AGREEMENT

made as of the Twenty Second day of January in the year of Two Thousand Nine

BETWEEN the Owner: Monroe County Community School Corporation
315 North Drive
Bloomington, Indiana 47404

and the Contractor: Weaver Enterprises, Inc.
100 E. Sample Road
Bloomington, Indiana 47408

For the following Project:
Fairview Elementary School
627 West 8th Street
Bloomington, Indiana 47403

The Construction Manager is:
Weddle Bros. Building Group, LLC
1201 West Third Street
P.O. Box 1330
Bloomington, Indiana 47403

The Architect is:
Kirkwood Design Studio
113 East Sixth Street
Bloomington, Indiana 47403

The Owner and Contractor agree as set forth below:

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ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows:

All work identified as Bid Package 8 - Flooring

ARTICLE 3
DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement is the date from which the Contract Time of Paragraph 5.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

Unless the date of commencement is established by a notice to proceed issued by the Owner, the Contractor shall notify the Owner, through the Construction Manager, in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanics liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than

(Insert the calendar date or number of calendar days after the date of commencement. Also insert any requirements for earlier Substantial Completion of certain portions of the Work. If not stated elsewhere in the Contract Documents.)

Per Contract Documents

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to complete on time.)
ARTICLE 4

CONTRACT SUM

4.1 The Owner shall pay the Contractor in current funds for the Contractor’s performance of the Contract the Contract Sum of Two Hundred Sixty Five Thousand One Hundred Twenty One Dollars ($265,121.00), subject to additions and deductions as provided in the Contract Documents.

4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner.

(STATE THE NUMBERS OR OTHER IDENTIFICATION OF ACCEPTED ALTERNATES. IF DECISIONS ON OTHER ALTERNATES ARE TO BE MADE BY THE OWNER SUBSEQUENT TO THE EXECUTION OF THIS AGREEMENT, ATTACH A SCHEDULE OF SUCH OTHER ALTERNATES SHOWING THE AMOUNT FOR EACH AND THE DATE UNTIL WHICH THAT AMOUNT IS VALID.)

Alternate No. 1
Alternate No. 2
Alternate No. 3

4.3 Unit prices, if any, are as follows:

None
ARTICLE 5
PROGRESS PAYMENTS

5.1 Based upon Applications for Payment submitted by the Contractor to the Construction Manager, and upon Project Applications and Certificates for Payment issued by the Construction Manager and Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

5.2 The period covered by each Application for Payment shall be one calendar month ending on the 20th day of the month, or as follows:

5.3 Provided an Application for Payment is submitted to the Construction Manager not later than the Twenty-Fifth (25th) day of a month, the Owner shall make payment to the Contractor not later than 20x50 Calendar Days thereafter. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than Eighty (80) days after the Construction Manager receives the Application for Payment.

5.4 Each Application for Payment shall be based upon the Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data and substantiate its accuracy as the Construction Manager or Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor’s Applications for Payment.

5.5 Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

5.6 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

5.6.1 Rate that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the Schedule of Values, less retainage of (* percent) of the General Conditions: *To be in accordance with General and Supplemental Conditions

5.6.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of (* percent) of the General Conditions: *To be in accordance with General and Supplemental Conditions

5.6.3 Subtract the aggregate of previous payments made by the Owner; and

5.6.4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Paragraph 9.5 of the General Conditions.

5.7 The progress payment amount determined in accordance with Paragraph 5.6 shall be further modified under the following circumstances:

5.7.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to (* percent) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect deems necessary for incomplete Work and unsettled claims: and

5.7.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Subparagraph 9.10.3 of the General Conditions.

5.8 Reduction or limitation of retainage, if any, shall be as follows: *To be in accordance with General and Supplemental Conditions

*If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Subparagraphs 5.6.1 and 5.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here procedures for such reduction or limitation.
ARTICLE 6
FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when (I) the Contract has been fully performed by the Contractor except for the Contractor’s responsibility to correct nonconforming Work as provided in Subparagraph 12.2.2 of the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment, and (2) a Final Project Certificate for Payment has been issued by the Construction Manager and Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the Final Project Certificate for Payment, or as follows:

To be in accordance with the Contract Documents for all other provisions regarding final payments.

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1 Where reference is made in this Agreement to a provision of the General Conditions or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

7.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

(Every loan and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations as the Owner’s and Contractor’s principal places of business and the location of the Project and elsewhere may affect the validity of this provision. Legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

7.3 Temporary facilities and services:

(Here insert temporary facilities and services which are different from or in addition to those included elsewhere in the Contract Documents.)

*To be in accordance with the Contract Documents for all requirements

7.4 Other Provisions:

(Here list any special provisions affecting the Contract.)

None
ARTICLE 8
TERMINATION OR SUSPENSION

8.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of the General Conditions.

8.2 The Work may be suspended by the Owner as provided in Article 14 of the General Conditions.

ARTICLE 9
ENUMERATION OF CONTRACT DOCUMENTS

9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

9.1.1 The Agreement is this executed Standard Form of Agreement Between Owner and Contractor, AIA Document A101/CMa, 1992 Construction Manager-Adviser Edition.


9.1.3 The Supplementary and other Conditions of the Contract are those contained in the Project Manual dated , and are as follows:

<table>
<thead>
<tr>
<th>Document</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>As itemized on Exhibit &quot;A&quot; Enumeration of Contract Documents</td>
<td>1-9</td>
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</tbody>
</table>

9.1.4 The Specifications are those contained in the Project Manual dated as in Subparagraph 9.1.3, and are as follows:

Either list the Specifications here or refer to an exhibit attached to this Agreement.

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>As itemized on Exhibit &quot;A&quot; Enumeration of Contract Documents</td>
<td>1-9</td>
<td></td>
</tr>
</tbody>
</table>
9.1.5 The Drawings are as follows, and are dated
(unless a different date is shown below): (Either list the Drawings here or refer to an exhibit attached to this Agreement.)

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<thead>
<tr>
<th>Number</th>
<th>Title</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>As itemized on Exhibit &quot;A&quot; Enumeration of Contract Documents</td>
<td>1-9</td>
</tr>
</tbody>
</table>

9.1.6 The Addenda, if any, are as follows:

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<thead>
<tr>
<th>Number</th>
<th>Date</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>As itemized on Exhibit &quot;A&quot; Enumeration of Contract Documents</td>
<td>1-9</td>
</tr>
</tbody>
</table>

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.
2.17 Other documents, if any, forming part of the Contract Documents are as follows:

(List here any additional documents which are intended to form part of the Contract Documents. The General Conditions provide that bidding requirements such as advertisements or invitation to bid, instructions to bidders, sample forms and the Contractor's bid are and part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

The other documents referenced above are included as part of the Contract Documents and/or are supplemental to the Contract Documents. All the documents enumerated and listed in Exhibit "A" form the Contract Documents.

This Agreement is entered into as of the day and year first written above and is executed in at least four original copies of which one is to be delivered to the Contractor, one each to the Construction Manager and Architect for use in the administration of the Contract, and the remainder to the Owner.

OWNER
Monroe County Community School Corporation

CONTRACTOR
Weaver Enterprises, Inc.

D. Jeannine Butler, President

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VOLUME I OF III

DIVISION 0 - BIDDING REQUIREMENTS
Section 00 0200 Invitation For Bids
Section 00 1000 Instructions To Bidders - AIA Document A701
Section 00 1200 Supplementary Instructions To Bidders
Section 00 1210 Bidder’s Substitution Request Form
Section 00 1300 Pre-Bid Conference
Section 00 2100 Wage Scale
Section 00 2220 Soil Investigation Data
Section 00 3120 Bid Form
Section 00 4350 Subcontractors and Products List

DIVISION 0 - CONTRACT FORMS AND CONDITIONS
Section 00 5000 Agreement - AIA Document A101/CMA - 1992
Section 00 7000 General Conditions - AIA Document A201/CMA-1992
Section 00 8000 Supplementary Conditions
Section 00 8010 Insurance and Bonding Requirements

DIVISION 01 - GENERAL REQUIREMENTS
Section 01 0350 Modification Procedures
Section 01 0500 Field Engineering
Section 01 1200 Summary of Work - Multiple Contracts
Section 01 2000 Project Meetings
Section 01 2100 Allowances
Section 01 2300 Alternates
Section 01 2900 Applications for Payments
Section 01 3100 Project Coordination
Section 01 3200 Construction Schedule
Section 01 3300 Submittals
Section 01 4010 Quality Control Services
Section 01 4200 Reference Standards and Definitions
Section 01 5010 Construction Facilities – Multiple Contracts
Section 01 6000 Material and Equipment
Section 01 6310 Product Substitutions
Section 01 7329 Cutting and Patching
Section 01 7400 Warranties and Bonds
Section 01 7700 Project Closeout
Section 01 9000 Additional Requirements for Divisions 21-28 (bound within Volume III)
Section 01 9010 Requirements in General for Divisions 21-28 (bound within Volume III)
Section 01 9020 Product Requirements for Divisions 21-28 (bound within Volume III)
Section 01 9030 Execution Requirements for Divisions 21-28 (bound within Volume III)

END OF TABLE OF CONTENTS - VOLUME I
**VOLUME II OF III**

**DIVISION 02 – EXISTING CONDITIONS**
- Section 02 4116 Structure Demolition
- Section 02 4119 Selective Structure Demolition

**DIVISION 03 – CONCRETE**
- Section 03 3000 Cast-in-Place Concrete

**DIVISION 04 – MASONRY**
- Section 04 0140 Maintenance of Stone Assemblies
- Section 04 2000 Unit Masonry

**DIVISION 05 – METALS**
- Section 05 1200 Structural Steel Framing
- Section 05 2100 Steel Joist Framing
- Section 05 3100 Steel Decking
- Section 05 4000 Cold-Formed Metal Framing
- Section 05 5000 Metal Fabrications
- Section 05 5100 Metal Stairs
- Section 05 5213 Pipe and Tube Railings
- Section 05 7500 Decorative Formed Metal

**DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES**
- Section 06 0660 Resin Panel System
- Section 06 1000 Rough Carpentry (Roofing)
- Section 06 1053 Miscellaneous Rough Carpentry
- Section 06 1600 Sheathing
- Section 06 4023 Interior Architectural Woodwork

**DIVISION 07 – THERMAL AND MOISTURE PROTECTION**
- Section 07 0150 Preparation for Roofing
- Section 07 1416 Cold Fluid-Applied Waterproofing
- Section 07 2100 Thermal Insulation
- Section 07 2216 Roof Insulation
- Section 07 2726 Fluid-Applied Membrane Air Barriers
- Section 07 4243 Composite Wall Panels
- Section 07 5400 Thermoplastic Single-Ply Roofing
- Section 07 6200 Sheet Metal Flashing and Trim
- Section 07 7200 Roof Accessories
- Section 07 8413 Penetration Firestopping
- Section 07 8446 Fire-Resistive Joint Systems
- Section 07 9000 Sealants (Roofing)
- Section 07 9200 Joint Sealants
- Section 07 9500 Expansion Control
DIVISION 08 – OPENINGS
Section 08 1113 Hollow Metal Doors and Frames
Section 08 1216 Aluminum Frames
Section 08 1416 Flush Wood Doors
Section 08 3113 Access Doors and Frames
Section 08 3323 Overhead Coiling Doors
Section 08 4113 Aluminum-Framed Entrances and Storefronts
Section 08 4413 Glazed Aluminum Curtain Walls
Section 08 4523 Fiberglass-Sandwich-Panel Assemblies
Section 08 7100 Door Hardware
Section 08 7113 Automatic Door Operators
Section 08 8000 Glazing

DIVISION 09 – FINISHES
Section 09 2216 Non-Structural Metal Framing
Section 09 2900 Gypsum Board
Section 09 3000 Tiling
Section 09 5113 Acoustical Panel Ceilings
Section 09 6466 Wood Athletic Flooring
Section 09 6513 Resilient Base and Accessories
Section 09 6540 Linoleum Flooring Covering
Section 09 6623 Resinous Matrix Terrazzo Flooring
Section 09 6766 Fluid-Applied Athletic Flooring
Section 09 6816 Sheet Carpeting
Section 09 9123 Interior Painting
Section 09 9600 High Performance Coatings

DIVISION 10 – SPECIALTIES
Section 10 1100 Visual Display Surfaces
Section 10 1400 Signage
Section 10 2113 Toilet Compartments
Section 10 2123 Cubicles
Section 10 2226 Operable Partitions
Section 10 2600 Wall and Door Protection
Section 10 2800 Toilet, Bath, and Laundry Accessories
Section 10 4413 Fire Extinguisher Cabinets
Section 10 5113 Metal Lockers
Section 10 7500 Flagpoles

DIVISION 11 – EQUIPMENT
Section 11 4000 Food Facility Equipment
Section 11 5123 Library Stack Systems
Section 11 5213 Projection Screens
Section 11 6143 Stage Curtains
Section 11 6623 Gymnasium Equipment
Section 11 6800 Play Field Equipment and Structures
DIVISION 12 – FURNISHINGS
Section 12 2113 Horizontal Louver Blinds
Section 12 2413 Roller Screens
Section 12 6600 Telescoping Stands

DIVISION 14 – CONVEYING EQUIPMENT
Section 14 2400 Hydraulic Elevators

DIVISION 22 – PLUMBING (SITE)
Section 22 1100 Construction Specifications for City of Bloomington Utilities Wastewater,
    Water and Storm Projects
Section 22 1113 Facility Water Distribution Piping
Section 22 1313 Facility Sanitary Sewers

DIVISION 31 – EARTHWORK
Section 31 0500 Construction Stormwater Pollution Prevention
Section 31 1000 Site Clearing
Section 31 2000 Earth Moving
Section 31 2319 Dewatering
Section 31 3116 Termite Control
Section 31 5000 Excavation Support and Protection

DIVISION 32 – EXTERIOR IMPROVEMENTS
Section 32 1216 Asphalt Paving
Section 32 1313 Cement Concrete Pavement
Section 32 1820 Loose Granular Playground Surface
Section 32 3113 Chain Link Fences and Gates
Section 32 3119 Decorative Metal Fences and Gates
Section 32 3223 Segmental Retaining Walls
Section 32 4000 Exterior Signage
Section 32 9200 Lawns and Grasses
Section 32 9300 Exterior Plantings

DIVISION 33 – UTILITIES
Section 33 4100 Storm Utility Drainage Piping
Section 33 4600 Subdrainage

END OF TABLE OF CONTENTS - VOLUME II
VOLUME III OF III

DIVISION 01 – GENERAL REQUIREMENTS
Section 01 9000 Additional Requirements for Divisions 21-28
Section 01 9020 Product Requirements for Divisions 21-28
Section 01 9030 Execution Requirements for Divisions 21-28

DIVISION 21 – FIRE SUPPRESSION
Section 21 1313 Fire Protection

DIVISION 22 – PLUMBING
Section 22 0500 Basic Materials and Methods
Section 22 0503 Pipe and Pipe Fittings
Section 22 0504 Piping Specialties
Section 22 0519 Gauges and Thermometers
Section 22 0523 General Duty Valves for Plumbing Piping
Section 22 0529 Hangars and Supports for Plumbing Piping and Equipment
Section 22 0555 Plumbing System Cleaning
Section 22 0700 Pipe Insulation
Section 22 1116 Hot & Cold Water System
Section 22 1123 Inline Circulating Pumps
Section 22 1313 Soil & Waste Piping Systems
Section 22 1315 Floor and Shower Drains
Section 22 1413 Storm Sewer Inside of Building
Section 22 1415 Roof Drains
Section 22 1616 Gas Piping System
Section 22 3000 Domestic Water Expansion Tank
Section 22 3400 Domestic Water Heater
Section 22 4000 Plumbing Fixtures and Trim

DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING
Section 23 0500 Basic Materials and Methods
Section 23 0503 Pipe and Pipe Fittings
Section 23 0504 Piping Specialties
Section 23 0519 Gauges and Thermometers
Section 23 0523 Valves
Section 23 0529 Hangers and Supports
Section 23 0593 Air and Water System Adjusting and Balancing
Section 23 0700 Pipe Insulation
Section 23 0710 Ductwork Insulation
Section 23 0900 Temperature Control and Energy Management System
Section 23 2500 Water Treatment
Addendum No. 1 - November 7, 2008
Addendum No. 2 - November 12, 2008
Addendum No. 3 - November 25, 2008
Addendum No. 4 - November 25, 2008
Addendum No. 5 - December 1, 2008
Addendum No. 6 - December 3, 2008
MCCSC New Fairview Elementary

Cover
Index
Code

Civil
C.100
C.101
C.201
C.202
C.203
C.204
C.301
C.401
C.402
C.501
C.601
C.701
C.801
C.802
C.803
C.804

Phasing Plan
Existing Site Condition Plan
Stormwater Pollution Prevention Plan Notes
Stormwater Pollution Prevention Plan – Phase I
Stormwater Pollution Prevention Plan – Phase II
Stormwater Pollution Prevention Plan Details
Selective Site Demolition Plan
Site Improvement Plan
Striping and Scoring Plan
Site Grading and Drainage Plan
Site Utility Plan
Landscape Plan
Site Details
Site Details
Site Details
Underground Detention and Details

Architectural
A.001
A.002
A.100
A.101
A.102
A.103
A.104A
A.105
A.106
A.107
A.110
A.111
A.112
A.113
A.114A
A.201
A.202A
A.301
A.302
A.401
A.402
A.403
A.404
A.410
A.411
A.412
A.413
A.501

Exterior Details
Exterior Details
Ground Floor Plan
First Floor Plan
Second Floor Plan
Third Floor Plan
Alternate Floor Plans
Mezzanine, Clerestory, Enlarged Elevator Plans
Roof Plan
Enlarge Toilet Plan
Ground Floor Reflected Ceiling Plan
First Floor Reflected Ceiling Plan
Second Floor Reflected Ceiling Plan
Third Floor Reflected Ceiling Plan
Alternate Reflected Ceiling Plan
Building Elevations
Alternate Building Elevations & Details
Building Sections
Building Sections
Wall Sections
Wall Sections
Wall Sections
Wall Sections
Elevator Sections
Stair Sections
Stair Sections
Stair Sections
Door Schedule, Door And Frame Elevation
<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.502</td>
<td>Door And Window Details</td>
</tr>
<tr>
<td>A.503</td>
<td>Window Elevations</td>
</tr>
<tr>
<td>A.504</td>
<td>Room Finish Schedule</td>
</tr>
<tr>
<td>A.505</td>
<td>Details</td>
</tr>
<tr>
<td>A.600</td>
<td>Ground Floor Equipment Room</td>
</tr>
<tr>
<td>A.601</td>
<td>First Floor Equipment Plan</td>
</tr>
<tr>
<td>A.602</td>
<td>Second Floor Equipment Plan</td>
</tr>
<tr>
<td>A.603</td>
<td>Third Floor Equipment Plan</td>
</tr>
<tr>
<td>A.604A</td>
<td>Alternate Equipment Plans</td>
</tr>
<tr>
<td>A.605</td>
<td>Interior Elevations</td>
</tr>
<tr>
<td>A.606</td>
<td>Casework Elevations</td>
</tr>
<tr>
<td>A.607</td>
<td>Casework Elevations</td>
</tr>
<tr>
<td>R.101</td>
<td>Roofing Details</td>
</tr>
<tr>
<td>R.102</td>
<td>Roofing Details</td>
</tr>
<tr>
<td>FS1.1</td>
<td>Food Service Equipment Plan</td>
</tr>
<tr>
<td>FS2.1</td>
<td>Food Service Spot Location Plan</td>
</tr>
<tr>
<td>FS2.2</td>
<td>Food Service Spot Location Plan</td>
</tr>
<tr>
<td>FS3.1</td>
<td>Food Service Elevations</td>
</tr>
<tr>
<td>FS3.2</td>
<td>Food Service Elevations</td>
</tr>
<tr>
<td>FS4.1</td>
<td>Food Service Walk-In Details</td>
</tr>
<tr>
<td>FS4.2</td>
<td>Food Service Hood Details</td>
</tr>
<tr>
<td>FS4.3</td>
<td>Food Service Hood Details</td>
</tr>
<tr>
<td>S.201</td>
<td>Foundation Plan</td>
</tr>
<tr>
<td>S.202</td>
<td>First Floor Framing Plan</td>
</tr>
<tr>
<td>S.203</td>
<td>Second Floor Framing/Gymnasium Roof Framing Plan</td>
</tr>
<tr>
<td>S.204</td>
<td>Third Floor Framing Plan</td>
</tr>
<tr>
<td>S.205</td>
<td>Upper Roof Framing Plan</td>
</tr>
<tr>
<td>S.206A</td>
<td>Alternate Plans</td>
</tr>
<tr>
<td>S.401</td>
<td>Foundation Sections &amp; Details</td>
</tr>
<tr>
<td>S.402</td>
<td>Typical Foundation Sections &amp; Details</td>
</tr>
<tr>
<td>S.403</td>
<td>Framing Sections &amp; Details</td>
</tr>
<tr>
<td>S.404</td>
<td>Framing Sections &amp; Details</td>
</tr>
<tr>
<td>S.501</td>
<td>Typical Masonry Details</td>
</tr>
<tr>
<td>S.502</td>
<td>Typical Framing Sections &amp; Details</td>
</tr>
<tr>
<td>S.601</td>
<td>Structural Notes</td>
</tr>
<tr>
<td>Mechanical</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>M.001</td>
<td>Geothermal Site Plan</td>
</tr>
<tr>
<td>M.002</td>
<td>Geothermal Details And Piping Plan</td>
</tr>
<tr>
<td>M.101</td>
<td>Ground Floor Mechanical Plan</td>
</tr>
<tr>
<td>M.102</td>
<td>First Floor Mechanical Plan</td>
</tr>
<tr>
<td>M.103</td>
<td>Second Floor Mechanical Plan</td>
</tr>
<tr>
<td>M.104</td>
<td>Third Floor Mechanical Plan</td>
</tr>
<tr>
<td>M.105</td>
<td>Alternate Mechanical Floor Plans</td>
</tr>
<tr>
<td>M.201</td>
<td>Ground Floor Mechanical Piping Plan</td>
</tr>
<tr>
<td>M.202</td>
<td>First Floor Mechanical Piping Plan</td>
</tr>
<tr>
<td>M.203</td>
<td>Second Floor Mechanical Piping Plan</td>
</tr>
<tr>
<td>M.204</td>
<td>Third Floor Mechanical Piping Plan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plumbing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>P.101</td>
<td>Underground Plumbing Plan</td>
</tr>
<tr>
<td>P.102</td>
<td>Alternate Underground Plumbing Plans</td>
</tr>
<tr>
<td>P.201</td>
<td>Ground Floor Plumbing Plan</td>
</tr>
<tr>
<td>P.202</td>
<td>First Floor Plumbing Plan</td>
</tr>
<tr>
<td>P.203</td>
<td>Second Floor Plumbing Plan</td>
</tr>
<tr>
<td>P.204</td>
<td>Third Floor Plumbing Plan</td>
</tr>
<tr>
<td>P.205</td>
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<td>Symbols And Abbreviations</td>
</tr>
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<td>Electrical Site Plan</td>
</tr>
<tr>
<td>E.301</td>
<td>Ground Floor Lighting Plan</td>
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<td>Alternate Lighting Floor Plans</td>
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<td>Enlarged Kitchen Power Plans</td>
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<td>Cable Tray Plans</td>
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<td>Power Riser Diagram</td>
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