

No. 2

Revised Jan. 3, 1940.

Added and changed Jan 31, 40

SPECIFICATIONS

OF THE MATERIALS
AND LABOR TO BE
USED AND EMPLOYED
IN THE ERECTION OF

REMODELING OF LOGAN BUILDING

EIGHTH & ELMOND STREETS

TO BE BUILT FOR

LOGAN INVESTMENT COMPANY

BIDS WILL BE RECEIVED
AT THIS OFFICE UNTIL

11:00 o'clock a.m.

December 20, 1939

The owner reserves the right to reject any or all bids.

All drawings and specifications are the property of the architect and are to be returned
upon the completion of the work.

ECKEL & ALDRICH
ARCHITECTS

Corby Building

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SPECIFICATIONS

Exterior and interior remodeling at east stores of the Logan Building located at the southwest corner of Eighth and Diamond Streets, St. Joseph, Buchanan County, Missouri.

Logan Investment Company) Owner

Eckel and Aldrich)
1105 Corby Building) Architects
St. Joseph, Missouri)

December 12, 1939
Revised Jan. 3, 1944

ANNOUNCEMENTS

Sealed proposals will be received at the office of the Architects, Eckel and Aldrich, 1105 Corby Building until 11:00 o'clock a.m., Wednesday, December 20, 1939.

Bidders may obtain drawings and specifications for their special use in bidding from the office of Eckel and Aldrich, Architects.

All drawings and specifications are the property of the architects and must be returned in an unutilated condition to the office of the architects immediately after the bids have been received.

Before a contract will be awarded to any bidder he must furnish the Owner with satisfactory evidence as to his financial standing and responsibility and as to his qualifications and experience for handling work of this character.

No bid can be withdrawn for at least thirty days after the time set for receiving of bids.

The Owner reserves the right to reject any or all bids or to accept any bid.

The contractor must comply with all city, state, or federal laws, rules, regulations, and provisions applicable to this contract.

~~The successful bidder will be required to enter into contract and furnish bond for the faithful performance of same as hereinafter specified.~~

Provisions for Social Security - The contractor agrees to comply with any federal or state laws existing, or if applicable to this contract, enacted in the future, for the benefit of employees including retirement, unemployment, or social security laws, or those of a similar nature; such compliance to include the necessary payment or any other affirmative action required to be done by said laws or regulations made thereunder.

VISITING SITE OF WORK, ETC.: Before submitting their proposals, bidders shall carefully study the drawings, read these specifications and visit the building, and shall fully inform themselves of all existing conditions, extent of work, etc., and shall make their proposals to carry out and complete the work in accordance with the work under such conditions and in strict accordance with the specifications. Should a bidder find discrepancies in or omissions from these drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the architects.

ADDENDA: Addenda or bulletins may be issued during the time of bidding which shall be covered in the proposals and will become a part of the contract.

For base bid, alternates, etc., bidders are referred to the specifications.

TIME OF COMPLETION: The contractor to whom the work may be awarded will be required to complete the entire work as quickly as possible, and as the length of time required for completion will be considered when awarding the contract, the contractor shall submit with his proposal the number of actual working days he will require to complete the entire work from the date the contract is awarded.

All exterior work, such as painting, stucco, etc. is to be properly and suitably protected if done during freezing, raining, or other unsuitable weather.

The contractor is to furnish all necessary workmen, mechanics, equipment, etc., in order to complete the work as referred to above.

General contractor is to provide all temporary heating, water, electric current, etc. required for the work.

CONTRACTS

Contracts ~~and plans~~ will be drawn upon the standard form of the American Institute of Architects. Copies of which may be viewed at the office of the Architects.

~~The contractor shall execute, pay for, and deliver to the owner a bond in the form above specified, with an approved surety company, authorized to do business in the State of Missouri, as surety thereon and made payable to the owner in an amount equal to 100 per cent of the contract price for the faithful completion of the work under his contract by the time specified in the contract, and in addition thereto being conditioned to fully protect, indemnify and save harmless the owner and architects from all losses, injuries, damages or liabilities whatsoever arising out of or in any manner resulting from any breach of the agreement or from failure, neglect or refusal to perform and complete all of the work called for by contract documents and in full compliance with all of the terms and conditions of the contract.~~

~~Bond is to be furnished in an approved Surety Company.~~

GENERAL CONDITIONS

The General Conditions in accordance with the Standard Form of the American Institute of Architects, together with the other General Conditions set forth in these specifications, are to be considered a part of the contracts for this work.

The work called for in these specifications shall be executed according to and under the terms and requirements of the "GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS", those being a portion of the Standard Documents of the American Institute of Architects, Fifth Edition. They shall be considered a part of these specifications. Copies of these General Conditions are on file at the office of the architects, should any bidder wish to consult them.

OTHER GENERAL CONDITIONS

Other General Conditions are to be incorporated as a part of the contract and observed in this work as follows:

PROTECTION AND INSPECTION OF BUILDING: The contractor is to be held responsible for all damages done to any part of the present building through his failure to do the work in a proper and workmanlike manner or to protect any parts of the building in an efficient and proper manner. Contractors are instructed to visit the building and become familiar with same.

Contractors are to figure to accept the premises in their present condition, to furnish and pay for all material and labor, and to do any and all work necessary to carry out the work indicated. All materials, unless otherwise specified, are to be new and of the best quality as specified, and all work to be done in the best workmanlike manner, and upon completion all work is to be completely finished in every respect.

Contractor's Insurance: The contractor shall not commence work under this contract until he has obtained all insurance required and such insurance has been approved by the Owner, nor shall the contractor allow any subcontractor to commence work on his subcontract until all similar insurance required of the subcontractor has been so obtained and approved.

Compensation Insurance: The contractor shall take out and maintain during the life of this contract Workmen's Compensation Insurance for all of his employees employed at the site of the project, and, in case any work is sublet, the contractor shall require the subcontractor similarly to provide Workmen's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the contractor. In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under the Workmen's Compensation statute the contractor shall provide, and shall cause each subcontractor to provide Employer's Liability Insurance for the protection of his employees not otherwise protected.

Public Liability and Property Damage Insurance: The contractor shall take out and maintain during the life of this contract such Public Liability and Property Damage Insurance as shall protect him and any subcontractor performing work covered by this contract, and the owner and the architects from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this contract, whether such operations be by himself or by any subcontractor or by anyone directly or indirectly employed by either of them and the amounts of such insurance shall be as follows:

Public Liability Insurance in the amount not less than \$10,000.00 for injuries, including accidental death to any one person, and subject to the same limit for each person, in an amount not less than \$20,000.00 on account of one accident, and Property Damage Insurance in amount not less than \$5,000.00.

PROOF OF CARRIAGE OF INSURANCE: The contractor shall furnish the owner with satisfactory proof of carriage of the insurance required.

TORNADO INSURANCE: Besides the fire insurance hereinbefore provided for in Article 29 of the A.I.A. General Conditions, the owner will effect and maintain tornado insurance upon the entire structure on which the work of this contract is to be done and upon all materials in or adjacent thereto and intended for use therein. The loss, if any, to be made adjustable with, and payable to, the owner as trustee for whom it may concern.

APPROVAL: All work and material in connection with this building operation is to be subject to the approval and satisfaction of the architects, Eckel and Aldrich.

INTERPRETATION: The architects' interpretation of the true purport and meaning of the drawings and specifications shall be conclusive in all cases and binding upon both parties. Whenever the words "approved", "approval", "required", or "directed" are mentioned, it shall be held to mean that the architects' approval and direction is necessary, and where materials, apparatus, and the arrangement and connection of same are specified as "proper", "suitable", or "equally as good", etc., the quality and character of the work shall be decided by the architects.

DETAILS AND INSTRUCTIONS: Insofar as any doubt or question arising respecting the true meaning of the specifications, reference shall be made to the architects whose decision thereon shall be final and conclusive. No alleged oral admission, condonation, or inadvertent neglect on the part of the architects, will be accepted as an excuse for bad work.

PERMIT: The contractor for the work will pay for and obtain all the necessary building permits, licenses, etc.

SIDEWALKS, SIGNAL LIGHTS, ETC.: The contractor shall maintain the sidewalks and premises clean and open for pedestrian traffic to other parts of the building and shall provide all guards, etc. and maintain in proper working order the requisite number of signal lights on any materials if stored along the street fronts, all as provided by the City or State Ordinances.

NON-INTERFERENCE WITH BUILDING OPERATIONS: All work shall be done in such a manner so as not to interfere with any other portions of the building nor with any tenants of the building.

PROTECTION OF PRESENT EXTENSION OF BUILDING: All steel work; sheet metal work; metal studs, furring and lathing; all plastering, and all other exterior work is to be installed that all present exterior face and glazed brick, terra cotta work, and all other permanent materials on the exterior of the present building are protected from all damage, so that when the new exterior work is removed all of the present exterior of the building will present a neat and finished appearance without damage.

FINALITY: The contractor will be held responsible for the execution of a satisfactory and complete piece of work in accordance with the true intent of the drawings and specifications. He shall provide without extra charge, all incidental items required as a part of his work, though not particularly specified nor indicated, and if he has reason to object to the use of materials, appliances, or methods of construction as shown or specified, he shall make report of such objections to the architects and obtain proper adjustment before contract is made, and shall proceed with the work only with the understanding that a satisfactory job will be required throughout.

WEEKING, SHORING, ETC.

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment, and services necessary for and incidental to the completion of all work under this heading.

Remove or change all present work which is required and necessary on account of the new work. Do all shoring as required.

Remove the present small building just south of the main building and which is approximately ten feet wide. Remove all foundations, etc. so as not to interfere with the paving of the parking area.

Remove all partitions, etc. in basement. Remove the present plate glass store fronts. Remove partitions, raised floor, etc. on first floor all as required for the remodeling. Remove show window back and ceilings of present show windows. The tile base of show windows on Edmund and Eighth Streets are to remain.

Remove the present sash, frames, etc. in the south wall openings. Present plate glass may be used again for as much of the work as is possible and where the glass is of sufficient size.

Remove outside areas south of main wall and fill in as noted.

All present wiring, plumbing, and heating pipes, radiators, etc. in the basement and first floor, and which will not be used again in connection with the new work and which do not serve any other part of the building or other tenants, are to be removed. The old elevator machinery in basement to remain.

All old material which is removed and which is in first class condition can be used again for the new work. All old material which is to be removed on account of the new work is to become the property of the respective contractors and they shall allow in their proposals for the value of such old material.

CONCRETE WORK

The preceding general conditions are a part of these specifications and the Contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment, and services necessary for and incidental to the completion of all work under this heading.

Install concrete footings on the present basement floor slab under new posts in basement. The concrete for these footings is to be 1-2-4 mix and footings to be formed as shown.

Provide cement sills at the new east door in south store room and at south double entrance doors. Sills to have a steel troweled monolithic finish, with approved non-slip aggregate in finish.

Install finished cement floors in the two new toilet rooms over the wood construction. The new cement slabs in these two rooms are to be 3" thick, and with 6 6 - 10 10 mesh reinforcing. Concrete mixture to be 1-2-4.

Provide a 3/4" separate green colored cement topping over the slab and install a 6" high flush coved colored cement base all around rooms.

The metal base screed will be furnished and installed as specified under plastering. The cement floor and base to be steel troweled, perfectly smooth and level, and the integral color to be dark green.

BRICK WORK

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

The present openings of basement windows in south wall are to be filled in with No. 1 common brick set in lime cement mortar. Provide new brick walls under show window floors and sills. Brick to be set on steel beams, etc.

The drilling of holes through brick piers, etc. for the attachment of steel to be as shown on the drawings.

All present exterior face and glazed brick, terra cotta, etc. to be protected from damage, so when new exterior work is removed all present work on exterior of building will present a neat and finished appearance without damage.

STRUCTURAL AND MISCELLANEOUS STEEL

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

Provide steel plates and straps, etc. for the new wood posts in basement.

Provide used steel gas pipe columns, beams, etc. in basement.

Provide new steel column and beams at the remodeled south wall entrance door. Remove present cast iron sills and lower present steel beam at sidewalk level at the two south show window bays on the east front. Remove a portion of the present cast iron sill at the new south entrance door.

Provide all steel ~~beams, angles, hanger rods, bracing, etc.~~^{wood and steel} bolts, ~~etc.~~^{etc.} for the steel framing back of ~~steel framing channels~~^{wood and steel} on the north and east street fronts of building with return at south end. All steel work to be as shown on the drawings with all ~~through wall bolts~~^{expansion bolts, plates, brackets, etc. as shown.}

Obtain and verify all measurements for this steel work at the building. Furnish all additional bolts, anchors, etc. that may be required.

All new steel work to be painted with one good shop coat of red lead and oil paint.

STEEL METAL WORK

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

Furnish and install 24 gauge galvanized copper bearing steel over the wood construction over the new stucco front. This sheet metal work to be well secured in place and to be installed to true and uniform lines. All to be made perfectly water tight and back portion of wash to be set in elastic cement at the drip on present terra cotta sill.

Before installing galvanized iron, all surfaces which will be unprotected after erection are to receive onecoat of red lead and oil paint.

Install galvanized iron counterflashing at the brick piers over the new sheet metal wash at top of stucco, extending flashing back into raggle at brick joints and pointing with cement.

Furnish and install a 26 gauge galvanized iron duct from exhaust fan to women's toilet. Duct to be neatly installed at ceiling with proper reinforcing and to be of size required for fan.

Provide 16" by 16" register faces over doors from two toilets and passage. These faces to be neatly set in wood frame with trim, etc. Install register face of size required in the women's toilet at the new galvanized iron duct to the exhaust fan. All register faces to have prime finish only.

METAL STUDS AND LATHING

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

All furring channels for metal lath and stucco work on exterior of building for the remodeled ^{of Piers} ~~front~~ are to be 1" cold rolled channels. Channels to be bent as required and to be spaced not in excess of 12" on centers. The channels to be nailed to wood construction and well wired and tied to steel frame.

Furnish all vertical ~~and horizontal~~ channels for stucco work ^{at brick Piers} ~~as may be~~ required. All cold rolled channels to be standard weight 1" wide black painted channels.

Metal lath for all exterior stucco work to be 3.4 lbs. flat, diamond-shaped, copper bearing steel painted lath. The lath to be well tied to all furring channels at the two fronts where steel furring occurs and to be well nailed to furring strips over boxing at the two south openings where stucco is installed.

Wood studs at furring above show windows and to vent pipes from lavatories, urinals, etc. in toilet rooms to be furred in with metal lath, etc.

All new plastering at new partitions, ceiling repairs, etc. on the interior of the first floor is to be applied over 3/4 lb. metal lath ^{on wood construction} same as specified for exterior work. Provide metal lath at new plaster angles of show windows, etc. and at all new interior stud partitions.

Metal lath to extend down to floor back of all cement base.

METAL CORNER AND BASE SCREENS

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

Install heavy gauge galvanized metal expanded corner beads at the external angles at jambs, heads and ~~corner positions~~ ^{on wood} of all exterior piers, on the exterior faces of show windows, at corner piers, etc. etc.

Install similar corner beads at all exterior angles of new plaster work on interior of building. Corner beads to extend from floor to ceiling at all new partitions and at all new plaster jambs and heads of window and door openings, etc.

This contractor to furnish and install a metal flush base screed at the top of the new cement base in the two toilet rooms.

PLASTERING AND EXTERIOR STUCCO WORK

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

All plastering which is damaged, loose or in bad condition on interior of building is to be repaired and replastered. All new stud partitions, new portions of ceiling, etc. on the interior are to be plastered over metal lath. The new jambs, etc. at the show windows are to be plastered on metal lath. Provide new plaster on metal lath at interior of south openings which are changed and at furled spaces around piping.

Patch all plaster where damaged by installation of new ceiling outlets, etc.

All new interior plastering to be approved brand of hard wall plaster and the finish texture is to match the present finish on plaster walls and ceilings and all to be applied in a first class workmanlike manner.

The cement stucco work on the exterior ^{wood and} portion of the building on the two street fronts is to be applied on metal over metal furring. The stucco frieze over present openings at two fronts of building and the stucco facing at piers, etc. is to be applied over metal lath. The stucco panels at the two south remodeled openings is to be installed over wood furring strips on the boxing. All exterior stucco to be applied in three coats and to be full 1" thick, with each coat well rodded true and uniform.

The finish coat to be ivory colored, carpet floated to a smooth texture and to be Portland Cement Stucco finish. All raised stucco band, etc. to be perfectly true and uniform. The cement stucco to be water proofed and to be installed according to manufacturer's directions. No stucco to be applied in extremely cold or unfavorable weather, and provisions to be made for protection of all stucco from freezing.

The general contractor will furnish heating required for plastering work.

GLAZING AND SASH BARS

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

All present store front glass and glazing to be carefully removed and the contractor to allow in his proposal for all salvaged glass. The present plate glass show windows if of sufficient size, may be used for the new glazing.

Furnish all new 1/4" thick polished plate glass for the new show windows where present plate glass in not of sufficient size. Furnish all additional plate glass required for new doors and furnish and install polished plate wire glass for the pair of south entrance doors.

The glass in the new glazed partition and in all new transoms is to be clear grade A double strength flat drawn window glass.

The fronts of all plate glass show windows to be set all around in ^{white metal} ~~stainless~~ Easy Set or approved equal sash bar with wood stop at back of jambs, heads, and sill. All vertical divisions between plate glass show windows to be ~~stainless~~ ^{white metal} having a heavy reinforced supporting member at back.

All glass of doors, transoms, etc. to be set in best grade white lead putty with wood stops at doors, and all to be well back puttied.

TILE WORK

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

The base of the present store fronts on Edmond Street and of the two north show window fronts on Eighth Street including the corner entrance which have 3" by 6" ceramic tile facing below plate glass show windows are to have the present tile repaired and replaced where damaged. Provide all necessary additional tile for new store fronts and the additional bullnose tile sill at sill bar of windows, etc., all complete and all as required to make a neat and finished job in these four bays.

The two store front bays at the south end on Eighth Street are to have similar tile facing and bulbnose stool installed at the lower portion of the two bays all to match present tile work.

All new tile facing to be installed on face of brick bulkhead with all necessary cement backing, grouting, etc. and all new tile work to match present work at building.

PAINTING

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

All new and old work throughout the remodeled portion of building including all exterior woodwork, exposed sheet metal work, all interior wood and exposed metal work and all interior plastering, etc. will be painted or varnished. No work will be painted in the basement.

The metal toilet stalls, metal duct at ceiling, metal caps on present columns, all cast iron columns, etc. will be painted. All exposed radiators piping in the first ceiling on interior will be painted.

Contractor is to properly prepare all surfaces for painting, remove all nails, hooks, brackets, etc. no longer required and to do any and all other work required to make a complete and first class finished job.

Provide all necessary scaffolds, dropcloths, barricades, etc. as may be required.

The contractor is directed to carefully examine the present building, also these drawings and specifications and inform himself fully as to the extent and connection of the work as all items herein mentioned and all other items usually painted and wherever required to make a complete and finished job will be considered a part of the contract.

It is intended in the specifications to secure a first class job of painting. Only skilled painters shall be employed and the materials shall be applied in uniform coats without any runs, brush marks or other imperfections.

All exterior and interior wood surfaces to be well sanded before painting or varnishing and all nail holes, open joints, and imperfections, etc. well puttled. All old varnish work to be well washed before applying additional coats of varnish.

Spot paint and touch up all bare spots or portions of work not well covered before applying the finishing coats.

Each coat of paint or varnish shall be prepared and sanded before receiving the next coat. All scaled or rough paint and all rust on metal work to be carefully removed before painting. The painting shall be protected from dust and dirt at all times. Dust spots or other blemishes shall be removed. All surfaces to which paint shall be applied shall be dry and clean.

No painting shall be done on the exterior in extreme cold, frosty or damp weather.

All exposed edges of all sash and top and bottom of all doors to be finished. All new woodwork to be primed on all surfaces before installation where paint is to be applied on exposed portions. Where exposed portions are to be varnished the back surfaces are to be primed with lead and oil. Samples of all colors shall be submitted to the architects for approval.

All painting materials shall be the best of their respective kinds and thoroughly mixed in proper proportions to secure the best results.

All white lead shall be strictly pure carbonated lead ground in pure linseed oil, paste in oil, and the product of National Lead Company or approved equal.

All linseed oil to be pure, thoroughly settled linseed oil, raw or boiled as required to produce the best results and of approved manufacture.

Turpentine shall be of best grade of pure gum spirits of turpentine.

Primers shall conform with U. S. Government Specifications and all red lead shall conform with U. S. Government Specifications.

Varnish to be of the best made by Pratt and Lambert, Benjamin Moore, Sherwin Williams, DuPont, or other approved manufacturer.

All paint and other materials in connection with this work shall be applied strictly according to manufacturer's directions and according to best practices.

The exposed sheet metal work at the upper part of stucco store front on the exterior of the building is to receive one coat of red lead and oil paint and then two additional coats of white lead and linseed oil paint colored as selected.

The exterior face of present exterior doors which are varnished and which remain in place are to be thoroughly washed, touched up as required and to receive two coats of best grade Spar Varnish applied over all present varnish surfaces.

All of the new woodwork on exterior in connection with the exterior doors and transoms, etc. is to receive three coats of lead and oil paint.. The pair of south entrance doors to be varnished same as other exterior doors. The new frames and sash at transoms on south side are to be primed and then to receive two coats of lead and oil paint.

All present varnish work on interior of building, such as woodwork at present doors, frames, show window floor, base, etc. which is varnished is to be thoroughly washed, all spots touched up and to then receive two coats of best grade interior varnish over all surfaces.

The new doors, trim, woodwork at interior of show windows, new show window floors, the exposed woodwork below floor of show windows, all wood trim, etc. is to be stained to match present work and to receive three coats of best grade interior varnish.

The present woodwork at soffits of old show windows, woodwork at ceiling beams, etc. which is partly varnished work and partly painted work is to have the varnished surfaces thoroughly sandpapered and then coated with aluminum paint then all surfaces, including painted part and new aluminum work, covered with two coats of lead and oil paint.

The exposed woodwork in the two toilet rooms including toilet room side of wood doors, wood casing, toilet room side of transom, sash, wood trim, etc. will be primed and receive three additional coats of best grade enamel on all surfaces exposed in toilet rooms.

The metal toilet partitions and register faces which occur in the toilet rooms are to receive two coats of best grade lead and oil paint. Metal duct on ceiling of toilet room to be given one prime coat of red lead and oil and these finished with two coats of white lead and oil paint. All radiators, register faces, present columns, pipe covering and other exposed metal work in the waiting room and corner store room to receive two finish coats of lead and oil paint over primed new surfaces and over the present painted surfaces.

All new plaster surfaces in the first floor rooms including waiting rooms, toilets, store room, etc. are to be sized with approved wall primer and finished with two coats of lead, and oil paint.

The present plaster surfaces are to be touched up and spot painted as required and then to receive two coats of lead and oil paint. A dado color with 3" wide band at top of dado will be provided in all rooms, final colors to be as selected.

All new wood screens at exterior doors and transoms are to receive three coats of lead and oil paint.

CARPENTRY AND MILL WORK

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment, and services necessary for and incidental to the completion of all work under this heading.

This contractor to do all wrecking of present store fronts, interior partitions, sash and present openings on south side and all other wrecking, etc. as required and as shown. Do all shoring required.

Remove all present raised floors. Provide all framing in basement and first floor and fill in all present stair wells, etc. as shown.

Furnish and install all new millwork, all rough blocking, framing, etc. at show windows, including floors and bulkheads, etc.; repair and provide additional work at all present doors which are to remain.

Furnish all new transom sash, side lights, millwork at glazed partitions, new basement stair, new interior doors and all other additional work required to make a complete and finished job.

All present stair well openings in first floor which are to be filled in shall be properly framed and covered over with new rough and finished floors to match present wood floors. Where new cement floors for the two new toilets are to be installed, the spaces between the joists are to be filled in with rough flooring secured to cleats on side of joists.

The size of joists are to be the same as in present floor construction placed 12" on centers; also rough and finished floors, etc. are to match present construction. All joists to be full length of span, well supported, well spiked, bridged, etc. and all done in a first class manner.

The present floor in corner room which has tile black linoleum floors over the present wood floor is to have all linoleum, adhesive, etc. thoroughly removed by sanding or scraping. This floor, also the floor over present joists where the raised floors are removed, is to then be carefully examined and provide all additional patching, of finished floor as may be required, to make the floor uniformly smooth and level to receive a finished linoleum flooring.

The present flooring and the new patches in floor are to be well sanded with all rough spots and inequalities removed so that linoleum may be applied at a future date.

Provide the inclined wood floors in the two passages to the toilets to care for the inequality of floor levels between the cement floor in toilets and the floor in main rooms. Build up ramp at southeast store room to entrance door.

Furnish and install all new glazed transom sash, frames, etc. at south side of building. Do all rough carpentry work as required back of stucco panels on south side and provide 7/8" boxing, 1 thickness of water proof paper and 1" by 2" furring strips, spaced 12" on centers back of metal lath at exterior stucco panels of these two openings. Install all wood studs in these openings with plates, sills, framing, bridging, etc., all well secured in place.

All new work required at frames and transoms of present doors which are to remain is to match the present work. Provide additional portions of frames, trim, etc. all as required. The new exterior doors in south wall are to be new with a new 1-3/4" frame and of similar material and construction to present exterior doors except doors to be ~~removed~~ ^{(arranged for interchangeable} ~~between doors with dowel into cement sill.~~ ^{plate glass and screen panels.}

Frame present floor providing new posts, headers, etc. for the new basement stair, installing stringers, treads, enclosing partition, etc. at stair.

All new interior partitions to be located as shown using 2" by 4" by 6" studs spaced 16" on centers and bridged twice in height. Provide all new furring on present walls.

Install wood ramp from sill level down to floor level at the southeast store room entrance door.

All new wood posts, joists, girders, etc. as shown for supporting construction in the basement are to be of No. 2 common yellow pine or fir.

All new studs required for interior partitions, enclosures, at present south openings, etc. to be of No. 2 pine or fir.

All new millwork, such as doors, transoms, frames, interior trim, base, etc. are to be of same material as in similar portions of rooms where present work is used. All new interior doors to be 1-3/4" thick and where louvre panels are called for in doors the lower panels are to contain wood louvres.

Furnish and install 1-3/8" thick white pine frame screen doors with cross division at the two old entrances and one new entrance on the street fronts ~~and at the entrance door at south side.~~ Provide 1-1/8" white pine screens at transoms over doors and over toilet room hinged transoms. Screen cloth to be 16 mesh copper bronze cloth.

Furnish and install all other carpentry and millwork as required to make a complete and finished job throughout the remodeled portion of building.

METAL TOILET PARTITIONS

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

Furnish and erect all complete the metal toilet partitions for the two toilet rooms. These stalls and doors to be of ~~stainless~~ ^{stainless} type metal construction with all posts, top rail and head bracing well secured to floors and to walls.

Partitions to be 7'0" high and each stall shall be fitted with coat hook, and roll toilet paper holder. Provide gravity hinges, latches, etc. all complete. Metal toilet partitions to be similar to ~~SAFETY~~ type Weisteel compartment as manufactured by Henry Weis Manufacturing Company, Inc.

Partitions to have a factory prime coat of paint only, with other painting done as specified under painting.

LINOLEUM FLOOR

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

The entire wood floor in waiting room, passage to south entrance, and south east corner store room including inclined ramp from store room entrance door, also the two inclined passages to the toilet rooms, is to be covered with an approved brand of Green Battleship linoleum 3/16" thick. All linoleum shall conform to Federal Specifications MIL-357.

The wood flooring is to be covered with a thickness of heavy felt glued in place and the Battleship linoleum is to be glued to felt with all surfaces well rolled to insure complete adhesion.

After installation the linoleum contractor shall wash all linoleum floors with an approved solution and thoroughly rinse, then apply one thin application of approved linoleum wax.

Note alternate for omitting linoleum.

HARDWARE

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and services necessary for and incidental to the completion of all work under this heading.

All new hardware to match present hardware as nearly as possible.

Where new door checks are noted the checks to be of size required for size of door. Provide checks with hold open arms at all exterior doors.

All present hardware which is to remain is to be repaired and put in first class shape.

The following new hardware to be furnished together with additional repairs and replacements to make a complete and finished job:

NORTH AND CORNER ENTRANCE DOORS - 2 doors each to have

1-10" high brass kickplate, new cylinder for lock, new door check, pair fast pin transom butts, 1-transom ~~adjuster~~ catch and chain.

EAST ENTRANCE DOOR - 1 door to have

1-1/2 pair butts, store door cylinder lock set, 10" brass kickplate, doorcheck pair fast pin transom butts, 1 - transom ~~adjuster~~, 1-5" brass threshold, catch and chain.

TWO SOUTH ENTRANCE DOORS - Each to have

1-1/2 pair 5" x 5" butts, cylinder lock set, 1 push and pull plates, ~~top~~
~~and bottom~~ butts, 1 door check (1 with bracket), 2-30" high brass kickplates,
1-1/2 pair only fast.

2 DOORS - POINTS AND PASSAGE - Each to have

1-1/2 pair 4" x 4" butts, 1 push plate, 1 pull plate, 1 door check, 1 cylinder
dead lock, and at 2 toilet doors provide 1-3" flat brass threshold.

1 DOOR WAITING ROOM TO STORE - to have

1-1/2 pair 4" x 4" butts, 1 store door cylinder lock set, 1 door holder,
1 door stop.

1 DOOR TO BASEMENT - to have

1-1/2 pair butts, 4" x 4", 1 knob bit key lock set, 1 door stop.

2 TRANSOMS IN MEN'S TOILET - each to have

1 pair fast pin butts, 1 transom catch, 2 transom chain stays.

Furnish and install all necessary new screen door and transom screen
hardware including butts, latches, cheeks, push bars and pulls, perforated metal
wire guards full size over lower screen panels of doors and all hardware for
transoms, etc.

All cylinder locks in new waiting room doors to be master keyed. Cylinder
lock for corner store room door will not be master keyed.

HOUSE CLEANING

The preceding general conditions are a part of these specifications and
the contractor shall consult them in detail in connection with all work described
under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor,
material, equipment, and services necessary for and incidental to the completion
of all work under this heading.

All rubbish, etc. caused by the remodeling to be removed from the building
and all windows, interior sash, etc. to be thoroughly cleaned and polished.
All floors, walls, and other work to be left perfectly clean and ready for
occupancy.

PLUMBING

The preceding general conditions are a part of these specifications and
the contractor shall consult them in detail in connection with all work described
under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all
labor, material, equipment and services necessary for and incidental to the com-
pletion of all work under this heading.

Remove all present plumbing fixtures in first floor and basement which are
not required in the new work. Old fixtures where removed are to become the
property of the contractor and he is to allow in his bid the value of all old
material.

Remove all present exposed plumbing, piping in first floor and in basement which is not required for the new work and which does not effect any other part of the building.

It is intended that the plans and these specifications will provide a working installation complete in every detail and all items necessary for such complete installation shall be furnished whether particularly mentioned or not. This will include the furnishing and installing of all fixtures, supplies to and wastes from all fixtures, installing and venting of all lines, all sewerage and waste lines, etc. alias shown and as required for a complete workable system.

All present piping, etc. which is to be removed and which is in suitable condition may be used for the new work. Provide all additional pipe, pipe fittings, etc. as required.

The contractor shall execute this work in strict accordance with the ordinances of the city of St. Joseph, Missouri and with the laws and regulations of the State of Missouri. Obtain and pay for all permits required.

Do all excavation as may be required for the new water service.

The present water service from main in street to the small restaurant building south of the Logan Building is to be stubbed into basement under the new southeast corner store room for future connection to fixtures.

The present half-inch tap from water main in street which supplies the present barber shop and tailor shop building is to remain and is to be stubbed to a location near center of east wall in basement for future connection to a concession in the waiting room.

Install a new water service from main in street to the new plumbing fixtures on first floor. The tap to main to be 1" with a 1" Type-K copper pipe from tap to meter. Obtain and install a new 1" meter and make all deposits required to obtain meter. The line from meter to basement ceiling under the new toilets to be a 1-1/2" galvanized steel pipe.

Make cold water connections to all plumbing fixtures and stub to location for future drinking fountains. Also connect new hot water heater to water storage tank.

All branches to closet and urinal flushing valves shall be run not smaller than 1-1/4" to within 2' of the valves and reduce to the valve size as close as practical to the valve. Provide air chambers at all fixtures.

Install in ~~basement~~ ^{basement} a new insulated galvanized tank automatic storage gas water heater of ~~two~~ ^{two} gallons capacity, similar and equal to Crane Company ~~Champion~~ ^{Champion} ~~Keystone No. 2-45-2~~. Provide gas connection to heater, tapping to present gas line in building and install a steel vent pipe from heater to location required for venting of gas fumes.

Run cold water connections to heater and run hot water lines from heater to all lavatories. Hot water lines in basement only to be covered with 3/4" thick covering.

Connect all new sewerage to present sewer lines in basement and vent fixtures to the present 4" vent stack. Do all additional work as required to make the plumbing complete. Provide and install all fittings as required.

Run 1/2" water supply, 3" waste and vent, etc. for future drinking fountain.

Furnish and install seven cast iron enameled lavatories, size 20" by 18" ~~with complete~~ all complete similar to ~~as per Standard~~ as per Standard catalog or similar Kohler. Lavatory to be acid resisting enameled iron and to be fitted with ~~plug~~ plug with chain and rubber stopper.

Ejector - F 2482

Furnish and install six water closets similar and equal to ~~as per Standard~~ as per Standard fitted with flush valve, ~~water~~ open front seat, etc. or similar Kohler all complete.

The owner will furnish two urinals, all complete with flush valves similar to Standard Company Madstone. This contractor will provide one additional new urinal with flush valve, etc. to match these present urinals and install all of these fixtures.

HEATING

The preceding general conditions are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment, and services necessary for and incidental to the completion of all work under this heading.

This contractor to furnish and install all radiation for heating the first floor rooms as shown and required. All present radiation which is noted to be used for the remodeled heating is to be carefully examined, cleaned, and put in first class condition and reset in new locations as shown. All valves, traps, etc. to be carefully checked and put in first class condition.

Furnish all new tubular cast iron radiation as shown on drawings.

The present heat piping in basement is to be carefully checked and the heating lines for the first floor are to be separated from the present thermostatic valve which controls the second floor heating, etc. All heat mains, returns, etc. which supply heat to the rest of the building are not to be interfered with.

The radiators in store room at southeast corner of building are to be on a separate meter from balance of radiators in this remodeled portion of building. All other radiators in the remodeled part of first floor are to be on one meter, installing a meter of adequate size to care for this service.

The present heat mains and returns in basement, etc. are to be used where possible for this new heating with all additional connections, separations, etc. made on these lines as may be required.

All heat risers which serve the radiation on second floor of building are to remain connected to thermostatic valve as at present.

All new piping is to be covered same as present piping in basement. Repair all covering on present riser lines which extend through first floor and all exposed covering, etc. in first floor to be painted as called for under Painting Specifications.

Furnish all necessary traps, valves, floor plates, etc. as required for the new piping, new radiators and do all that may be necessary to make a complete and first class job of heating all ready for operation.

ELECTRIC WIRING

The preceding general conditions are a part of these specifications and the Contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment, and services necessary for and incidental to the completion of all work under this heading.

This contractor shall comply with all state and municipal requirements pertaining to the installation of wiring for electric lights and power and shall also comply with all rules of the Board of Fire Underwriters. Obtain and pay for all permits in this installation. All work under this heading except the lamps and fixtures will not be included under this contract. All new wires shall meet specifications of the new code.

All present exposed wiring, conduits, etc. in the basement and in the first floor and which are not required again for the new outlets, etc. for the remodeled portion of the building shall be removed.

Remove the present wire to sign panel on the exterior of building.

Install two new electrical services of sufficient size to meet all requirements in the remodeled portion of the building; one new service to care for the wiring in the store room at southeast corner of building, and another new service for all lighting and power requirements in the balance of first floor of remodeled portion of building and also in the whole of basement below this space. Meters, main line switches, etc. to be located as directed.

Install a new panel board mounted in furring at partition back of the ticket office space. This panel to be of ample size to care for all necessary circuits and to be all complete with toggle switches on, fused circuits and mounted in a neat cabinet with lock on door. The conduit to panel board to be neatly concealed in furring on face of wall. Install fuse block in southeast store room for circuits.

The present ceiling outlets in the north portion of first floor room may be used for a portion of the lighting. All other new outlets to be connected with exposed metal moulding for wiring neatly run on partitions or ceilings.

Furnish complete all duplex plug receptacles, all new switches, etc. as may be required and as shown.

The two exhaust fans in the present transoms over show windows on north and east fronts are to be removed and installed in openings in the south wall for exhausting air from toilets. Check the operation and make repairs to these two fans as may be necessary to make both fans exhaust the air and adjust the louvers, frames, etc. as may be required for proper installation. Provide switches for control of these fans as indicated. Provide proper power circuits to fans.

This contractor is to provide a flat rate service electric outlet on the northeast corner of building above stucco frieze at remodeled show windows for installation of future electric signs.

No fixtures or lamps will be included under this contract.

CONCRETE DRIVE PAVING

The preceding general conditions, etc. are a part of these specifications and the contractor shall consult them in detail in connection with all work described under this heading.

BIDS: Bidders' attention is referred to the base bid and alternate bids.

SCOPE OF WORK: The work contemplated under this heading shall include all labor, material, equipment and all services necessary for and incidental to the completion of all work under this heading.

This contractor is to install concrete paving along the entire south side of the Logan Building; also a portion of the sidewalk on eighth street from present east building line out to curb of eighth street. The paving to extend from south wall of building south a distance of 9'0" wide, and from the alley at west of Logan Building east to the street paving on eighth street.

Provide new curb on eighth street.

Do all excavating and grading as required for the installation of this paving, and all finished grades to be as directed at the premises.

Repair the seven present areas at south side of building and concrete to be neatly installed around areas, exterior basement steps, etc.

The concrete paving to be full 6" thick and to be composed of 1-2-4 concrete. Provide float monolithic finish on slab. The entire slab to be reinforced with 6 6 - 6 6 welded wire mesh reinforcing. Provide a continuous expansion joint at the south side of 9'0" wide slab from alley to street paving on eighth street; also cross expansion joints at intersections of new drive paving with present street and alley paving, and six cross joints in space between the east and west building wall lines. Expansion joints to be full thickness of slab.

All paving to be uniformly graded and paving at sidewalk, curb, etc. to be installed according to City Ordinances.

ADDENDUM NO. 1 TO SPECIFICATIONS FOR
REMODELING OF LOGAN BUILDING

S.W. Corner--8th and Edmond Streets St. Joseph, Missouri

Logan Investment Company Beckel and Aldrich
Owner Architects
St. Joseph, Missouri

Issued January 31, 1940

The following changes and additions are hereby made and included in the specifications and these changes and additions are to be a part of the contract for the remodeling:

Item No. 1 - Instead of using dark green integral color for the cement floor and base in the wash rooms, use a color as approved by the architects.

Item No. 2 - All new plaster on the side walls of the two wash rooms is to have a smooth hard finish.

Item No. 3 - All water closet seats to be changed from the black seats specified to a Church No. 670 white open front seats.

Item No. 4 - The finish color of the exterior stucco is to be the Union Pacific yellow with tan trim as approved by the architects. Submit samples for approval.

Item No. 5 - The galvanized iron wash on the top surface of the wood construction over the new store fronts is to be extended a minimum of 2" beyond the outer surfaces of the wood construction and a drip formed at the outer edge of the galvanized iron.

Item No. 6 - The two south exterior entrance doors which are to be made with interchangeable glass and screen panels are to have the screen panels provided with a 10 gauge 3" diagonal mesh wire screen guard on inside of 16 mesh screen cloth well fastened to interchangeable screen panel.

Item No. 7 - The roll toilet paper holders as specified for the metal toilet partitions are to be omitted.

Item No. 8 - The electric panel board and switches and furled space which are shown on west wall of waiting room back of ticket office will be moved south on the west wall to the baggage room as directed.

Item No. 9 - The upper angle of the stucco work between stucco piers and the stucco spandrel between piers will be made as shown on drawings using an 18" radius for stucco curve. The metal sash bar for plate glass show windows at this angle will be changed from a right angle to this curve, cutting off plate glass at radius as required. The curved stucco angle will occur at eleven location and the curved metal sash bar will occur at nine locations.

Item No. 10 - Page 15 of the specifications, top of page referring to hardware for 2 SOUTH ENTRANCE DOORS, last sentence of this paragraph reads: "1-1/2 pair only fast". This last sentence should read as follows: 1-1/2 pair only fast pin transom lints, 2 transom catches and chains and each door to have a 5" wide raised brass threshold.

Item No. 11 - The curb, sidewalk and street paving at the northwest corner of sidewalk on Edmond street at the alley is to be changed making a greater radius at curb. The sidewalk, curb and street paving at this corner is to be repaired and replaced as directed by the Board of Public Works.

Item No. 12 - Cover all wood floors and the bulkheads except the toilet rooms and the southeast corner store room with Armstrong or Congoleum-Mattn brown or Jasper Battleship linoleum 3/16" thick. All linoleum shall conform to Federal Specifications LHL-351. The wood flooring is to be covered with a thickness of heavy felt glued in place, and the linoleum to be glued to felt with all surfaces well rolled to insure complete adhesion. After installation wash all linoleum floors with an approved solution and thoroughly rinse. Then apply one application of approved linoleum wax.

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