

From: [Steve Russell](#)
To: [Nikolas Torres](#)
Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023
Date: Friday, February 24, 2023 9:14:04 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image016.png](#)
[MX-5071_20230224_090157.pdf](#)

Attached is the submittal for the breaker enclosure and the NSI taps we plan to use.
All above ground equipment is metal (Enclosure/gutter and conduits)– PVC underground to transformer





All grounding is per code for 800A

We will label disconnects as service disconnect 1-3

- Tenant space 1 has a disconnect
- Tenant space 2 has a disconnect
- House panel has a main breaker
- All have individual Evergy meters

Steve Russell

Commercial Service Estimator/ Project Manager
Teague Electric

 [913-529-4600](tel:913-529-4600) | [913-927-4088](tel:913-927-4088)
 srussell@teagueelectric.com
 www.teagueelectric.com
 12425 W. 92nd St, Lenexa, KS, 66215



From: Nikolas Torres <nik.jwmcontracting@gmail.com>
Sent: Friday, February 24, 2023 8:09 AM
To: Steve Russell <SRussell@teagueelectric.com>
Subject: Fwd: SWP-Lot 9B- RFI 6- 2-9-2023

Hey Steve, I just received this a little bit ago. Look it over and let me know what you think. I need to go to the MEP engineer for these items.

Thank you,

Nik Torres

Project Manager

JWM Contracting, LLC

C: (913) 319-9141

E: nik.jwmcontracting@gmail.com

From: Mark Harding <Mark.Harding@cityofls.net>

Sent: Friday, February 24, 2023 7:57:45 AM

To: Drew Larkins <drewlarkins@monarchprojectllc.com>; Nikolas Torres <nik.jwmcontracting@gmail.com>; Joe Frogge <Joe.Frogge@cityofls.net>; Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Robb Popp <Robb.Popp@cityofls.net>

Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023

Hello,

We met with our inspection staff to discuss this installation. We agree that there are valid paths to compliance but we don't yet have enough information to approve this. Please coordinate closely with your electrician and MEP design team to produce a more detailed diagram that covers, at a minimum, the following:

- Rating/listing of the box being temporarily used for the taps prior to breaker installation, provide UL listing of cabinet on site.
- Labelling of disconnects that makes it clear that there are multiple throws to disconnect building power. (1 of 3, 2 of 3, etc. Or similar)
- Verification that grounding system is sized for entire 800 amp service.
- All raceways are metal with appropriate bushings for bonding.
- Diagram needs to show how connections are made inside breaker box. i.e. bus bars? Mechanical taps?

Please submit this to the permit via the portal and let us know that it was submitted, once review we will respond with comments if needed.

Thanks

From: Drew Larkins <drewlarkins@monarchprojectllc.com>

Sent: Wednesday, February 22, 2023 4:52 PM

To: Nikolas Torres <nik.jwmcontracting@gmail.com>; Joe Frogge <Joe.Frogge@cityofls.net>; Mark Harding <Mark.Harding@cityofls.net>; Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Robb Popp <Robb.Popp@cityofls.net>

Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023

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Joe,

To expand on Nik's response, Yes, within roughly a 10' span all three disconnects will be located where emergency staff can appropriately throw all three disconnects and completely shut off the building.

Thanks,

DREW LARKINS

Project Manager

Monarch Acquisitions, LLC

P.O. Box 24302 | Overland Park, KS 66283

C: 314-607-0738 | **O:** 913-662-2630



From: Nikolas Torres <nik.jwmcontracting@gmail.com>

Sent: Wednesday, February 22, 2023 3:50 PM

To: Joe Frogge <Joe.Frogge@cityofls.net>; Mark Harding <Mark.Harding@cityofls.net>; Drew Larkins <drewlarkins@monarchprojectllc.com>; Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Robb Popp <Robb.Popp@cityofls.net>

Subject: Re: SWP-Lot 9B- RFI 6- 2-9-2023

Joe,

There will not be a disconnect for the gutter where the live tap is, so it will be live. After the tap connection there is a disconnect for each tenant space. So those can be shut off.

Thank you,

Nik Torres

Project Manager

JWM Contracting, LLC

C: (913) 319-9141

E: nik.jwmcontracting@gmail.com

From: Joe Frogge <Joe.Frogge@cityofls.net>

Sent: Wednesday, February 22, 2023 3:40:57 PM

To: nik.jwmcontracting@gmail.com <nik.jwmcontracting@gmail.com>; Mark Harding <Mark.Harding@cityofls.net>; 'Drew Larkins' <drewlarkins@monarchprojectllc.com>; Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Robb Popp <Robb.Popp@cityofls.net>

Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023

Nik,

Will the 3 meter disconnects be appropriately grouped? I.e. can emergency staff shut off entire building at one place?

Joe Frogge | Plans Examiner

220 SE Green Street | Lee's Summit, MO 64063

816.969.1241 | cityofls.net | Joe.Frogge@cityofls.net

From: nik.jwmcontracting@gmail.com <nik.jwmcontracting@gmail.com>

Sent: Wednesday, February 22, 2023 3:06 PM

To: Mark Harding <Mark.Harding@cityofls.net>; 'Drew Larkins'

<drewlarkins@monarchprojectllc.com>; Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Robb Popp <Robb.Popp@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>

Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023

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Good afternoon,

We have received the updated drawing and have attached here for reference. I also went ahead and uploaded it to the permit online.

Please let me know if you have any questions.

Thank you,

Nik Torres

Project Manager

JWM Contracting, LLC

C: (913) 319-9141

E: nik.jwmcontracting@gmail.com

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From: Nikolas Torres <nik.jwmcontracting@gmail.com>

Sent: Tuesday, February 21, 2023 10:42 AM

To: Mark Harding <Mark.Harding@cityofls.net>; Drew Larkins

<drewlarkins@monarchprojectllc.com>; Dawn Bell <Dawn.Bell@cityofls.net>

Cc: Robb Popp <Robb.Popp@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>

Subject: Re: SWP-Lot 9B- RFI 6- 2-9-2023

I apologize for the confusion. I will be responsible in getting the approved drawing from the MEP engineer.

Thank you,

Nik Torres
Project Manager

JWM Contracting, LLC
C: (913) 319-9141
E: nik.jwmcontracting@gmail.com

From: Mark Harding <Mark.Harding@cityofls.net>

Sent: Tuesday, February 21, 2023 10:39:46 AM

To: Drew Larkins <drewlarkins@monarchprojectllc.com>; Dawn Bell <Dawn.Bell@cityofls.net>;
nik.jwmcontracting@gmail.com <nik.jwmcontracting@gmail.com>

Cc: Robb Popp <Robb.Popp@cityofls.net>; Joe Frogge <Joe.Frogge@cityofls.net>

Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023

OK guys,

We need to find out who is making the calls here and include everyone in this email stream. Going around the horn and involving 5 different people with the City of Lee's Summit is getting very confusing.

Going forward I will be the point of contact for the City of Lee's Summit on this specific issue. Once I receive the information I asked for on email attached we will get back with you.



Mark Harding | Building Inspections Manager
220 SE Green Street | Lee's Summit, MO 64063
816.969.1216 | cityofls.net | Mark.Harding@cityofls.net

From: Drew Larkins <drewlarkins@monarchprojectllc.com>
Sent: Monday, February 20, 2023 10:36 AM
To: Dawn Bell <Dawn.Bell@cityofls.net>; Mark Harding <Mark.Harding@cityofls.net>
Subject: FW: SWP-Lot 9B- RFI 6- 2-9-2023

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Dawn/Mark,
See below. Everygy is okay with the solution. Given that everything is code compliant, we will proceed with this temp power solution unless we hear otherwise from either of you.
Thanks,

DREW LARKINS
Project Manager
Monarch Acquisitions, LLC
P.O. Box 24302 | Overland Park, KS 66283
C: 314-607-0738 | O: 913-662-2630



From: Doug Davin <doug.davin@evergy.com>
Sent: Monday, February 20, 2023 10:28 AM
To: Drew Larkins <drewlarkins@monarchprojectllc.com>; Phillip Ingram <phillip.ingram@evergy.com>
Subject: RE: SWP-Lot 9B- RFI 6- 2-9-2023

Internal Use Only

Drew,

We have reviewed your plan and we approve the design on a temporary basis as you have proposed.

Thank you,

Doug Davin
Supervisor Central Design Engineering
Evergy
Doug.davin@evergy.com
O: (816) 347-4320
Evergy.com

From: Drew Larkins <drewlarkins@monarchprojectllc.com>
Sent: Monday, February 20, 2023 8:37 AM
To: Doug Davin <doug.davin@evergy.com>; Phillip Ingram <phillip.ingram@evergy.com>
Subject: FW: SWP-Lot 9B- RFI 6- 2-9-2023
Importance: High

****WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!**

Doug,
Can you take a look at this RFI for us please? My contractor is telling me he is waiting on a response from Phil but Phil's voicemail this morning says he is out until tomorrow and this is a time sensitive issue.

We've continued to experience delays from the manufacturer for our 800amp breaker to the main service into our lot 9b building at Streets of West Pryor. Our MEP designers have reviewed and do not see any issues with this solution but ultimately defer to the City and Evergy for approval.

Please call me on my cell if you would like to discuss or have any questions.

Thanks,

DREW LARKINS

Project Manager
Monarch Acquisitions, LLC
P.O. Box 24302 | Overland Park, KS 66283
C: 314-607-0738 | O: 913-662-2630



From: nik.jwmcontracting@gmail.com <nik.jwmcontracting@gmail.com>
Sent: Thursday, February 9, 2023 11:42 AM
To: 'Michael Scott' <mes@sdgarch.com>; 'Mike Hampton' <mkh@sdgarch.com>; 'Bryan Leinwetter' <bryan.leinwetter@pkmreng.com>
Cc: 'Carlos Torres' <carlos.jwmcontracting@gmail.com>; 'Jeff Munden' <jeff.jwmcontracting@gmail.com>; Drew Larkins <drewlarkins@monarchprojectllc.com>
Subject: SWP-Lot 9B- RFI 6- 2-9-2023

Importance: High

Hello,

We are experiencing a delay on our 800amp breaker and our electrician from Teague Electric requested to use the install box as a tap box to provide Temporary power. Please see attached email with request and RFI pdf.

Let me know if you have any questions.

Thank you,

Nik Torres

Project Manager

JWM Contracting, LLC

C: (913) 319-9141

E: nik.jwmcontracting@gmail.com

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