiselom:

Professional Engineering Consultants, P.A. (“PEC”) is pleased to provide professional services to Lawrence Community Shelter (“Client”) in connection with the referenced Project, and in accordance with this letter agreement (“Agreement”). The services to be performed by PEC (“the Services”) are described in Exhibit A – Services, Schedule, and Payment (attached and incorporated by reference) and are subject to the following terms and conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for engaging PEC; we look forward to working with you. If this Agreement is acceptable, please sign below and return an executed copy to me. Once received, a copy of the Agreement will be executed and returned.

AMD:tnn

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

By: \_\_\_\_\_, Signatory

Printed Name: Alex M. Darby, PE, Principal

Title: Vice President of Municipal Markets

Date: April 5, 2024

ACCEPTED:

LAWRENCE COMMUNITY SHELTER

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT A

- A. The Lawrence Community Shelter Improvements (Project) shall consist of the addition of a pallet village located directly south of the existing Lawrence Community Shelter to include a standalone restroom and shower facility. Additional improvements includes the addition of a storage mezzanine above the current storage area, renovation of the existing office area to include additional shower facilities, and the addition of a ceiling over the pantry area.
- B. **Project Description.**
1. The Project delivery method is design-bid-build.
- C. **Anticipated Project Schedule.**
1. PEC shall commence its services on the Project within 7 days after receiving Client's notice to proceed.
  2. PEC and Client anticipate that the design duration to complete construction documents will be approximately 3 months after receiving Notice to Proceed. The design schedule is dependent on the Planning requirements of the City of Lawrence.
  3. Client acknowledges that directed changes, unforeseen conditions, and other delays may affect the completion of PEC's services. PEC will not have control over or responsibility for any contractor or vendor's performance schedule.
  4. Project deliverable schedules will be impacted by untimely receipt of information.
- D. **Project Deliverables**
1. The Project Deliverables shall consist of the following sealed by an Engineer licensed in the State of Kansas, where applicable:
    - a) Construction Document Narrative, Plans and Book Specifications:
      - 1) Two interim submittals
    - b) 100% Construction Document Plans and Book Specifications.
- E. **Scope of Services:**
1. General Scope Items for Structural, Mechanical, Electrical, Technology Design and Civil Services:
    - a) Conduct pre-design site visit to assess existing conditions.
    - b) Attend up to two design meetings with Client.
    - c) Provide bidding assistance including response to Contractor's questions and preparation of items for inclusion in Addenda.
  2. Survey Services including:
    - a) Set 3 or more inter-visible control points in area of construction. Obtain reference ties.
    - b) Set 2 or more benchmarks within the building area for construction.
    - c) Recover sufficient monumentation as required to enable drafting of boundary information.
    - d) Produce Ownership and Encumbrance Report(s) for Subject Parcel(s).
    - e) Collect topographic survey data, including surface locations sufficient to provide 1' contours per the survey limits sketch (Exhibit B).
    - f) Locate all above and below grade utility improvements. PEC will not be

- responsible for searching for utilities beyond utilizing One Call system.
- g) Compare record information received from utility providers to actual utilities flagged in the field. Notify location service of any discrepancies and make a reasonable effort to resolve in the field. Utilities identified in record information that cannot be resolved in the field will be drafted in general alignments shown in record information and will be specifically identified as “RECORD” on the deliverable drawing. PEC is not responsible for the accuracy of utility information not physically identified on-site.
  - h) Locate all points of egress for any structures within the survey limits, including a Finished Floor Elevation (FEE) at each doorway.
  - i) Locate all sanitary and storm sewer structures, such as area inlets, curb inlets, junction boxes, manholes, etc., the top of structures information will be collected as well as all flowlines in and out, and pipe size/material.
  - j) Locate all buildings and substantial features, including sidewalks, paving limits/types, playground area/equipment, landscape areas, etc.
  - k) Tree limits, groups of trees and specimen trees will be identified and shown in the drawing.
  - l) The coordinate base will be Kansas Regional Coordinate System Zone 11 – Kansas City and the elevations will be referred to the NAVD 88 datum.
3. Architectural services including:
- a) Phase 1 – Freestanding Restroom Addition
    - 1) Meet with LCS and City administration to create plans for the desired three individual restroom facilities to serve the new Pallet Village currently being planned on the south side of the building. It is anticipated the restrooms will be a freestanding building with exterior access into each restroom. The construction is expected to be CMU with heavy duty fixtures. Each of the restrooms will have a restroom and shower facility.
  - b) Phase 2 – Mezzanine Storage
    - 1) Meeting with LCS and determine the appropriate size of mezzanine to be constructed inside the existing building, used for visitor’s storage. The mezzanine cannot exceed 2,629 SF which is 1/3 the size of the floor, to be considered a mezzanine/ The use as storage will require a one hour fire separation from the R-1 and S-1 occupancy. The area above and below the mezzanine will need to be sprinkled.
  - c) Phase 3 – Office Area into Showers
    - 1) Meet with LCS and Determine the best layout for adding a shower to existing restrooms and adding a third restroom at the existing office area in the northeast corner of the existing building. This area is about 750 SF and would leave as much of the existing building as possible.
    - 2) HTK will coordinate with PEC’s engineer to determine the best layout and design for these restrooms.
    - 3) Based on like projects, these three restrooms’ modifications will cost about \$35,000 to construction due to renovations within an existing building.
    - 4) This proposal is for architectural services utilizing the process noted about with phases SD through CA and includes coordination with PEC’s engineering team.
4. Structural engineering design including:
- a) Produce design drawings and calculations (submitted if required) for the code

mandated gravity, wind, seismic loads, and agreed to special loadings for new/existing building(s). Design and drawings are limited to Basic Services as defined by “National Practice Guidelines for the Structural Engineer of Record” by Coalition of American Structural Engineers, CASE (a coalition of the American Consulting Engineers Council), available upon request.

- 1) Produce dimensioned foundation plans, details, and slab on grade.
  - 2) Produce dimensioned structural framing plans, floor members, floor decking, roof members, roof decking, perimeter members, and details that define the “primary” structural system.
  - 3) Provide shear walls, bracing, and/or moment frames for lateral stability of the structure.
  - 4) Provide miscellaneous supports for mechanical rooftop units to span between structural members.
  - 5) Edit appropriate structural elements of the architectural specifications for concrete, masonry, steel, and wood.
  - 6) Identify delegated specialty structural engineering elements and loads to be designed by the specialty structural engineer for the material supplier (plated wood trusses, engineered wood, joists, metal deck, light gauge trusses, pre-cast concrete, metal buildings, etc.)
- b) The existing structures are assumed to be designed properly for the intended use. Perform evaluation on existing structural elements for gravity loads only to determine if the new dead or live loads exceed 105% of the original loads. For loads exceeding 105% of original loads, design reinforcing to support excess loads. (Scope does not provide for evaluation of the existing lateral load system.)
- c) Phase 1 - The design of three new standalone restroom structure.
- d) Phase 2 - Design of a new structural steel mezzanine storage structure inside existing building
- 1) It is assumed that the mezzanine will be designed independently of the existing structure unless specifically agreed upon otherwise.
- e) Phase 3 - Interior remodel of the office area into showers
- 1) Regarding modeling of the existing structure, PEC intends to model only those items to graphically depict the structural scope above.
5. Mechanical engineering design including:
- a) Design water, waste, and vent systems to five feet beyond the building.
  - b) Design domestic water heating system anticipated to be gas fired tank type, without hot water circulation system.
  - c) Design building natural gas distribution system to five-foot beyond building.
  - d) Design heating, ventilation, and air conditioning systems. Air systems are anticipated to be packaged rooftop units, and air handling units’ system with constant volume air distribution, on-off hot gas reheat dehumidification and **gas** heat.
  - e) Produce performance specification for fire protection system for detailed design by others. Systems to be specified include wet fire sprinklers,
6. Electrical engineering design including:
- a) Design interior and exterior building lighting systems.
    - 1) For standalone restroom addition and renovation areas within main building.
  - b) Design building electrical distribution systems.
    - 1) It is assumed that the existing electrical service to the existing building



- has adequate capacity and breaker space to support additional loads for this facility. There will not be electrical gear rework.
- 2) For the standalone restroom facility, a new electrical utility service will be required.
  - c) Design general purpose power and equipment connections.
    - 1) For renovation areas. Owner provided equipment utility information shall be provided by others.
  - d) Design raceway system(s) for all applicable technology systems such as Audio-Visual, Voice/Data, CATV, Public Address, Access Control, CCTV, Security, etc.
  - e) Produce performance specification and schematic layout for fire alarm system for detailed design by others.
6. Civil engineering design including:
- a) Coordination with CLIENT, design team and Authority Having Jurisdiction Staff.
  - b) An Existing Conditions Plan identifying pre-construction conditions will be based on an on-the-ground topographic survey by others of the subject area.
  - c) A Geometry Plan will be prepared for the site to identify the limits of proposed pavement and project-stake-out coordinates.
  - d) A Site Plan will be prepared providing a visual representation of the concept layout. Up to three revisions will be included based on feedback.
  - e) A Grading Plan establishing finish floor elevations for the proposed building(s); well as proposed spot elevations and contours in the drives, parking area, and any other disturbed area, as necessary, for positive drainage away from the proposed improvements.
  - f) A Utility Plan will be prepared for the water, sanitary sewer, and electrical service connection to the existing utility systems to the proposed improvements.
7. Planning services including:
- a. Set up and attend pre-application meeting with City Staff to discuss plan details, process guidance, timeline from application to completion, and any other details prior to plan submittal.
  - b. Provide analysis/translation in correspondence between PEC, CLIENT, and City staff to ensure that review comments go to the appropriate individual and/or edits are being made to the plans in the most efficient manner possible.
  - c. Code research and/or case history review for compliance with city codes, policies, and procedures. This may include comparing comments or guidance provided for this application with similar projects on this or other properties.
  - d. Assist CLIENT with completing application and uploading to the City's application system. This may include document organization, supplemental letters/requests, inputting information as needed to function with the system.
  - e. Review application materials prior to submission to City of Lawrence Planning Department. To include, but not necessarily limited to, special use permit, rezoning application, site plan application, board of zoning appeals variance application, or other applications as directed by city staff.
  - f. Attending public hearings to provide comments and/or answer questions as needed at: Planning Commission, City Commission, and any other public hearing that may be required to complete the approval process.

**F. Additional Responsibilities of Client.**

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

1. Utility requirements for all equipment specified and/or provided by the Client or other Contractors.
2. Schedule of values from contractor.
3. Landscaping and irrigation plans.
4. Drawings, studies, reports, and other information available pertaining to the existing building and site.

**G. Additional Services:**

The following services can be provided by PEC at an additional cost by Supplemental Agreement:

1. Production of record drawings, as-builts, or release of electronic files.
2. Construction administration including pre-construction meeting, review of pay applications, OAC Meetings, submittal review, and Contractor coordination.
3. Design of utilities to the PROJECT site.
4. Analysis of existing utility systems.
5. Design of “Additional Services or Extra Services” as defined by CASE unless specifically agreed to. Additional services typically consist of site structures, screen walls, shoring, preparation of shop drawings, and review of value engineering and substitutions.
6. Design of safe rooms (storm shelters). All safe rooms will be designed structurally in accordance with FEMA 361 and/or ICC 500.
7. Construction Document revisions, as necessary, to reduce the cost of construction after issue of Construction Documents. (Typically referred to “Value Engineering” or “VE”) or due to cost over-runs outside the control of PEC.
8. Construction Document revisions, as necessary, to reduce delivery times of elements within the design due to supply chain disruptions outside the control of PEC.
9. Design of retaining walls.
10. Construction Testing and Inspection, Construction Staking.
11. Design of any water pump stations, or sanitary sewer lift stations located outside the building footprint.
12. Technology Design.
13. Provide documentation required to support LEED credits designed by PEC.
14. Alternate designs not specifically listed in the Scope of Services.
15. Construction administration and design services resulting from significant contractor errors are not included under this proposal and will be invoiced per our standard hourly rates.

**H. Exclusions:**

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

1. Printing costs.
2. Plan review and permit fees.
3. Environmental assessments/clearances.
4. Fire protection and fire alarm design, drawings, and calculations signed/sealed by a licensed fire protection engineer.
5. Special inspection services. Special inspections are usually required by building codes,

building officials, or designers for structural elements of the project but may include other design disciplines and testing agencies. Any special inspection services required will be covered under a separate or supplemental agreement and are not covered under standard observation services.

**I. PEC’s Fees [& Reimbursable Expenses]:**

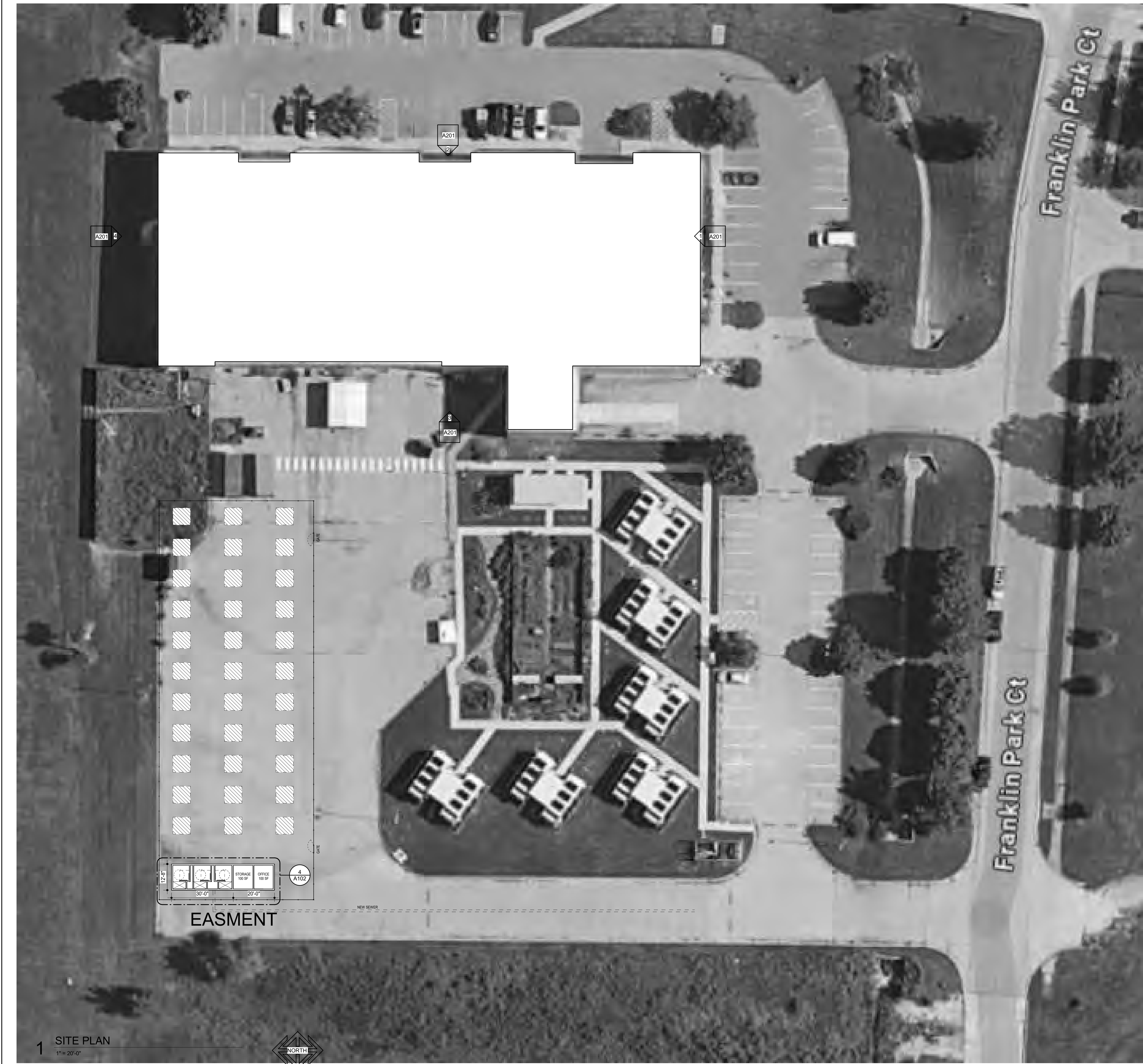
- 1. PEC will invoice Client one time per month for incurred in the previous month.
- 2. PEC’s Fee for its Scope of Services will be a lump sum fee of \$141,000.

<b>Scope Item</b>	<b>Fee</b>
Pallet Shelter Village	\$80,000
Mezzanine Addition	\$39,000
Interior Remodel	\$22,000
<b>Total</b>	<b>\$141,000</b>

- 3. Taxes are not included in PEC’s Fees. Client shall reimburse PEC for any sales, use, and value added taxes which apply to these services.

**EXHIBIT B**





1 SITE PLAN  
1" = 20'-0"

**SITE PLAN NOTES**

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS

- △ NOT USED
- △ NOT USED

**PROJECT PHASE**

DATE:  
• DATE

REVISED DATE:

•••

**LAWRENCE COMMUNITY SHELTER**

SHEET CONTENTS:  
• ARCHITECTURAL SITE PLAN

HTK PROJECT NUMBER:  
• XXXX.XX

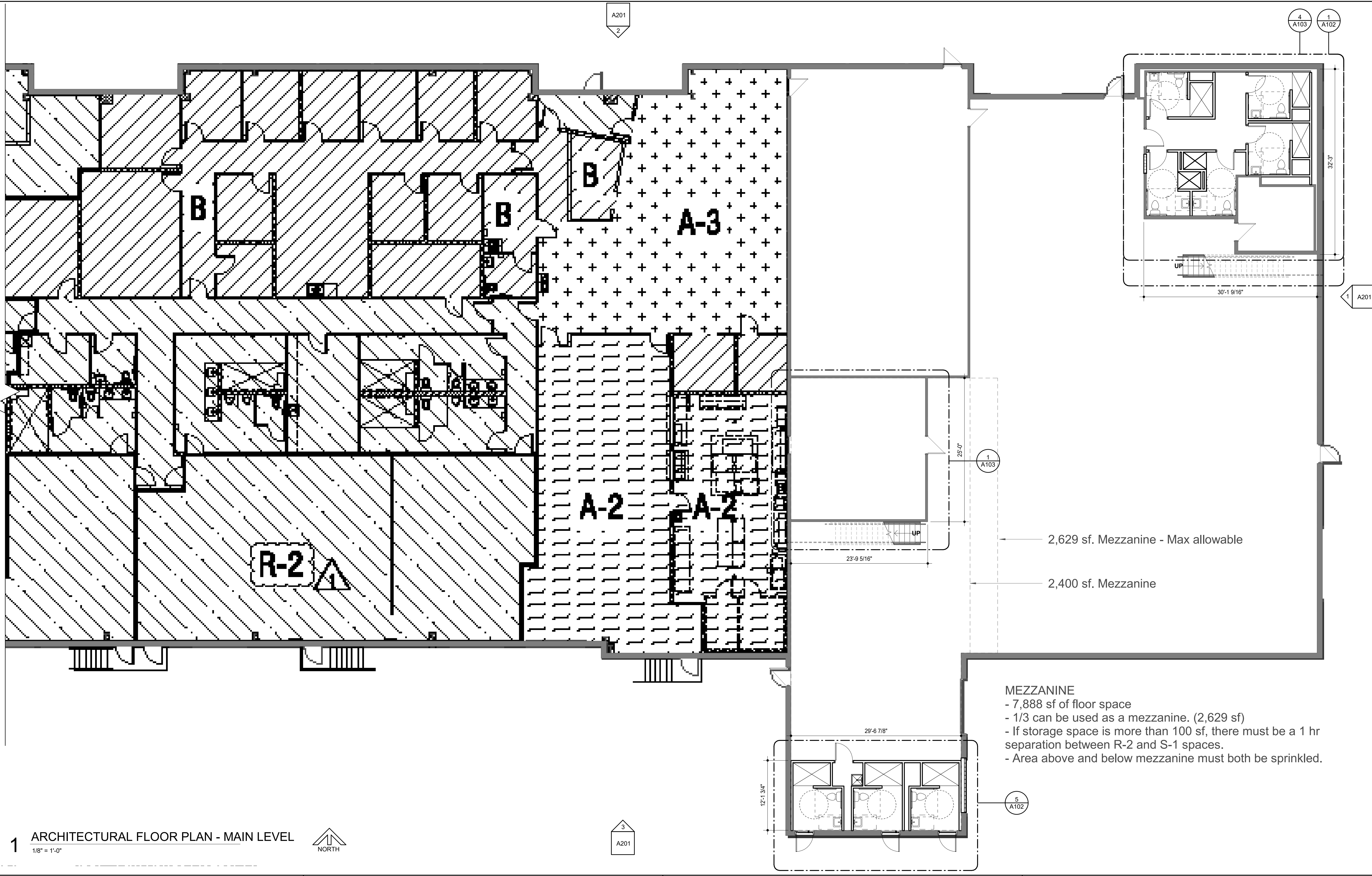
SHEET NUMBER:

**AS101**

NOT FOR CONSTRUCTION

Client Name

Enter address here



**ARCHITECTURAL PLAN NOTES**  
 GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. REF. FE SHEET FOR EQUIP. COORDINATION  
 ⚠ NOT USED  
 ⚠ NOT USED

**MEZZANINE**  
 - 7,888 sf of floor space  
 - 1/3 can be used as a mezzanine. (2,629 sf)  
 - If storage space is more than 100 sf, there must be a 1 hr separation between R-2 and S-1 spaces.  
 - Area above and below mezzanine must both be sprinkled.

**NOTES:**  
 REFER TO SECTIONS AND DETAILS ON ALL OTHER SHEETS FOR APPLICABLE NOTES NOT SHOWN.  
 REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN.

**PROJECT PHASE**

DATE:  
 • DATE  
 REVISED DATE:  
 •

**LAWRENCE COMMUNITY SHELTER**

SHEET CONTENTS:  
 • ARCHITECTURAL FLOOR PLAN  
 •

HTK PROJECT NUMBER:  
 • X X X X . X X

SHEET NUMBER:  
 A101

NOT FOR CONSTRUCTION

Client Name  
 Enter address here

**PROJECT PHASE**

DATE:  
 • DATE  
 REVISED DATE:  
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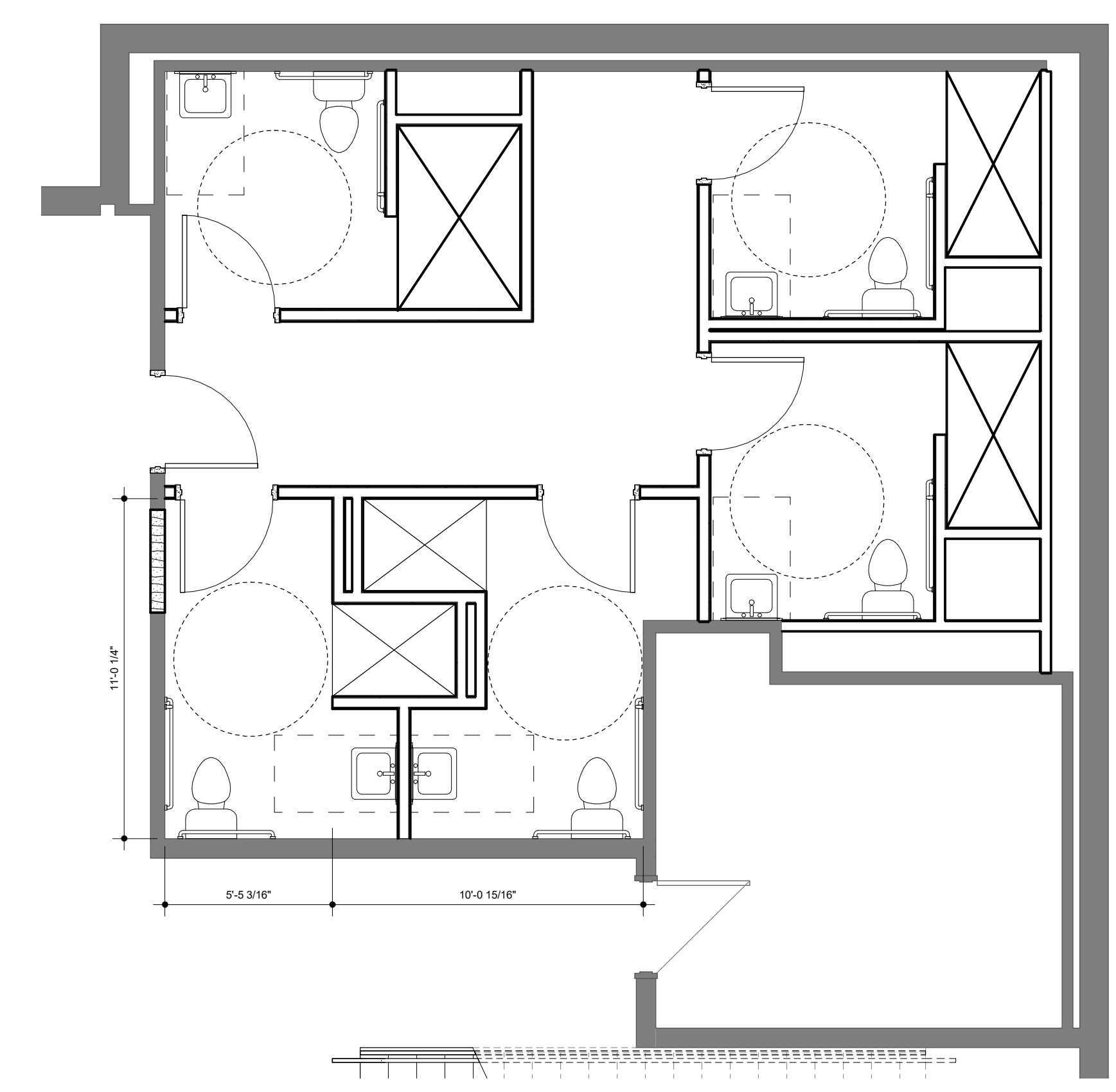
**LAWRENCE COMMUNITY SHELTER**

Client Name  
 Enter address here

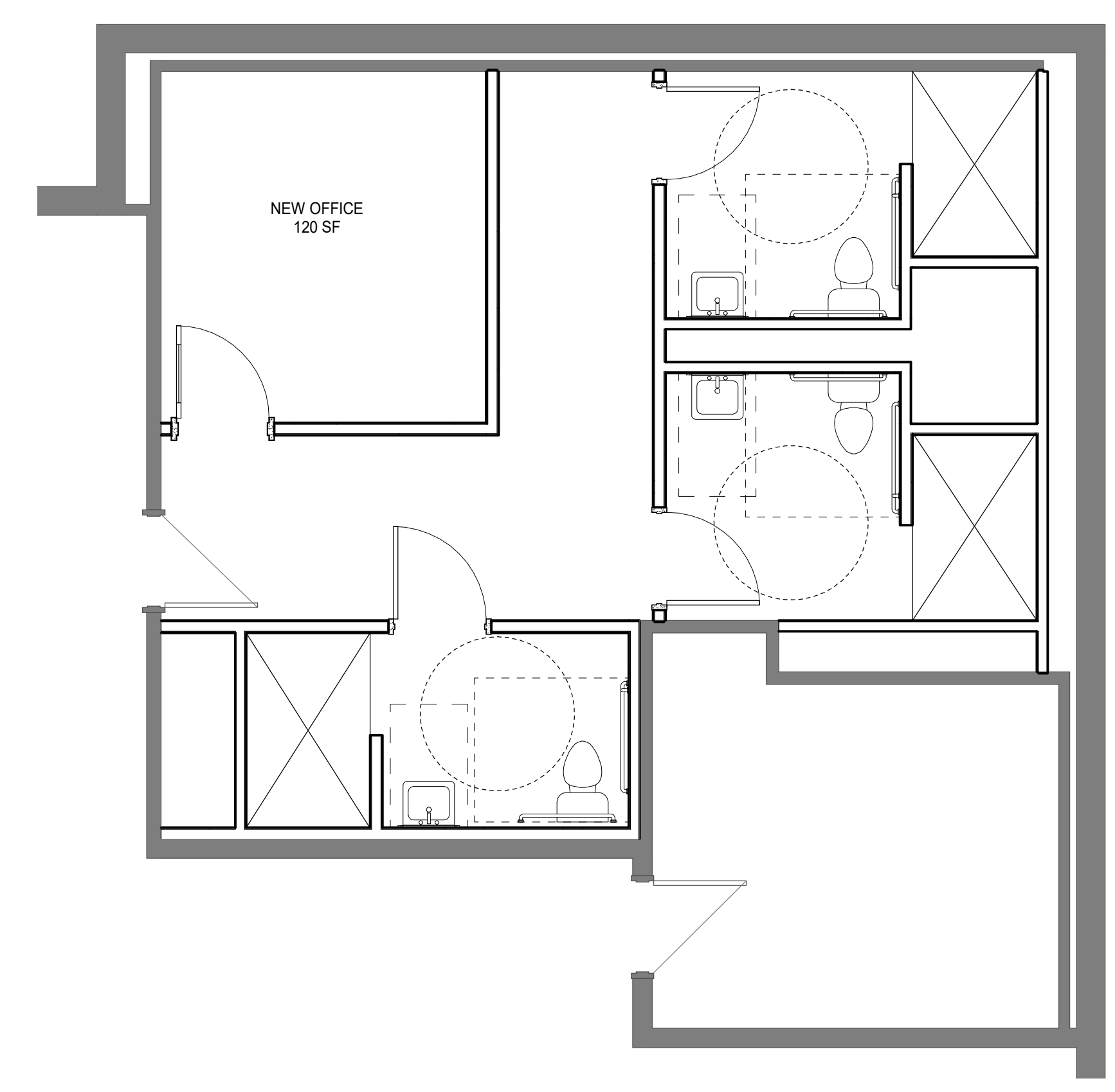
SHEET CONTENTS:  
 • ENLARGED FLOOR PLANS - RESTROOMS

HTK PROJECT NUMBER:  
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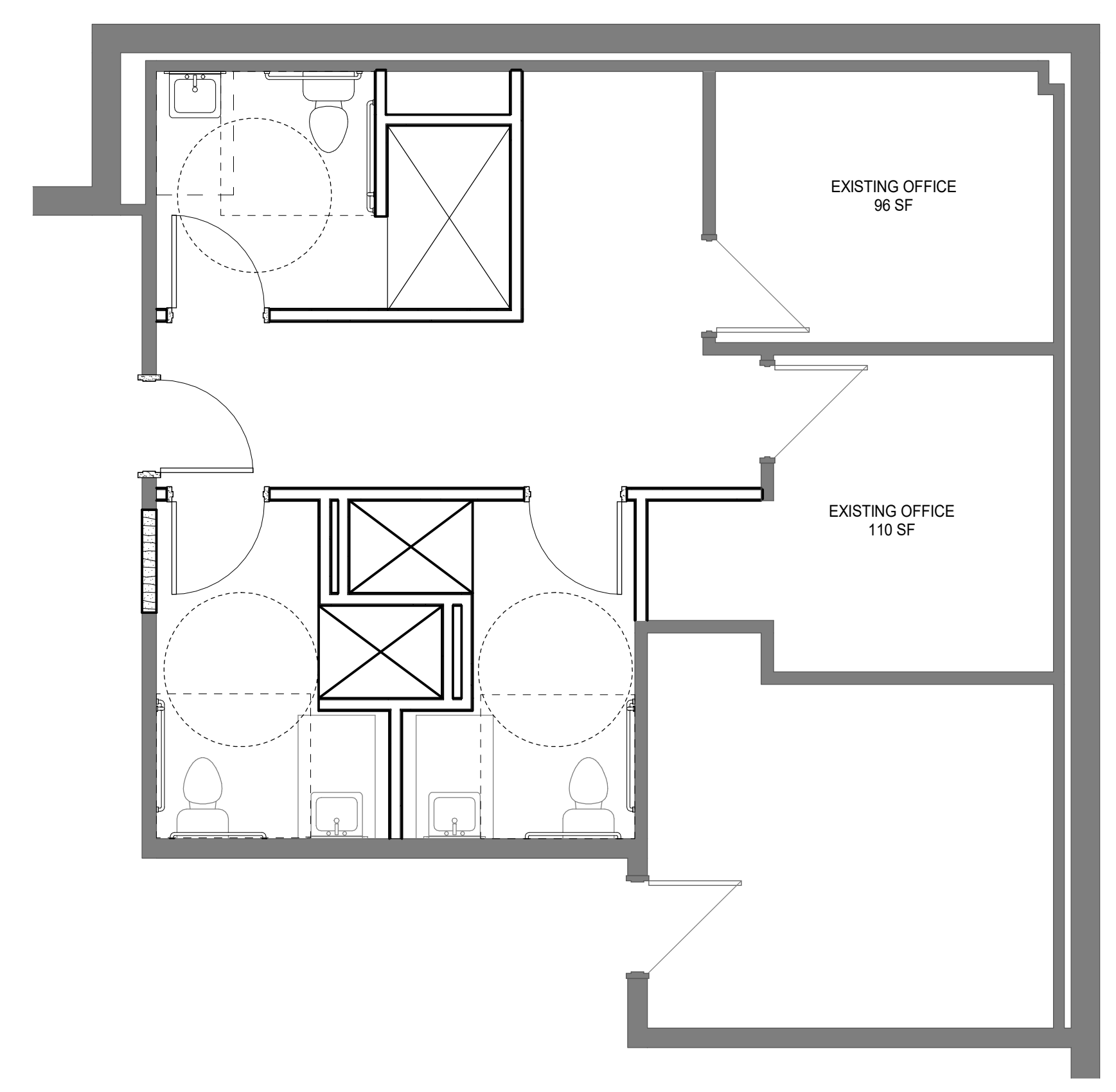
SHEET NUMBER:  
**A102**  
 NOT FOR CONSTRUCTION



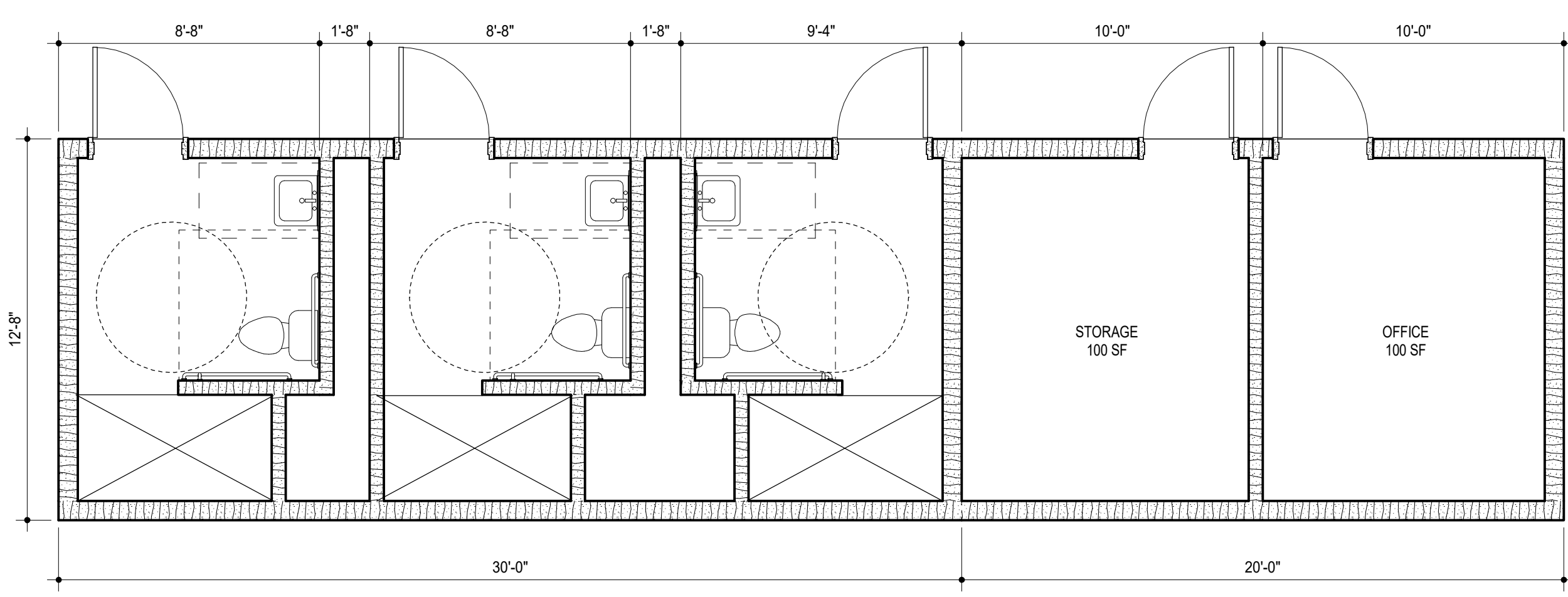
**1 RESTROOM AREA 1 - OPTION 1**  
 1/4" = 1'-0"  
 \*Maximum number of restrooms (5)



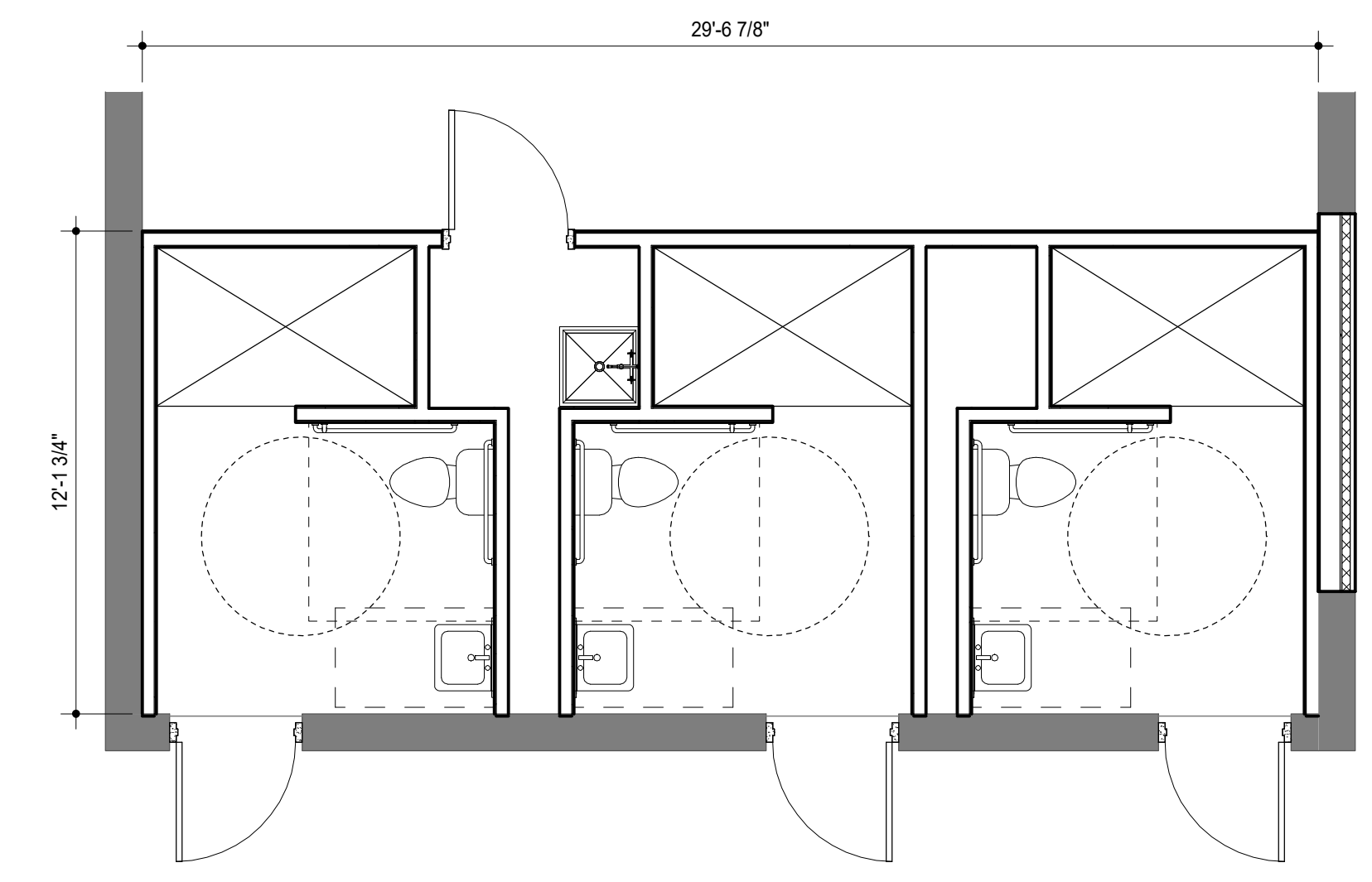
**2 RESTROOM AREA 1 - OPTION 2**  
 1/4" = 1'-0"  
 \*3 Restrooms with new security/office



**3 RESTROOM AREA 1 - OPTION 3**  
 1/4" = 1'-0"  
 \*3 Restrooms; existing offices to remain

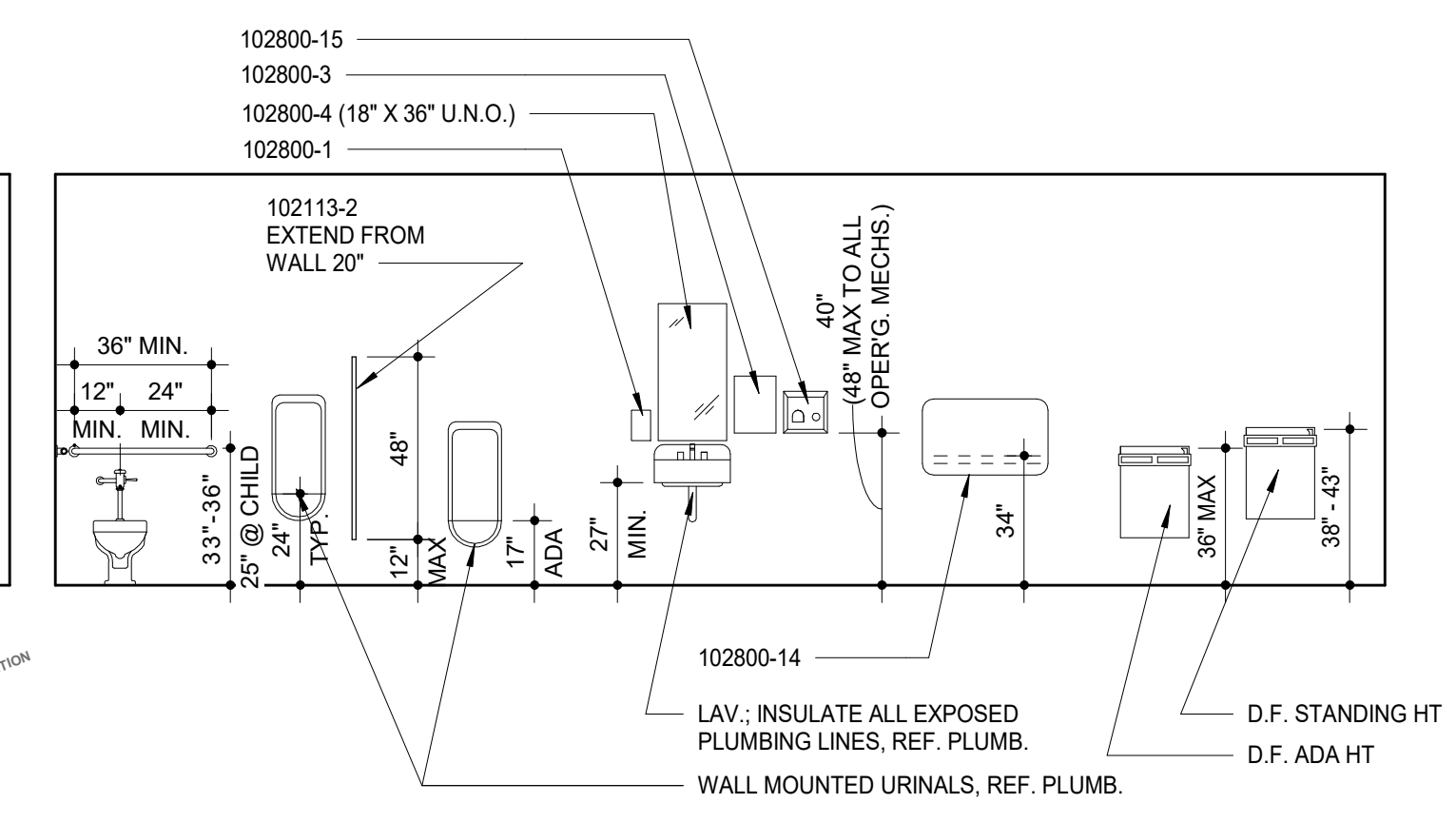
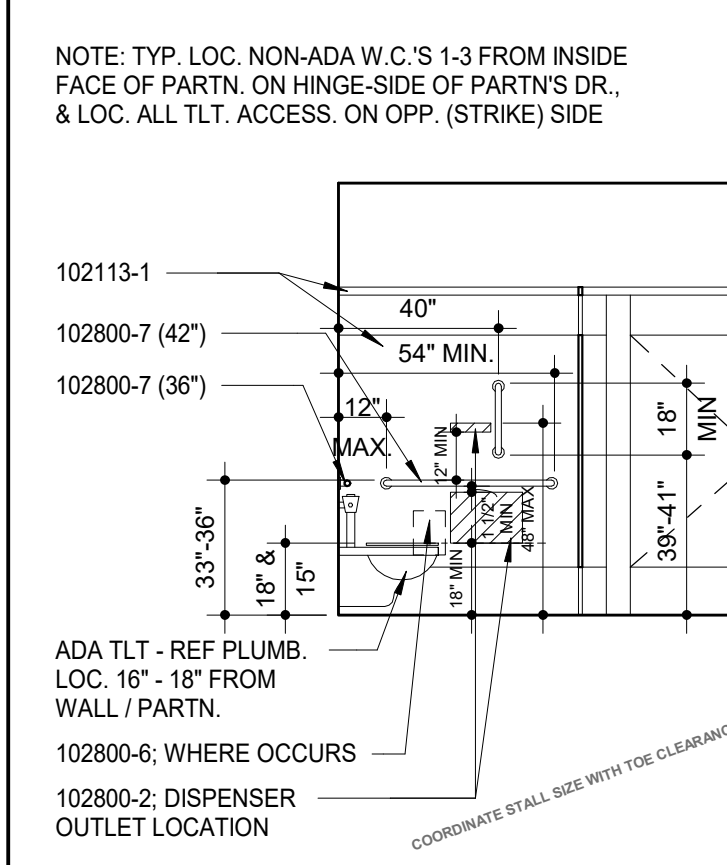


**4 RESTROOM AREA 3 - OPTION 1**  
 1/4" = 1'-0"  
 \*Standalone Restroom Building at Pallet Village



**5 RESTROOM AREA 2 - OPTION 1**  
 1/4" = 1'-0"  
 \*Restrooms in Main Building for Pallet Village

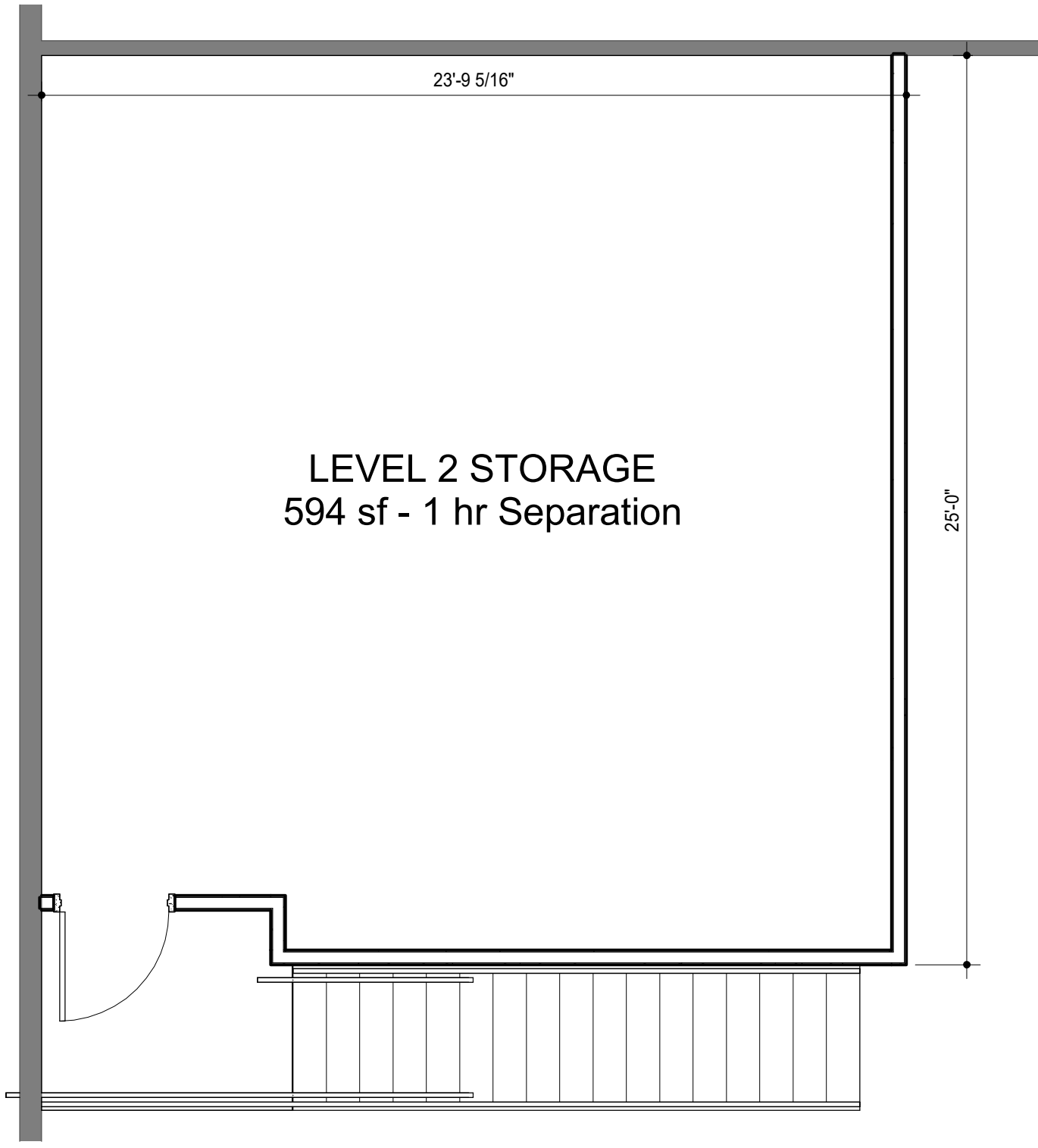
**TYP. TLT. & ACCESS. MTG. HGTS.**



**ADA RESTROOM CRITERIA**

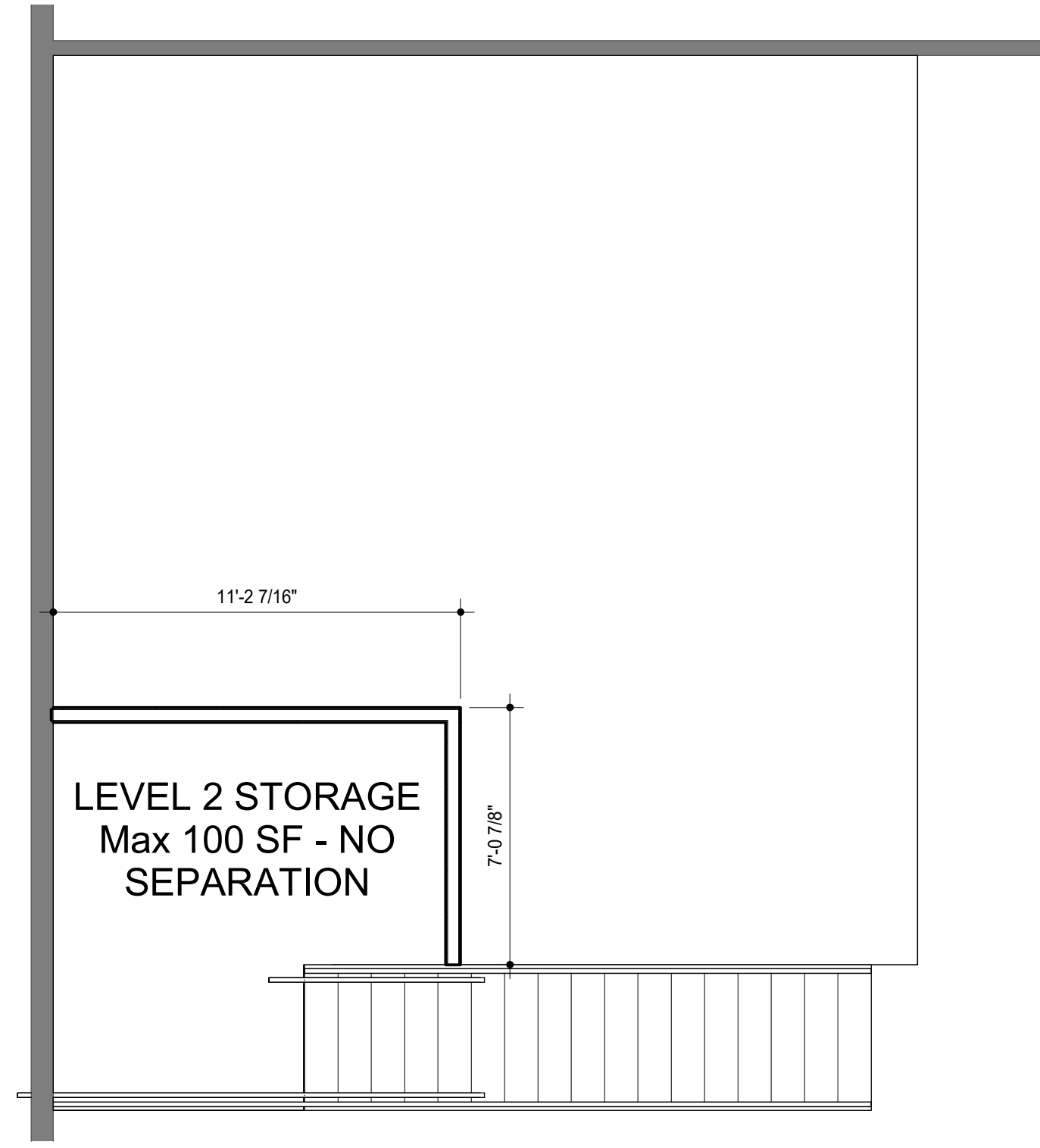
THE FOLLOWING ARE REQ. MINIMUM, MAXIMUM, OR ABSOLUTE DIMENSIONS FOR ADA TOILET AND AMBULATORY TOILET COMPARTMENTS. ALL WALLS HAVE BEEN CONFIGURED TO MEET OR EXCEED THESE STANDARDS. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.

- ADA TOILET: 5'-0" WIDE CLEAR MINIMUM X 5'-0" DEEP CLEAR MINIMUM FOR STALLS WITH 9" HIGH (12" FOR CHILDREN) AND 6" OUTSIDE OF STALL TOE CLEAR FOR ADULTS.
- ADA TOILET WITHOUT TOE CLEARANCE (FULL HEIGHT PARTITIONS): 5'-0" WIDE AND 5'-0" DEEP CLEAR MINIMUM.
- AMBULATORY TOILET: 2'-10" TO 3'-1" WIDE CLEAR X 5'-0" DEEP CLEAR MINIMUM.
- ALL ADA COMPARTMENT DOORS SHALL BE 4" MAXIMUM FROM THE SIDE WALL.
- ADA TOILET STALLS TO HAVE 42" SIDE GRAB BAR AND 36" BACK GRAB BAR & 18" VERTICAL SIDE GRAB BAR (UNLESS SPLIT GRAB BAR IS USED)
- AMBULATORY TOILET STALLS TO HAVE 42" HORIZ GRAB BARS & 18" VERT GRAB BARS AT EACH SIDE.
- MIRRORS TO BE MOUNTED SO THAT BOTTOM OF REFLECTIVE SURFACE (NOT THE MIRROR FRAME) IS NO MORE THAN 40" AFF.



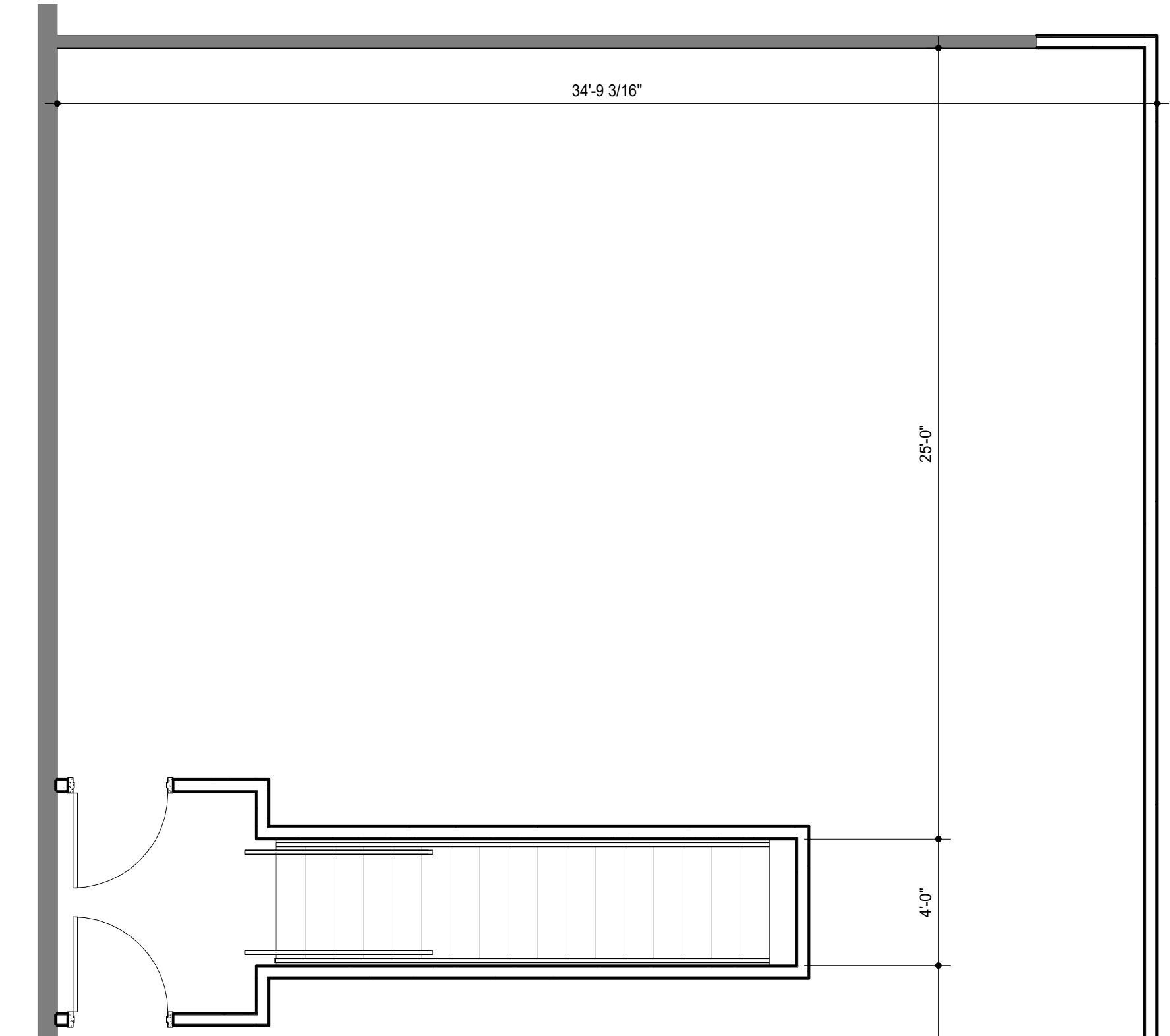
**1** MEZZANINE - OPTION 1  
1/4" = 1'-0"

Mezzanine only above Kitchen Storage



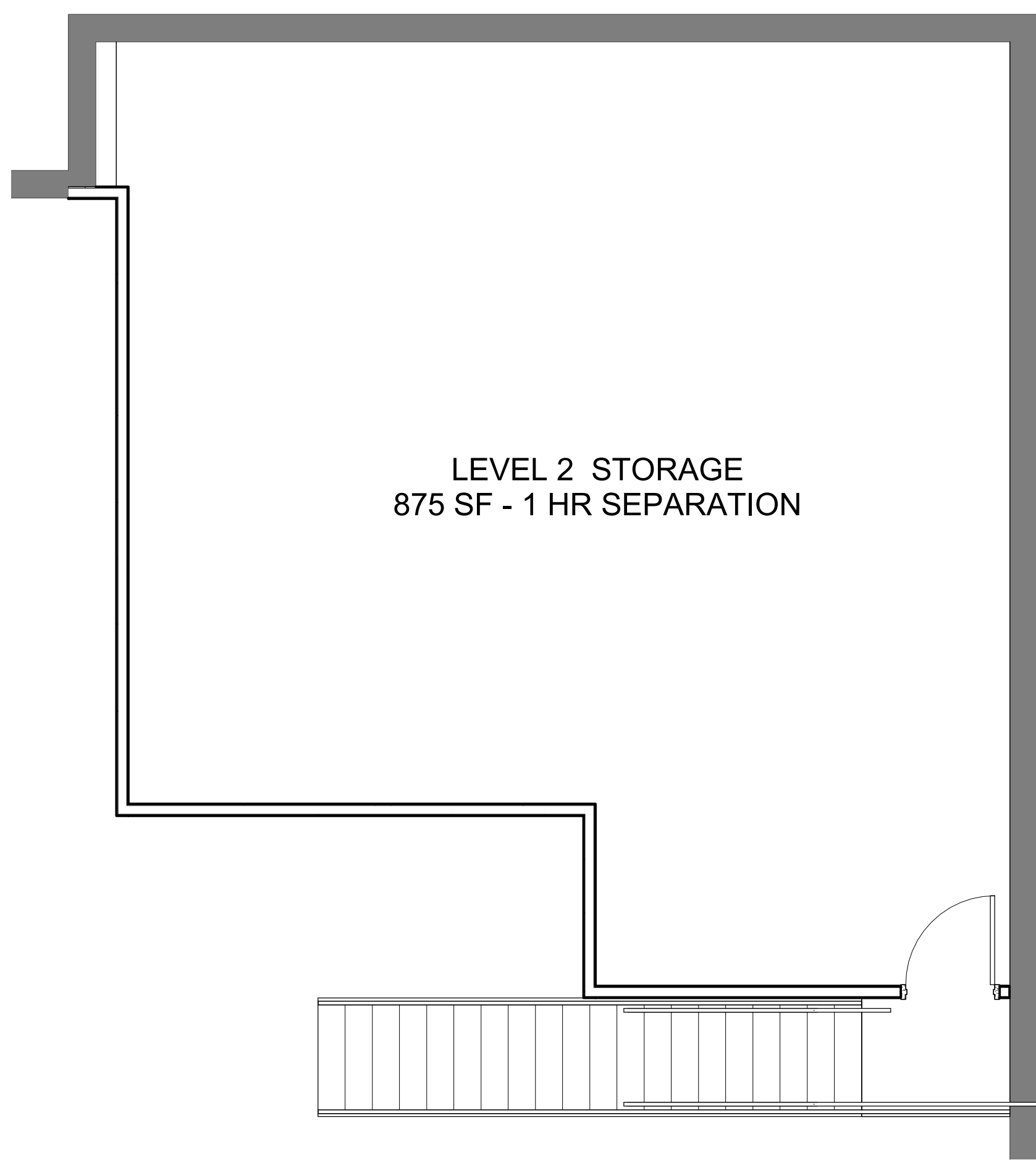
**2** MEZZANINE - OPTION 2  
1/4" = 1'-0"

Mezzanine w/ no fire separation



**3** MEZZANINE - OPTION 3  
1/4" = 1'-0"

\*Maximum Mezzanine Area



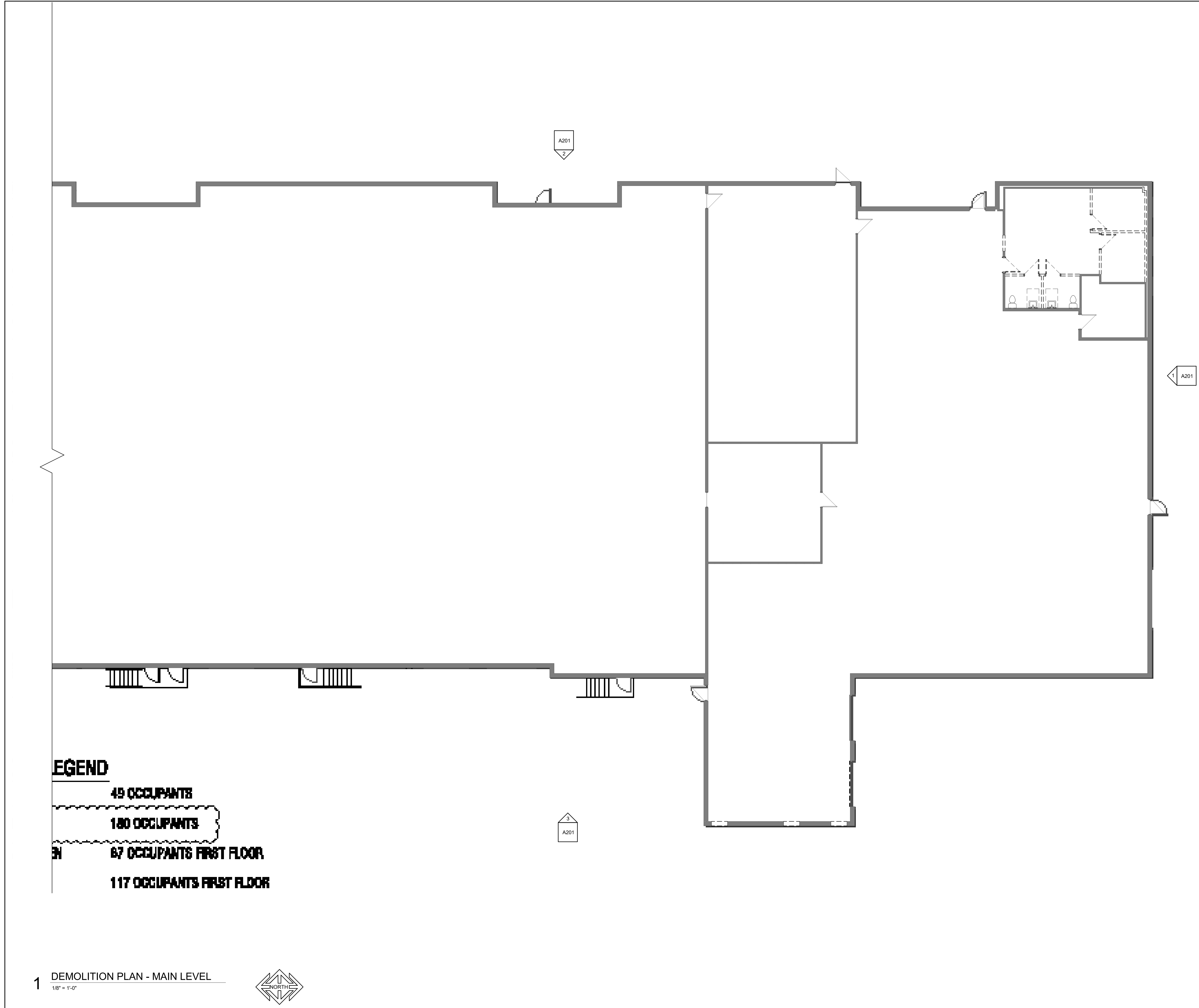
**4** MEZZANINE - OPTION 4  
1/4" = 1'-0"

\*Mezzanine above NE Restrooms

LEVEL 2 STORAGE  
2,629 SF - 1 HR SEPARATION

NOTES:  
REFER TO SECTIONS AND DETAILS ON ALL OTHER SHEETS FOR APPLICABLE NOTES NOT SHOWN.  
REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN.





**GENERAL DEMOLITION NOTES**

A. WALLS & STRUCTURE NOTED TO REMAIN SHALL BE BRACED & SUPPORTED AS NECESSARY DURING DEMO & UNTIL NEW CONSTRUCTION IS IN PLACE.

B. PROTECT EXISTING CONSTRUCTION AND FINISHES TO REMAIN FROM DAMAGE DURING DEMOLITION.

C. REPAIR SURFACES ADJACENT TO DEMOLITION AREAS AS REQUIRED TO MATCH ADJACENT FINISHES.

D. COORDINATE DEMOLITION WORK WITH NEW WORK.

E. REF. MECHANICAL, ELECTRICAL & PLUMBING FOR EXTENT OF RELATED DEMOLITION. REPAIR ALL WALLS/FLOOR/CEILING PENETRATIONS WHERE DEVICES/EQUIPMENT/ETC. WAS REMOVED. MATCH ADJ. FINISH & MATERIAL.

F. REF. STRUCT FOR RELATED DEMOLITION.

G. WHEN REPLACING SURFACE TO MATCH ADJACENT, MAKE NEW SURFACE FLUSH WITH ADJACENT UNLESS NOTED OTHERWISE.

H. SOME NEW CONSTRUCTION WILL REQUIRE REMOVAL/CUTTING AND ADDITIONAL DEMO WORK NOT SHOWN ON DEMO SHEETS. REF. ENTIRE SET FOR DEMOLITION.

I. FIELD VERIFY EXTENT OF DEMO ITEMS BEFORE BIDDING.

J. DEMO WALLS & DOORS SHOWN DASHED IN AREAS OF NEW WORK. CONSULT ARCHITECT FOR ANY DISCREPANCIES OR QUESTIONS.

K. WALLS, SLABS, CEILING, ETC. WITHIN RENOVATION AREAS NOT CALLED FOR DEMO SHALL BE PATCHED & REPAIRED TO MATCH ADJ. SURFACES & FINISHES, TYP. PRIOR TO FINISHING AS SCHED.

L. WHERE NEW FINISHES ARE INDICATED ON PLANS, SPECIFICATIONS, OR SCHEDULES, ANY EXISTING FINISHES IN CONFLICT SHALL BE DEMOLISHED. CONTRACTOR SHALL FIELD VERIFY EXTENT OF EXISTING FINISHES PRIOR TO BIDDING.

**DEMOLITION PLAN NOTES**

GENERAL, COORDINATE WITH NEW CONSTRUCTION AND WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.

1. REMOVE DOOR & FRAME. SALVAGE HARDWARE TO THE OWNER.

2. REMOVE PORTION OF EXISTING WALL AS REQ'D. FOR NEW OPENING. PATCH & REPAIR SLAB & ADJ. WALLS TO SMOOTH SURFACE. TOOTH-IN MASONRY TO PROVIDE A SMOOTH TRANSITION WHERE APPLICABLE; PROVIDE SHORING AS REQ'D.

3. REMOVE EXISTING FLOOR TILE OR CARPET FLOORING AND WALL BASE, W.O.

4. REMOVE EXISTING SIDEWALK PAVING & EARTH AS REQ'D FOR NEW CONSTRUCTION. REPLACE ANY INDICATED TO REMAIN CONCRETE SIDEWALKS, CURBS, DRIVES OR ASPHALT DRIVES DAMAGED BY CONSTRUCTION ACTIVITY; REF CIVIL.

5. CUT SLAB AT NEW PLUMBING, SHOWER, TOILET, DRAIN, AND/OR ELEC. UNDER SLAB; REF MEP.

6. REMOVE EXISTING MB OR TB AND MOUNTING RAIL, W.O.

7. REMOVE EXISTING DOOR & FRAME. PREP FOR NEW CONSTRUCTION.

8. REMOVE EXISTING WALL OR SOFFIT AND ALL ELEMENTS IN WALL.

9. REMOVE EXISTING WINDOW, FRAME, BLOCKING & SILL. SALVAGE WINDOW BLINDS FOR RE-INSTALLATION @ NEW WINDOW AS REQ'D.

10. REMOVE EXISTING CEILING TILE & GRID.

11. REMOVE EXISTING PLUMBING FIXTURE AND CAP OR EXTEND LINES AS REQ'D FOR NEW PLUMBING; REF MEP.

12. REMOVE EXISTING TOILET ACCESSORIES.

13. REMOVE EXISTING CASEWORK AND/OR CUBBIES. F.V. LENGTH PRIOR TO BID.

**LEGEND**

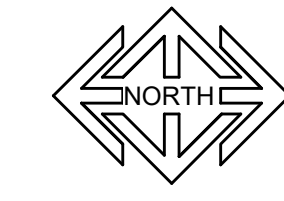
49 OCCUPANTS

180 OCCUPANTS

67 OCCUPANTS FIRST FLOOR

117 OCCUPANTS FIRST FLOOR

1 DEMOLITION PLAN - MAIN LEVEL  
1/8" = 1'-0"



**NOTES:**  
REFER TO SECTIONS AND DETAILS ON ALL OTHER SHEETS FOR APPLICABLE NOTES NOT SHOWN.

REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN.