

2020 Gateway Project Ground Lease
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**LEASE AND AGREEMENT
FOR GROUND LEASE
FOR THE DOWNTOWN CID GATEWAY PROJECT**

THIS LEASE AND AGREEMENT, entered by and between the City of Columbia, Missouri, a municipal corporation of the State of Missouri, (hereinafter “City”) and Downtown Community Improvement District, a political subdivision of the State of Missouri, (hereinafter “CID”) effective on the date of the last signature herein (“Effective Date”). City and CID are each individually referred to herein as a “Party” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, CID is a political subdivision dedicated to keeping Columbia’s downtown - The District – vibrant.

WHEREAS, City owns property at the Southeast corner of Broadway and Providence Road.

WHEREAS, CID has developed what it terms its “Gateways Project,” and the creation of a Gateway Plaza on the Southeast corner of Broadway and Providence Road is a major component of the CID’s Gateways Project. See Attachment A (“Gateways Project Overview”).

WHEREAS, CID has specific goals in mind for the development of the Gateway Plaza and has developed the Conceptual Plan attached as Attachment B;

WHEREAS, CID wants to assure that to the greatest extent possible the Gateway Plaza’s development is consistent with the Conceptual Plan;

WHEREAS, City owns property immediately south of the proposed Gateway Plaza that it intends to develop as an extension of Flat Branch Park, with a pedestrian bridge meeting the standards of the Americans with Disabilities Act linking the extension to the current park on Fourth Street;

WHEREAS, the City and CID want the Flat Branch Park extension and the Gateway Plaza to be constructed in a manner that is compatible both from a construction standpoint, esthetically, and in terms of assuring compliance with all federal, state and local regulations, including the Americans with Disabilities Act, as amended.

WHEREAS, the City and CID also recognize that upon termination of this Lease and Agreement the Gateway Plaza is expected to become a part of the City's park system and that as a result the City has a strong interest in how the Gateway Plaza is developed.

THEREFORE, City and CID have agreed to enter into this lease for certain ground located at the Southeast corner of Broadway and Providence Road as described below.

ARTICLE I. PREMISES

City hereby leases to CID for its use a tract of land located at the southeast corner of Providence and Broadway consisting of approximately 7,920 square feet or .13 acres, (referenced herein as "the Leased Premises"), and more specifically described as follows:

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; BEING PART OF LOT 1, GATEWAY PLAZA-FLAT BRANCH PARK PLAT 1 AS SHOWN IN PLAT BOOK 53 PAGE 91 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 1 THENCE WITH THE EAST LINE OF SAID LOT 1 S.01°03'20"W, 99.00 FEET TO THE SOUTH LINE OF THE SURVEY AS SHOWN IN BOOK 558 PAGE 587 OF THE BOONE COUNTY RECORDS; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE N.88°53'00"W, 64.86 FEET TO THE WEST LINE OF SAID LOT 1; THENCE WITH THE LINES OF SAID LOT 1 N.01°03'20"E, 37.93 FEET; THENCE N.09°53'10"E, 9.63 FEET; THENCE WITH A CURVE TO THE RIGHT 61.86 FEET, CURVE RADIUS 79.00 FEET, CHORD N.32°19'06"E, 60.29 FEET; THENCE S.88°51'40"E, 32.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES.

Nothing in this lease is intended to, and nothing herein shall, limit the use of any existing right-of-way or public easement by any person or entity whether a party to this agreement or not a party to this agreement. City warrants and represents that it will maintain marketable title to the Leased Premises throughout the term of this lease.

ARTICLE II. OBJECTIVES AND PURPOSE OF LEASE

Section 2.01. Use of Leased Premises.

CID leases the premises described above for the development of the Gateway Plaza for the purpose of creating a public space consistent with the Conceptual Plan. The construction will be consistent with the Conceptual Plans attached hereto as Attachment B. Modifications to the Conceptual Plans must be approved in writing by the Executive Director of CID and the City Manager. Upon completion of the construction the Gateway Plaza shall be open to the public at all times except as necessary to maintain the site, except that CID may limit access for limited periods of time if agreed by the City of Columbia Director of Parks and Recreation (“the Director”).

Section 2.02. Operational obligations.

CID is required to comply with all state and federal laws and City of Columbia ordinances in its construction and operations on the Leased Premises. Continuing for a period of five years from the Effective Date of this lease, CID agrees to maintain the site in a good condition and in substantially the same form as shown in Attachment B and any final construction plans, less reasonable wear and tear. The City may conduct an inspection of the Leased Premises prior to the termination of the lease or such other time as is mutually agreed, to determine whether CID has deferred any maintenance required by this section. All deferred maintenance shall be expeditiously performed by CID at its expense.

The City agrees that it shall maintain the construction and improvements completed by the CID, to the same standards required of the CID herein, for no less than five years from the termination of the lease term. This provision shall survive termination of this lease and the lease term, shall run with the land, shall be applicable to all successors and assigns of the City, and the City’s obligation to maintain the construction and improvements described above, along with the right of first refusal described below in Section 3.03, shall be memorialized in the memorandum of lease to be recorded by the parties as set forth herein.

ARTICLE III. TERMS AND COMPENSATIONS

Section 3.01. Initial Term:

The initial term of this agreement shall commence on its execution and shall terminate five years after entry, subject to earlier termination as herein provided.

Section 3.02. Rent:

CID shall pay an annual rent of \$1.00 per year.

Section 3.03. Right of First Refusal:

City may offer to sell or sell the Leased Premises during the term of this Lease; PROVIDED, HOWEVER, that the City shall, first give notice (the "Offer Notice") to the CID of such proposed sale which must include a copy of a letter of intent (or such other term sheet which may be nonbinding) with the proposed purchaser (the "Proposed Purchaser") setting forth the purchase price proposed by the Proposed Purchaser and other material terms of the proposed sale to the Proposed Purchaser. Then:

1. The CID shall have the option (this "Right of First Refusal"), exercisable by giving Notice to the City at any time within thirty (30) days after the Offer Notice ("Election Notice"), to elect to acquire the Leased Premises for the purchase price contained in the Offer Notice and upon the terms specified in the Offer Notice (except as modified herein), and shall close such purchase and sale no later than the date which is one hundred eight (180) days after the giving of the Offer Notice.
2. Any sale to the Proposed Purchaser under this provision which may be concluded where the CID chooses not to elect to purchase the Leased Premises, shall be concluded at any time or times within one hundred eighty (180) days after the giving of the Offer Notice, for the purchase price proposed by the Proposed Purchaser and on terms which are at least as favorable to the City as those contained in the Offer Notice; but if a sale is not consummated within such period and upon such terms, then the City and Proposed Purchaser shall have no right to close such sale and the rights of the CID to notice and purchase as aforesaid shall be reinstated with respect to such proposed sale and shall continue as to any new conveyance of the Leased Premises.

This Right of First Refusal set forth herein shall be applicable to each attempted sale of the Leased Premises or any part thereof.

3. The term of this Right of First Refusal shall commence on the Effective Date of this lease and shall terminate on the Termination Date of this lease unless the closing contemplated by the CID shall not have occurred, but the Election Notice shall have been given by the CID. In such event, the

term of this Right of First Refusal shall be extended until such closing shall have occurred.

4. The parties agree that the consideration paid and received for this Right of First Refusal is sufficient and adequate and hereby waive any objection or argument that this Right of First Refusal is not supported by sufficient consideration.
5. Closing pursuant to this Right of First Refusal with the CID shall occur within one hundred eighty (180) days after City gives the Offer Notice or such sooner date as determined by CID upon ten (10) days written notice from CID to City. In the event said 180th day is a Saturday, Sunday, or other legal holiday, then said closing shall take place on the next regular business day subsequent to said 180th day. At said closing, the actions hereafter specified in this right of first refusal shall occur.
6. Subject to reinstatement in the event of a closing failing to occur within the time allowed or under the terms required, the failure by the CID to give the Election Notice on or before the expiration of thirty (30) days from the receipt by CID of the Offer Notice shall cause the right to purchase the Leased Premises, as to a proposed purchase of the Leased Premises by a Proposed Purchaser under this Right of First Refusal, to automatically terminate upon the expiration of such thirty (30) days, without further action on the part of the City.

ARTICLE IV. CID'S CONSTRUCTION REQUIREMENTS

Section 4.01. Coordination with the City

In developing final construction plans, CID shall assure the coordination of itself and its contractors with the City and assure that the construction plans are compatible with the City's development of the Flat Branch Park Extension. In particular, CID shall assure that the grading of the Lease Premises does not in any way hinder the development of the Flat Branch Park extension and the proposed bridge. Construction fencing shall be erected in a manner as agreed upon by the City and CID.

Section 4.02. Approval of Plans.

All of CID's construction plans shall meet City of Columbia design standards and certified by a professional engineer registered in the State of Missouri. CID covenants and agrees that prior to the installation or construction of any structure, addition or

improvement on the Leased Premises, it shall first submit to the City for approval, final detailed construction plans and specifications and architectural renderings prepared by registered architects and engineers, and that all construction will be in accordance with such plans and specifications. City may place conditions on the approval of final detailed construction plans to the extent required to assure compliance with the City's design standards and to assure compliance with Section 4.01 herein. CID shall comply with such conditions.

Section 4.02. Alterations to Premises.

CID shall not remove any improvements on the Leased Premises without prior written approval of the City.

Section 4.03. Lien Indemnification.

In the event any person or corporation shall attempt to assess a Mechanic's Lien against the Leased Premises resulting from the failure of payment for work conducted by the CID as permitted by this lease, CID shall hold City harmless from such claim, including the cost of defense.

Section 4.04. Final Design Plans.

Within ninety (90) days following completion of any additional improvements, CID shall present to City a complete set of the final plans and specifications followed in constructing the improvements permitted by this lease.

Section 4.05. Ownership of Improvements.

Upon termination of the lease, whether upon completion of the full lease term or as a result of early termination, any building, fixture, structure, addition or improvement, excluding personal property, on the Leased Premises shall immediately become the property of City, as owner, and shall remain the property of City thereafter with the sole right, title and interest thereto.

ARTICLE V. OBLIGATION OF CID

Section 5.01. Net Lease.

The use and occupancy of the Leased Premises by CID will be without cost or expense to City. It shall be the sole responsibility of CID to maintain, repair and operate the

entirety of the Leased Premises and any improvements and facilities constructed thereon at CID's sole cost and expense during the term hereof.

Section 5.02. Maintenance and Operation.

CID shall maintain the Leased Premises at all times during the term hereof in a safe, neat and attractive condition, and shall not permit the accumulation of any trash, paper, or debris on the Leased Premises. CID shall repair all damages to the Leased Premises and shall maintain and repair all improvements thereon.

CID shall be responsible for and perform all maintenance, including but not limited to:

1. Janitorial services, providing janitorial supplies and rubbish and trash removal.
2. Supply and replacement of light bulbs and replacement of all glass.
3. Maintenance, including painting, repairing and replacement.
4. CID shall be responsible for all snow removal on the Leased Premises and shall do so in a manner that does not damage property.
5. CID shall advise City and obtain City's consent in writing before making changes involving structural changes to the premises.
6. CID shall maintain and replace all landscaping and grounds as originally approved and installed.

The Director of Parks and Recreation or the Director's designee, in the exercise of reasonable discretion, shall be the sole judge of the quality of maintenance; and CID, upon written notice by City to CID, and shall be required to perform whatever maintenance the City reasonably deems necessary. If said maintenance is not undertaken by CID within thirty (30) days after receipt of written notice, City shall have the right to enter upon the Leased Premises and perform the necessary maintenance, the reasonable costs of which shall be borne by CID. No waste shall be committed or damage done to the property of City; the City acknowledging that the construction and improvements to be conducted by the CID as permitted herein shall not be considered wasted or damage to the property of the City.

Section 5.03. Utilities.

CID shall assume and pay for all costs or charges for utilities services furnished to CID during the term hereof; provided, however, that CID shall have the right to connect to any and all Storm and sanitary sewers and water and utility outlets at its own cost and expense; and CID shall pay for any and all service charges incurred therefore.

Section 5.04. Trash, Garbage, Etc.

CID shall pick up, and provide for, a complete and proper arrangement for the adequate sanitary handling and disposal of all trash, garbage, and other on the Leased Premises.

Section 5.05. Signs.

CID shall not erect, maintain, or display upon any improvements on the Leased Premises any billboards or signs except upon written agreement by the City or as specified in the conceptual plan. In accordance with the previous sentence, CID will obtain prior approval from the City Manager of the City of any sponsorship acknowledgement prior to agreeing to any such acknowledgment. The agreement for such acknowledgment ("acknowledgement agreement") shall specify that acknowledgement agreement may terminate if this Lease and Agreement terminates such that the City shall not be obligated to extend the acknowledgment past termination of this Lease and Agreement.

ARTICLE VI. OBLIGATIONS OF CITY

No facilities or improvements are required to be constructed by City under this Agreement.

ARTICLE VII. CITY'S RESERVATIONS

City, through its duly authorized agent, shall have at any reasonable time the full and unrestricted right to enter the Leased Premises for the purpose of periodic inspection for fire protection, maintenance and to investigate compliance with the terms of this Agreement.

ARTICLE VIII. INDEMNITY AND INSURANCE

Section 8.01. Indemnification.

CID agrees to fully indemnify, and save forever harmless the City, its agents and employees, from and against all claims and actions and all reasonable expenses incidental to the investigation and defenses thereof, based on or arising out of claims for damages to property or injuries to persons, including wrongful death, or damages to the environment; provided, however, that CID shall not be liable for any claims, actions, injuries, damage or loss to the extent the same are occasioned by any negligence or intentional acts of City, its agents or employees.

Section 8.02. Public Liability Insurance

CID shall, at its expense, procure and keep in force at all times during the term of this Agreement from a financially sound and reputable company reasonably acceptable to City, public liability insurance, with independent contractor's coverage and contractual liability endorsement, insuring CID and the City for personal injury and property damage, and such other insurance necessary to protect CID and City from such claims and action aforesaid. Without limiting its liability, CID agrees to carry and keep in force insurance with single limit liability for personal injury or death and property damage in a sum not less than Missouri's annual sovereign immunity limits, as provided by the Missouri Department of Insurance per Missouri Revised Statute Section 537.610. CID shall furnish City with a certificate of insurance as evidence of coverage at or before the execution of this agreement and on request from the City. CID's insurance shall not be cancelled or materially modified or non-renewed by CID except upon thirty (30) days advance written notice to City. Coverage is to be written on the broadest liability form which is customarily available at reasonable cost.

Section 8.03. Fire and Extended Coverage Insurance.

CID shall, at its expense, procure and keep in force at all times during the term of this Agreement with a company reasonably suitable to City, insurance on the improvements on the Leased Premises against loss and damage. CID shall furnish evidence of insurance in an amount no less than the replacement cost of the improvements at or before the execution of this agreement and on request from the City.

Section 8.04. Application of Insurance Proceeds.

If the fixed improvements placed upon the Leased Premises shall be totally destroyed or extensively damaged and if CID shall elect not to restore the same to their previous

condition, the proceeds of insurance payable by reason of such loss shall be paid to the City and this agreement shall terminate. If the damage results from an insurable cause and the CID shall elect to restore the same with reasonable promptness, it shall be entitled to receive and apply the entire proceeds of any insurance covering such loss to said restoration, in which event this Agreement shall continue in full force and effect.

Section 8.05. Performance Bond.

CID shall deliver to City a copy of a performance bond in favor of the CID, which shall have been obtained by the general contractor awarded the bid to construct the improvements contemplated herein, which shall also name the City as an additional obligee/beneficiary, in the amount of 100% of the construction costs prior to beginning construction.

Section 8.06. No Waiver of Immunities

In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either Party's rights or defenses with regard to each Party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitutions or laws.

ARTICLE IX. CANCELLATION BY CITY

Section 9.01. Events of Default by CID

Each of the following events shall constitute an "Event of Default by CID":

1. CID ceases to exist as a political subdivision of the State of Missouri.
2. CID fails after receipt of written notice from City to keep, perform or observe any term, covenant or condition of this Agreement and such failure continues for thirty (30) days after such receipt, or if by its nature such Event of Default by CID cannot be cured within such thirty (30) day period, CID fails to commence to cure or remove such Event of Default by CID within said thirty (30) days and to cure or remove same as promptly as reasonably practicable.
3. CID shall become insolvent, shall take the benefit of any present or future insolvency statute, shall make a general assignment for the benefit of creditors, shall file a voluntary petition in bankruptcy or a petition or answer seeking a reorganization or the readjustment of its indebtedness

under the federal bankruptcy laws or under another law or statute of the United States or of any state thereof, or shall consent to the appointment of a receiver, trustee, or liquidation of all or substantially all of its property.

4. An Order for Relief shall be entered at the request of CID or any of its creditors under the federal bankruptcy or reorganization laws or under any law or statute of the United States or any state thereof.
5. A petition under any part of the federal bankruptcy laws or an action under any present or future insolvency law or statute shall be filed against CID and shall not be dismissed within thirty (30) days after the filing thereof.
6. By or pursuant to or under any legislative act, resolution or rule, or any order of decree of any court or governmental board or agency, an officer, receiver, trustee, or liquidator shall take possession or control of all or substantially all of the property of CID and such possession or control shall continue in effect for a period of fifteen (15) days.
7. The rights of CID hereunder shall be transferred to, pass to, or devolve upon, by operation of law or otherwise, any other person, firm, corporation, or other entity, as a result of any bankruptcy, insolvency, trusteeship, liquidation, or other proceedings or occurrence described in paragraph 3 through paragraph 6 above.

Section 9.02. Remedies for CID's Default.

1. Upon the occurrence of an Event of Default by CID, CID shall remain liable to City for all arrearages of rentals, fees and charges payable hereunder and for all preceding breach(es) of any covenant herein contained. City, in addition to the right of termination and to any other rights or remedies it may have at law or in equity, shall have the right of reentry and may remove all CID's persons and property from the Leased Premises. Upon any such removal, CID's property may be stored in a public warehouse or elsewhere at the cost of, and for the account of, CID. Should City elect to reenter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice provided by law, it may, at any time subsequent to an Event of Default by CID, terminate this Agreement.

2. Unless City elects to terminate this Agreement, CID shall remain liable for and promptly pay all rentals, fees and charges accruing hereunder until termination of this Agreement at the expiration date set forth hereinbefore.
4. Notwithstanding anything to the contrary in this Agreement, if a dispute arises between City and CID with respect to any obligation or alleged obligation of CID to make payment(s) to City, the payment(s) under protest by CID of the amount claimed by City to be due shall not waive any of CID's rights, and if any court or other body having jurisdiction determines all or any part of the protested payment was not due, then City shall as promptly as reasonably practicable reimburse CID any amount determined as not due plus interest on such amount at the rate calculated by the Director of Revenue pursuant to § 32.068 RSMo.
5. CID shall pay to City all reasonable costs, fees, and expenses incurred by City in the exercise of any remedy upon an Event of Default by CID.

ARTICLE X. CANCELLATION BY CID EVENTS OF DEFAULT BY CITY

Section 10.01. Events of Default by City.

The following events shall constitute an "Event of Default by City":

1. City fails after receipt of written notice from CID to keep, perform or observe any term, covenant or condition herein contained to be kept, performed, or observed by City and such failure continues for thirty (30) days, or if by its nature such Event of Default by City cannot be cured within such thirty (30) day period, City fails to commence to cure or remove such Event of Default by City within said thirty (30) days and to cure or remove the same as promptly as reasonably practicable.

Section 10.02. Remedies for City's Defaults.

Upon the occurrence of an Event of Default by City, CID shall have the right to suspend or terminate this Agreement and all rentals, fees and charges payable by CID under this Agreement shall abate during a period of suspension or shall terminate, as the case may be.

ARTICLE XI. RIGHTS UNDER TERMINATION

Section 11.01. Fixed Improvements.

It is the intent of this Agreement that upon termination, the real estate, leasehold improvements and any alterations thereto shall be and remain the property of City, including all art work, designs, lighting, signs and sculptures.

Section 11.02. Personal Property.

Upon termination of this Agreement, CID shall remove all personal property from the Leased Premises within thirty (30) days after said termination. If CID fails to remove said personal property, said property may thereafter be removed by City at CID's expense.

ARTICLE XII. ASSIGNMENT AND SUBLETTING

CID shall not assign this Agreement or any part thereof in any manner whatsoever or assign any of the privileges recited herein.

ARTICLE XIII. QUIET ENJOYMENT

City covenants that CID, upon payment of the rentals reserved herein and the performance of each and every one of the covenants, agreements, and conditions on the part of CID to be observed and performed, shall and may, peaceably and quietly, have, hold and enjoy the Leased Premises for the term of aforesaid, free from molestation, eviction or disturbance; except that the Leased Premises shall remain open to the public except as specified in this Agreement.

ARTICLE XIV. GENERAL PROVISION

Section 14.01. Attorney's Fees.

In any action brought by either party for the enforcement of the obligations of the other party, each party shall bear its own attorney's fees.

Section 14.02. Intentionally Omitted.

Section 14.03. Right to Contest.

CID shall have the right to contest the validity or amount of any tax, assessment or charge, lien, or claim of any kind in respect to the Leased Premises. CID shall, if City

requires the same in writing and if the taxes or other assessments have not been paid under protest or otherwise escrowed or provided for, furnish reasonable security for the payment of all liability, costs and expenses at the end of the litigation, and CID, so long as the matter shall remain undetermined by final judgment, shall not be considered in default hereunder by the nonpayment thereof; provided, however, that CID shall not, under these provisions, permit the Leased Premises or any buildings or improvements situated thereon, to be sold or forfeited, and failure by CID to do what is necessary to prevent any such sale or forfeiture within ten (10) days from the publication or receipt of notice for sale or forfeiture, shall be deemed to be a default hereunder, and City may, at its option, pay any such sum as may be required to avoid the sale or forfeiture and seek reimbursement for its cost from CID.

Section 14.04. License Fees and Permits.

CID shall obtain and pay for all licenses, permits, fees or other authorization or charges as required under Federal, State or local laws and regulations insofar as they are necessary to comply with the requirements of this agreement and the privileges extended hereunder.

Section 14.05. Paragraph Headings.

The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of the Agreement.

Section 14.06. Interpretations.

This Agreement shall be interpreted in accordance with 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 Boone County, Missouri.

Section 14.07. Non-Waiver.

No waiver of any condition or covenant in this instrument contained or of any breach thereof, shall be taken to constitute a waiver of any subsequent condition, covenant or breach.

Section 14.08. Severability.

If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other

than those as to which it is held invalid or unenforceable, shall not be affected thereby and each other term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

Section 14.09. Binding Effect.

This lease, including all of its covenants, terms, provisions, and conditions, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

Section 14.10. No Agency.

Nothing contained in this Lease shall be deemed to create the relationship of principal and agent or of partnership or joint venture or any relationship between City and CID other than the relationship of lessor and lessee.

Section 14.11. Duty to be Reasonable.

Wherever in this Agreement the City is to give its consent, approval or otherwise exercise discretion in judgment, such consent, approval or judgment shall not be unreasonably exercised, withheld, conditioned or delayed.

Section 14.12. Notices.

Whenever any notice is required by this Agreement to be made, given or transmitted to the parties hereto, such notice shall be enclosed in an envelope with sufficient postage attached to insure delivery and deposited in the United States Mail.

Notices, consents and approvals to City shall be addressed as follows:

If to City

City of Columbia
Director of Parks and Recreation
Parks Department
ATTN: Director
P.O. Box 6015
Columbia, MO 65201

If to CID:

Downtown Community Improvement
District
ATTN: Executive Director
11 S. 10th Street
Columbia, MO 65201

or such place as either party shall, by written directive, designate in the manner herein provided. Unless authority to consent is granted to a specific person or position by this

Agreement, all consents and approvals shall only be binding if made by a person authorized by law. All approvals and consents are only valid if in writing.

Section 14.13. Memorandum of Lease

Each party shall at any time, at the request of the other party, promptly execute and deliver duplicate originals of an instrument, in recordable form, which will constitute a Memorandum of Lease, setting forth a description of the Leased Premises, the term of this Lease and any other portions thereof, excepting the rental provisions, as such other party may request.

IN WITNESS WHEREOF, CID have caused this instrument to be executed on its behalf by its duly authorized officers and its corporate seal affixed and the City of Columbia, by ordinance of its City Council giving authority so to do, has caused this instrument to be executed by its City Manager on behalf and its corporate seal affixed, on the day and year first above written. This instrument has been executed in duplicate.

[SIGNATURE PAGE FOLLOWS]

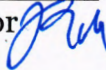
CITY OF COLUMBIA, MISSOURI

By: _____
John Glascock, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson, City Counselor 

**Downtown Community
Improvement District**

By: _____

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this _____ day of _____, 2018, before me personally appeared John Glascock, City Manager, City Manager of the City of Columbia, Missouri, known to me to be the person who executed the within agreement on behalf of said City and acknowledged to me that he executed the same for the purposes therein stated.

Notary Public, State of Missouri

My commission expires:



The Gateways Project Overview – Attachment A

Background:

The Gateway project began in 2014 with an extensive eight-month long community visioning process, which resulted in a schematic master plan for public art in the downtown area. The master plan was funded by the CID, and the board has been working since that time to bring the plan to fruition. In 2017, the CID celebrated the installation of three new “Light Hubs,” which are the first of several planned installations that will help establish an appropriate civic identity for downtown Columbia.

Gateway Plaza:

The largest individual component of the Gateways master plan is a plaza at the intersection of Broadway and Providence, on City-owned land that is part of Lot 183 of the Original Town of Columbia. The centerpiece of the plaza design is an iconic sculpture of the word COLUMBIA, which features a large globe. The master plan also calls for illuminated columns to be used at the plaza and in other downtown gateways.



Funding:

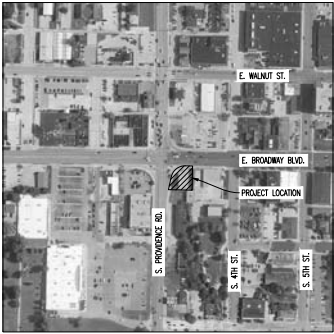
In addition to sponsoring the planning process and the construction of the first light hubs, the CID has established a dedicated Gateways fund, to which the CID has routinely added \$100,000 per year. The CID pledge will be supplemented by private donations and grants.

Park Development:

Recent acquisition of land for park expansion near Broadway and Providence presents a perfect opportunity to integrate the well-vetted Gateway designs with the development of the new parkland. The District CID is excited about the possibilities for the new park and wants to help that dream become a reality. While the initial Gateways master plan called for the corner plaza to be a stand-alone feature, it now makes sense to incorporate the design of the gateway into that of the overall park. **The District CID would therefore like to make the improvement of historic Lot 183 part of the overall park development, by donating one million dollars to go into the general park development budget.** That gift would fund the installation of the iconic COLUMBIA sculpture, and assist with overall development of the new park land.

GATEWAY PLAZA

LOCATION MAP



GENERAL NOTES:

ALL STREET, STORM DRAIN, AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF COLUMBIA "STREET, STORM DRAIN, AND SANITARY SEWER SPECIFICATIONS AND STANDARDS" (CURRENT EDITION).
 ANY CITY DETAILS SHOWN ON THIS SET OF PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION. REFER TO <https://www.columbia.gov/publicworks/specs-and-standards/>.

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

THIS TRACT CONTAINS APPROXIMATELY 0.13 ACRES.

THIS TRACT IS ZONED M-C.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY THIS ENGINEER. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED BY CROCKETT GEOTECHNICAL TESTING LAB (GTL). REFER TO REPORT NUMBER G20546 DATED JUNE 5, 2020 BY CROCKETT GIL.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THERE IS NO REGULATED STREAM BUFFER WITHIN THE LIMITS OF THIS PROJECT AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAN.

ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF COLUMBIA.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MAJOR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF COLUMBIA SPECIFICATIONS.

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (DNWR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE DNWR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DISTURBANCES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTOR AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS IF REQUESTED.

CONTRACTOR SHALL NOTIFY ADJOINING PROPERTY OWNERS IN WRITING 30 DAYS PRIOR TO CONSTRUCTION BEGINNING.

TOTAL DISTURBED AREA ON SITE = 0.13 AC.

PROJECT BENCHMARK:

BM #1 - CHISELED SQUARE IN NORTHWEST CORNER OF CURB INLET. APPROX. ±19.2' NORTH AND ±21.5' EAST OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 706.29

FLOOD PLAIN STATEMENT:

PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE BOONE COUNTY FIRM MAP #201902026 DATED 07/19/2017.

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC.
 1022 N NORTHWEST DRIVE
 JEFFERSON CITY, MO 65109
 1-800-344-7483



WATER/ELECTRIC:

CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MO 65205
 573-674-7325

SANITARY SEWER:

CITY OF COLUMBIA
 P.O. BOX 6015
 UTILITIES DEPARTMENT
 COLUMBIA, MO 65205
 573-674-7250

CABLE TELEVISION:

CHARTER COMMUNICATIONS
 1510 CHARLES BEONE
 INDUSTRIAL BOULEVARD
 COLUMBIA, MO 65202
 573-875-8875

TELEPHONE:

CENTURYLINK
 626 CHEROKEE STREET
 COLUMBIA, MO 65205
 573-886-3700

NATURAL GAS:

AMEREN MISSOURI
 2001 MADRUE BLVD.
 COLUMBIA, MO 65201
 573-676-3330

REVISION KEY		COVER																		
REV #	DATE	COMMENTS	CE1	CE2	CE3	CE4	CE5	S100	S200	S210	S212	G100	G101	G102	G103	G104	G105	L101	L102	
01	09-15-2020	ORIGINAL SUBMITTAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

SHEET INDEX:

- CE 1 - DEMO PLAN
- CE 2 - SITE PLAN
- CE 3 - GRADING PLAN
- CE 4 - SIDEWALK DETAILS
- CE 5 - RETAINING WALL & GUARDRAIL PROFILES
- S100 - GENERAL STRUCTURAL DATA
- S200 - CULVERT REINFORCING & FOUNDATION PLAN
- S210 - FOUNDATION DETAILS
- S212 - FOUNDATION DETAILS
- G100 - SCULPTURE COVER SHEET
- G101 - GENERAL NOTES & PERFORMANCE SPECIFICATIONS
- G102 - GENERAL NOTES & PERFORMANCE SPECIFICATIONS
- G103 - GLOBE CONTENT - WORDS & IMAGES
- G104 - GLOBE CONTENT - IMPORTANT COLUMBIA MILESTONES
- G105 - GLOBE AND STANDING LETTERS TYPOGRAPHY

- G106 - GLOBE PATTERN
- G107 - GLOBE FLAT LAYOUT DESIGN INTENT
- G108 - SCULPTURE ELEVATION (NONCURVED)
- GG-109 - SCULPTURE VIEW COMPOSITES
- G110 - GLOBE DETAIL - DESIGN INTENT
- G111 - COLOR
- G112 - GLOBE LETTER DETAIL - DIMENSIONAL & CUTOUT
- G113 - GLOBE STRUCTURE DESIGN INTENT
- G114 - GLOBE LIGHTING
- G115 - STANDING DIMENSIONAL LETTERS - DETAIL
- G116 - LETTER DETAIL - CONTENT LOCATION
- G117 - LETTER DETAIL - CONTENT LOCATION
- G118 - LETTER DETAIL - CONTENT ALL LETTERS
- L101 - LANDSCAPE PLAN
- L102 - SITE LIGHTING

LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- RP RWP EXISTING STRUCTURE
- EXISTING TREETRINE
- PROPOSED TREETRINE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING HIGH VOLTAGE ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- TTTTTTTT 100-YEAR FLOOD PLAN
- TTTTTTTT FLOODWAY
- ORDINARY HIGH WATER MARK
- STREAM SIDE BUFFER
- FF-XXXX FINISH FLOOR OF STRUCTURE
- XXXXXX PROPOSED TOP OF CURB ELEVATION
- XXXXXX PROPOSED TOP OF PAVEMENT ELEVATION
- XXXXXX PROPOSED FINISH GRADE ELEVATION
- XXXXXX PROPOSED TOP OF WALL
- XX LOT NUMBER
- X STORM SEWER STRUCTURE LABEL
- X SANITARY SEWER STRUCTURE LABEL
- HP HIGH POINT
- LP LOW POINT
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED TRACER WIRE TEST STATION BOX
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GUY WIRE

REVISIONS:

NO.	DATE

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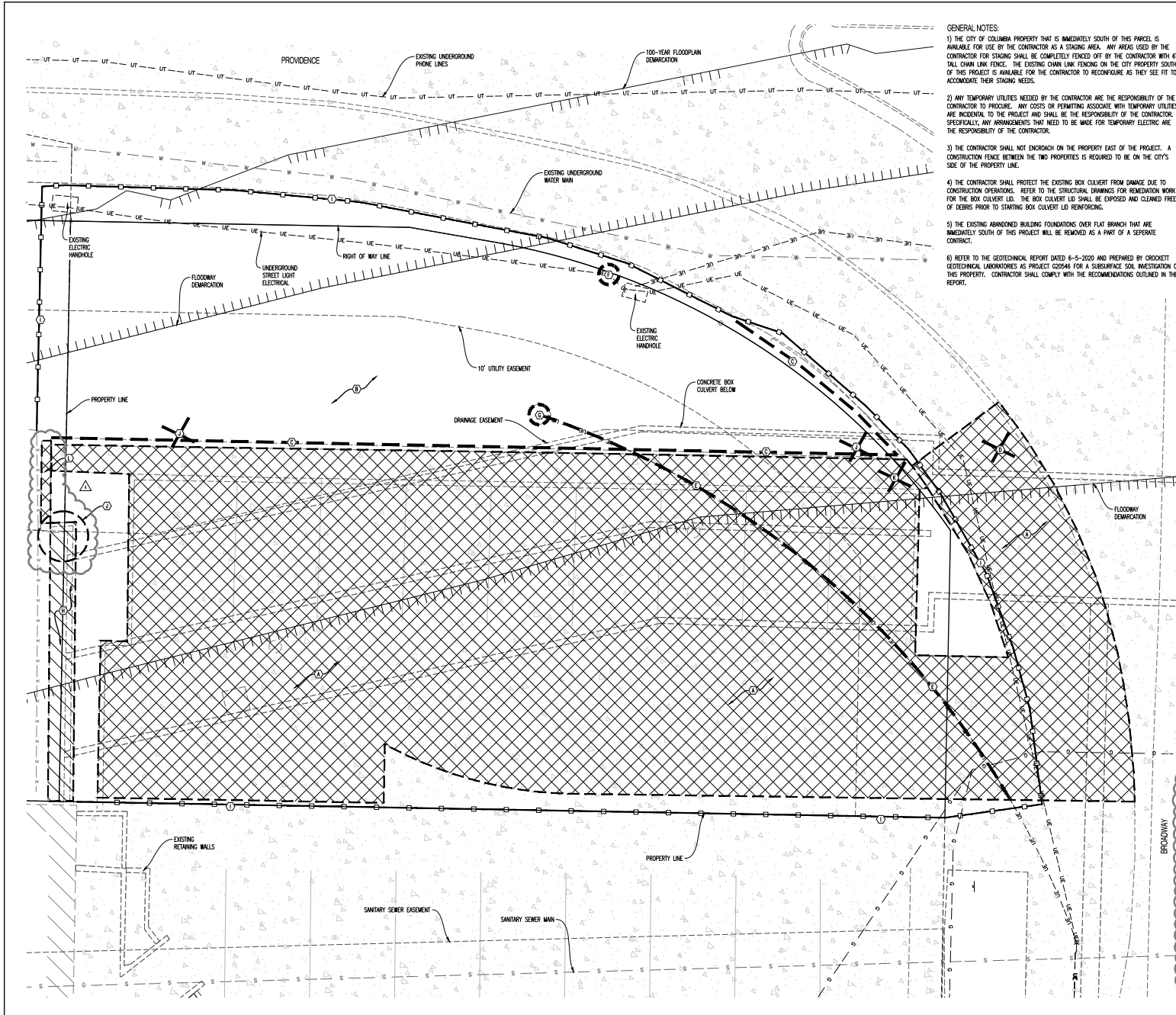
PREPARED BY: **CROCKETT**
 ENGINEERING & PLANNING
 2200 UNIVERSITY BLVD.
 SUITE 100
 COLUMBIA, MISSOURI 65201
 www.crockettengineering.com
 573-421-1000
 573-421-1001
 573-421-1002

OWNER: **DISTRICT**

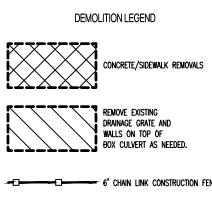
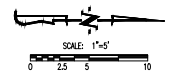
GATEWAY PLAZA
 SOUTHEAST CORNER PROVIDENCE & BROADWAY
 COLUMBIA, MISSOURI

DRAWING INCLUDES:
 COVER SHEET

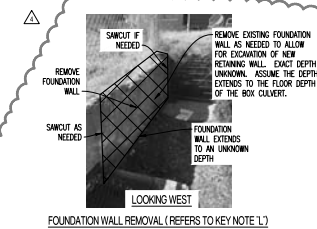
DESIGNED: JRS
 DRAWN: JAA
 PROJECT NO.: 190128
 SHEET: CE 0



- GENERAL NOTES:**
- 1) THE CITY OF COLUMBIA PROPERTY THAT IS IMMEDIATELY SOUTH OF THIS PARCEL IS AVAILABLE FOR USE BY THE CONTRACTOR AS A STAGING AREA. ANY AREAS USED BY THE CONTRACTOR FOR STAGING SHALL BE COMPLETELY FENCED OFF BY THE CONTRACTOR WITH 6' TALL CHAIN LINK FENCE. THE EXISTING CHAIN LINK FENCING ON THE CITY PROPERTY SOUTH OF THIS PROJECT IS AVAILABLE FOR THE CONTRACTOR TO RECONFIGURE AS THEY SEE FIT TO ACCOMMODATE THEIR STAGING NEEDS.
 - 2) ANY TEMPORARY UTILITIES NEEDED BY THE CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE. ANY COSTS OF PERMITTING ASSOCIATE WITH TEMPORARY UTILITIES ARE INCIDENTAL TO THE PROJECT AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SPECIFICALLY, ANY ARRANGEMENTS THAT NEED TO BE MADE FOR TEMPORARY ELECTRIC ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - 3) THE CONTRACTOR SHALL NOT ENCROACH ON THE PROPERTY EAST OF THE PROJECT. A CONSTRUCTION FENCE BETWEEN THE TWO PROPERTIES IS REQUIRED TO BE ON THE CITY'S SIDE OF THE PROPERTY LINE.
 - 4) THE CONTRACTOR SHALL PROTECT THE EXISTING BOX CULVERT FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. REFER TO THE STRUCTURAL DRAWINGS FOR REMEDIATION WORK FOR THE BOX CULVERT LID. THE BOX CULVERT LID SHALL BE EXPOSED AND CLEANED FREE OF DEBRIS PRIOR TO STARTING BOX CULVERT LID REINFORCING.
 - 5) THE EXISTING ABANDONED BUILDING FOUNDATIONS OVER FLAT BRANCH THAT ARE IMMEDIATELY SOUTH OF THIS PROJECT WILL BE REMOVED AS A PART OF A SEPERATE CONTRACT.
 - 6) REFER TO THE GEOTECHNICAL REPORT DATED 6-5-2020 AND PREPARED BY CROCKETT GEOTECHNICAL LABORATORIES AS PROJECT CORROB FOR A SUBSURFACE SOIL INVESTIGATION OF THIS PROPERTY. CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OUTLINED IN THE REPORT.



- LEGEND OF LABELS:**
- 1) SAWCUT EXISTING CONCRETE PAVING AND SIDEWALKS WHERE SHOWN. REMOVE CONCRETE PAVEMENT AND HALL OFF-SITE.
 - 2) REMOVE EXISTING LANDSCAPING/MULCH IN MULCH BED AND HALL OFF-SITE.
 - 3) REMOVE EXISTING LANDSCAPE TIMBER RETAINING WALL AND HALL OFF-SITE.
 - 4) REMOVE EXISTING YIELD SIGN AND SALVAGE FOR RE-INSTALLATION.
 - 5) REMOVE PORTION OF ABANDONED 2" PVC CONDUIT AS NEEDED. INTERCEPT AND EXTEND CONDUIT TO LIGHTING CONTROL PANEL. SEE MEP PLANS.
 - 6) REMOVE EXISTING STREET LIGHT POLE AND SALVAGE OFF-SITE IN A SAFE LOCATION FOR RE-INSTALLATION. COORDINATE WITH CITY TO REFEED LIGHTING CIRCUIT AND DEMOLISH AND REMOVE EXISTING POLE BASE.
 - 7) REMOVE EXISTING ABANDONED LIGHT POLE BASE AND DISPOSE OFF-SITE.
 - 8) REMOVE EXISTING GRATE/FRAME AND PORTIONS OF HEADWALL ON TOP OF BOX CULVERT AS NEEDED TO INSTALL NEW RETAINING WALL. SAW CUT CLEAR HORIZONTAL LINE AND DISPOSE OFF-SITE.
 - 9) INSTALL 6' TALL CHAIN LINK CONSTRUCTION FENCE AROUND SITE.
 - 10) REMOVE PERMIT PARKING SIGNS AND SALVAGE TO COLUMBIA PUBLIC WORKS.
 - 11) REMOVE EXISTING TRASH CAN AND SALVAGE TO COLUMBIA PUBLIC WORKS.
 - 12) REMOVE EXISTING CAST IN PLACE CORNER OF BOX CULVERT. SEE PICTURES BELOW FOR REMOVAL LIMITS.
 - 13) PORTION OF EXISTING FOUNDATION WEST OF BOX CULVERT TO BE REMOVED AS NEEDED TO ALLOW FOOTING EXCAVATION OF NEW RETAINING WALL. EXACT DEPTH OF THIS FOOTING IS UNKNOWN. FOR BIDDING PURPOSES, ASSUME THAT IT EXTENDS TO THE DEPTH OF THE BOX CULVERT FLOOR. PROVIDE VERTICAL SAW CUTTING AS NEEDED TO REMOVE FROM THE REST OF THE BUILDING FOUNDATION. THE ENGINEER WILL EXAMINE THIS AREA AS IT IS EXPOSED TO DETERMINE IF IT CAN BE LEFT IN PLACE. SEE PICTURE BELOW.



REVISIONS:

NO.	DATE
1	07/15/2020
2	07/22/2020

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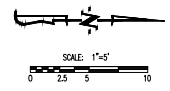
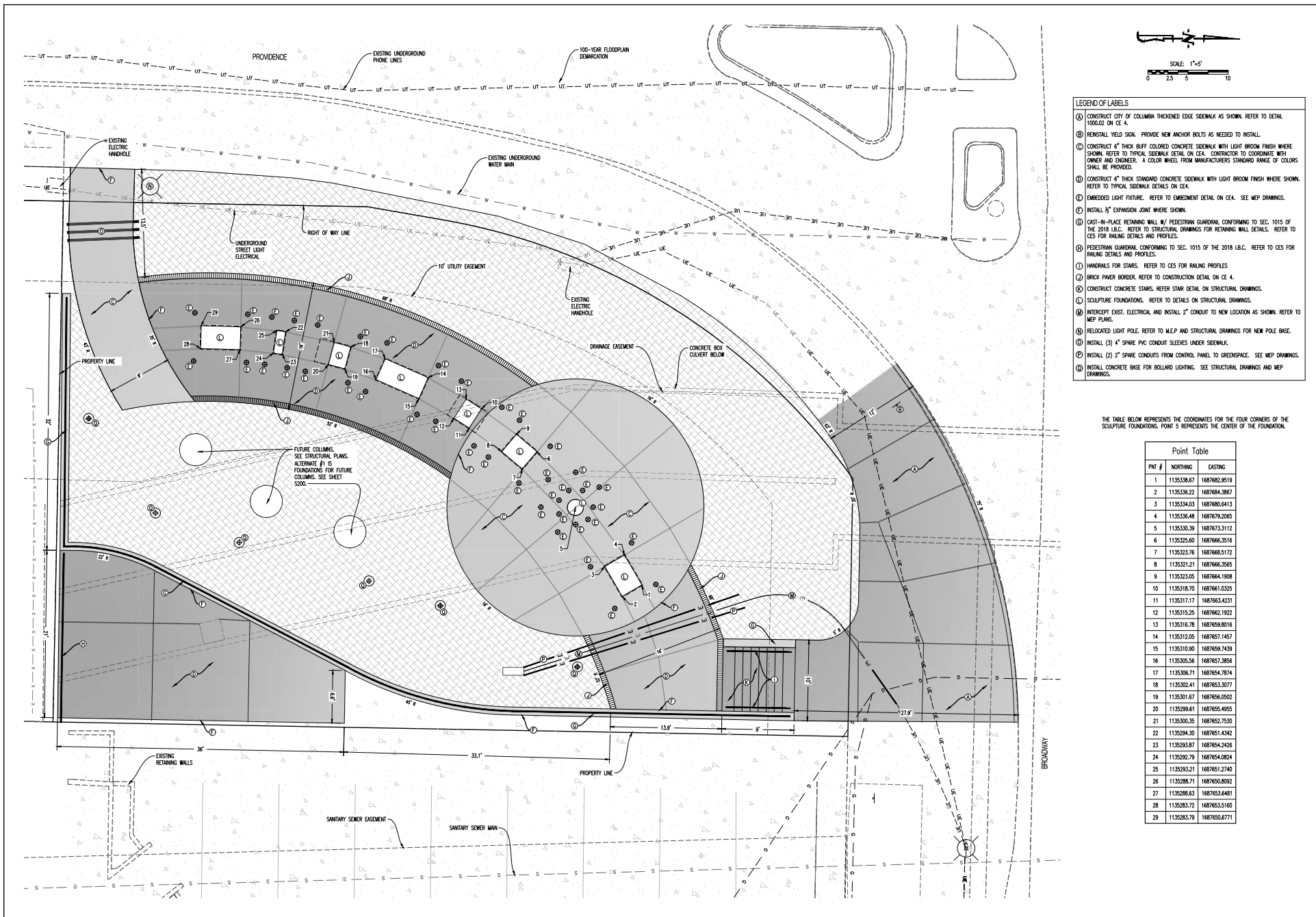
PREPARED BY: **CROCKETT**
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COLUMBIA, MISSOURI 65201
www.crockettengineering.com
CROCKETT ENGINEERING & ARCHITECTS, P.A. IS AN EQUAL OPPORTUNITY EMPLOYER

OWNER: **DISTRICT**

GATEWAY PLAZA
SOUTHEAST CORNER PROVIDENCE & BROADWAY
COLUMBIA, MISSOURI

DRAWING INCLUDES:
DEMOLITION PLAN

DESIGNED: JRS
DRAWN: JRS
PROJECT NO.: 190128
SHEET: CE1



- LEGEND OF LABELS**
- (A) CONSTRUCT CITY OF COLUMBIA THICKENED EDGE SIDEWALK AS SHOWN. REFER TO DETAIL 1000.02 ON CE 4.
 - (B) REINSTALL YIELD SIGN. PROVIDE NEW ANCHOR BOLTS AS NEEDED TO INSTALL.
 - (C) CONSTRUCT 6" THICK BUFF COLORED CONCRETE SIDEWALK WITH LIGHT BROOM FINISH WHERE SHOWN. REFER TO TYPICAL SIDEWALK DETAILS ON CE 4. CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER. A COLOR WHEEL FROM MANUFACTURERS STANDARD RANGE OF COLORS SHALL BE PROVIDED.
 - (D) CONSTRUCT 6" THICK STANDARD CONCRETE SIDEWALK WITH LIGHT BROOM FINISH WHERE SHOWN. REFER TO TYPICAL SIDEWALK DETAILS ON CE 4.
 - (E) EMBEDDED LIGHT FIXTURE. REFER TO EMBEUREMENT DETAIL ON CE 4. SEE MEP DRAWINGS.
 - (F) INSTALL 3" EXPANSION JOINT WHERE SHOWN.
 - (G) CAST-IN-PLACE RETAINING WALL W/ PEDESTRIAN GUARDRAIL CONFORMING TO SEC. 1015 OF THE 2018 I.B.C. REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS. REFER TO CES FOR RAILING DETAILS AND PROFILES.
 - (H) PEDESTRIAN GUARDRAIL CONFORMING TO SEC. 1015 OF THE 2018 I.B.C. REFER TO CES FOR RAILING DETAILS AND PROFILES.
 - (I) HANDRAILS FOR STAIRS. REFER TO CES FOR RAILING PROFILES.
 - (J) BRICK PAVEMENT BORDER. REFER TO CONSTRUCTION DETAIL ON CE 4.
 - (K) CONSTRUCT CONCRETE STAIRS. REFER STAIR DETAIL ON STRUCTURAL DRAWINGS.
 - (L) SCULPTURE FOUNDATIONS. REFER TO DETAILS ON STRUCTURAL DRAWINGS.
 - (M) INTERCEPT EXIST. ELECTRICAL AND INSTALL 2" CONDUIT TO NEW LOCATION AS SHOWN. REFER TO MEP PLANS.
 - (N) RELOCATED LIGHT POLE. REFER TO M.E.P. AND STRUCTURAL DRAWINGS FOR NEW POLE BASE.
 - (O) INSTALL (3) 4" SPARE PVC CONDUIT SLEEVES UNDER SIDEWALK.
 - (P) INSTALL (2) 2" SPARE CONDUITS FROM CONTROL PANEL TO GREENSPACE. SEE MEP DRAWINGS.
 - (Q) INSTALL CONCRETE BASE FOR BOLLARD LIGHTING. SEE STRUCTURAL DRAWINGS AND MEP DRAWINGS.

THE TABLE BELOW REPRESENTS THE COORDINATES FOR THE FOUR CORNERS OF THE SCULPTURE FOUNDATIONS. POINT 5 REPRESENTS THE CENTER OF THE FOUNDATION.

Point Table		
POINT #	NORTHING	EASTING
1	1135338.67	1687682.9519
2	1135336.22	1687684.3867
3	1135334.03	1687680.6413
4	1135336.48	1687679.2085
5	1135330.39	1687673.3112
6	1135325.60	1687666.3516
7	1135323.76	1687668.5172
8	1135321.21	1687666.3585
9	1135323.05	1687664.1908
10	1135318.70	1687661.0325
11	1135317.17	1687663.4231
12	1135315.25	1687662.1922
13	1135316.78	1687659.8016
14	1135312.05	1687657.1457
15	1135310.90	1687659.7439
16	1135305.56	1687657.3856
17	1135306.71	1687654.7874
18	1135302.41	1687653.3077
19	1135301.67	1687656.0502
20	1135299.61	1687655.4955
21	1135300.35	1687652.7530
22	1135294.30	1687651.4342
23	1135293.87	1687654.2426
24	1135292.79	1687654.0824
25	1135283.21	1687651.2740
26	1135283.71	1687650.8092
27	1135288.63	1687653.6481
28	1135283.72	1687653.5160
29	1135283.79	1687650.6771

REVISIONS:

NO.	DATE
ORIGINAL	09/15/2020

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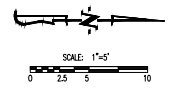
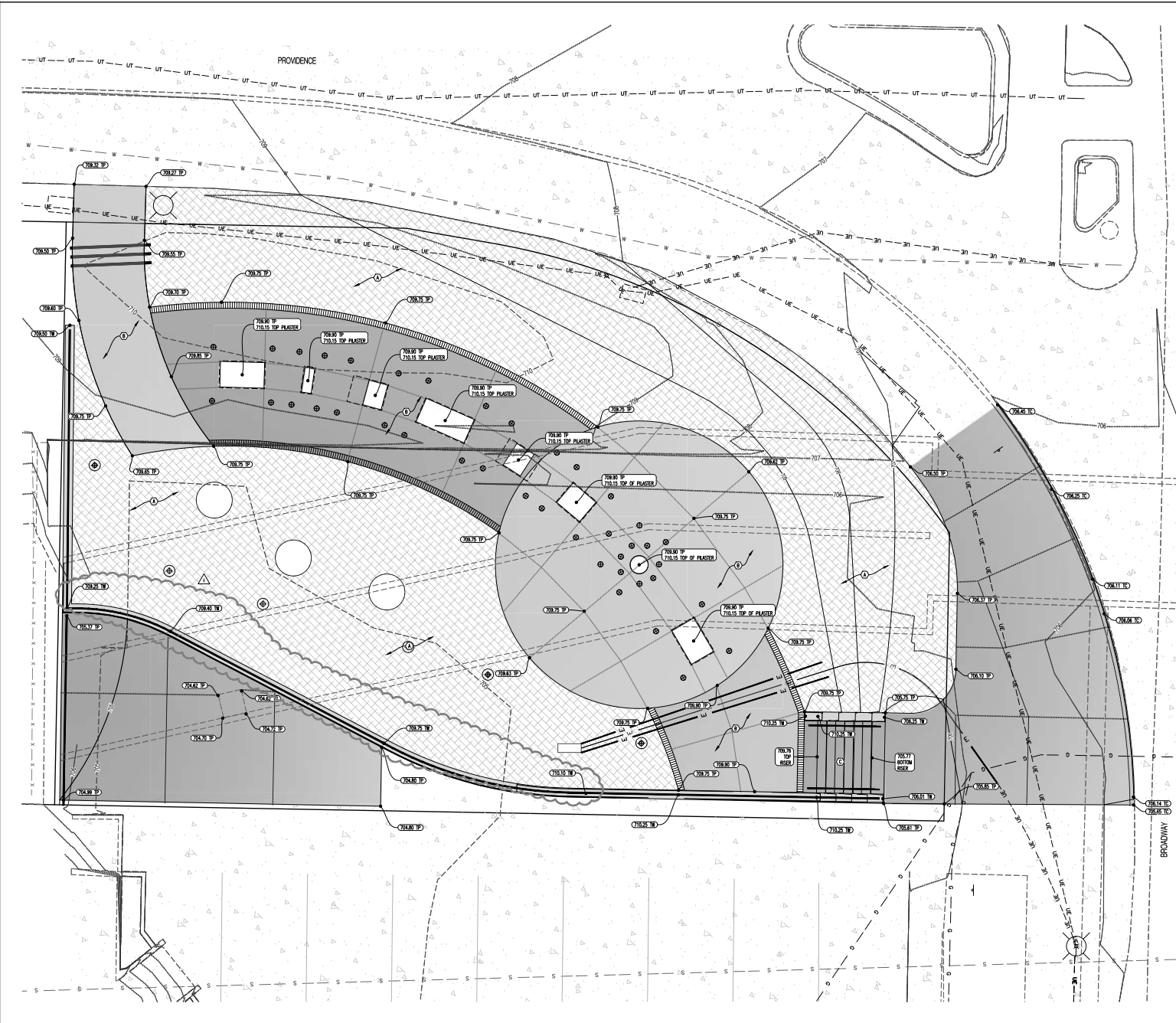
PREPARED BY: **CROCKETT ENGINEERING & PLANNING, INC.**
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OWNER: **DISTRICT**

GATEWAY PLAZA
 SOUTHEAST CORNER PROVIDENCE & BROADWAY
 COLUMBIA, MISSOURI

DRAWING INCLUDES:
 SITE PLAN

DESIGNED: JRS
 DRAWN: JRS
 PROJECT NO.: 190128
 SHEET: CE 2

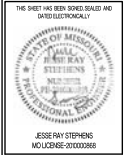


- LEGEND OF SYMBOLS:**
- EXISTING MINOR CONTOUR
 - - - - EXISTING MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - FF-XXXX FINISHED FLOOR OF STRUCTURE
 - XXXX TP PROPOSED TOP OF CURB ELEVATION TO ± (TP±) UNLESS NOTED OTHERWISE
 - XXXX TP PROPOSED TOP OF PAVEMENT ELEVATION
 - XXXX TP PROPOSED FINISH GRADE ELEVATION
 - XXXX TP PROPOSED FINISH FLOOR AT DOOR
 - XXXX TP PROPOSED FINISH GRADE AT TOP OF WALL

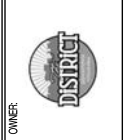
- LEGEND OF LABELS:**
- Ⓐ FINE GRADE AS SHOWN BY PROPOSED CONTOURS. PLACE MINIMUM OF 24" TOP SOIL IN LANDSCAPED AREAS. REFER TO LANDSCAPING PLAN.
 - Ⓑ ANY FINED SIDEWALK OR FOUNDATION AREAS SHALL HAVE SUITABLE COMPACTED BEARING MATERIAL BENEATH THE PAVEMENT/FOUNDATION. STRIP EXISTING MATERIALS TO SUBGRADE ELEVATION AS NEEDED. IF ANY UNSUITABLE SUBGRADE MATERIALS EXIST, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE BEARING MATERIALS.
 - Ⓒ STAIRS TO CONSIST OF 7 RISERS AND 6 TREADS. EACH RISER SHALL BE 6-7/8" TALL FOR A TOTAL HEIGHT CHANGE OF 4'-0" FOR ALL 7 RISERS.

- GENERAL NOTES:**
- 1) CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT IN THE SPECIFICATIONS AND FOLLOW ALL RECOMMENDATIONS FOR SUBGRADE AND BACKFILL PREPARATION FOR SIDEWALKS AND FOUNDATIONS.
 - 2) A 100 YARD BASE BID ALLOWANCE FOR UNSUITABLE MATERIAL HULL-OFF AND REPLACEMENT HAS BEEN INCLUDED IN THE BID FORM. THE CONTRACTOR SHALL ALSO SUPPLY ADD/DEDUCT UNIT PRICING FOR ADDITIONAL UNSUITABLE MATERIAL REMOVAL AND REPLACEMENT AS SPECIFIED ON THE BID FORM.

REVISIONS:	
NO.	DATE
1	07/15/2020
2	07/27/2020



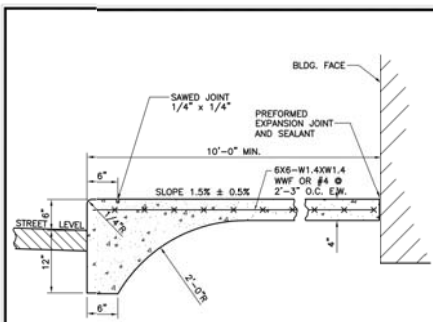
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 Fax: 636.336.1000



OWNER:
GATEWAY PLAZA
 SOUTHEAST CORNER PROVIDENCE & BROADWAY
 COLUMBIA, MISSOURI

DRAWING INCLUDES:
 GRADING PLAN

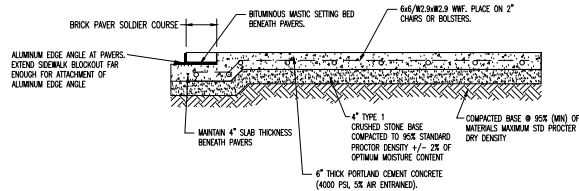
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DRAWN: JAA
PROJECT NO.: 190128
SHEET: CE 3



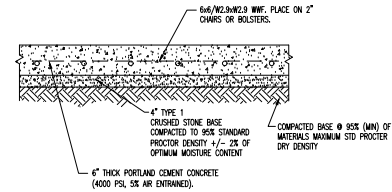
NOTES:

1. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.00%.
2. SAW AND PATCH STREET PAVEMENT AS NECESSARY FOR CONSTRUCTION OF NEW CURB.
3. SEE JOINT DETAILS - 1000.03.
4. SEE SPECIFICATIONS - 1000.01B THRU 1000.01D.
5. NO STEEL TO BE PLACED THROUGH EXPANSION JOINT

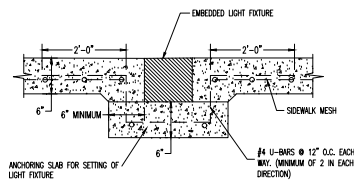
	DOWNTOWN SIDEWALK	1000.02
--	--------------------------	----------------



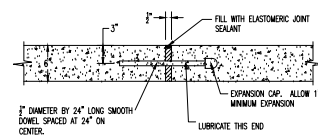
BRICK PAVER EDGE DETAIL AT SIDEWALK



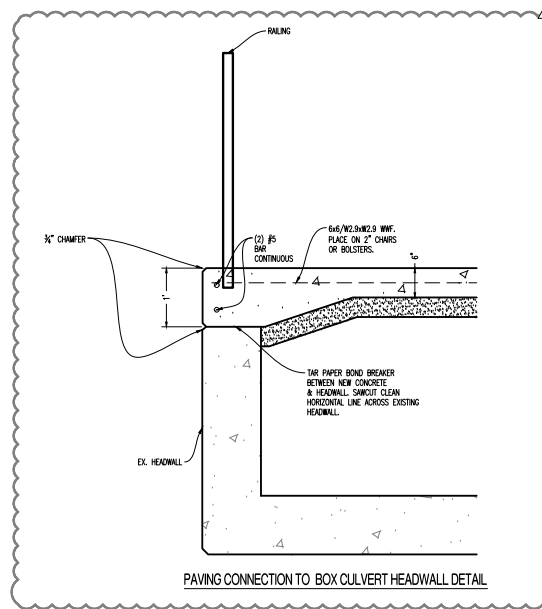
TYPICAL SIDEWALK/PAVING DETAIL



SIDEWALK AT EMBEDDED LIGHT FIXTURES

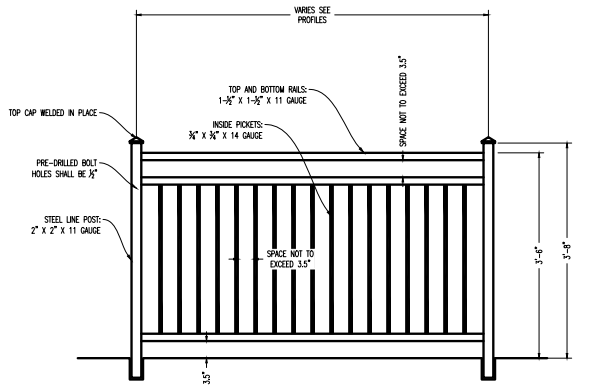


SIDEWALK EXPANSION JOINT DETAIL



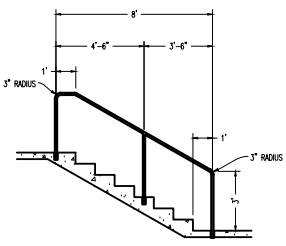
PAVING CONNECTION TO BOX CULVERT HEADWALL DETAIL

REVISIONS:	
NO.	DATE
1	07/15/2020
2	07/17/2020
PREPARED BY: ENGINEER 2008 N. UNIVERSITY BLVD. SUITE 100 COLUMBIA, MISSOURI 65201 www.crocketteng.com 620.321.1111 1000000000	
OWNER:	
GATEWAY PLAZA SOUTHEAST CORNER PROVIDENCE & BROADWAY COLUMBIA, MISSOURI	
DRAWING INCLUDES:	
SIDEWALK DETAILS	
DESIGNED:	JRS
DRAWN:	JAA
PROJECT NO.:	190128
SHEET:	CE 4

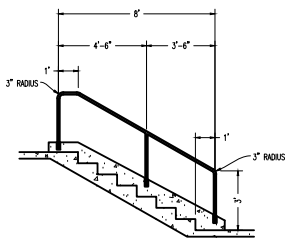


TYPICAL RAILING DETAIL
NOTE: FIELD VERIFY ALL DIMENSIONS

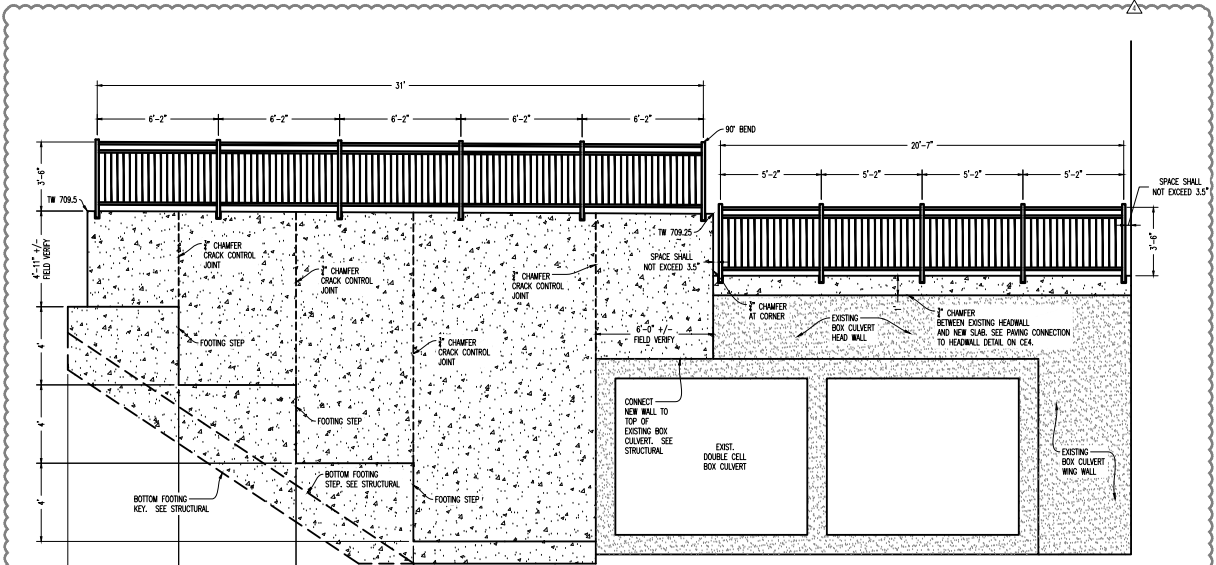
NOTE: PRODUCT SHALL BE GALVANIZED PRIOR TO POWDER COATING. FINISHED PRODUCT SHALL BE BLACK POWDER COATED.



EAST STAIR RAILING DETAIL (LOOKING WEST)
NOTE: FIELD VERIFY ALL DIMENSIONS



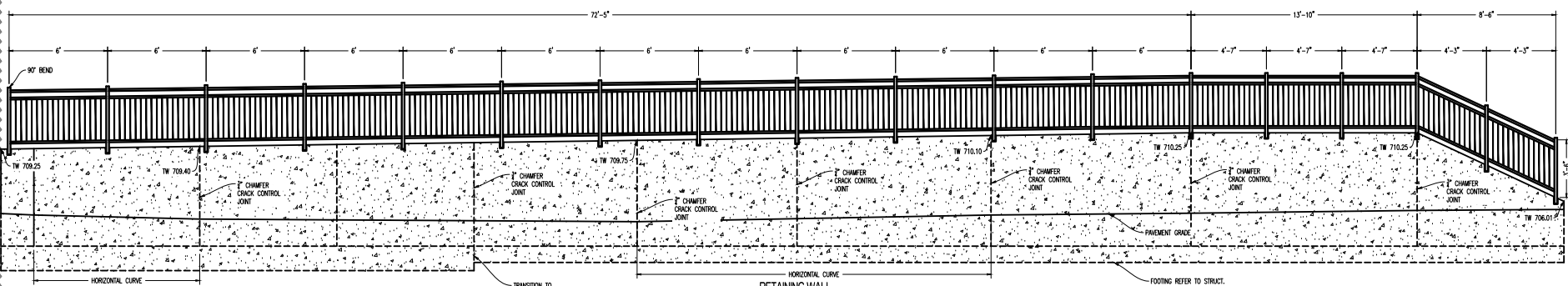
WEST STAIR RAILING DETAIL (LOOKING WEST)
NOTE: FIELD VERIFY ALL DIMENSIONS



RETAINING WALL (LOOKING NORTH)
NOTE: FIELD VERIFY ALL DIMENSIONS

HATCH LEGEND

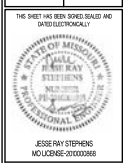
	EXISTING BOX CULVERT TO REMAIN
	NEW CONCRETE RETAINING WALLS



RETAINING WALL (LOOKING WEST)
NOTE: FIELD VERIFY ALL DIMENSIONS

REVISIONS

NO.	DATE
1	09/15/2020
2	10/17/2020



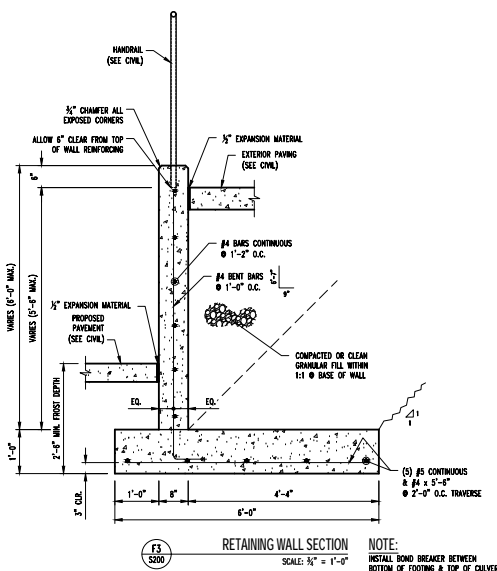
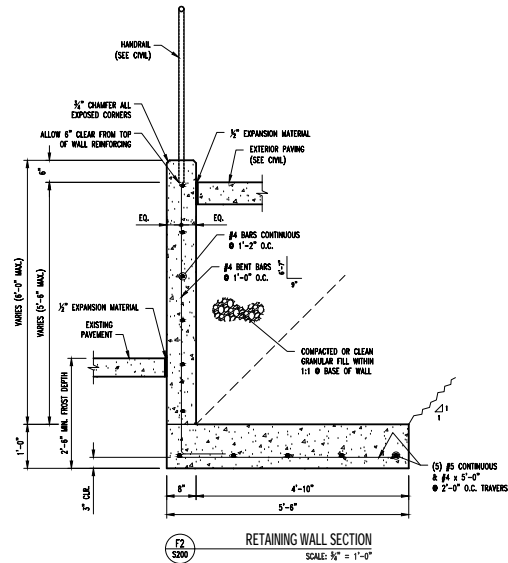
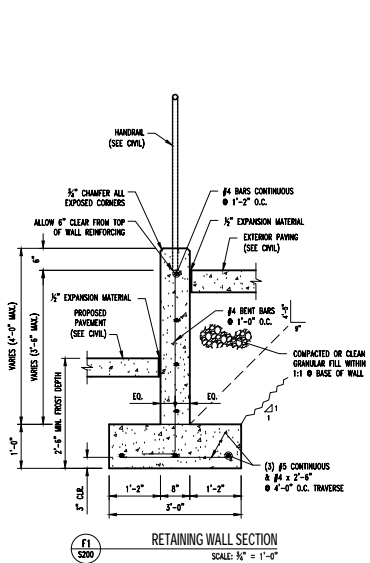
PREPARED BY:
CRACKETT
ENGINEERING & PLANNING
2200 UNIVERSITY BLVD
ST. LOUIS, MO 63104
www.crackettengineering.com
CRACKETT ENGINEERING CONSULTANTS, LLC
1-800-393-8330



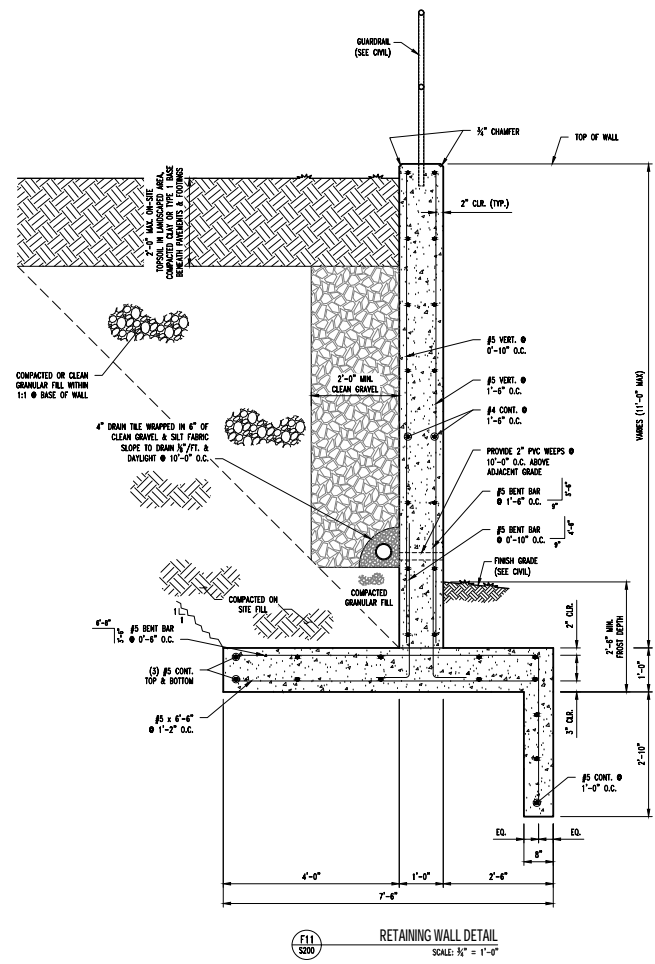
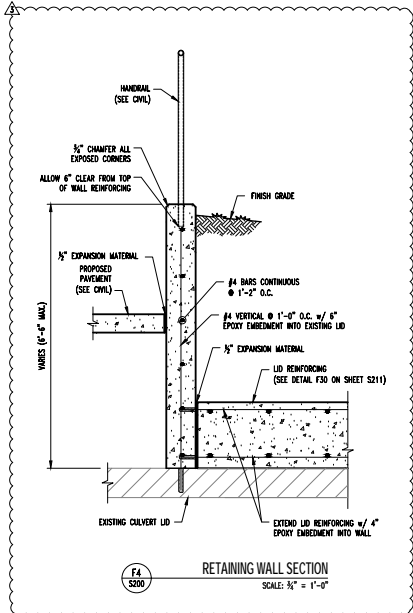
GATEWAY PLAZA
SOUTHEAST CORNER PROVIDENCE & BROADWAY
COLUMBIA, MISSOURI

DRAWING INCLUDES:
RETAINING WALL & GUARDRAIL PROFILES

DESIGNED: JPS
DRAWN: JAA
PROJECT NO.: 190128
SHEET: CE 5



NOTE:
INSTALL BOND BREAKER BETWEEN
BOTTOM OF FOOTING & TOP OF CULVERT



REVISIONS:

No.	By	Date
1	ASHLEY	07/25/2020
2	ADDENDUM #3	10/26/2020

THIS SHEET HAS BEEN BOARDS
SEALED AND COUNTERELECTRONICALLY

STATE OF MISSOURI
JAMES W. BARBER
REGISTERED PROFESSIONAL ENGINEER

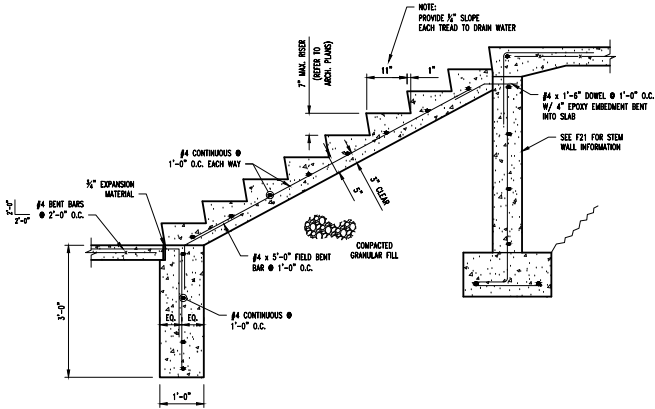
STRUCTURAL ENGINEER
EROKETT
ENGINEERING CONSULTANTS
1000 W. BROADWAY, SUITE 1000
COLUMBIA, MISSOURI 65202
TEL: 620.725.2000
WWW.EROKETTENGINEERING.COM
MISSOURI LICENSE #000000000

CLIENT:
DISTRICT

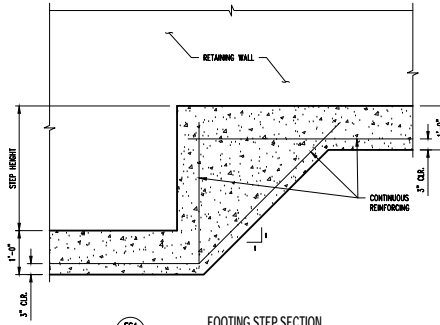
Gateway Plaza
SOUTHEAST CORNER PROVIDENCE & BROADWAY
COLUMBIA, MISSOURI

DRAWING INCLUDES:
FOUNDATION
DETAILS

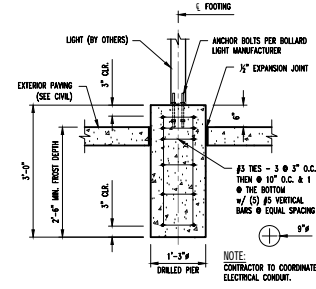
DESIGNED: JWV
DRAWN: RCA
PROJECT NO.: 190128
SHEET: S210



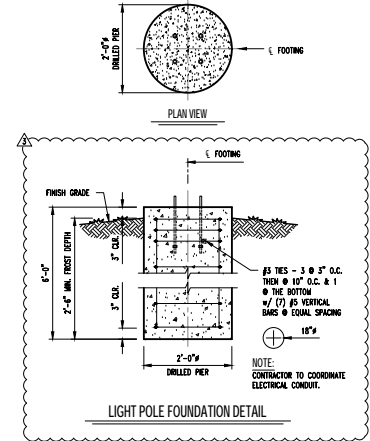
FA0
5200
EXTERIOR STAIR DETAIL
SCALE: 3/4" = 1'-0"
NOTE: LOCATE & PROVIDE NUMBER OF RISERS PER CIVIL PLANS.



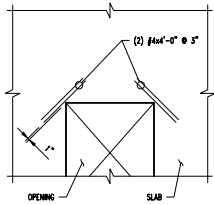
FS1
5200
FOOTING STEP SECTION
SCALE: 3/4" = 1'-0"



BOLLARD LIGHT FOUNDATION DETAIL

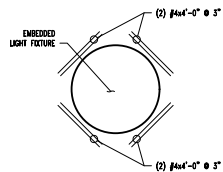


LIGHT POLE FOUNDATION DETAIL



NOTE: TYPICAL AT ALL REINFRAM CORNERS FOR SLAB-ON-GRADE & STRUCTURAL SLAB. REINFORCING TO BE CENTERED IN SLAB THICKNESS.

CRACK CONTROL REINFORCING



EMBEDDED LIGHT FIXTURE CRACK CONTROL REINFORCING

REVISIONS:

No.	Date
1	07/15/2020
2	07/29/2020



CLIENT:

Gateway Plaza
SOUTHEAST CORNER PROVIDENCE & BROADWAY
COLUMBIA, MISSOURI

DRAWING INCLUDES:

FOUNDATION DETAILS

DESIGNED: JWV

DRAWN: RCA

PROJECT NO.: 190128

SHEET: S212

The District: Gateway Plaza Columbia Globe Sculpture Construction Documentation

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ARCTURIS

720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
ARCTURIS.COM

The Owner
11 S. Tenth Street, 1st Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. BS, JV

REVISIONS

REVISIONS
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09/15/2020

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GENERAL NOTES & PERFORMANCE SPECIFICATIONS

The General Notes & Performance Specifications/Requirements are an integral part of this Design Intent Package. The Sculpture Contractor, Sub-Contractor and the General Contractor are responsible for all aspects of fabrication identified in this document. Any exclusions or substitutions to this document or to the Design Intent Drawings must be noted in writing to THE DISTRICT and to ARCTURIS at 09-15-2020 or later.

Perform all work in conformance with all sewer requirements, including but not limited to, normal business hours, construction procedures, material delivery, storage and personal conduct. Construction activities: installation, erection, adjustments, alterations, repairs or demolition generating excessive noise, odor or vibration, or activities which could offer any pose a threat to public health, safety and welfare should be performed after normal business hours. Contact THE DISTRICT for requirements.

The acceptance of these drawings by sculpture vendors, fabricators, or contractors and their agents constitutes agreement to following conditions:

DESIGN INTENT DRAWINGS

1. This Construction Documentation of design intent drawings are for the sole purpose of design intent only. Drawings are not intended for construction purposes.
2. Resulting shop drawings and contract documents including permit documents shall be the responsibility of the Sculpture Contractor in every message.
3. Sculpture Contractor must reference drawings, content and message schedules and location plan.
4. ARCTURIS and THE DISTRICT shall review the shop drawings only for conformance with general design intent, and will not be responsible or liable for any results of construction from working drawings, material selection, shop drawings, contract documents or any other agreement other than agreement with the Owner authorizing these documents.

FABRICATION AND INSTALLATION

1. The Sculpture Contractor is responsible for the fabrication and installation of the sculpture package. The Sculpture Contractor shall coordinate final construction design requirements with District Engineering.
2. The Sculpture Contractor is responsible for field verifying all conditions and coordinating with the construction project manager prior to and during shop drawing submittal, fabrication, and installation.
3. All hardware and fasteners to be concealed unless otherwise noted. Finish all exposed hardware and fasteners to match surrounding sign surfaces (color) unless otherwise noted.
4. Contractor Recommendations: The Sculpture Contractor shall carefully study the detail drawings and make recommendations for changes if those changes improve the quality of any fabrication. Such recommendations and changes including any changes in contract amount shall be approved in writing by THE DISTRICT and ARCTURIS prior to preparation of shop drawings or fabrication.

5. Sculpture Contractor is responsible for removal of existing signs, hardware and/or posts where replacement is included in package if needed.
6. Sculpture Contractor shall be responsible for coordination of all elements with General Contractor, other sub-Contractors and trades people relative to this work. The coordination efforts will include, but not limited to, deliveries, work schedules, and installation. Storage space at the job site is limited and will also require coordination and/or approval. Materials or finished work stored at the job site without prior permission may be relocated at Contractor's expense.
7. Sculpture Contractor shall be responsible for determining the erector and disemPOWERing of all barricade protective coverings necessary to safeguard the public and property during the performance and duration of his or her work.
8. Sculpture Contractor is responsible for compliance with all applicable environmental regulations.
9. Sculpture Contractor is responsible for compliance with all OSHA regulations.
10. Sculpture Contractor will be responsible for any damage caused to building, site, and adjacent objects or elements during installation. The Contractor shall be responsible for cleaning up all work areas upon the completion of their work, or a daily basis.

ARTWORK FILES

1. Electronic artwork as required by the Sculpture Contractor for symbols or custom designed graphic elements (i.e., logos, symbols, illustrations, art, or patterns) will be provided in Adobe Illustrator CS or EPS (outlined) format at full size. The digital artwork will be submitted via email, CD, or USB as appropriate. Adobe Photoshop raster image files will also be provided when necessary. All engraving and reducing of artwork is the responsibility of the Sculpture Contractor.
2. ARCTURIS owner provide copies of licensed fonts. Sculpture Contractor responsible for obtaining/purchasing typefaces used in production of the sign package.

PERMITS & INSURANCE

1. The Sculpture Contractor is responsible for securing all sign permits.
2. Sculpture Contractor shall secure and pay for all insurance required by law including: Liability, Worker's Compensation, Comprehensive, Contractor's Liability, Personal Injury, Comprehensive Auto and Property on- and off-site.
3. Sculpture Contractor shall not reveal or disseminate any information to any person(s), private or public, other than ARCTURIS, THE DISTRICT or Contractor's personnel necessary to execute the contract without first contacting THE DISTRICT for permission.

SUBMITTALS

The Sculpture Contractor shall submit two sets of detailed shop drawings, one (1) set of prints, and one (1) set of reproducible set of plans to ARCTURIS and one (1) set of prints, and one (1) set of reproducible set of plans to THE DISTRICT for review prior to production. These drawings are to show/duplicate all materials, finishes, construction details, lighting requirements, installation details, artwork and structure, including locations of all material seams (finished and unfinished). THE DISTRICT/ARCTURIS shall review shop drawings and drawings with a promptness as to cause no delay in the work. The Contractor shall make all corrections required and resubmit for final review. Final reviewed and "Approved" or "Approved as Noted" shop drawings must be received from THE DISTRICT and/or ARCTURIS before production starts. Shop drawings will be reviewed for compliance with design intent only. The Sculpture Contractor is responsible for engineering each aspect to meet all load and wind requirements with permit drawings and calculations by certified engineers. The Contractor is responsible for all other aspects of fabrication including engineering, procedure, installation techniques and performance as well as coordination with site conditions and related trades.

Structure

Design, installation, internal structure, mounting assemblies and foundations are to be completed by Sculpture Contractor. Contractor shall submit two (2) sets of prints and one (1) reproducible set of comprehensive engineering drawings to ARCTURIS and THE DISTRICT, responsibility an adequate foundation design supporting structure for all sign components to meet all load and wind requirements and general conditions. The Contractor shall at his or her expense, submit for THE DISTRICT's review, calculations, sealed by certified engineers registered in the state of final installation, for all structure members including foundations.

Signpost/Finisher

Details shown on the drawings shall be followed for exterior appearance. Structure/design shall utilize unadorned, self-supporting framing. Fabricate cabinet, exposed frame and graphic device to size and finish indicated and provide surface free from oil, staining, warping, distortion or any other irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories as required. Contractor may change interior construction shown on the details to conform with shop practices. However, these changes must be submitted as part of the shop drawings and be reviewed and accepted by ARCTURIS and THE DISTRICT prior to fabrication.

Samples

The Contractor shall submit a two (2) samples (minimum size 6" x 6" or as requested by ARCTURIS and THE DISTRICT) of each color and finish on the specified materials. Samples must be submitted in a time frame allowable for review, multiple adjustments, and approval with out delay by the project. ARCTURIS and THE DISTRICT review of samples will be for color, texture and aesthetic compatibility with existing or adjacent materials. Compliance with all other requirements is the exclusive responsibility of the Contractor. When specified, furnish full size samples of objects, partial objects, and/or materials. Resubmit samples if requested until required when, color, texture, and compliance with fabricator performance and Material Requirements is accepted.

ARCTURIS

720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
ARCTURIS.COM

The Owner
11 S. Tenth Street, 1st Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. BS, JV

REVISIONS

REVISIONS
1. (Name/Date/Description)

09/15/2020

G-101

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GENERAL NOTES & PERFORMANCE SPECIFICATIONS

QUALITY ASSURANCE

Quality of Workmanship
The Sculpture Contractor shall be responsible for the quality and delivery of all materials and workmanship required for the execution of the contract including the materials and workmanship of any forms or products used on his or her Sub-Contractors. Contractors shall be responsible for providing Sub-Contractors with complete and up-to-date drawings, performance and material requirements, graphic schedules and other information issued by ARCTURIS.

Performance
The Sculpture Contractor shall take full responsibility for the performance of all services, including all items of labor, material and equipment required to complete fabrication and installation of specified work within the time frame agreed by the Contractor, THE DISTRICT and ARCTURIS.

Dimensions
Written dimensions on the drawings shall take precedence over scaled dimensions. Sculpture Contractor shall verify and be responsible for all dimensions and conditions shown by these drawings.

Sign Message Schedule
Copy, quantities and reference shown on the Message schedule shall take precedence over drawings, if needed.

Execution
Sculpture Contractor shall notify THE DISTRICT and ARCTURIS of any discrepancies in the drawing or Message Schedule, in field dimensions, or conditions, and/or changes required in construction details. Issues such as messages being too long to fit into the required format, difficulty accurately reproducing logo or graphics, etc., must be brought to the attention of THE DISTRICT and ARCTURIS prior to execution. It is required that the Contractor not resolve any discrepancies on their own without first consulting THE DISTRICT and ARCTURIS.

New Material/Stock
All materials, hardware, electrical components, finishes, etc., used to fabricate any and all components shall be "NEW" (not previous use) or specified as any other application and from the most recent original manufacturer's run/ship and appropriately marked to the conditions required of its use.

Electrical
UL Compliance: Complete UL, or approved nationally recognized testing agency, compliance is required in the responsibility of the Contractor. Contractor shall provide lighting fixtures and electrical components that meet all UL listing and requirements for safety, operation, and construction. Fixtures and components must be UL labeled and listed and shall indicate location and electrical service required for review by THE DISTRICT and ARCTURIS in every detail otherwise. Contractor is responsible for all final electrical connections.

Electrical Hardware: All transformers, LED power supplies, and electrical hardware shall be concealed, non-audible and non-visible to pedestrians and vehicular traffic. Provide disconnect switch as required by governing agencies.

Lighting and Illumination
All lighting fixtures/luminaires shall emit a color balanced, consistent and uniform light with no flickering, flickering, or any other uneven effect.

Illuminate units in the manner indicated using the manufacturer's standard lighting components including LED, fluorescent, incandescent, and/or neon, fixtures, LED power supplies, transformers, ballasts, insulation and other components. Make provisions for servicing and for concealed connections to the building system. Coordinate all electrical components with those who supply power.

Fastening
Fasteners on all visible surfaces shall be concealed, except where noted. Work shall be secured with fasteners of the same metal, color and finish as the component they secure where they are exposed to view. Surfaces shall not be generated during fabrication or installation, except where noted. Surfaces shall not be deformed, distorted, or discolored by attachment of concealed fasteners. All fasteners shall be resistant to oxidation or other corrosive action completely through their cross sections. Fasteners shall be placed in strict accordance with their manufacturer's specifications, directions, and recommendations.

ADA
All signs must comply with ADA Guidelines and/or code requirements for finishes, raised lettering and braille, and mounting heights, if needed.

Labeling
There shall be no visible labels, manufacturer's or otherwise, code permitting, on the visible exterior of completed signs or other objects.

MAINTENANCE

The Sculpture Contractor shall provide to THE DISTRICT one (1) printed and one (1) electronic PDF of complete finish/component care instructions as specified by the manufacturer for on-going cosmetic cleaning and maintenance. These are to be submitted in an 8.5" x 11" format. Contractor to ensure signage, LED, neon, lamps, and electrical components etc., are easily accessible for maintenance.

PROPRIETARY INFORMATION NON-DISCLOSURE AGREEMENT

All ideas, designs, arrangements and plans indicated or presented by these drawings are owned by and are the property of the Owner, and were created, evolved and developed for use on and in connection with the specific project. None of the ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation or any person whatsoever without the written permission of ARCTURIS and THE DISTRICT. THE DISTRICT may have additional requirements or restrictions for which the Sculpture Contractor is also responsible.

ARCTURIS

720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
ARCTURIS.COM

The Owner
11 S. Tenth Street, 1st Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. BS, JV

REVISIONS

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1. (Name/Date/Description)

09/15/2020

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GLOBE CONTENT - WORDS & IMAGES

Words

Large words, in order of importance

1. Home
2. Diverse
3. Parks
4. Trails
5. Zippou
6. Columbia College
7. Stephens College
8. Commons
9. Downtown
10. The Arts
11. Tigers
12. Fun
13. COMO
14. Education



Medium and small words, in order

1. Homecoming
2. Vibrant
3. Historic
4. Healthcare
5. Beetle Bailey
6. Entrepreneurial
7. Caring
8. Hope
9. Healing
10. Creative
11. Eclectic
12. Show-Me State Games
13. M&T
14. Washah
15. Energetic
16. Columns
17. Innovative
18. Students
19. Sports



Boone County Courthouse



Historic Flat



Pip Collins Log Cabin

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SAINT LOUIS, MO 63101
ARCTURIS.COM

The Owner
11 S. Tenth Street, 1st Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. BS, JV

REVISIONS

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1. (Name/Date/Description)

09/15/2020

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GLOBE CONTENT - IMPORTANT COLUMBIA MILESTINES

AS SHOWN ON GLOBE RENDERINGS (NOT FINAL)

1. Columbia was founded in April 1821 by members of the Smithton Land Company.
2. In 1824 the Ioway, Sac and Fox nations cede the land where Columbia stands today.
3. The Columbia Female Academy was established in 1833; it was the predecessor of Stephens College.
4. Ann Hawkins Gentry became Columbia Postmaster in 1838; she was one of the first female postmasters in the country.
5. In 1839, six Missouri counties competed to be the home of the state university. Boone County won!
6. Christian College, now Columbia College, was chartered in 1851. It was one of the first chartered women's colleges west of the Mississippi River.
7. The first journalism school in the United States was established at the University of Missouri in 1908. It was the first degree-granting school of journalism in the world.
8. The tradition of Homecoming was initiated by the University of Missouri in 1911, when the University Director of Athletics urged alumni to "come home" for a pep rally, parties, and a parade before a football game against rival team, Kansas.
9. Columbia's first city-owned park was established in 1938. By 2020, Columbia had 73 parks and more than 58 miles of recreational trails.
10. Columbia Public Schools began the process of desegregation in 1954.
11. Sanborn Field was established on the University of Missouri campus for the purpose of agricultural research in 1888. The only National Historic Landmark in Columbia, Sanborn Field is linked to the 1940s development of chlortetracycline, a first-generation antibiotic.

ARCTURIS

720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
ARCTURIS.COM

The District
11 S. Tenth Street, Top Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. SB, JV

REVIEWS

REVISIONS
1. (Name/Date/Description)

09/15/2020

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GLOBE AND STANDING LETTERS TYPOGRAPHY

TEXT

FUTURA MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

ITC LUBALIN GRAPH BOOK

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

DISPLAY

FUTURA BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
VWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

ITC LUBALIN GRAPH DEMI

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

FUTURA STENCIL (CUT-OUT FONT)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
123-4567890

ARCTURIS

720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
ARCTURIS.COM

The District
11 S. Tenth Street, Top Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. SB, JV

REVIEWS

REVISIONS
1. (Name/Date/Description)

09/15/2020

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GLOBE - PATTERNS



NOTES:
THE PATTERNS SERVE AS FILLER FOR WHERE WE NEED SPACE IN BETWEEN CONTENT, DATES AND IMAGERY. THESE MAY SERVE HELPFUL FOR THE SCULPTURE FABRICATOR AS THEY TRY TO LAYOUT OUR DESIGN INTENT. GAP SPACES MAY BE INFILLED WITH THESE PATTERNS. IMPLEMENTATION AND ALTERATIONS TO THESE PATTERNS MUST BE APPROVED BY THE DISTRICT.

ARCTURIS

720 OLIVE STREET, SUITE 200
SAINT LOUIS, MO 63101
ARCTURIS.COM

The District
11 S. Tenth Street, Top Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. SB, JV

REVIEWS

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GLOBE - FLAT LAYOUT DESIGN INTENT



NOTES:
TEXT NOT FINAL BUT APPROXIMATE. ARCTURIS TO PROVIDE ALL VECTOR ART FILES AND IMAGERY.



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The District
11 S. Tenth Street, Top Floor
Columbia, MO 65201

The District Gateway Plaza
Columbia Globe Sculpture
Construction Documentation
Project Number 18-2769-00

DESIGNERS
TLC, INC. SB, JV

REVIEWS

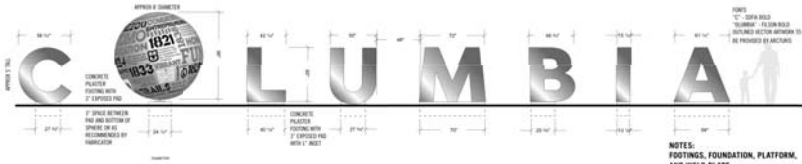
REVISIONS
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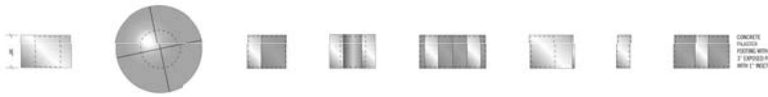
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SCULPTURE ELEVATION (NONCURVED)



NOTES: METAL FABRICATED SPHERE WITH APPLIED ETCHES AND CUT-OUT GRAPHICS INTERNALLY AND SPOT-LIT METAL FABRICATED LETTERS WITH ETCHED GRAPHICS SPOT-LIT (SEE LIGHTING PLAN)

- 1 ELEVATION: 5' LETTERS W' GLOBE - 48" APART
SCALE: NOT TO SCALE



- 2 PLAN: 5' LETTERS W' GLOBE - 48" APART
SCALE: NOT TO SCALE

NOTES:
FOOTINGS, FOUNDATION, PLATFORM,
AND WELD PLATE
CONNECTION BY SCULPTURE
FABRICATOR TO REFER TO
STRUCTURAL DRAWINGS.

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SCULPTURE VIEW COMPOSITES



LOOKING SOUTH



CENTERED



LOOKING EAST

- 1 VIEW COMPOSITES
SCALE: NOT TO SCALE

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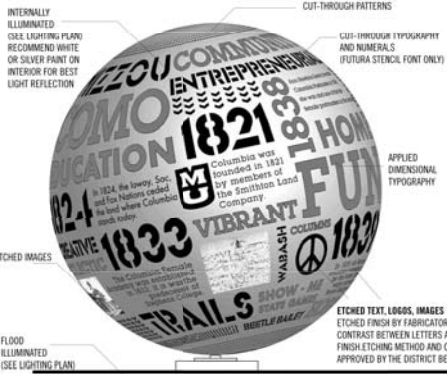
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GLOBE DETAIL - DESIGN INTENT



NOTES:

FABRICATOR TO USE THESE RENDERINGS AS DESIGN INTENT AND LAYOUT GUIDELINES. THE LAYOUT BELOW TRIES TAKE INTO ACCOUNT CURVATURE OF THE SPHERE AND THE TAPERING OF SPACE AVAILABLE NEAR THE POLES.

FABRICATOR TO HAVE CREATIVE FREEDOM WHERE GRAPHIC LAYOUTS MEET AS THEY CURVE TOWARDS THE TOP AND BOTTOM POLES AND WHERE TEXT IS PLACED ON SEAMS. THIS CAN BE DONE BY REDUCING OR INCREASING THE SIZE OF WORDS, PARAGRAPHS, IMAGES, LOGOS AND PATTERNS IN ORDER TO FIT. FABRICATOR HAS LICENSE TO FILL IN GAPS AS NECESSARY WITH APPROVAL BY THE DISTRICT DESIGN TEAM FIRST.



NOTES:
FOOTINGS, FOUNDATION, PLATFORM,
AND WELD PLATE
CONNECTION BY SCULPTURE
FABRICATOR TO REFER TO
STRUCTURAL DRAWINGS.

LOCKABLE HATCH FOR
INTERIOR ACCESS - SIZE
TO BE DETERMINED BY
FABRICATOR TO FIT AN
INDIVIDUAL CLIMBER IN
FOR MAINTENANCE.

- 1 ELEVATIONS: GLOBE DETAIL
SCALE: NOT TO SCALE

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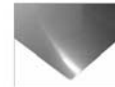
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COLORS



STAINLESS STEEL COLOR & FINISH
FABRICATOR TO SUBMIT PROPOSED METAL FINISH SAMPLES
TO THE DISTRICT FOR APPROVAL

- 1 - SPHERE BACKGROUND
4 BRUSHED FINISH



- 2 - DIMENSIONAL LETTERS
2B FINISH (DARKER SHADE THAN COLOR 1)



- 3 - ETCHED TEXT, LOGOS, IMAGES
ETCHED FINISH BY FABRICATOR THAT WILL PROVIDE
CONTRAST BETWEEN LETTERS AND SPHERE BACKGROUND FINISH.
ETCHING METHOD AND COLOR PROCESS TO BE APPROVED
BY THE DISTRICT BEFORE FABRICATION.

ETCHED IMAGERY (PHOTO)



NOTES:
FOOTINGS, FOUNDATION, PLATFORM,
AND WELD PLATE
CONNECTION BY SCULPTURE
FABRICATOR TO REFER TO
STRUCTURAL DRAWINGS.

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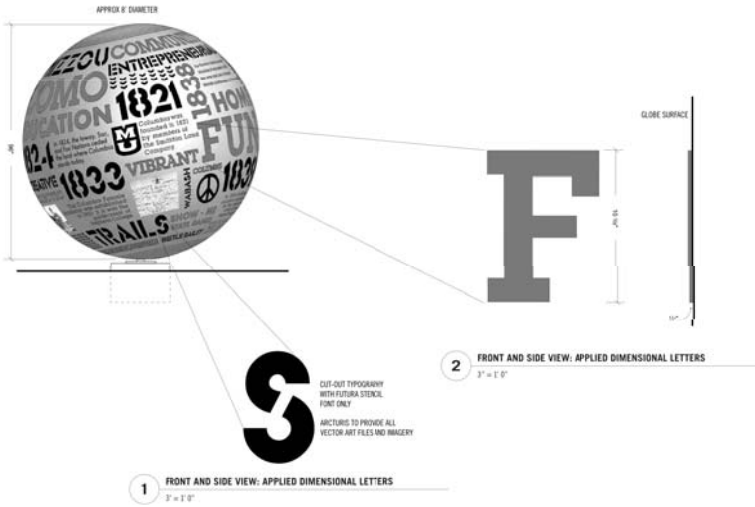
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GLOBE LETTER DETAIL - DIMENSIONAL & CUT-OUT



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DESIGNERS
TL, BW, RB, JV

REVIEWS

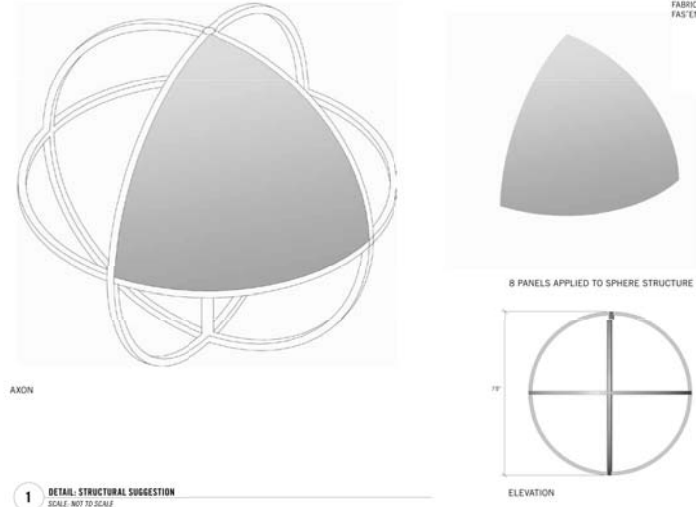
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GLOBE STRUCTURE DESIGN INTENT



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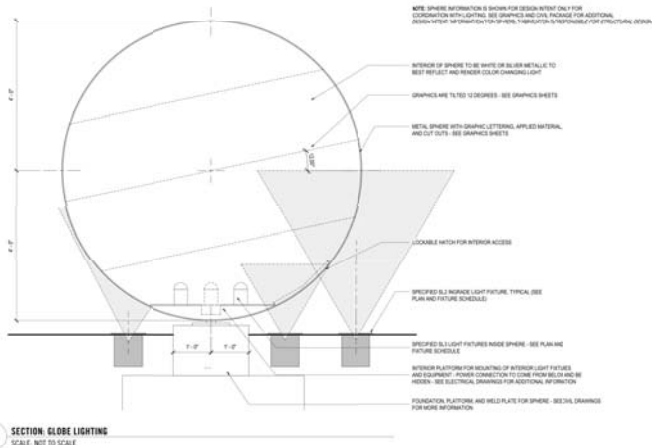
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GLOBE LIGHTING

NOTES:
LIGHTING
REFERENCE LIGHTING DRAWINGS
FOR MORE INFORMATION



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STANDING DIMENSIONAL LETTERS - DETAIL

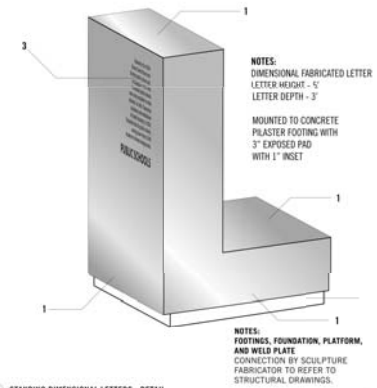
STAINLESS STEEL COLOR & FINISH
FABRICATOR TO SUBMIT PROPOSED METAL FINISH SAMPLES TO THE DISTRICT FOR APPROVAL



1 - LETTER
4 BRUSHED FINISH



3 - ETCHED TEXT
ETCHED FINISH BY FABRICATOR THAT WILL PROVIDE CONTRAST BETWEEN LETTERS AND SPHERE BACKGROUND FINISH. ETCHING METHOD AND COLOR PROCESS TO BE APPROVED BY THE DISTRICT BEFORE FABRICATION.



1 - STANDING DIMENSIONAL LETTERS - DETAIL
SCALE: NOT TO SCALE

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LETTER DETAIL - CONTENT LOCATION



NOTES:
TEXT NOT FINAL, BUT APPROXIMATE. ARCTURIS
TO PROVIDE ALL VECTOR ART FILES.



1 ELEVATION & SIDE - LETTERS: C, L, U, M
1/2" = 1' 0"

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REVISIONS

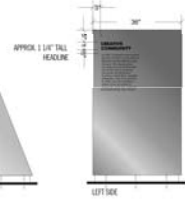
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LETTER DETAIL - CONTENT LOCATION



1 ELEVATION & SIDE - LETTERS: B, I, A
1/4" = 1' 0"

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LETTER DETAIL - CONTENT ALL LETTERS

BOONE COUNTY COURTHOUSE SQUARE

The first Boone County Courthouse occupied Courthouse Square from 1824 to 1847. When the second courthouse was demolished to make way for a new courthouse in 1909, the columns of the 1847 building were left standing at the edge of Courthouse Square. The 1847 columns align with those located on Franklan Quadrangle at the south end of Eighth Street. The 1909 courthouse and the intervening 1847 columns were all part of the Boone County Courthouse Square in 2020.

C-LEFT SIDE

The first building constructed to serve as a public school in Columbia was Gosens Creek School, if opened in the 1820s. Schools in Columbia were available only to white students until 1866, when the Cummins Academy was established for black students. In 2020, Columbia had 38 public schools, serving more than 18,000 students of diverse backgrounds.

PUBLIC SCHOOLS

L-LEFT SIDE

In the 1820s, Columbia was served by a branch of the Boone's Lick Trail, a cross-state route established by the sons of Daniel Boone. Railroad service first arrived in 1847, and in the 1920s the first transcontinental highway in the nation, U.S. Highway 40, was routed through Columbia. The first commercial airport was established in 1926; it became the municipal airport in 1938. In 2020, Columbia was served by two interstate highways, one railroad and a regional airport.

TRANSPORTATION

B-LEFT SIDE

I-RIGHT SIDE

1 TEXT: ALL LETTERS
1/2" = 1' 0"

NOTES:
TEXT NOT FINAL, BUT APPROXIMATE. ARCTURIS
TO PROVIDE ALL VECTOR ART FILES.

HIGHER EDUCATION FOR WOMEN

U-RIGHT SIDE

CREATIVE COMMUNITY

In 2007, Columbia was named the first Creative Community in Missouri by the Missouri Arts Council. The designation recognized community-wide use of arts to promote economic development, business cultivation, resident attraction, and civic growth. In 2020, the city enjoyed a robust local art scene, with museums, galleries, festivals, and performing arts venues.

A-LEFT SIDE

HEALTHCARE

Columbia's position as a regional center of medical care began in 1901, when Parker Memorial Hospital opened on the campus of the University of Missouri. The substantial expansion of 1918-1919 opened establishment of Boone County Hospital, a publicly funded facility that opened in 1921. By 2020, Columbia had seven hospitals and more than 1,200 hospital beds.

M-RIGHT SIDE

NOTES: HEADLINE, APPROX. 1 1/4" TALL
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GROUND BREAKERS

In 1946, two veterans of WWII became the first Black men to serve as police officers in Columbia. The first female city council member in Columbia took office in 1971 and a year later, she was joined by the first Black city council member. In 1972, the first female police officer was hired, and in 1989, Columbia elected their first female mayor. As of 2020, the city had yet to see a person of color serve as mayor.

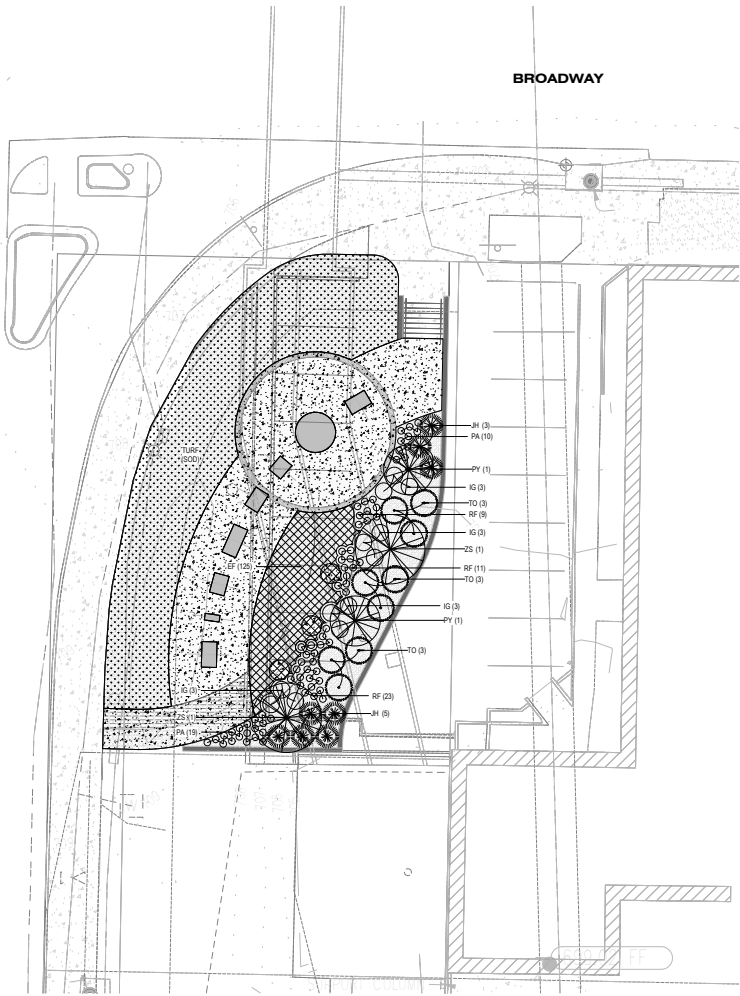
ISSUE	DESCRIPTION
09/16/2020	BID SET

Revision Schedule	
No.	Description

Revision Schedule	
No.	Description

Key Plan:

Project Number: 18-2769-00
Sheet:
LANDSCAPE PLAN



PROVIDENCE RD

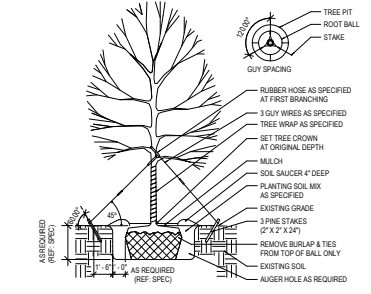
BROADWAY

1 LANDSCAPE PLAN
1" = 10'-0"

PLANTING SCHEDULE							
re	QUANTITY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE/CALIPER	METHOD	SPACING
Tree							
CH	2	<i>Prunus pennsylvanica</i>		Hortensia Cherry	2" Caliper	B&B	
TD	5	<i>Thuja occidentalis</i>	Nipar	Dark Green Arborvitae	8' Height	B&B	
ZS	2	<i>Zelkova serrata</i>	Village Green	Japanese Zelkova	2.5" Caliper	B&B	
Shrub							
IG	12	<i>Ilex glabra</i>	Noradic	Hollyberry Holly	3 Gallon	Container	
JH	6	<i>Juniperus horizontalis</i>	Skyrocket	Skyrocket Juniper	3 Gallon	Container	
Perennial							
RF	4	<i>Rubrodia spicata</i>	Coldwater	Black Eyed Susan	1 Gallon	Container	
PA	20	<i>Perennium atopurundes</i>	Nipar	Dwarf Fountain Grass	1 Gallon	Container	
Groundcover							
EG	125	<i>Eurythmum tortuosa</i>	Colonial	Purpleleaf Wintercreeper	Plug	Tray Pats	12" O.C.

LANDSCAPE NOTES:

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- PLANT IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF COLUMBIA, MISSOURI AND THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND ANY UNDERSEED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE OWNER AND/OR LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOTBALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
- ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

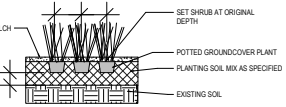
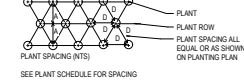


4 DECIDUOUS TREE PLANTING
1/4" = 1'-0"

SPACING "O"	ROW "A"	NUMBER OF BULBS PER SF
18"	15.6"	0.50
12" O.C.	10.4"	1.15
12" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60

NOTES:
BULB QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SF) BY NUMBER OF BULBS PER SF FOR REQUIRED SPACING

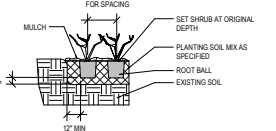
QUANTITY OF BULBS AND SPACING AS NOTED IN PLANTING SCHEDULE



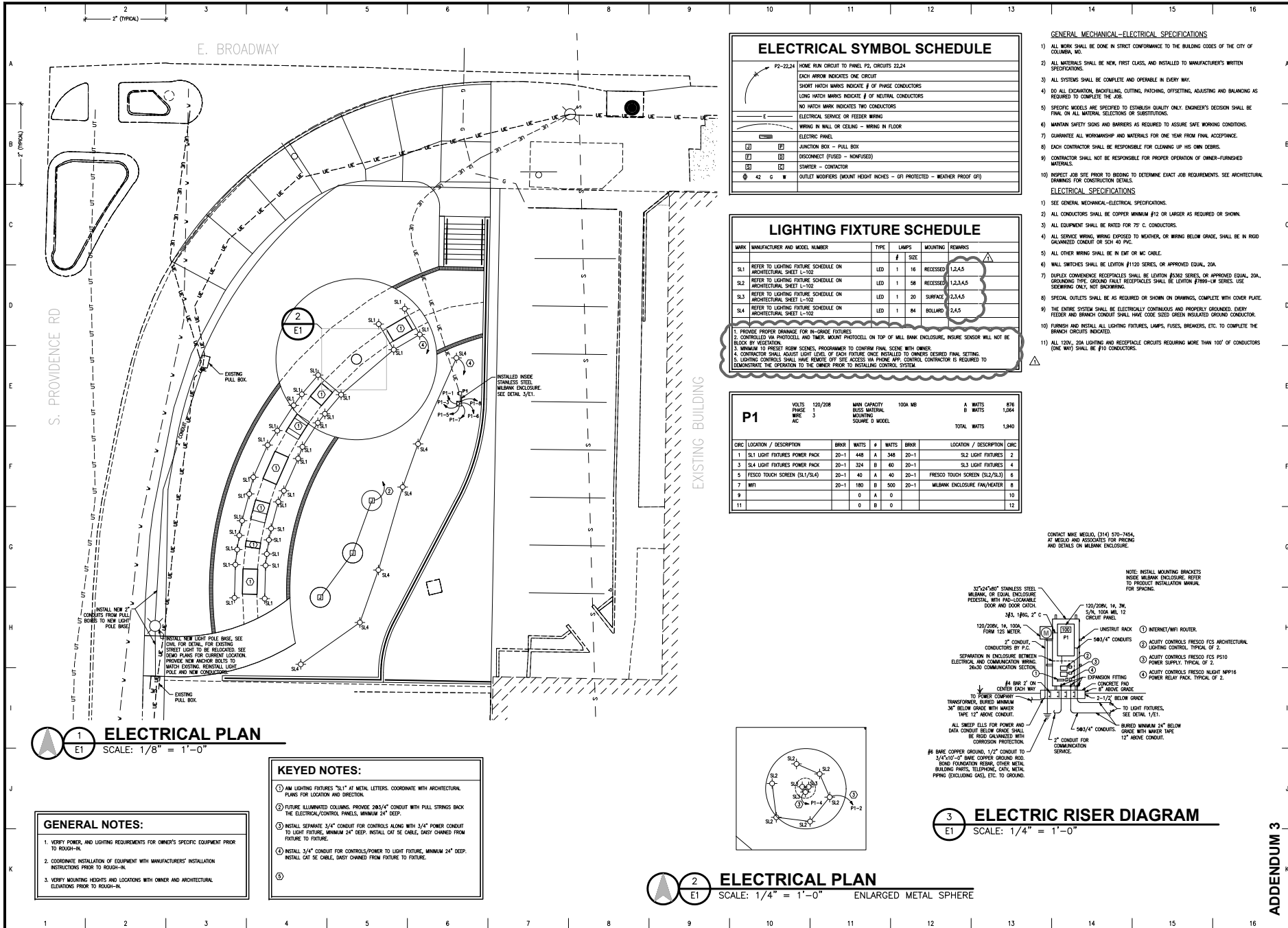
2 PERENNIAL PLANTING
1/2" = 1'-0"

SPACING "O"	ROW "A"	NUMBER OF PLANTS PER SF
24"	20.8"	200
30"	26"	185
36"	30"	150
48"	41.5"	87.5
5'	52"	246

QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE



3 SHRUB PLANTING
1/4" = 1'-0"



ELECTRICAL SYMBOL SCHEDULE

HOME RUN CIRCUIT TO PANEL P2, CIRCUITS 22,24
EACH ARROW INDICATES ONE CIRCUIT

SHORT HATCH MARKS INDICATE # OF PHASE CONDUCTORS
LONG HATCH MARKS INDICATE # OF NEUTRAL CONDUCTORS
NO HATCH MARK INDICATES TWO CONDUCTORS

ELECTRICAL SERVICE OR FEEDING WIRING
WIRING IN WALL OR CEILING - WIRING IN FLOOR
ELECTRIC PANEL

JUNCTION BOX - PULL BOX
DISCONNECT (FUZED - NONFUZED)
STARTER - CONTACTOR
OUTLET MODIFIERS (MOUNT HEIGHT INCHES - GFI PROTECTED - WEATHER PROOF GFI)

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER AND MODEL NUMBER	TYPE	LAMPS	#	SIZE	MOUNTING	REMARKS
SL1	REFER TO LIGHTING FIXTURE SCHEDULE ON ARCHITECTURAL SHEET L-102	LED	1	16	RECESSED	1,2,4,5	
SL2	REFER TO LIGHTING FIXTURE SCHEDULE ON ARCHITECTURAL SHEET L-102	LED	1	58	RECESSED	1,2,3,4,5	
SL3	REFER TO LIGHTING FIXTURE SCHEDULE ON ARCHITECTURAL SHEET L-102	LED	1	20	SURFACE	2,3,4,5	
SL4	REFER TO LIGHTING FIXTURE SCHEDULE ON ARCHITECTURAL SHEET L-102	LED	1	84	BOLLARD	2,4,5	

1. PROVIDE PROPER DRAINAGE FOR IN-GRADE FIXTURES.
2. CONTROLLED BY PHOTOCELL AND THERMISTOR PHOTOCELL ON TOP OF MILL BANK ENCLOSURE, INSURE SENSOR WILL NOT BE BLOCK BY VEGETATION.
3. MINIMUM 10 FEET FROM SCENES, PROGRAMMER TO CONTROL FINAL SCENE WITH OWNER.
4. CONTRACTOR SHALL ADJUST LIGHT LEVEL OF EACH FIXTURE ONCE INSTALLED TO OWNERS DESIRED FINAL SETTING.
5. LIGHTING CONTROLS SHALL HAVE REMOTE OFF SITE ACCESS VIA PHONE APP. CONTROL CONTRACTOR IS REQUIRED TO DEMONSTRATE THE OPERATION TO THE OWNER PRIOR TO INSTALLING CONTROL SYSTEM.

P1

VOLTS	120/208	PHASE	3	WIRE	AWG	MAX CAPACITY	100A MB	A WATS	878
								B WATS	1,044
								TOTAL WATS 1,940	

CRC	LOCATION / DESCRIPTION	BRKR	WATS	#	WATS	BRKR	LOCATION / DESCRIPTION	CRC
1	SL1 LIGHT FIXTURES POWER PACK	20-1	440	A	346	20-1	SL2 LIGHT FIXTURES	2
3	SL4 LIGHT FIXTURES POWER PACK	20-1	324	B	60	20-1	SL3 LIGHT FIXTURES	4
5	FRESKO TOUCH SCREEN (SL1/SL4)	20-1	40	A	40	20-1	FRESKO TOUCH SCREEN (SL2/SL3)	6
7	WFI	20-1	180	B	500	20-1	MILBANK ENCLOSURE FAN/HEATER	8
9			0	A	0			10
11			0	B	0			12

- ### GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS
- 1) ALL WORK SHALL BE DONE IN STRICT CONFORMANCE TO THE BUILDING CODES OF THE CITY OF COLUMBIA, MO.
 - 2) ALL MATERIALS SHALL BE NEW, FIRST CLASS, AND INSTALLED TO MANUFACTURER'S WRITTEN SPECIFICATIONS.
 - 3) ALL SYSTEMS SHALL BE COMPLETE AND OPERABLE IN EVERY WAY.
 - 4) DO ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING, OFFSETTING AND BALANCING AS REQUIRED TO COMPLETE THE JOB.
 - 5) SPECIFIC MODELS ARE SPECIFIED TO ESTABLISH QUALITY ONLY. ENGINEER'S DECISION SHALL BE FINAL ON ALL MATERIAL, SELECTIONS OR SUBSTITUTIONS.
 - 6) MAINTAIN SAFETY SIGNS AND BARRIERS AS REQUIRED TO ASSURE SAFE WORKING CONDITIONS.
 - 7) GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM FINAL ACCEPTANCE.
 - 8) EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP HIS OWN DEBRIS.
 - 9) CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PROPER OPERATION OF OWNER-FURNISHED MATERIALS.
 - 10) INSPECT JOB SITE PRIOR TO BIDDING TO DETERMINE EXACT JOB REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION DETAILS.
- ### ELECTRICAL SPECIFICATIONS
- 1) SEE GENERAL MECHANICAL-ELECTRICAL SPECIFICATIONS.
 - 2) ALL CONDUCTORS SHALL BE COPPER MINIMUM #12 OR LARGER AS REQUIRED OR SHOWN.
 - 3) ALL EQUIPMENT SHALL BE RATED FOR 75 C. CONDUCTORS.
 - 4) ALL SERVICE WIRING, WIRING EXPOSED TO WEATHER, OR WIRING BELOW GRADE, SHALL BE IN RIGID GALVANIZED CONDUIT OR SCH 40 PVC.
 - 5) ALL OTHER WIRING SHALL BE IN EMT OR MC CABLE.
 - 6) WALL SWITCHES SHALL BE LEVITON #1200 SERIES, OR APPROVED EQUAL, 20A.
 - 7) DUPLEX CONFORMANCE RECEPTACLES SHALL BE LEVITON #3000 SERIES, OR APPROVED EQUAL, 20A. GROUNDING TYPE-GROUND FAULT RECEPTACLES SHALL BE LEVITON #3000-LR SERIES. USE SCHEDWIRING ONLY, NOT BACKWIRING.
 - 8) SPECIAL OUTLETS SHALL BE AS REQUIRED OR SHOWN ON DRAWINGS, COMPLETE WITH COVER PLATE.
 - 9) THE ENTIRE SYSTEM SHALL BE ELECTRICALLY CONTINUED AND PROPERLY GROUNDED. EVERY FEEDER AND BRANCH CIRCUIT SHALL HAVE CODE SIZED GREEN INSULATED GROUND CONDUCTOR.
 - 10) FURNISH AND INSTALL ALL LIGHTING FIXTURES, LAMPS, FUSES, BREAKERS, ETC. TO COMPLETE THE BRANCH CIRCUITS INDICATED.
 - 11) ALL 120V, 20A LIGHTING AND RECEPTACLE CIRCUITS REQUIRING MORE THAN 100' OF CONDUCTORS (ONE WAY) SHALL BE #10 CONDUCTORS.



1 ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

- #### GENERAL NOTES:
1. VERIFY POWER AND LIGHTING REQUIREMENTS FOR OWNER'S SPECIFIC EQUIPMENT PRIOR TO ROUGH-IN.
 2. COORDINATE INSTALLATION OF EQUIPMENT WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN.
 3. VERIFY MOUNTING HEIGHTS AND LOCATIONS WITH OWNER AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.

- #### KEYED NOTES:
1. ALL LIGHTING FIXTURES "SL" AT META LETTERS. COORDINATE WITH ARCHITECTURAL PLANS FOR LOCATION AND DIRECTION.
 2. FUTURE ILLUMINATED COLLINGS. PROVIDE 20x3/4" CONDUIT WITH PULL STRINGS BACK THE ELECTRICAL/CONTROL PANELS. MINIMUM 24" DEEP.
 3. INSTALL SEPARATE 3/4" CONDUIT FOR CONTROLS ALONG WITH 3/4" POWER CONDUIT TO LIGHT FIXTURES. MINIMUM 24" DEEP. INSTALL CAT DE CABLE, DASH CHAINED FROM FIXTURE TO FIXTURE.
 4. INSTALL 3/4" CONDUIT FOR CONTROLS/POWER TO LIGHT FIXTURE. MINIMUM 24" DEEP. INSTALL CAT DE CABLE, DASH CHAINED FROM FIXTURE TO FIXTURE.
 - 5.

2 ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" ENLARGED METAL SPHERE

0-22-20

MALICOAT - WINSLOW ENGINEERS, P.C.
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THE DISTRICT GATEWAY PLAZA
S.E. CORNER OF S. PROVIDENCE RD AND E. BROADWAY
COLUMBIA, BOONE COUNTY, MO 65203

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE

DATE: 09-29-20

REVISIONS:

10-02-20

APPENDUM 3

TITLE: ELECTRICAL PLAN

SHEET: E1

PROJECT: 19151