



**FINANCE COMMITTEE**

Monday, July 28, 2025 4:30 PM

Administration Conference Room, City Hall

- 1. Call to Order**
- 2. Financial Updates**
- 3. Action Items**
  - A. Approve the minutes for the July 7, 2025, meeting
  - B. Amend Ordinance No. 3237 to amend the 2025 salary schedule to amend Treasurer/Accountant position to Finance Director (Administration)
  - C. Review and approve the 2026-2030 Capital Improvement Program (Administration)
  - D. Review projected costs associated with a professional services agreement with George Butler Associates for the consulting engineering services associated with the Route 9 Complete Streets Improvements project — Route 9 from 4th Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with MO 9 Highway (Community Development/Public Works)
- 4. Non-Action Items**
- 5. Unfinished Business (postponed from prior meetings)**
- 6. Other Business**
- 7. Adjourn**



**Finance Committee Meeting**  
**Monday, July 7, 2025 4:30 PM**  
Administration Conference Room, City Hall

**Minutes**

**1. Call to Order**

Chair Wylie called the July 7, 2025, meeting to order at 4:30 p.m. A quorum was present.

**Members Present:** Chair Douglas Wylie, Dean Katerndahl, Philip Wassmer and Michael Lee

**City Staff Present:** City Administrator Alexa Barton, Deputy City Administrator/Finance Director Bryan Kidney, City Attorney John Mautino, Police Chief Kevin Chrisman (*via videoconference*), Community Development Director Stephen Lachky, Public Works Director Dan Harper, Parks & Recreation Director Brittanie Propes and City Clerk Melissa McChesney

**2. Financial Updates**

**3. Action Items**

A. **Approve the minutes for the June 9, 2025, meeting**

Chair Wylie moved to approve the minutes for the June 9, 2025, meeting. Michael Lee seconded; motion passed 4-0.

B. **Amending Ordinance No. 3237 to amend the 2025 salaries to add Senior Planner and Academy Recruit positions**

City Administrator Alexa Barton said that the proposed ordinance would add a senior planner and academy recruit positions. The two recruits would start in August and the senior planner position was not an addition, but a reclassification of planner.

**Wylie moved to recommend that the Board of Aldermen approve an ordinance to amend the 2025 salary schedule. Philip Wassmer seconded; motion passed 4-0.**

C. **Award the bid for the 2025 Sanitary Sewer Repairs Project and approve a contract with Havens Construction, Inc.**

Public Works Director Dan Harper provided an overview of the projects within the 2025 project. He noted the resolution authorized the mayor to sign the agreement and to allow the city administrator to approve change orders for up to ten percent of the contract amount.

**Wylie moved to recommend that the Board of Aldermen approve a resolution awarding the bid for the 2025 Concrete Curb and Sidewalk Repair Project to Haven's Construction, Inc. in the amount of \$162,995.00 and authorizing the Mayor to execute an agreement for the same. Wassmer seconded; motion passed 4-0.**

**4. Non-Action Items**

**5. Unfinished Business (postponed from prior meetings)**

**6. Other Business**

City Administrator Alexa Barton said that Mayor Katerndahl would be presenting information on Proposition C to several groups. She also said she sent letter about the Citizens' Academy to the participants.

**7. Adjourn**

Chair Wylie adjourned the meeting at 4:44 p.m.

Submitted by:

\_\_\_\_\_  
Melissa McChesney  
City Clerk

\_\_\_\_\_  
Approval Date

**CITY OF PARKVILLE**

**Policy Report**

Date: July 25, 2025

Prepared By:

Alexa Barton, City Administrator

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Amend Ordinance No. 3237 to amend the 2025 salary schedule to amend Treasurer/Accountant position to Finance Director (Administration)

BACKGROUND:

The purpose of the proposed ordinance is to amend the City's official 2025 Classification and Compensation Schedule that addresses the City Treasurer's position transitioning to Finance Director to adequately address expanded municipal finance responsibilities, including utility billing and strategic financial planning. This reorganization is necessary to support the City's continued growth and to ensure leadership capacity in finance and meets organizational and community needs.

Over time, the City has experienced steady operational and financial growth, leading to increased complexity in financial management, utility billing, and project oversight. This evolution has also brought an expanded need for high-level administrative coordination across departments.

Historically, the City Treasurer performed fragmented accounting, treasury, and some utility billing-related tasks. However, the need for thorough utility billing, accounting responsibilities, expanded reporting, and financial forecasting responsibilities now require a more strategic financial leadership role aligned with that of a dedicated Finance Director.

The rationale in transitioning the role of Treasurer/Accountant to Finance Director follows:

- Reflects expanded scope including utility billing administration, financial planning, forecasting, and compliance.
- Aligns with best practices among peer cities where financial leaders hold director-level titles.
- Helps prepare and monitor(s) city budgets, manages audits, and ensures adherence to accounting standards and financial regulations.
- Elevates the role to match the strategic financial responsibilities essential to the City's operations and growth.

Previous Salary Grade (7) to Salary Grade (8)

Rationale for Salary Adjustment:

- Reflects the increased scope of responsibilities and professional qualifications required for each role.
- Ensures internal equity and aligns with competitive salary practices in similar jurisdictions.

- Salaries are commensurate with roles of similar scope in the region and are competitive with those offered by cities contiguous to Parkville like NKC and Riverside.
- Reinforces the City's commitment to attracting and retaining highly qualified personnel capable of guiding the City through its next phasing of continued growth.

#### STRATEGIC GOAL(S):

- Operational Excellence
- Quality Development

#### BUDGET IMPACT:

The reorganization from Treasurer/Accountant to Finance Director does not increase the total number of full-time employees, but allows for a classification upgrade based on merit and qualifications. The proposed salary schedule amendment is expected to result in a net increase to the 2025 budget of approximately \$17,500 or an annual increase of \$35,000.

This increase can be absorbed within the current fiscal year due to vacancy savings, operational efficiencies, or minor reallocations. These changes will be incorporated into the next fiscal year's budget to ensure sustainability. The investment in leadership capacity is expected to yield long-term benefits in operational efficiency, financial stewardship, and service delivery.

#### ALTERNATIVES:

1. Approve the item.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

#### STAFF RECOMMENDATION:

Staff recommends approval of the ordinance amending the 2025 Classification and Compensation Schedule to include the reorganization from Treasurer/Accountant to Finance Director. This classification supports long-term organizational growth, recruitment, and retention goals in key city departments.

#### POLICY:

The Board of Aldermen must approve all changes to the City's Municipal Code by ordinance.

#### SUGGESTED MOTION:

**Finance motion:** I move to recommend the Board of Aldermen to amend Ordinance No. 3237 amending the 2025 salary schedule.

(see draft motion for 8/19/2025 below)

**Draft motion to BoA:** I move to amend Ordinance No. 3237 establishing the 2025 classification of all employee positions and compensation for such classifications in order to reorganize the positions and corresponding compensation from Treasurer/Accountant to Finance Director.

#### ATTACHMENTS:

1. Draft Ordinance



BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS AND COMPENSATION FOR SUCH CLASSIFICATIONS IN ORDER TO ADD THE POSITIONS AND CORRESPONDING COMPENSATION FOR SENIOR PLANNER AND ACADEMY RECRUIT**

WHEREAS, on November 19, 2024, the Board of Aldermen adopted Ordinance No. 3237 which classified all employee positions for the City, and established the compensations for such positions, for Fiscal Year 2025; and

WHEREAS, the Board of Aldermen wishes to re-amend the employee classification and compensation provisions of Ordinance No. 3266 (originally set via Ord. 3237) to reflect the position Grade and Classification change from City Treasurer/Accountant (7) to Finance Director (8).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 1 of Ordinance No. 3266 is hereby amended by removing the Treasurer/Accountant title and replacing with Finance Director position to Pay Grade 8 of the pay ranges for permanent full-time City employees, as shown below:

Grade	Classification	Annual			Hourly		
		Minimum	Mid-Point	Maximum	Minimum	Mid-Point	Maximum
1	Receptionist	39,333	47,195	55,058	18.91	22.69	26.47
2	Laborer	44,054	52,853	61,651	21.18	25.41	29.64
3	Skilled Laborer	48,464	58,136	67,850	23.30	27.95	32.62
4	Department Assistant Code Enforcement/Permit Technician Court Administrator Foreman	53,310	63,981	74,610	25.63	30.76	35.87
5	Parks and Recreation Program Manager Construction/Code Inspector Building Inspector Building Official Dep City Clerk/Finance Specialist Project Manager Planner	58,635	70,366	82,098	28.19	33.83	39.47

6	HR Generalist Superintendent Senior Planner Director of Operations	67,434	80,933	94,411	32.42	38.91	45.39
7	Assistant Public Works Director City Clerk	77,563	93,059	108,576	37.29	44.74	52.20
8	Assistant City Administrator City Attorney Community Develop. Dir. Finance Director Parks & Recreation Director Public Works Director	108,264	129,917	151,549	52.05	62.46	72.86
9	Police Chief Deputy City Administrator	135,346	162,386	189,467	65.07	78.07	91.09
10	City Administrator	169,166	211,453	253,739	81.33	101.66	121.99

**SECTION 2.** That Section 2 of Ordinance No. 3266 remains the same, as shown below:

Grade	Classification	<u>Annual</u>			<u>Hourly</u>		
		Minimum	Mid-point	Maximum	Minimum	Mid-Point	Maximum
4P	Academy Recruit		60,008			28.85	
5P	Officer	65,208	78,250	91,291	31.35	37.62	43.89
6P	Sergeant	78,250	93,900	109,549	37.62	45.14	52.67
7P	Captain	93,900	112,679	131,459	45.14	54.17	63.20
9P	Chief	135,346	162,386	189,467	66.01	79.21	92.42

**SECTION 3.** All other provisions of Ordinance No. 3266 not amended by this ordinance remain in full force and effect.

**SECTION 10.** This ordinance shall take effect upon its passage and approval.

PASSED and APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor Dean Katerndahl

ATTESTED:

\_\_\_\_\_  
City Clerk Melissa McChesney

**CITY OF PARKVILLE  
Policy Report**

Date: July 25, 2025

Prepared By:

Bryan Kidney, Deputy City Administrator/Finance Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Review and approve the 2026-2030 Capital Improvement Program (Administration)

BACKGROUND:

The Capital Improvement Program (CIP) is a major financial, public infrastructure and equipment planning tool for municipalities. The CIP is a long-range plan that identifies capital projects and equipment, provides a planning schedule, and identifies which accounting funds the associated projects and equipment will be financed. The development of a CIP provides information regarding planned public improvements and equipment with projected anticipated funding; i.e. whether the items is funded or unfunded. The CIP provides a link between the various master plans, the City's comprehensive plan, and the annual budget.

The CIP sets forth proposed projects for constructing, maintaining, upgrading, and replacing the City's physical infrastructure and equipment necessary for continued operations and providing City services during the next five fiscal years beginning in January 2026 through December 2030. Projects listed in the CIP report are not necessarily listed in priority order and are not to be construed as a promise to any person or group that it will be completed within a specific time frame. A CIP is not a static document, but rather, a fluid document that can be changed as the infrastructure requirements change, development occurs, and funding opportunities become available.

In developing a CIP, it is important to distinguish between operating and capital expenses. Generally, these items are defined based on their cost and frequency of occurrence. Operating items are those that represent ongoing operating expenses, such as maintenance, outside of one-time capital expenditures. Presented below are the definitions developed specifically for the City of Parkville for capital expenses that should be included in the CIP:

- Any construction of a new public facility (e.g., a public building, a public street, sewer lines, parks, play field, or the like) or an addition to, or extension of, such a facility.
- A nonrecurring rehabilitation or replacement of existing public facilities, or major repair of all or a part of a public facility, provided that the cost is \$50,000 or more.
- Purchase of major equipment of \$50,000 or more (either one item or a number of items with a cumulative one-time purchase of \$50,000 or over) and a useful life of 2 years or more.
- Planning, feasibility, engineering, or design studies and services immediately related to an individual capital improvement project.

Attached is an updated amendment to the 2025–2029 Capital Improvement Plan (CIP), prepared for the 2025 budget. This amendment reflects alignment with the Strategic Goals and Projects discussed during the 2025 Strategic Planning process, as well as those referenced in the draft Parks Master Plan.

The Board of Aldermen will review the draft 2026–2030 Proposed CIP during the work session scheduled for August 5, 2025. Additionally, the Proposed CIP will be reviewed by the Planning & Zoning Commission on August 12, 2025, and by the Community Land and Recreation Board (CLARB) on August 13, 2025. Final consideration by the Board of Aldermen is scheduled for August 19, 2025.

**Note:** While the Sewer Fund includes projected infrastructure needs, current funding capacity is insufficient to meet those demands. Completion of several key items is still pending:

- Review of the agreed-upon procedures for sewer utility tracking and billing
- A comprehensive system assessment to identify infrastructure needs
- A current rate study (yet to be conducted) to guide funding strategies for necessary improvements

Once this information and data are complete, it will be presented to the Board of Aldermen for review and education to support informed decision-making regarding future infrastructure planning.

#### STRATEGIC GOAL(S):

The Capital Improvement Program applies to all strategic goals:

- **Operational Excellence.** The CIP helps to balance financial resources and identifies strategic partnerships.
- **Infrastructure and Public Facilities.** The CIP builds a roadmap between the initial planning and the logistics and timing of beginning infrastructure and public facility improvements.
- **Quality Development.** Educates and gives the opportunity for the public to provide input on where and how infrastructure will be built to support future quality development. Parks and Recreation. Provides a clear plan of priorities for park and recreation improvement needs of the community.
- **Communications Best Practices.** Provides the community with a communication device for citizens to see the BOA's prioritization of projects.
- **Public Safety.** The CIP is used by the City's public safety partners in seeing where future facilities and growth of the City is planning on growing to help with their long-term planning.

#### BUDGET IMPACT:

Although the CIP is not an authorizing document nor obligates/encumbers funds, it does provide important directions to the City Administrator for preparation for the upcoming 2026 budget process. Essentially, the items included within the adopted CIP provide direction for planning capital expenditures in the Administrator's recommended 2026 budget. The initial draft of the CIP will include items that may or may not be fully in balance with the City's five-year financial forecast.

After the Board of Alderman reviews and provides direction to the City Administrator, a CIP that is balanced with the forecast will be presented to the BOA at a public meeting for approval.

ALTERNATIVES:

1. Approve Resolution for consideration/review by the Board of Aldermen.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends that the Finance Committee consent to consideration and review of the 2026-2030 CIP by the Board of Aldermen

POLICY:

Per Parkville Municipal Code Section 112.070(B), the City Administrator is responsible for presenting annual budgets to the Board of Aldermen for approval. The CIP provides important directions to the City Administrator for preparation for upcoming budgets.

SUGGESTED MOTION:

I move to forward the 2026-2030 Proposed Capital Improvement Program to the Board of Aldermen for a work session on August 19, 2025.

ATTACHMENTS:

1. 2026-2030 Proposed CIP

Project No	Name	Department	Funding Sources					Years of Funding									
			City Funding Source	Amount from City Funds	Debt	Grant	Source of Grant	Total Sources	Prior Years	2026	2027	2028	2029	2030	Future Years	Total five year Cost	
AD64	Facilities Assessment, HVAC (end of life) repairs to concrete and stormwater.	Administration	Special Levy Fund	500,000	-	-	-	500,000	250,000	250,000	-	-	-	-	-	-	500,000
CD2503	Wayside Horns	Community Development	Capital Projects Fund	135,000	-	540,000	MDOT	675,000	-	135,000	-	540,000	-	-	-	-	675,000
CD2501	Parkville Housing and Density Study	Community Development	General Fund	50,000	-	-	-	50,000	-	-	50,000	-	-	-	-	-	50,000
CD2601	Update to Highway 45 Corridor Plan	Community Development	General Fund	50,000	-	-	-	50,000	-	-	50,000	-	-	-	-	-	50,000
CD2502	I-435 and MO-152 Highway Area Planning Study	Community Development	General Fund	75,000	-	-	-	75,000	-	75,000	-	-	-	-	-	-	75,000
PK2405	Annual Park Beautification and Maintenance	Parks	Parks Sales Tax Fund	250,000	-	-	-	250,000	50,000	50,000	50,000	50,000	50,000	-	-	-	250,000
NS2601	Trail Upgrades	Parks and Recreation	Parks Nature Sanctuary Fund	200,000	-	-	-	200,000	-	100,000	100,000	-	-	-	-	-	200,000
PK2501	Future Master Plan Priority Project (s)	Parks and Recreation	Parks Sales Tax Fund	1,250,000	-	-	-	1,250,000	-	-	-	-	-	250,000	1,000,000	-	1,250,000
PK2602	All inclusive playground in Platte Landing Park	Parks and Recreation	Parks Sales Tax Fund	300,000	-	700,000	Platte County	1,000,000	-	100,000	200,000	-	-	-	-	-	300,000
PK2603	ADA accessible bridge in English Landing Park	Parks and Recreation	Parks Sales Tax Fund	300,000	-	700,000	Platte County	1,000,000	-	200,000	100,000	-	-	-	-	-	300,000
PK2604	Parkville West Bike/Park design	Parks and Recreation	Parks Sales Tax Fund	250,000	-	-	-	250,000	-	-	125,000	125,000	-	-	-	-	250,000
PK2605	Parkville West Bike/Park construction	Parks and Recreation	Parks Sales Tax Fund	650,000	-	650,000	Platte County	1,300,000	-	-	-	-	-	150,000	500,000	-	650,000
PK2802	Parks Maintenance Building Improvements and Storage	Parks and Recreation	Parks Sales Tax Fund	75,000	-	-	-	75,000	-	-	75,000	-	-	-	-	-	75,000
PK2703	English Landing Park Stream bank Stabilization (in progress)	Parks and Recreation	Parks Sales Tax Fund	210,000	-	40,000	Platte County Stormwater	250,000	-	250,000	-	-	-	-	-	-	250,000
PK2407	Main Street Bridge pedestrian Bridge	Parks and Recreation	Parks Sales Tax Fund	340,000	-	-	-	340,000	-	340,000	-	-	-	-	-	-	340,000
PK2502	English Landing Park entrance Streetscape	Parks and Recreation	Parks Sales Tax Fund	260,000	-	-	-	260,000	260,000	-	-	-	-	-	-	-	260,000
PK2502	Conservation Land Management	Parks and Recreation	Parks Sales Tax Fund	250,000	-	-	-	250,000	50,000	50,000	50,000	50,000	50,000	50,000	-	-	300,000
PK2503	Park Trails Program (use tax)	Parks and Recreation	Use Tax Fund	1,275,000	-	-	-	1,275,000	50,000	150,000	175,000	200,000	200,000	250,000	250,000	-	1,275,000
PD2402	Facility assessment and improvements to police department facilities	Police	Police Sales Tax Fund	300,000	-	-	-	300,000	-	150,000	150,000	-	-	-	-	-	300,000
PD2501	Keyless Entry City Hall Security System (end of life)	Police	Police Sales Tax Fund	100,000	-	-	-	100,000	-	100,000	-	-	-	-	-	-	100,000
PW2402	6th and Crooked Low Water Crossing (debt issue)	Stormwater	Stormwater Fund	250,000	1,100,000	500,000	FEMA/Platte County	1,850,000	-	-	-	150,000	-	100,000	900,000	-	1,150,000
PW2403	Storm Sewer Planned Maintenance and Repair	Stormwater	Stormwater Fund	525,000	-	-	-	525,000	100,000	125,000	125,000	125,000	75,000	75,000	-	-	525,000
PW2504	59th Terrace Stormwater Improvements	Stormwater	Stormwater Fund	50,000	-	-	-	50,000	50,000	-	-	-	-	-	-	-	-
PW2801	Elm Street Low Water Crossing (debt issue)	Stormwater	Stormwater Fund	250,000	1,100,000	500,000	FEMA/Platte County	1,850,000	-	-	-	-	150,000	150,000	150,000	-	450,000
PW2501	Storm Sewer Assessment and Inventory	Stormwater	Stormwater Fund	50,000	-	-	-	50,000	50,000	-	-	-	-	-	-	-	-
PW2502	Stormwater Master Plan	Stormwater	Stormwater Fund	80,000	-	-	-	80,000	40,000	40,000	-	-	-	-	-	-	40,000
PW2503	Curb Maintenance Program	Use Tax	Use Tax Fund	450,000	-	-	-	450,000	-	90,000	90,000	90,000	90,000	90,000	90,000	-	450,000
PW2504	Sidewalk Maintenance Program	Use Tax	Use Tax Fund	450,000	-	-	-	450,000	-	90,000	90,000	90,000	90,000	90,000	90,000	-	450,000
SW2401	Treatment Plant	Sewer	Sewer Fund	609,000	-	-	-	609,000	-	155,000	107,000	197,000	60,000	90,000	-	-	609,000
SW2402	Pump & Lift Stations	Sewer	Sewer Fund	336,000	-	-	-	336,000	-	70,000	51,000	155,000	60,000	-	-	-	336,000
SW2403	Collection System	Sewer	Sewer Fund	2,066,000	-	-	-	2,066,000	-	244,000	437,000	288,000	57,000	1,040,000	-	-	2,066,000
PW2505	Sidewalk Gap Program	Transportation	Transportation Sales Tax Fund	231,000	-	19,000	MDOT	250,000	-	50,000	50,000	50,000	50,000	50,000	-	-	250,000
TN2401	Annual Pavement Preservation	Transportation	Transportation Sales Tax Fund	1,570,000	-	-	-	1,570,000	-	310,000	300,000	310,000	320,000	330,000	-	-	1,570,000
TN2403	New Dome Roof Replacement	Transportation	Transportation Sales Tax Fund	50,000	-	-	-	50,000	-	-	50,000	-	-	-	-	-	50,000
TN2601	Dump Truck	Transportation	Transportation Sales Tax Fund	150,000	-	-	-	150,000	-	150,000	-	-	-	-	-	-	150,000
TN2404	Traffic Program (include intersections)	Transportation	Transportation Sales Tax Fund	280,000	-	-	-	280,000	55,000	75,000	-	75,000	-	75,000	-	-	225,000
TN2503	Streets Master Plan	Transportation	Transportation Sales Tax Fund	80,000	-	-	-	80,000	40,000	40,000	-	-	-	-	-	-	40,000
TN2504	Downtown ADA Improvements (debt issue)	Transportation	Transportation Sales Tax Fund	225,000	225,000	-	-	450,000	-	100,000	-	75,000	75,000	75,000	75,000	-	400,000
TN2501	Route 9 Corridor - Downtown Triangle / 1st Street Project Phase (Debt Funded)	Transportation	Use Tax Fund	3,592,544	6,100,000	4,987,950	Various	14,680,494	500,000	500,000	500,000	500,000	500,000	500,000	500,000	7,237,950	9,737,950
PW2503	Bell Rd. Pedestrian Improvements	Transportation	Use Tax Fund	960,000	-	750,000	Various	1,710,000	190,000	380,000	380,000	200,000	-	-	-	-	960,000

**CITY OF PARKVILLE**

**Policy Report**

Date: July 25, 2025

Prepared By:

Stephen Lachky, Community Development  
Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Review projected costs associated with a professional services agreement with George Butler Associates for the consulting engineering services associated with the Route 9 Complete Streets Improvements project — Route 9 from 4th Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with MO 9 Highway (Community Development/Public Works)

BACKGROUND:

On July 19, 2022, the Board of Aldermen approved Resolution No. 22-011, endorsing an application to the Mid-America Regional Council (MARC) for federal funding via the MARC 2022 Call for Projects to help fund transportation improvements along Route 9 from 4<sup>th</sup> Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with MO 9 Highway. On February 28, 2023, the City received its official award of \$3,200,000 in Surface Transportation Block Grant (STBG) federal funding; and on January 11, 2023, the City received a separate award of \$1,787,950 in state funding from the Missouri Department of Transportation's (MoDOT) Governor's Transportation Cost Share Program.

On June 18, 2024, the Board of Aldermen approved a professional services agreement with GBA for conceptual engineering & design services associated with the *Route 9 Corridor Complete Streets Improvements* project in the amount of \$416,828.46. Since then, the City and consultant team have convened several steering committee meetings, held work sessions with the Board of Aldermen, and held three public open house meetings to determine a preferred concept design for the project in addition to multiple meetings with the city, local businesses and Main Street Parkville Association. On July 1, 2025, the Board of Aldermen adopted Resolution No. 25-015 endorsing design concept B as the preferred concept for the project. The next step is for the consultant team to prepare preliminary engineering & design plans, right-of-way plans, and final plans for MoDOT approval.

PRELIMINARY/ROW/FINAL ENGINEERING & DESIGN SERVICES

GBA has provided City staff a comprehensive fee schedule that includes preparing preliminary plans, right-of-way plans, and final plans for the *Route 9 Corridor Complete Streets Improvements* project (See Attachment 2). In addition to fees for survey work, environmental review & permitting, structural design, preliminary engineering & design, right-of-way plans, final engineering & design, and post design follow-up; the contract also includes services for landscape architecture and public involvement (e.g., Confluence), vibration screening assessment (e.g., WSP), and right-of-way appraisal and acquisition (e.g., Orrick & Erskine).

## ADA TRANSITION PLAN ENGINEERING & DESIGN SERVICES

Throughout the conceptual design phase of the project, many constituents expressed desire for the City to expand its survey work for the *Route 9 Complete Streets Improvements* project to capture all areas of downtown Parkville included in the adopted *Parkville Transition Plan's* field evaluation of infrastructure improvements for ADA, such as areas south of the railroad tracks to McAfee St. As a result, City staff has requested scope and fees for additional survey work and final engineering & design for ADA improvements throughout downtown Parkville.

## OWNER'S REPRESENTATIVE SERVICES

Throughout the conceptual design phase of the project, communications with our constituents and the downtown community was vital. And due to the size, scale, and transformative nature of Design Concept B, overall project communications between City staff, the consultant team, and downtown business owners will be paramount for the upcoming tasks of survey work, environmental review & permitting, structural design, preliminary engineering & design, right-of-way plans, right-of-way appraisal and acquisition, final engineering & design, and post design follow-up. As a result, the City is interested in having Confluence serve as an Owner's Representative for the project, providing overall communications and being the primary point-of-contact/coordinator for the project; and has requested scope and fees for this additional work.

Owner's representative services are intended to augment the efforts of City staff in the administration and management of the project, while aiding in the areas of project leadership and oversight, outreach and engagement, as well as technical assistance during the design and construction phases of the project. These services are not intended to replace those of the City's Public Works Director or other City staff supporting the project design and construction.

## ESTIMATED COSTS

Currently, these fees for engineering design services exceed \$2.1 million and are more than double the estimated costs from 2024 — \$971,909 (It should be noted the project's size and scope have increased substantially since last year because of the Board of Aldermen's preference for implementing a transformative design with Design Concept B. Additionally, costs related to survey work, engineering and design for ADA Transition Plan improvements were not originally budgeted as part of this project, as well as costs for owner's representative services). As a result, staff are currently reviewing the professional services agreement and negotiating the scope and fees to reduce the total costs.

<b>2024 Preliminary/ROW/Final Engineering &amp; Design Cost Estimates</b>		<b>2025 Preliminary/ROW/Final Engineering &amp; Design Cost Estimates</b>	
<i>GBA Preliminary/ROW Engineering &amp; Design</i>	\$425,000	<i>GBA Preliminary/ROW Engineering &amp; Design</i>	\$1,030,846
<i>Confluence Preliminary/ROW Public Involvement</i>	\$121,909	<i>Confluence Preliminary/ROW Public Involvement</i>	\$298,755
<i>GBA Final Engineering &amp; Design</i>	\$425,000	<i>GBA Final Engineering &amp; Design and Post Design</i>	\$521,986
		<i>ADA Transition Plan Improvements</i>	\$94,857
		<i>Confluence Owner's Representative</i>	\$169,850

<b>Total</b>	<b>\$971,909</b>	<b>Total</b>	<b>\$2,116,294</b>
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**STRATEGIC GOAL(S):**

Public Infrastructure

**BUDGET IMPACT:**

On November 7, 2023, the Platte County Board of Elections held a special election for the City of Parkville to consider Proposition T to impose a 2.5% local use tax for the purpose of funding roads, infrastructure and capital projects — including the *Route 9 Corridor Complete Streets Improvements* project. Results showed the majority of registered voters in the City approving Proposition T by 52.60% (505 total ballots marked Yes) to 47.40% (455 total ballots marked No).

As a result, 80% of the use tax revenues from Proposition T can be used for all *Route 9 Corridor Complete Streets Improvements* project costs not covered by federal grant funding (the remaining 20% was dedicated to trails/transportation corridors). Following the City Clerk’s certification of the passage of the use tax, the City began receiving revenues in the 2<sup>nd</sup> quarter of 2024.

<b>Route 9 Corridor Complete Streets Improvements (Downtown Triangle Segments) – Project Cost Estimates</b>	
<b>Construction Cost Estimates</b>	<b>\$7,890,314*</b>
<b>Additional Cost Estimates</b> (Right-of-Way Acquisition, Incidentals, Utilities, Inspection, Inflation)	<b>\$2,284,479</b>
<b>Contingency (25%)</b>	<b>\$1,972,579</b>
<b>Engineering &amp; Design Costs</b>	<b>\$2,533,122</b>
<i>George Butler Associates (GBA) Conceptual Survey</i>	<i>\$158,024 (Completed)</i>
<i>Confluence Conceptual Public Involvement/Aesthetics</i>	<i>\$93,205 (Completed)</i>

<i>GBA Conceptual Roadway Engineering &amp; Design</i>	<i>\$165,599 (Completed)</i>
<i>GBA Preliminary/ROW Engineering &amp; Design</i>	<i>\$1,030,846**</i>
<i>Confluence Preliminary/ROW Public Involvement</i>	<i>\$298,755**</i>
<i>GBA Final Engineering &amp; Design + Post Design</i>	<i>\$521,986**</i>
<i>GBA ADA Transition Plan Improvements</i>	<i>\$94,857**</i>
<i>Confluence Owner's Representative</i>	<i>\$169,850**</i>
<b>Total Project Costs</b>	<b>\$14,680,494</b>

\*Costs were estimated by GBA in June 2025 based on conceptual design information. Final costs will be determined by GBA through the final engineering & design process

\*\* A total of \$2,116,294 is reflective of this professional services agreement

<b>Route 9 Corridor Complete Streets Improvements (Downtown Triangle Segments) – Grant Funding Awarded</b>	
<b>Grant Funding Awarded</b>	<b>\$5,487,950</b>
<i>MARC STBG-MO</i>	<i>3,200,000</i>
<i>MoDOT Governor's Transportation Cost Share</i>	<i>\$1,787,950</i>
<i>Platte County</i>	<i>\$500,000</i>
<b>Total Project Costs</b>	<b>\$14,680,494</b>

<b>Difference</b> (Total Project Costs – Grant Funding Awarded) Local Match Needed	<b>\$9,192,544</b>

ALTERNATIVES:

1. Review costs associated with a professional services agreement with GBA and provide City staff feedback as they continue negotiations with GBA prior to consideration of the agreement by the Board of Aldermen at their August 5, 2025 regular meeting.
2. Provide a recommendation to the Board of Aldermen regarding the professional services agreement with GBA in the amount of \$2,116,294.
3. Provide questions to GBA regarding their total fee amount of \$2,116,294 and postpone consideration of a professional services agreement until the next regular meeting of the Finance Committee.
4. Do not recommend approval of a professional services agreement and provide further direction to staff.
5. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends the Finance Committee review costs associated with a professional services agreement with GBA and provide City staff feedback as they continue negotiations with GBA prior to consideration of the agreement by the Board of Aldermen at their August 5, 2025, regular meeting.

POLICY:

The Purchasing Policy, Resolution No. 23-014, requires Board of Aldermen approval for all purchases above \$50,000 upon recommendation of the Finance Committee.

SUGGESTED MOTION:

**NO ACTION:** I direct staff to continue negotiations with GBA to reduce the total cost of scope and fees associated with the professional services agreement, understanding that the reduction may and will impact the number of meetings scheduled, prior to consideration of the agreement by the Board of Aldermen at their August 5, 2025, regular meeting.

**APPROVAL:** I move to recommend that the Board of Aldermen approve a professional services agreement with GBA for engineering services associated with Route 9 improvements from 4<sup>th</sup> Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with MO 9 Highway in the amount of \$2,116,294.

**POSTPONEMENT:** I move to postpone consideration of a professional services agreement with GBA until the next regular meeting of the Finance Committee.

ATTACHMENTS:

1. Professional Service Agreement
2. GBA Preliminary/ROW/Final Engineering & Design Scope & Fee
3. GBA ADA Transition Plan Engineering Scope & Fee
4. Confluence Owner's Representative Scope & Fee



## PROFESSIONAL SERVICES AGREEMENT

THIS SERVICE AGREEMENT, entered into on this 5th day of August 2025, by and between the CITY OF PARKVILLE, MISSOURI (“City”) and GEORGE BUTLER AND ASSOCIATES, INC. (“Service Provider”).

WHEREAS, the City requires Engineering Design Services for the Complete Streets Improvements along Route 9 from 4th Street to Park College Entrance Dr., and from S. Crooked Road and Route FF to the intersection with MO 9 Highway (“Project”); and

WHEREAS, Service Provider was chosen through a qualifications-based selection process and has demonstrated the necessary expertise, experience, and personnel to complete the Project.

NOW THEREFORE, IN CONSIDERATION of the mutual covenants and agreements set forth herein, the parties mutually agree as follows:

### **I. SCOPE OF SERVICES**

- A. The term “Services” when used in this Agreement shall mean any and all engineering and architectural services provided by the Service Provider in accordance with this Agreement.
- B. The City agrees to retain Service Provider and Service Provider agrees to perform and complete the Services described in the Exhibit A – Scope of Services and Fees, attached hereto and incorporated by reference.
- C. The City reserves the right to direct revision of the Services at the City’s discretion. Service Provider shall advise the City of additional costs and time delays, if any, in performing the revision, before Service Provider performs the revised services.
- D. Service Provider shall provide Additional Services under this Agreement only upon written request of the City and only to the extent defined and required by the City. Any additional services or materials provided by the Service Provider without the City’s prior written consent shall be at the Service Provider’s own risk, cost, and expense, and Service Provider shall not make a claim for compensation from the City for such work.

### **II. STANDARD OF CARE**

- A. Service Provider shall exercise the same degree of care, skill, and diligence in the performance of all Services to the City that is ordinarily possessed and exercised by reasonable, prudent, and experienced professionals under similar circumstances.
- B. Service Provider represents it has all necessary licenses, permits, knowledge, and certifications required to perform the Services described herein.

### **III. COMPENSATION**

- A. As consideration for providing the Services, the City shall pay Service Provider as follows:
  - a. Services will be billed in incremental amounts upon completion of specified tasks outlined in Exhibit A.
  - b. Service Provider is not eligible for reimbursement for miscellaneous expenses including travel, transportation, postage, etc. except as provided in Exhibit A.
- B. Service Provider shall submit an itemized invoice to the City on the first day of each month that details the Services that were provided in the month immediately prior, as well as any other charges or reimbursements to which the Service Provider is entitled by this Agreement. The City agrees to pay the balance of an approved invoice, or undisputed portions of a disputed invoice, within 30 days of the date of receipt by the City. In the event

of a dispute, and prior to the invoice's due date, City shall pay the undisputed portion of the invoice and notify Service Provider of the nature of the dispute regarding the balance.

- C. Service Provider shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the City to assure proper accounting for all funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Agreement unless permission to destroy them is granted by the City.

#### **IV. SCHEDULE**

- A. Unless otherwise directed by the City, Service Provider shall commence performance of the Services upon execution of this Agreement.
- B. Services shall be completed within the timeframe(s) outlined in Exhibit A – Scope of Services and Fees.
- C. Neither the City nor the Service Provider shall be in default of the Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party.
- D. If Service Provider's performance is delayed due to delays caused by the City, Service Provider shall have no claim against the City for damages or payment adjustment other than an extension of time to perform the Services.

#### **V. LIABILITY AND INDEMNIFICATION**

- A. Service Provider shall indemnify, defend and hold harmless the City and its departments, elected officials, officers, employees and agents, from and against all liability, suits, actions, proceedings, judgments, claims, losses, damages, and injuries (including attorneys' fees and other expenses of litigation, arbitration, mediation or appeal), which in whole or in part arise out of or have been connected with Service Providers' negligence, error, omission, recklessness, or wrongful or criminal conduct in the performance of Services, including performance by Service Provider's employees and agents; or arising from any claim for libel, slander, defamation, copyright infringement, invasion of privacy, piracy and/or plagiarism related to any materials related to materials Service Provider creates or supplies to the City, except to the extent that such claims arise from materials created or supplied by the City.
- B. Service Provider's obligation to indemnify and hold harmless shall remain in effect and shall be binding on Service Provider whether such injury shall accrue, or may be discovered, before or after termination of this Agreement.

#### **VI. INSURANCE**

The Service Provider shall secure and maintain, at its expense, through the duration of this Agreement the insurance described on Exhibit B.

#### **VII. ASSIGNMENT OF AND RESPONSIBILITY FOR PERSONNEL**

- A. Service Provider's assignment of personnel to perform the Services shall be subject to the City's oversight and general guidance. The City reserves the right to request qualifications and/or reject service from any and all employees of the Service Provider.
- B. While upon City premises, the Service Provider's employees and agents shall be subject to the City's rules and regulations respecting its property and the conduct of employees thereon.

**VIII. OWNERSHIP OF WORK PRODUCT**

Service Provider agrees that any documents, materials and work products produced in whole or in part through it under this Agreement, any intellectual property rights of Service Provider therein (collectively the "Works") are intended to be owned by the City. Accordingly, Service Provider hereby assigns to the City all of its right title and interest in and to such Works.

**IX. RELATIONSHIP OF THE PARTIES**

- A. Service Provider represents that it has, or will secure at Service Provider's own expense, all personnel required in performing the Services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the Services required hereunder will be performed by the Service Provider or under Service Provider's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- C. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

**X. NOTICES**

- A. All notices required by this Agreement shall be in writing, and unless otherwise directed by this Agreement, shall be sent to the addresses as set forth in this Section:
- B. Notices sent by Service Provider shall be sent to:

City of Parkville  
Attn: Public Works Director  
8880 Clark Ave.  
Parkville, MO 64152  
816-741-7676  
[धारपर@parkvillemo.gov](mailto:धारपर@parkvillemo.gov)

George Butler and Associates, Inc.  
Attn: Andrew Robertson  
9801 Renner Boulevard  
Lenexa, KS 66219-9745  
913-577-8827

**XI. TERM AND TERMINATION**

- A. The effective date of this Agreement shall be the date of execution, when the Agreement is signed by both parties.
- B. The term of this Agreement shall be until the contracted duration has expired or has been terminated/no longer deemed necessary.
- C. Notwithstanding Article XI, Paragraph B, the City reserves the right and may elect to terminate this Agreement at any time, with or without cause, by giving at least ten (10) days written notice to the Service Provider. The City shall compensate Service Provider for the Services that have been completed to the City's satisfaction as of the date of termination at the rates set forth on Exhibit A, or if the appropriate compensation of

services performed through the date of termination is not set forth on Exhibit A, on a pro-rata basis determined by the percentage of completion of services as described on Exhibit A. Service Provider shall perform no activities other than reasonable wrap-up activities after receipt of notice of termination.

## **XII. RESOLUTION OF DISPUTES**

- A. City and Service Provider agree that disputes relative to the services and the Project shall first be addressed by negotiations between the parties. Such negotiations shall take place within thirty (30) days of demand by the party seeking resolution of the dispute. If direct negotiations fail to resolve the dispute, the party initiating the claim that is the basis for the dispute shall be free to take such steps as it deems necessary to protect its interests; provided, however, that notwithstanding any such dispute Service Provider shall proceed with the services as per this Agreement as if no dispute existed.
- B. In order to preserve its rights to dispute a matter hereunder, the complaining party must submit a written notice to the other party setting forth the basis for its complaint within twenty (20) calendar days following receipt of the decision of the City Administrator as to such matter or other action on which the dispute is based.
- C. Arbitration of disputes.
  - i. Claims, except those waived as provided for elsewhere in this Agreement, which have not been resolved by the procedures described above, shall be decided by arbitration which, unless the parties mutually agree otherwise, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect at the time of the arbitration. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association.
  - ii. A demand for arbitration may be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations.
  - iii. An arbitration pursuant to this Section may be joined with an arbitration involving common issues of law or fact between the City or Service Provider and any person or entity with whom the City or Service Provider has a contractual obligation to arbitrate disputes which does not prohibit consolidation or joinder. No other arbitration arising out of or relating to the Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to the Agreement or not a party to an agreement with the City, except by written consent containing a specific reference to the Agreement signed by the City and Service Provider and any other person or entities sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by the parties to the Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.
  - iv. Claims and Timely Assertion of Claims. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

- v. Judgment on Final Award. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

**XIII. MISCELLANEOUS PROVISIONS**

- A. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Missouri.
- B. Assignability. Service Provider shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or invitation), without the prior written consent of the City thereto. Provided, however, that the claims for money by Service Provider from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.
- C. Media Announcements. Service Provider shall not be authorized to make statements to the media or otherwise on behalf of the City without express direction and consent of the City
- D. Compliance with Local Laws. Service provider shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
- E. Equal Employment Opportunity. During the performance of this Agreement, Service Provider agrees as follows:
  - i. Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. Service Provider will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
  - ii. Service Provider will, in all solicitation or advertisements for employees placed by or on behalf of Service Provider, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.
  - iii. Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- F. Authorized Employees. Service Provider acknowledges that Section 285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Service Provider therefore covenants that it will not knowingly be in violation of subsection 1 of Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform Services related to this Agreement, and that its employees can lawfully to work in the United States.
- G. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in

connection with the planning and carrying out of this Agreement, shall have any personal financial interest, direct or indirect, in this Agreement, and Service Provider shall take appropriate steps to assure compliance.

- H. Interest of Service Provider and Employees. Service Provider covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the scope of work associated with this Agreement or any other interest which would conflict in any manner or degree with the performance of his/her services hereunder. Service Provider further covenants that in the performance of this Agreement, no person having any such interest shall be employed.
- I. Entire Agreement. This Agreement represents the entire Agreement and understanding between the parties, and this Agreement supersedes any prior negotiations, proposals, or agreements. Unless otherwise provided in this Agreement, any amendment to this Agreement shall be in writing and shall be signed by the City and Service Provider, and attached hereto.
- J. Severability. If any part, term or provision of this Agreement, or any attachments or amendments hereto, is declared invalid, void, or enforceable, all remaining parts, terms, and provisions shall remain in full force and effect.
- K. Waiver. The failure of either party to require performance of this Agreement shall not affect such party's right to enforce the same. A waiver by either party of any provision of breach of this Agreement shall be in writing. A written waiver shall not affect the waiving party's rights with respect to any other provision or breach.
- L. Third Parties. The Services to be performed by the Service Provider are intended solely for the benefit for the City. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any person or entity not a signatory to this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

CITY OF PARKVILLE, MISSOURI

By: \_\_\_\_\_  
Dean Katerndahl, Mayor

ATTEST:

\_\_\_\_\_  
Melissa McChesney, City Clerk

\_\_\_\_\_  
Sam Tapko  
George Butler & Associates, Inc.

EXHIBIT A

SCOPE OF WORK AND FEES

DRAFT

## EXHIBIT B

### INSURANCE REQUIREMENTS

1. The Service Provider shall secure and maintain through the duration of this Agreement insurance (on an occurrence basis unless stated below) of such types and in such amounts stated below, but in no case less than as may be necessary to protect the Service Provider and the City and agents of the City against all hazards or risks of loss as hereinafter specified. The City will only accept coverage from an insurance carrier who offers proof that it:
  - a. Is authorized to do business in the State of Missouri;
  - b. Carries a Best's policy holder rating of A-VIII or better and at least a Class X financial rating.
  - c. Is a company mutually agreed upon by the City and the Service Provider.
2. The form of such insurance, together with the underwriter thereof in each case, shall be approved by the City, but regardless of such approval it shall be the responsibility of the Service Provider to maintain adequate insurance coverage at all times. City reserves the right to review certified copies of any and all insurance policies to which this Agreement is applicable. Failure of the Service Provider to maintain adequate coverage shall not relieve it of any contractual responsibility or obligation, including but not limited to, the indemnification obligation.
3. The cost of defense of claims shall not erode the limits of coverage furnished. (This does not apply to Professional Liability, see Article 13).
4. If Service Provider should retain consultants to perform any of its services, Service Provider shall see to it that such third party maintains such insurance and shall furnish evidence thereof to City.
5. The insurance policies shall require that City shall be given at least thirty (30) days written notice from the insurer(s) before cancellation (except for non-payment of premium, for which at least ten (10) days advance notice shall be given to City) of such insurance and shall contain an endorsement stating the insurers agreement to provide such notice, using CNA form G-140327-B (Ed. 07/11), Travelers Form IL T4 00 (12/09) or other equivalent carrier forms, such as Acord forms. A copy of the Notice of Cancellation Endorsement must be furnished to the City prior to commencement of Work. The Contractor shall notify the City of any reduction in limits of protection under any policy listed in the Certificate in excess of \$10,000.00 at least ten (10) days prior to such change, whether or not such impairment came about as a result of the Contract. If the City determines the Contractor's aggregate limits of protection has been impaired or reduced to such an extent that the City shall determine such limits inadequate for the balance of the project, the Contractor shall, upon notice from the City, promptly reinstate the original limits of liability required hereunder and shall furnish evidence thereof to the City. Cancellation, non-renewal or material modification of coverage of any such insurance shall be the basis for the City's exercising its right to terminate the Contract.
6. Satisfactory certificates of insurance, written on a standard AIA Document G705 or ACORD form 25-S, Accord Form 27, as applicable, shall be filed with the City prior to commencement of work. The Certificate shall specify the date when such insurance expires. A renewal certificate shall be furnished to City prior to the expiration date of any coverage. Service Provider shall keep all insurance in force throughout performance of the Services and for three (3) years after the Project Completion Date, so long a policy is reasonably available

7. Severability of Interest. All insurance carried shall be endorsed to provide that, inasmuch as this policy is written to cover more than one insured, all terms, conditions, insuring agreements and endorsements, with the exception of limits of liability, shall operate in the same manner as if there were a separate policy covering each insured.
8. Service Provider shall include the Indemnitees as identified in the Agreement as additional insureds on the Commercial General Liability Insurance and the Commercial Automobile Liability Insurance policies described in Section 9. Indemnitees shall be included as additional insureds under Service Provider's furnished insurance (except Workers' Compensation Insurance and Professional Liability Insurance), for ongoing and completed operations. General Liability shall provide the additional insured status by using ISO Additional Insured Endorsement (CG 20 10), edition date 11/85, or an equivalent (e.g., CG 20 10, edition date 10/93, plus CG 20 37, edition date 04/13 or other carrier form per Article 5). Said insurance shall be written on an OCCURRENCE basis, and shall be PRIMARY and NON-CONTRIBUTING and shall not be deemed to limit Service Provider's liability under this Agreement.
9. Service Provider agrees to procure and carry, at its sole cost, until completion of this Agreement all insurance, with identical limits of liability and scope of coverages, as set forth below:
  - 10.1 Commercial Automobile Liability Insurance. Service Provider shall maintain commercial automobile insurance, including contractual liabilities insuring the Indemnities set forth in the Agreement, subject to standard ISO CA0001 coverage terms and conditions, covering all owned, non-owned and hired automobiles used in connection with the services or other work hereunder and shall have minimum bodily injury and property damage limits of One Million Dollars \$1,000,000.00 combined single limit each accident. An MCS-90 endorsement shall be procured when applicable.
  - 10.2 Workers' Compensation and Employer's Liability Insurance. Service Provider shall maintain Worker's Compensation Insurance to cover the statutory limits of the Workers' Compensation laws of the state in which any work is to be performed and when applicable to Federal Laws, Voluntary Compensation and Employer's Liability (including occupational disease) coverage with limits not less than One Million Dollars \$1,000,000.00 per occurrence. The Service Provider shall also be protected against claims for injury, disease or death of employees which, for any reason, may not fall within the provisions of a worker's compensation law. This policy shall include "all states" coverage.
  - 10.3 Commercial General Liability Insurance. Service Provider shall obtain and maintain Commercial General Liability Insurance, on an occurrence form for the hazards of (i) construction operation, (ii) subcontractors (iii) independent contractors, (iv) products and completed operations (with completed operations to remain in force for as long as Service Provider or those included as Additional Insureds bear exposure under all applicable statutes of limitation following project completion), (v) explosion, collapse and underground, (vi) pollution liability, and (vii) contractual liability insuring the indemnities set forth in the Agreement subject to standard ISO CG0001 coverage terms and conditions. Each Project shall have minimum limits of Two Million Dollars

\$2,000,000.00 per occurrence and Two Million Dollars \$2,000,000.00 products/completed operations aggregate coverage.

- 10.4 Excess Liability. Service Provider shall maintain Excess Liability coverage on an umbrella form with minimum limits of One Million Dollars \$1,000,000.00 per occurrence and Two Million Dollars \$2,000,000.00 aggregate.
11. Waiver of Subrogation. All insurance policies supplied shall include a waiver of any right of subrogation of the insurers thereunder against City and all its assigns, affiliates, employees, insurers and underwriters.
12. No Limitation of Liability. The required coverages referred to and set forth herein shall in no way affect, nor are they intended as a limitation on, Service Provider's liability with respect to its performance of this Agreement.
13. Professional Liability coverage. The Service Provider shall procure and maintain Professional Liability Insurance in an aggregate amount of not less than Two Million Dollars (\$2,000,000.00), with a deductible of not more than One Hundred Thousand Dollars (\$100,000.00). Such insurance shall be issued by companies reasonably acceptable to City, and shall not be canceled, without thirty (30) days' prior written notice to the City, except for non-payment of premium, (for which at least ten (10) days advance notice shall be given to City. If any professional liability is canceled or not renewed, any substitute policy shall have a commencement date retroactive to the date upon which the Service Provider commences performance of the Services under this Agreement.
14. Service Provider shall not be permitted to commence any work on site until satisfactory copies of the Certificates evidencing insurance; Notice of Cancellation Endorsement; and Additional Insured Endorsement, have all been received and approved by City. Delay in commencement due to failure to provide such documentation shall constitute an unexcused delay.

**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

<b><u>Project Summary</u></b>			
SURVEY			\$109,451.00
PROJECT MANAGEMENT			\$166,168.00
ENVIRONMENTAL			\$37,056.00
STRUCTURAL DESIGN FOR BOX CULVERT EXTENSION			\$60,506.00
PRELIMINARY PLANS (30%)			\$313,655.00
RIGHT-OF-WAY PLANS (60%)			\$206,790.00
FINAL PLANS (100%)			\$425,008.00
POST DESIGN			\$96,978.00
SUBCONSULTANTS			\$435,975.00
	<b>TOTAL ESTIMATED FEE</b>		<b>\$1,851,587.00</b>
<b><u>Direct Labor</u></b>			
	<u>Hours</u>	<u>Rate</u>	<u>Total Labor</u>
PRINCIPAL	5	\$298.00	\$1,490.00
SENIOR ASSOCIATE	1170	\$274.00	\$320,580.00
ASSOCIATE & SENIOR LEAD AES	710	\$254.00	\$180,340.00
PROJECT LEADER	4	\$224.00	\$896.00
SENIOR AES	1221	\$205.00	\$250,305.00
PROJECT AES & SPECIALIST	419	\$178.00	\$74,582.00
DESIGN AES	2849	\$160.00	\$455,840.00
STAFF AES	80	\$142.00	\$11,360.00
SENIOR SURVEY SPECIALIST	31	\$282.00	\$8,742.00
LAND SURVEY FIELD SPECIALIST	136	\$152.00	\$20,672.00
FIELD TECHNICIAN 2	136	\$110.00	\$14,960.00
STAFF TECHNICIAN	62	\$114.00	\$7,068.00
DESIGN TECHNICIAN	155	\$130.00	\$20,150.00
SENIOR ADMIN ASSISTANT	30	\$120.00	\$3,600.00
	<b>SUBTOTAL</b>	<b>7,008</b>	<b>\$1,370,585.00</b>
<b><u>Expenses</u></b>			
SURVEY			\$18,587.00
ENVIRONMENTAL PERMITTING			\$7,500.00
MEETINGS			\$4,440.00
CLOMR & LOMR			\$14,500.00
CONFLUENCE (LANDSCAPE ARCH. & PUBLIC INV.)			\$298,755.00
WSP (VIBRATION SCREENING ASSESSMENT)			\$17,220.00
ORRICK & ERSKINE (ROW APPRAISAL & ACQUISITION)			\$120,000.00
	<b>SUBTOTAL</b>		<b>\$481,002.00</b>
<b>TOTAL ESTIMATED FEE</b>			<b>\$1,851,587.00</b>



**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

			PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST	
		<b>CLASSIFICATION</b>																		
		HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120				
<b>1</b>		<b><u>SURVEY</u></b>																		
		<b>FIELD</b>																		
1.001		Survey Utility Locates (6 areas) - One Non-Response and return to site for each area						1			1	40	40	4			86	\$5,075.00	\$16,471.00	
1.002		Topo Additional Areas						1				24	24				49	\$120.00	\$6,586.00	
1.003		Topo Box Culvert under RR east of East Street						1				8	8				17	\$40.00	\$2,314.00	
1.004		Low Openings of Entryways in Project Corridor (61 Entryways)										40	40				80	\$1,800.00	\$12,280.00	
1.005		Post Construction Surface of Project Area Mobile and Aerial LiDAR						40									40	\$10,000.00	\$17,120.00	
1.006		Stake Easement Lines (12 Tracts)						20				24	24				68	\$1,552.00	\$11,400.00	
		<b>OFFICE</b>																		
1.007		Add Utility Locates to Topo Base File						6			1				40		47		\$6,550.00	
1.008		Add Additional Topo Areas to Topo Base File and add to Surface						1						30	24		55		\$6,718.00	
1.009		Add Topo for Railroad Box Culvert to Topo Base File													4		4		\$520.00	
1.010		Add Low Opening Information to Topo Base File (61 Entryways)						1						4	12		17		\$2,194.00	
1.011		Post Construction Surface of Project Area						14						24	40		78		\$10,428.00	
1.012		Legal Descriptions and Exhibits for Easements (12 Tracts)						15		48	3				35		101		\$14,882.00	
1.012		QA/QC						8			2						10		\$1,988.00	
		<b>SURVEY SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>0</b>	<b>48</b>	<b>7</b>	<b>136</b>	<b>136</b>	<b>62</b>	<b>155</b>	<b>0</b>	<b>652</b>	<b>\$18,587.00</b>	<b>\$109,451.00</b>	
<b>2</b>		<b><u>PROJECT MANAGEMENT</u></b>																		
2.001		Project Start-up (Accounting/CAD Workspace)			4		4									6	14		\$2,556.00	
2.002		Progress Meeting with City (Monthly meetings - 24, virtual meetings only)		54	36		36	18									144		\$34,524.00	
2.003		Internal Progress Meetings (Bi-weekly meetings)		36	24		24	12	12								108		\$24,936.00	
2.004		General Project Coordination and Management		40	40		20										100		\$25,220.00	
2.005		Contract Administration and Invoicing (24 months)	4	24												24	52		\$10,648.00	
2.006		Coordination with Landscape Architects		24	12		24		12								72		\$16,464.00	
2.007		Coordination with Right of Way Agent		24			16				8						48		\$12,112.00	
2.008		Coordination with Railroad		24	12		12	12			16						76		\$18,732.00	
2.009		Coordination with Community Improvement District (CID)		8	4		8	4									24		\$5,560.00	
2.010		Coordination with Fire Station		8	4		8	4									24		\$5,560.00	
2.011		Coordination with Steering Committee		24			16										40		\$9,856.00	
		<b>PROJECT MANAGEMENT SUBTOTAL</b>	<b>4</b>	<b>266</b>	<b>136</b>	<b>0</b>	<b>168</b>	<b>50</b>	<b>24</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>702</b>	<b>\$0.00</b>	<b>\$166,168.00</b>	
<b>3</b>		<b><u>ENVIRONMENTAL</u></b>																		
3.001		MoDOT Request for Environmental Review (RER) - Initial Setup and Submittal		12			4	8									24		\$5,532.00	
3.002		USACE Section 404 Preliminary Jurisdictional Waters Delineation		12				16									28		\$6,136.00	
3.003		USACE Section 404 Nationwide Permit		12				10									22		\$5,068.00	
3.004		T&E Species - USFWS IPaC, MDC Heritage Review, and Habitat Review		4				4									8		\$1,808.00	
3.005		Cultural Resources Survey (ERC) and SHPO Section 106 Approval		8													8	\$7,500.00	\$9,692.00	
3.006		MDNR E-Start and Active Cleanup Site Coordination		8													8		\$2,192.00	
3.007		MoDOT RER - MoDOT Coordination and Completion		8			4										12		\$3,012.00	
3.008		QA/QC		8				8									16		\$3,616.00	
		<b>ENVIRONMENTAL SUBTOTAL</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>\$7,500.00</b>	<b>\$37,056.00</b>	
<b>4</b>		<b><u>STRUCTURAL DESIGN FOR BOX CULVERT EXTENSION</u></b>																		
4.001		Culvert Elevation & Plan (1 plan sheet)		2	8			16	8								34		\$6,708.00	
4.002		Culvert Cross-Section			1			4	2								7		\$1,286.00	
4.003		Preliminary Cost Estimate		1	2				2								5		\$1,102.00	
4.004		Hydrologic & Hydraulic Coordination for Proposed		2	4				4								10		\$2,204.00	
4.005		Load Rating		1	4				8								13		\$2,570.00	
4.006		Plan of Reinforcement in Top Slab (Upstream Ext - culvert cell size varies)			8			16	8								32		\$6,160.00	



**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

			PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST	
		<b>CLASSIFICATION</b>																		
		HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120				
4.007		Plan of Reinforcement in Bottom Slab (Upstream Ext - culvert cell size varies)			8			16	8								32		\$6,160.00	
4.008		Bend Details (Upstream Ext - culvert cell size varies)		1	4			12	8								25		\$4,706.00	
4.009		Details of Box Culvert (culvert cell size varies), elevation ext walls sheet 1 of 2			4			16	8								28		\$5,144.00	
4.010		Details of Box Culvert (culvert cell size varies), elevation int wall sheet 2 of 2			2			8	4								14		\$2,572.00	
4.011		Details of Box Culvert (culvert cell size varies, and Downstream Ext), cut sections through box			6			16	12								34		\$6,292.00	
4.012		Details of Box Culvert (culvert cell size varies), cut sections through wings			2			4	4								10		\$1,860.00	
4.013		Bill of Reinforcing			1			4	2								7		\$1,286.00	
4.014		Quantities			8				8								16		\$3,312.00	
4.015		Bridge Construction Cost Estimate			1				2								3		\$574.00	
4.016		Bridge Job Special Provisions			1				2								3		\$574.00	
4.017		QA/QC	1	5	5			4	6								21		\$4,610.00	
4.018		Update Preliminary Plans per City Comments		1	2			2	1								6		\$1,298.00	
4.019		Update Final Plans per City Comments		2	2			4	2								10		\$2,088.00	
		<b>STRUCTURAL DESIGN FOR BOX CULVERT EXTENSION SUBTOTAL</b>	<b>1</b>	<b>15</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>122</b>	<b>99</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>310</b>	<b>\$0.00</b>	<b>\$60,506.00</b>	
<b>5</b>		<b>PRELIMINARY PLANS (30%)</b>																		
		<b>ROADWAY DESIGN</b>																		
5.001		Site Visit (1)		4			4		4								12	\$120.00	\$2,676.00	
5.002		Establish Horizontal Alignments		6			12										18		\$4,104.00	
5.003		Establish Vertical Alignments		12			24										36		\$8,208.00	
5.004		Preliminary Roadway Improvements Planimetrics		8			24		40								72		\$13,512.00	
5.005		Preliminary 3D Corridor Modeling		16			40		56								112		\$21,544.00	
5.006		Preliminary Geometry for ADA Improvements at Businesses and Street Crossings		6			16		24								46		\$8,764.00	
5.007		Preliminary Geometry for On-street Parking and Curb Extensions		4			12		16								32		\$6,116.00	
5.008		Turning Movement Analysis & Exhibits		8			12		16								36		\$7,212.00	
5.009		Coordinate with Traffic for Construction Sequencing		6			6										12		\$2,874.00	
5.010		Title Sheet					2		8								10		\$1,690.00	
5.011		Typical Pavement Sections Sheets		2			8		24								34		\$6,028.00	
5.012		Survey Reference Point Sheet					2		4								6		\$1,050.00	
5.013		Preliminary Summary of Quantities Sheet (1 sheet)					2		2								4		\$730.00	
5.014		Preliminary Plan Sheets (20 Scale - 15 sheets)					16		56								72		\$12,240.00	
5.015		Preliminary Profile Sheets (20 Scale - 15 sheets)					8		24								32		\$5,480.00	
5.016		Preliminary Cross Sections (25' Interval)					12		24								36		\$6,300.00	
5.017		Develop Preliminary Quantities & Cost Estimate (Road Items)		8			16		24								48		\$9,312.00	
5.018		QA/QC		8			16		24	8							56		\$10,448.00	
5.019		Preliminary Utility Coordination - Contact List, Request Maps, Verify Locates, Bluebeam Session		12			24										36		\$8,208.00	
5.020		Preliminary Plans Submittal (30%)		1	1	1		1									4		\$930.00	
5.021		Preliminary Plans Comment Review Meeting (1 meeting)		3	3		3	3									12		\$2,733.00	
5.022		Update Preliminary Plans per City Comments		8			16		16								40		\$8,032.00	
5.023		Preliminary Plans Resubmittal		1	1	1		1									4		\$930.00	
		<b>TRAFFIC DESIGN</b>																		
5.024		Site Visit (1)		4	4				4								12	\$120.00	\$2,872.00	
5.025		Preliminary Lighting Coordination with Evergy			12			12									24		\$5,184.00	
5.026		Preliminary Emergency Preemption Design		8	8				8								24		\$5,504.00	
5.027		Preliminary Photometrics (or completed by Evergy)			12			16	32								60		\$11,016.00	
5.028		Preliminary Sequencing Plan Sheets (50 Scale - max 8 phases + 1 table - 9 sheets)			16				20								36		\$7,264.00	
5.029		Preliminary Lighting Plan Sheets (20 Scale - 15 sheets) (or completed by Evergy)			8				24								32		\$5,872.00	
5.030		Preliminary Signal Plan Sheets (10 Scale - 2 sheets [Route 9, Emergency Fire])		10					24								34		\$6,580.00	
5.031		Preliminary RRFB Plan Sheet (10 Scale - 1 sheet)		4					12								16		\$3,016.00	
5.032		Preliminary Fiber/ITS Plan Sheets (50 Scale - 4 sheets)		6					16								22		\$4,204.00	
5.033		Preliminary Signing Plan Sheets (20 Scale - 15 sheets)		2	8				32								42		\$7,700.00	
5.034		Preliminary Pavement Marking Plan Sheets (20 Scale - 15 sheets)			8				20								28		\$5,232.00	
5.035		Develop Preliminary Quantities & Cost Estimate (Traffic Items)		4	4				8								16		\$3,392.00	
5.036		QA/QC		8	16				24								48		\$10,096.00	



**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
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			PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST	
		<b>CLASSIFICATION</b>																		
		HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120				
5.037		Preliminary Plans Submittal (30%)			1				1								2		\$414.00	
5.038		Preliminary Plans Comment Review Meeting (1 meeting)			3				3								6		\$1,242.00	
5.039		Update Preliminary Plans per City Comments		2	12				16								30		\$6,156.00	
5.040		Preliminary Plans Resubmittal			1				1								2		\$414.00	
		<b>HYDROLOGY &amp; HYDRAULICS</b>																		
5.041		Site visit to determine bridge, stream, and floodplain characteristics (limited to 1)		8					8								16	\$120.00	\$3,592.00	
5.042		Update or revise backwater analysis for existing conditions utilizing HEC-RAS		2					20								22		\$3,748.00	
5.043		Develop proposed backwater analysis (limited to the one proposed design)		2					20								22		\$3,748.00	
5.044		Develop Storm Sewer Hydrology		4					16								20		\$3,656.00	
5.045		Develop Storm Sewer Hydraulics		4					24								28		\$4,936.00	
5.046		QA/QC		2					4								6		\$1,188.00	
5.047		Preliminary Storm Sewer Layout		4					20								24		\$4,296.00	
5.048		Preliminary Storm Sewer 3D Modeling		8					40								48		\$8,592.00	
5.049		Preliminary Storm Sewer Sheets (20 Scale - 15 sheets)		12					80								92		\$16,088.00	
5.050		Develop Floodplain Development Permit Application		2					8								10		\$1,828.00	
5.051		Develop scour erosion analysis/countermeasures		2					8								10		\$1,828.00	
5.052		Develop Topographic Map and annotated FIRM		2					8								10		\$1,828.00	
5.053		Internal Review and Revision		2					4								6		\$1,188.00	
		<b>PUBLIC INVOLVEMENT</b>																		
5.054		Preliminary Plans Public Open House (1 meeting)		4	4		4										12	\$120.00	\$3,052.00	
5.055		Preliminary Plans Presentation to the Board of Aldermen (2 meetings)		8	8		8										24	\$240.00	\$6,104.00	
5.056		Exhibit Creation		16			16		24								56	\$1,200.00	\$12,704.00	
		<b>PRELIMINARY PLANS (30%) SUBTOTAL</b>	<b>0</b>	<b>243</b>	<b>130</b>	<b>2</b>	<b>303</b>	<b>33</b>	<b>891</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,610</b>	<b>\$1,920.00</b>	<b>\$313,655.00</b>	
<b>6</b>		<b>RIGHT-OF-WAY PLANS (60%)</b>																		
		<b>ROADWAY DESIGN</b>																		
6.001		Site Visit (1)		4			4		4								12	\$120.00	\$2,676.00	
6.002		Finalize Horizontal Alignments		2			4										6		\$1,368.00	
6.003		Finalize Vertical Alignments		6			16										22		\$4,924.00	
6.004		Roadway Improvements Planimetrics		4			16		24								44		\$8,216.00	
6.005		Vertical Geometry for Entrances, Sidewalk Ramps, Curb Returns, & Retaining Walls		12			24		40								76		\$14,608.00	
6.006		3D Corridor Modeling		16			40		56								112		\$21,544.00	
6.007		Coordinate with Traffic for Construction Sequencing		6			6										12		\$2,874.00	
6.008		Title Sheet					1		1								2		\$365.00	
6.009		Typical Pavement Sections Sheets					4		8								12		\$2,100.00	
6.010		Summary of Quantities Sheet (1 sheet)					2		2								4		\$730.00	
6.011		Plan Sheets - (20 Scale - 15 sheets)					16		24								40		\$7,120.00	
6.012		Profile Sheets (20 Scale - 15 sheets)					4		8								12		\$2,100.00	
6.013		Right of Way Sheets - (20 Scale - 15 sheets)					8		30								38		\$6,440.00	
6.014		Cross Sections (25' Interval)					8		16								24		\$4,200.00	
6.015		Construction Detail Sheets		4			8		24								36		\$6,576.00	
6.016		Quantities & Cost Estimate (Road Items)		8			16		24								48		\$9,312.00	
6.017		QA/QC		8			16		24	8							56		\$10,448.00	
6.018		Utility Coordination Meeting #1		2			2										4		\$958.00	
6.019		Utility Coordination - Conflict Analysis, Communication, Documentation, Bluebeam Session		40			40										80		\$19,160.00	
6.020		Right of Way Plans Submittal (60%)		1	1												2		\$528.00	
6.021		Right of Way Plans Comment Review Meeting (1 meeting)		3	3		3	3									12		\$2,733.00	
6.022		Update Right of Way Plans per City Comments		8			16		16								40		\$8,032.00	
6.023		Right of Way Plans Resubmittal to City and MoDOT		1	1												2		\$528.00	
		<b>TRAFFIC DESIGN</b>																		
6.024		Lighting Coordination with Evergy			6			6									12		\$2,592.00	
6.025		Update Photometrics (or completed by Evergy)			6			6	12								24		\$4,512.00	



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		<b>CLASSIFICATION</b>																	
		HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120			
6.026		Update Emergency Preemption Design		2	2				4								8		\$1,696.00
6.027		Sequencing Plan Sheets (50 Scale - max 8 phases + 1 table - 9 sheets)			2				8								10		\$1,788.00
6.028		Lighting Plan Sheets (20 Scale - 15 sheets) (or completed by Every)			4				8								12		\$2,296.00
6.029		Signal Plan Sheets (10 Scale - 2 sheets [Route 9, Emergency Fire])		6					16								22		\$4,204.00
6.030		RRFB Plan Sheet (10 Scale - 1 sheet)		1					4								5		\$914.00
6.031		Fiber/ITS Plan Sheets (50 Scale - 4 sheets)		2					6								8		\$1,508.00
6.032		Signing Plan Sheets (20 Scale - 15 sheets)		1	4				8								13		\$2,570.00
6.033		Pavement Marking Plan Sheets (20 Scale - 15 sheets)			4				8								12		\$2,296.00
6.034		Quantities & Cost Estimate (Traffic Items)		1	2				2								5		\$1,102.00
6.035		QA/QC		2	4				8								14		\$2,844.00
6.036		Right of Way Plans Submittal (60%)			1				1								2		\$414.00
6.037		Right of Way Plans Comment Review Meeting (1 meeting)			3				3								6		\$1,242.00
6.038		Update Right of Way Plans per City Comments		1	4				8								13		\$2,570.00
6.039		Right of Way Plans Resubmittal to City and MoDOT			1				1								2		\$414.00
		<b>HYDROLOGY &amp; HYDRAULICS</b>																	
6.040		Update proposed backwater analysis (limited to the one proposed design)			4				20								24		\$4,216.00
6.041		Update Storm Sewer Hydrology			2				4								6		\$1,148.00
6.042		Update Storm Sewer Hydraulics			2				8								10		\$1,788.00
6.043		QA/QC			2				4								6		\$1,148.00
6.044		Update Storm Sewer Layout			2				16								18		\$3,068.00
6.045		Update Storm Sewer 3D Modeling			4				24								28		\$4,856.00
6.046		Update Storm Sewer Plan and Develop Storm Sewer Profile Sheets (20 Scale - 30 sheets)			12				80								92		\$15,848.00
6.047		Update Floodplain Development Permit Application			1				6								7		\$1,214.00
6.048		Update scour erosion analysis/countermeasures			1				6								7		\$1,214.00
6.049		Update Topographic Map and annotated FIRM			2				8								10		\$1,788.00
		<b>RIGHT-OF-WAY PLANS (60%) SUBTOTAL</b>	<b>0</b>	<b>141</b>	<b>80</b>	<b>0</b>	<b>254</b>	<b>15</b>	<b>574</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,072</b>	<b>\$120.00</b>	<b>\$206,790.00</b>
<b>7</b>		<b>FINAL PLANS (100%)</b>																	
		<b>ROADWAY DESIGN</b>																	
7.001		Site Visit (1)		4			4		4								12	\$120.00	\$2,676.00
7.002		Final Roadway Improvements Planimetrics		4			16		24								44		\$8,216.00
7.003		Finalize Geometry for ADA Improvements at Businesses and Street Crossings		6			16		16								38		\$7,484.00
7.004		Finalize Geometry for On-street Parking and Curb Extensions		4			12		12								28		\$5,476.00
7.005		Finalize Geometry for Entrances & Retaining Walls		4			16		16								36		\$6,936.00
7.006		Coordinate with Traffic for Construction Sequencing		6			6										12		\$2,874.00
7.007		Finalize Title Sheet					1		1								2		\$365.00
7.008		Finalize Typical Pavement Sections					2		4								6		\$1,050.00
7.009		Develop General Notes Sheet		2			8		4								14		\$2,828.00
7.010		Develop Quantity Sheets		2			6		12								20		\$3,698.00
7.011		Develop Alignment Data Sheets					8		16								24		\$4,200.00
7.012		Finalize Plan Sheets - (20 Scale - 15 sheets)					16		24								40		\$7,120.00
7.013		Finalize Profile Sheets (20 Scale - 15 sheets)					2		4								6		\$1,050.00
7.014		Intersection Detail Sheets (10 Scale - 11 sheets)					8		32								40		\$6,760.00
7.015		Geometric Detail Sheets - (10 Scale - 12 sheets)					8		32								40		\$6,760.00
7.016		Parking Lot Detail Sheets - (10 Scale - 6 Sheets)					8		24								32		\$5,480.00
7.017		Sidewalk Ramp Elevation Detail Sheets (10 Scale - 40 Ramps)					16		40								56		\$9,680.00
7.018		Sidewalk Retaining Wall Plan & Profile Sheets					8		16								24		\$4,200.00
7.019		Erosion Control Sheets (20 Scale - 15 sheets)					12		40								52		\$8,860.00
7.020		Construction Detail Sheets		4			8		8								20		\$4,016.00
7.021		Cross Sections (25' Interval)					8		16								24		\$4,200.00
7.022		Finalize Quantities & Cost Estimate (Road Items)		12			24		24								60		\$12,048.00
7.023		QA/QC		16			24		24	16							80		\$15,416.00
7.024		Utility Coordination Meeting #2		2			2										4		\$958.00
7.025		Final Utility Coordination - Conflict Analysis, Documentation, Bluebeam Session		40			40										80		\$19,160.00
7.026		Relocation Design Coordination Meetings (assumes 10 meetings)		10			10										20		\$4,790.00



**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

			PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST
		<b>CLASSIFICATION</b>																	
		HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120			
7.027		Develop Status of Utilities Report		8			24										32		\$7,112.00
7.028		Job Special Provisions		12	8		24										44		\$10,240.00
7.029		LPA Boilerplate Specifications & Contract Bid Documents		16	16		30										62		\$14,598.00
7.030		LPA Checklist		2			8										10		\$2,188.00
7.031		Final Plans Submittal (90%)		1	2	1		1									5		\$1,184.00
7.032		Final Plans Comment Review Meeting (1 meeting)		3	3		3	3									12		\$2,733.00
7.033		Final PS&E Submittal to MoDOT (95%)		1	1												2		\$528.00
7.034		Final Signed and Sealed Plans Submittal (100%)		1	2	1		1									5		\$1,184.00
		<b>TRAFFIC DESIGN</b>																	
7.035		Lighting Coordination with Evergy			6			6									12		\$2,592.00
7.036		Finalize Photometrics (or completed by Evergy)			6			6	12								24		\$4,512.00
7.037		Finalize Emergency Preemption Design		4	4				4								12		\$2,752.00
7.038		Finalize Sequencing Plan Sheets (50 Scale - 8 phases + 1 table - 9 sheets)			1				4								5		\$894.00
7.039		Traffic Control Typical Applications (max 5 sheets)			2				8								10		\$1,788.00
7.040		Traffic Control Plan Sheets (40 Scale - max 8 phases - 56 sheets)			48				128								176		\$32,672.00
7.041		Detour Plan Sheets (max 4 vehicular detours and max 8 pedestrian detours [max 16 total])			24				72								96		\$17,616.00
7.042		Finalize Lighting Plan Sheets (20 Scale - 15 sheets) (or completed by Evergy)			6				16								22		\$4,084.00
7.043		Finalize Signal Plan Sheets (10 Scale - 2 sheets [Route 9, Emergency Fire])		8					24								32		\$6,032.00
7.044		Finalize RRFB Plan Sheet (10 Scale - 1 sheet)		2					8								10		\$1,828.00
7.045		Finalize Fiber/ITS Plan Sheets (50 Scale - 4 sheets)		4					12								16		\$3,016.00
7.046		Fiber/ITS Splicing Diagrams (maximum 4 diagrams/sheets)		4					16								20		\$3,656.00
7.047		Finalize Signing Plan Sheets (20 Scale - 15 sheets)		2	4				12								18		\$3,484.00
7.048		Finalize Pavement Marking Plan Sheets (20 Scale - 15 sheets)			4				12								16		\$2,936.00
7.049		Traffic Control Quantities (2BS Sheet)			4				12								16		\$2,936.00
7.050		Lighting Quantities (or completed by Evergy)			4				12								16		\$2,936.00
7.051		Signal Quantities (D Sheets)		8					24								32		\$6,032.00
7.052		RRFB Quantities (D Sheets)		2					6								8		\$1,508.00
7.053		Fiber/ITS Quantities		4					8								12		\$2,376.00
7.054		Signing Quantities (D Sheets)		2	4				16								22		\$4,124.00
7.055		Pavement Marking Quantities			4				8								12		\$2,296.00
7.056		Finalize Cost Estimate (Traffic Items)		1	2				4								7		\$1,422.00
7.057		Job Special Provisions (Traffic Items)		4	12			4	4								24		\$5,496.00
7.058		QA/QC		16	24				24								64		\$14,320.00
7.059		Final Plans Submittal (90%)			2				2								4		\$828.00
7.060		Final Plans Comment Review Meeting (1 meeting)			3				3								6		\$1,242.00
7.061		Update Right of Way Plans per City Comments		2	8				16								26		\$5,140.00
7.062		Final PS&E Submittal to MoDOT (95%)			1				1								2		\$414.00
7.063		Final Signed and Sealed Plans Submittal (100%)			2				2								4		\$828.00
		<b>HYDROLOGY &amp; HYDRAULICS</b>																	
7.064		Site visit to verify hydraulic findings		8					8								16	\$120.00	\$3,592.00
7.065		Update proposed backwater analysis (limited to the one proposed design)		2					16								18		\$3,108.00
7.066		Update Storm Sewer Hydrology		1					4								5		\$914.00
7.067		Update Storm Sewer Hydraulics		1					8								9		\$1,554.00
7.068		QA/QC		2					4								6		\$1,188.00
7.069		Final Storm Sewer Layout		2					12								14		\$2,468.00
7.070		Final Storm Sewer 3D Modeling		2					16								18		\$3,108.00
7.071		Final Storm Sewer Plan and Profile Sheets (20 Scale - 30 sheets)		8					40								48		\$8,592.00
7.072		Finalize Floodplain Development Permit Application		1					6								7		\$1,234.00
7.073		Finalize scour erosion analysis/countermeasures		1					6								7		\$1,234.00
7.074		Update Topographic Map and annotated FIRM		2					8								10		\$1,828.00
7.075		Complete MT-2 and MT-3 Forms, Hydraulic Methods Narrative		16					60								76		\$13,984.00
7.076		CLOMR City Review/Approval		8					30								38		\$6,992.00
7.077		Submit CLOMR application online		2					8								10	\$6,500.00	\$8,328.00
7.078		Coordinate Public Notice Requirements		2					8								10		\$1,828.00



**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
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			PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST
		<b>CLASSIFICATION</b>																	
		HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120			
7.079		FEMA Technical Review Correspondence		8					40								48		\$8,592.00
7.080		Internal Review and Revision		2					8								10		\$1,828.00
		<b>PUBLIC INVOLVEMENT</b>																	
7.081		Final Plans Public Open House (1 meeting)		4	4		4										12	\$120.00	\$3,052.00
7.082		Final Plans Presentation to the Board of Aldermen (1 meeting)		4	4		4										12	\$120.00	\$3,052.00
7.083		Exhibit Creation		16			16		24								56	\$1,200.00	\$12,704.00
		<b>FINAL PLANS (100%) SUBTOTAL</b>	<b>0</b>	<b>315</b>	<b>215</b>	<b>2</b>	<b>402</b>	<b>21</b>	<b>1,169</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,140</b>	<b>\$8,180.00</b>	<b>\$425,008.00</b>
<b>8</b>		<b>POST DESIGN</b>																	
8.001		Answer Bidding Questions		8	8		8										24		\$5,864.00
8.002		Issue Bid-Addenda (3 total)		6			6		12								24		\$4,794.00
8.003		Attend Pre-Bid Meeting		4	4		4										12	\$120.00	\$3,052.00
8.004		Attend Pre-Construction Meeting		4	4		4										12	\$120.00	\$3,052.00
8.005		Property Owner Meetings (4 meetings)		12			12										24	\$480.00	\$6,228.00
8.006		Review Shop Drawings		24	36		24										84		\$20,640.00
8.007		Design Clarifications/Inquiries During Construction		40	20		20										80		\$20,140.00
8.008		Prepare Record Drawings		8	4		8	24	24								68		\$12,960.00
8.009		Develop Post-Project Model with As-Built Plans		2					16								18		\$3,108.00
8.010		Develop Topographic Workmap and Annotated FIRM		2					8								10		\$1,828.00
8.011		Public Notification of Floodway Revision		2					8								10		\$1,828.00
8.012		Compile and Submit LOMR MT-2 Forms		2					8								10	\$8,000.00	\$9,828.00
8.013		FEMA Technical Review Correspondence		4					16								20		\$3,656.00
		<b>POST DESIGN SUBTOTAL</b>	<b>0</b>	<b>118</b>	<b>76</b>	<b>0</b>	<b>86</b>	<b>24</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>396</b>	<b>\$8,720.00</b>	<b>\$96,978.00</b>
<b>9</b>		<b>SUBCONSULTANTS</b>																	
9.001		Confluence (Landscape Architecture and Public Involvement)															0	\$298,755.00	\$298,755.00
9.002		WSP (Vibration Screening Assessment for Bentley Guitar Studios)															0	\$17,220.00	\$17,220.00
9.003		Orrick & Erskine (Right-of-Way Appraisal and Acquisition Agent)															0	\$120,000.00	\$120,000.00
		<b>SUBCONSULTANTS SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$435,975.00</b>	<b>\$435,975.00</b>
		<b>PROJECT GRAND TOTAL</b>	<b>5</b>	<b>1,170</b>	<b>710</b>	<b>4</b>	<b>1,221</b>	<b>419</b>	<b>2,849</b>	<b>80</b>	<b>31</b>	<b>136</b>	<b>136</b>	<b>62</b>	<b>155</b>	<b>30</b>	<b>7,008</b>	<b>\$481,002.00</b>	<b>\$1,851,587.00</b>
		<b>Excluded Services:</b>																	
1		Subsurface Utility Exploration and/or Potholing																	
2		Geotechnical Investigation																	
3		Improvements South of the Railroad																	
4		Structural Design of Retaining Walls																	
5		Construction Inspection Services																	
6		New Off-Street Parking Lots																	
7		Irrigation Plans and Design																	
8		Access Management																	
9		Building Modifications and/or Building Repair																	
10		Existing Site Conditions Assessment																	
11		3D Modelling of Utilities																	
12		Bicycle Detours																	
13		Temporary Traffic Signals																	
14		Smart Work Zones; Work Zone ITS																	
15		Transportation Management Plan (TMP)																	
16		Structural analysis and/or design of custom poles, trusses, foundations, or connections for Lighting, Signals, RRFB, and Signing design																	
17		Traffic Signal, Emergency Fire Station Signal																	
18		Signing Cross Sections																	



**Route 9 (Segments 8 and 9) and Downtown Streets Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

		PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST
	<b>CLASSIFICATION</b>																	
	HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120			
19	Traffic Analysis, Traffic Modeling, and/or Traffic Counts																	
20	Legal Representation for Property Condemnation																	
	<b>Assumptions:</b>																	
1	Project extents include:																	
2	Route 9 from E 4th St to west leg of Park University Intersection																	
3	W Mill Street from NW Crooked Rd to Main St																	
4	New Road Extension from Main Street to Route 9																	
5	S Main Street from north Railroad R/W to E 2nd Street																	
6	S East Street from north Railroad R/W to Route 9																	
7	E 1st Street from Main St to Route 9																	
8	East 2nd Street from Main St to Route 9																	
9	ADA Transition Plan Locations 8-25, 33-52, 55-59, & 66-69																	
10	Roadway and Pedestrian Improvements will tie-in on the north side of the railroad tracks.																	
11	Following review and approval of preliminary plans, any changes to the agreed-upon design approach will be additional services.																	
12	This scope assumes new road crosses White Aloe Branch with a box culvert extension (this box culvert will be a bridge-sized structure).																	
13	Retaining walls will not be structurally designed; standard details will be used and design will be limited to layout and location.																	
14	Contract duration is assumed to be 24 months from NTP to start of Construction.																	
15	FEMA has the authority to issue or deny CLOMR permit requests.																	
16	All submittals will be electronic, hard copy plans will be additional services.																	
17	Assumes project will follow MoDOT General Specifications.																	
18	City to provide base contract document for bid.																	
19	Water Main design is limited to relocation of hydrants only, additional water main design will be additional services.																	
20	Sanitary Sewer Design is limited to vertical adjustment to top of structures, additional sanitary sewer design will be additional services.																	
21	One round of comments by MoDOT and City per design phase.																	
22	Assumes 12 parcels will require Right-of-Way Acquisition or Easement Acquisition																	
23	Traffic Control Typical Application scope assumes a maximum of 5 Typical Application Plan Sheets based on layouts provided in the MoDOT EPG.																	
24	Sequencing and Temporary Traffic Control scope assumes a maximum of 8 phases shown on plan sheets; minor subphasing of improvements requiring minimal change to temporary traffic control layouts and devices to be handled via notes.																	
25	Detour scope assumes a maximum of 4 vehicular detours and 8 pedestrian detours; detours assumed to use existing or proposed roadway and sidewalks; design of temporary pavement or temporary pedestrian routes on temporary pavement or in the roadway is excluded.																	
26	Preliminary and ROW Plans will include a Sequencing Plan Sheets only; no Typical Application Sheets, Temporary Traffic Control Plans Sheets, or Detour Plan Sheets will be provided as part of the Preliminary Plans.																	
27	Photometric analysis assumes use of illuminance method.																	
28	Lighting scope assumes design of roadway and sidewalk lighting using pole mounted lighting; accent/decorative lighting is excluded; use of non-pole mounted fixtures is excluded.																	
29	Lighting scope assumes removal of all existing fixtures and equipment and design of entirely new lighting system.																	
30	City to select lighting fixture with minimal input from GBA prior to beginning of photometric analysis. Any change in fixture, mounting height, or pole configuration after the start of photometric analysis will be additional services.																	
31	Preliminary and ROW Lighting, Signal, and RRFB Plan Sheets will show locations of major equipment and poles only; no conduit or junction boxes will be provided as part of the Preliminary Plans; no station and offsets will be provided as part of Preliminary Plans.																	
32	Signal scope assumes installation of 1 traffic signal at the intersection of Route 9 and New Road Extension and 1 emergency signal at the fire station access; all other intersections to be unsignalized.																	
33	Signal, RRFB, and Fiber/ITS design to conform with MoDOT standard specifications, details, plans, and EPG guidance.																	
34	RRFB scope assumes installation of 1 RRFB-controlled crossing location.																	
35	Fiber/ITS scope assumes connections to 4 signal controllers with 4 splicing diagrams provided.																	
36	Preliminary and ROW Fiber/ITS Plan Sheets will show locations of conduit and equipment only; no Fiber Splicing Diagrams will be provided as part of the Preliminary Plans; no station and offsets will be provided as part of Preliminary Plans.																	
37	Signing Removals and Installations may be shown on combined or separate plan sheets.																	
38	Preliminary and ROW Signing and Pavement Marking Plan Sheets will show proposed signs and markings only; no station and offsets will be provided as part of Preliminary Plans.																	
39	Preliminary and ROW Temporary Traffic Control, Lighting, Signal, Fiber/ITS, RRFB, Signing, and Pavement Marking quantities and cost estimate to be quantified as Lump Sums.																	
40	Final Temporary Traffic Control quantities to be tabulated on 2BS quantity sheet per MoDOT standard bid items; breakdown of items by phase is excluded.																	
41	Final Pavement Marking quantities to be tabulated as totals per MoDOT standard bid items; breakdown of markings by line or location is excluded.																	
42	Project is anticipated to qualify for NEPA Programmatic Categorical Exclusion (PCE); therefore, CE2, EA, and EIS are excluded.																	
43	Project is not within 4-miles of public airport; therefore, FAA Notice Criteria Tool and Obstruction Evaluation are excluded.																	
44	Project is anticipated to qualify for USACE Section 404 Nationwide Permit; therefore, Individual Permit is excluded.																	
45	Project commitment of tree clearing only between November 1 and March 31 will satisfy USFWS/MoDOT T&E species requirements for listed bat species.																	
46	MDNR coordination will be required to clear RER hazardous waste category due to active cleanup site (Four Seasons Industries) located adjacent to project at Rte 9 and 4th St.																	
47	GBA will initiate the MDNR ePermit on-line application for Construction Stormwater / Land Disturbance Permit, which the City will certify and make anticipated \$600 permit fee (<10 acres disturbed).																	
48	Project is not anticipated to impact public parklands; therefore, Section 4(F) / 6(F) documentation is excluded.																	
49	Farmland, noise, and air quality impacts analysis are not anticipated and excluded.																	
50	The vibration screening assessment will not include a detailed structural analysis of buildings near to the project site, and considers vibration transmission for comparison to appropriate vibration criteria for sensitive / historic properties.																	
51	Custom wayfinding, decorative, and/or downtown guide sign design is covered as part of Confluence's scope																	
52	Confluence will provide landscape, hardscape, and streetscape plans.																	

Route 9 (Segments 8 and 9) and Downtown Street Improvements		CONFLUENCE					Reimbursable Expenses	Total Design Fee Including Reimbursables
Parkville, MO July 24, 2023		Senior Principal	Project Manager Landscape Architect	Urban Designer Support Staff	Plan Production Support Staff	Labor Costs		
Streetscape, Promenade, and Identification/Wayfinding Signage Design (hourly rate)		\$ 225.00	\$ 150.00	\$ 95.00	\$ 85.00			
<b>Task 2 - Project Management + Design Team Coordination</b>								
2.1	Project Start-up (Accounting/CADFiles)		2.0	4.0	4.0	\$ 1,020.00		
2.2	Progress Meeting with City (Monthly meetings - 24, virtual only)		24.0			\$ 3,600.00		
2.3	Internal Progress Meetings	4.0	18.0	10.0		\$ 4,550.00		
2.4	Project Coordination and Management	4.0	32.0	8.0		\$ 6,460.00		
2.5	Survey Coordination with GBA / File Management		2.0	4.0	4.0	\$ 1,020.00		
2.6	Design Coordination with GBA for Environmental Phase	1.0	2.0			\$ 525.00		
2.7	Contract Administration and Invoicing (24 months)	4.0	24.0			\$ 4,500.00		
2.8	Engagement/Social Media/Website Content Assistance		6.0		10.0	\$ 1,750.00		
2.9	Assist in Exhibits Formatting + Printing for Meeting Support		2.0		6.0	\$ 810.00		
2.10	Design Coordination with Engineers		16.0			\$ 2,400.00		
2.11	Design Coordination with Railroad		2.0			\$ 300.00		
2.12	Design Coordination with Fire Station		4.0			\$ 600.00		
2.13	Design Coordination with Steering Committee		10.0			\$ 1,500.00		
	Hours	13.0	144.0	26.0	24.0			
	Subtotal	\$ 2,925.00	\$ 21,600.00	\$ 2,470.00	\$ 2,040.00	\$ 29,035.00	\$ 1,000.00	
<b>Task 5 - Preliminary Plans (30%)</b>								
5.1	Site Visits (2)	4.0	8.0	8.0		\$ 2,860.00		
5.2	Street Configuration Reviews/Recommendations/Adjustments	4.0	8.0			\$ 2,100.00		
5.3	Turning Movement Analysis + Exhibit Coordination	2.0	4.0			\$ 1,050.00		
5.4	Prepare Detailed Streetscape Materials Selection Board	2.0	4.0	8.0	16.0	\$ 3,170.00		
5.5	Preliminary Streetscape Improvement Plan Sheets (15 sheets)	10.0	45.0	75.0	90.0	\$ 23,775.00		
5.6	Preliminary Streetscape Illustrative Cross Sections (10 Total)	2.0	10.0		20.0	\$ 3,650.00		
5.7	Preliminary Pedestrian Zone Site Improvement Layout Plans	2.0	8.0	12.0	16.0	\$ 4,150.00		
5.8	Concepts for Downtown Identification + Wayfinding Signage (3)	6.0	12.0	24.0	36.0	\$ 8,490.00		
5.9	Concepts for Downtown Promenade (3)	9.0	24.0	45.0	60.0	\$ 15,000.00		
5.10	Refinements to Preferred Downtown ID + Wayfinding Signage	2.0	8.0	16.0	24.0	\$ 5,210.00		
5.11	Refinements to Preferred Promenade Concept	2.0	12.0	24.0	36.0	\$ 7,590.00		
5.12	Character Sketches / 3D Computer Models	4.0	8.0	20.0	48.0	\$ 8,080.00		
5.13	Preliminary Downtown Identification + Wayfinding Signage Plans	2.0	4.0	8.0	16.0	\$ 3,170.00		
5.14	Preliminary Downtown Promenade Plans	2.0	8.0	16.0	36.0	\$ 6,230.00		
5.15	Preliminary Details & Fixtures/Materials Selections	1.0	4.0	6.0	8.0	\$ 2,075.00		
5.16	Preliminary Utility / Storm Drainage Coordination with GBA		8.0			\$ 1,200.00		
5.17	Preliminary Pedestrian + Aesthetic Lighting Coordination with GBA	2.0	8.0		6.0	\$ 2,160.00		
5.18	Preliminary Street Lighting / Electrical Coordination with GBA		8.0	4.0	8.0	\$ 2,260.00		
5.19	Preliminary Roadway/Curb Layout Plans & Details	1.0	2.0	4.0		\$ 905.00		
5.20	Develop Preliminary Quantities + Opinion of Probable Cost	2.0	6.0	8.0	12.0	\$ 3,130.00		
5.21	Preliminary Light Pole Brackets + Banner Attachments	1.0	2.0		6.0	\$ 1,035.00		
5.22	Preliminary Light Pole Base Design/Coordination	1.0	2.0	6.0		\$ 1,095.00		
5.23	Preliminary Lighting Coordination with Evergy	2.0	4.0			\$ 1,050.00		
5.24	Preliminary Traffic Signing Coordination with GBA		4.0			\$ 600.00		
5.25	Preliminary Pavement Markings Coordination with GBA		4.0			\$ 600.00		
5.26	QA/QC	2.0	8.0		8.0	\$ 2,330.00		
5.27	Coordinate with GBA on Backwater Analysis/Design		4.0			\$ 600.00		
5.28	Preliminary Plans Submittal (30%)	2.0	6.0	10.0	12.0	\$ 3,320.00		
5.29	Preliminary Plans Comment Review Meeting (1 meeting)	2.0	2.0			\$ 750.00		
5.30	Update Preliminary Plans per City Comments	1.0	2.0	4.0	8.0	\$ 1,585.00		
5.31	Preliminary Plans Resubmittal	2.0	4.0		4.0	\$ 1,390.00		
	Hours	72.0	241.0	298.0	470.0			
	Subtotal	\$ 16,200.00	\$ 36,150.00	\$ 28,310.00	\$ 39,950.00	\$ 120,610.00	\$ 1,000.00	
<b>Task 6 - Right-Of-Way Plans (60%)</b>								
6.1	Site Visits (2)	4.0	4.0			\$ 1,500.00		
6.2	Street Configuration Reviews/Recommendations/Adjustments	2.0	6.0	8.0		\$ 2,110.00		
6.3	ROW Streetscape Improvement Plan Sheets (15 sheets)	2.0	10.0	45.0	65.0	\$ 11,750.00		
6.4	ROW Streetscape Illustrative Cross Sections (10 Total)	1.0	8.0	12.0	24.0	\$ 4,605.00		
6.5	ROW Pedestrian Zone Site Improvement Layout Plans	1.0	6.0	8.0	12.0	\$ 2,905.00		
6.6	ROW Downtown Identification + Wayfinding Signage Plans	2.0	8.0	24.0	36.0	\$ 6,990.00		
6.7	ROW Downtown Promenade Plans + Details	4.0	18.0	36.0	50.0	\$ 11,270.00		
6.8	Refined Character Sketches / Renderings for Outreach	2.0	8.0	16.0	36.0	\$ 6,230.00		
6.9	ROW Details & Fixtures/Materials Selections	2.0	4.0		8.0	\$ 1,730.00		
6.10	ROW Utility / Storm Drainage Coordination with GBA		4.0			\$ 600.00		
6.11	ROW Pedestrian Lighting / Electrical Coordination with GBA		2.0	8.0		\$ 1,060.00		
6.12	ROW Street Lighting / Electrical Coordination with GBA		2.0	4.0		\$ 680.00		
6.13	ROW Roadway/Curb Layout Plans & Details	1.0	2.0		4.0	\$ 865.00		
6.14	Develop ROW Quantities + Opinion of Probable Cost	1.0	2.0	4.0	8.0	\$ 1,585.00		
6.15	ROW Light Pole Base + Brackets Design/Coordination		2.0	4.0		\$ 680.00		
6.16	ROW Lighting Coordination with Evergy		2.0			\$ 300.00		
6.17	ROW Traffic Signing + Pavement Marking Coord. with GBA		2.0			\$ 300.00		
6.18	QA/QC	2.0	8.0		8.0	\$ 2,330.00		
6.19	Coordinate with GBA on Updated Backwater Analysis/Design		2.0			\$ 300.00		
6.20	ROW Plans Submittal (60%)	2.0	6.0	8.0	10.0	\$ 2,960.00		
6.21	ROW Plans Comment Review Meeting (1 meeting)		2.0			\$ 300.00		
6.22	Update ROW Plans per City Comments	1.0	2.0	4.0	8.0	\$ 1,585.00		
6.23	ROW Plans Resubmittal	2.0	4.0		4.0	\$ 1,390.00		
	Hours	29.0	114.0	181.0	273.0			
	Subtotal	\$ 6,525.00	\$ 17,100.00	\$ 17,195.00	\$ 23,205.00	\$ 64,025.00	\$ 1,000.00	
<b>Task 7 - Final Plans (100%)</b>								
7.1	Site Visits (1)		4.0	4.0		\$ 980.00		
7.2	Final Street Configuration Recommendations + Adjustments	1.0	2.0	4.0		\$ 905.00		
7.3	Final Streetscape Improvement Plan Sheets (15 sheets)	2.0	10.0	24.0	45.0	\$ 8,055.00		
7.5	Final Streetscape Illustrative Cross Sections + Details (10 Total)	2.0	8.0	4.0	8.0	\$ 2,710.00		
7.6	Final Pedestrian Zone Site Improvement Hardscape Layout Plans	1.0	4.0	6.0	8.0	\$ 2,075.00		
7.7	Final Landscape Planting Plans + Details (~15 sheets)	2.0	8.0	15.0	30.0	\$ 5,625.00		
7.8	Final Downtown Identification + Wayfinding Signage Plans	4.0	10.0	18.0	24.0	\$ 6,150.00		
7.10	Final Downtown Promenade Plans + Details	2.0	14.0	28.0	36.0	\$ 8,270.00		
7.11	Refined Character Sketches / Renderings for Outreach	2.0	8.0	10.0	20.0	\$ 4,300.00		
7.12	Final Details & Fixtures/Materials Selections	1.0	2.0		4.0	\$ 865.00		
7.13	Final Utility / Storm Drainage Coordination with GBA		2.0			\$ 300.00		
7.14	Final Pedestrian Lighting / Electrical Coordination with GBA		2.0	4.0		\$ 680.00		
7.15	Final Street Lighting / Electrical Coordination with GBA		2.0		4.0	\$ 640.00		
7.16	Final Roadway/Curb Layout Plans & Details		2.0			\$ 300.00		
7.17	Final Traffic Control/Sequencing Strategy Development		4.0			\$ 600.00		
7.18	Develop Final Quantities + Opinion of Probable Cost	1.0	2.0	4.0	8.0	\$ 1,585.00		
7.19	Final Light Pole Base + Brackets Design/Coordination		2.0			\$ 300.00		
7.20	Final Lighting Coordination with Evergy		2.0			\$ 300.00		
7.21	Final Traffic Signing + Pavement Marking Coord. with GBA		2.0			\$ 300.00		
7.22	Project Special Provisions (Streetscape/Hardscape/Landscape)	2.0	8.0		10.0	\$ 2,500.00		
7.23	QA/QC	2.0	2.0		2.0	\$ 920.00		
7.24	Final Plans Submittal (90%)	1.0	4.0	6.0	8.0	\$ 2,075.00		
7.25	Final Plans Comment Review Meeting (1 meeting)		2.0			\$ 300.00		
7.26	Final PS+E Submittal to MoDOT (95%)	1.0	2.0	4.0	8.0	\$ 1,585.00		
7.27	Final Signed + Sealed Plans Submittal (100%)	1.0	4.0		4.0	\$ 1,165.00		
	Hours	25.0	112.0	131.0	219.0			
	Subtotal	\$ 5,625.00	\$ 16,800.00	\$ 12,445.00	\$ 18,615.00	\$ 53,485.00	\$ 1,500.00	
<b>Task 8 - Post Design</b>								
8.1	Answer bidder questions		2.0			\$ 300.00		
8.2	Assist with Bid-Addenda		2.0			\$ 300.00		
8.3	Attend Pre-Bid Meeting		2.0			\$ 300.00		
8.4	Attend Pre-Construction Meeting		2.0			\$ 300.00		
8.5	Property Owner Meetings (up to 4)		8.0			\$ 1,200.00		
8.6	Attend Bid Opening		2.0			\$ 450.00		
8.7	Review Shop Drawings + Contractor Submittals	6.0	32.0	24.0		\$ 8,430.00		
8.8	Design Clarifications/Inquiries During Construction	4.0	20.0	10.0		\$ 4,850.00		
8.9	Virtual Progress Meetings (up to 25 to be scheduled with Contractor)		25.0			\$ 3,750.00		
8.10	Periodic Construction Observation Site Visits (up to 10)		20.0			\$ 3,000.00		
8.11	Punch List & Project Closeout, Record Drawings		12.0	6.0	10.0	\$ 3,220.00		
	Hours	12.0	125.0	40.0	10.0			
	Subtotal	\$ 2,700.00	\$ 18,750.00	\$ 3,800.00	\$ 850.00	\$ 26,100.00	\$ 1,000.00	
<b>SUB-TOTAL PROPOSED FEE</b>		\$ 33,975.00	\$ 110,400.00	\$ 64,220.00	\$ 84,660.00	\$ 293,255.00	\$ 5,500.00	
<b>TOTAL PROPOSED FEE</b>						\$ 298,755.00	\$ 298,755.00	

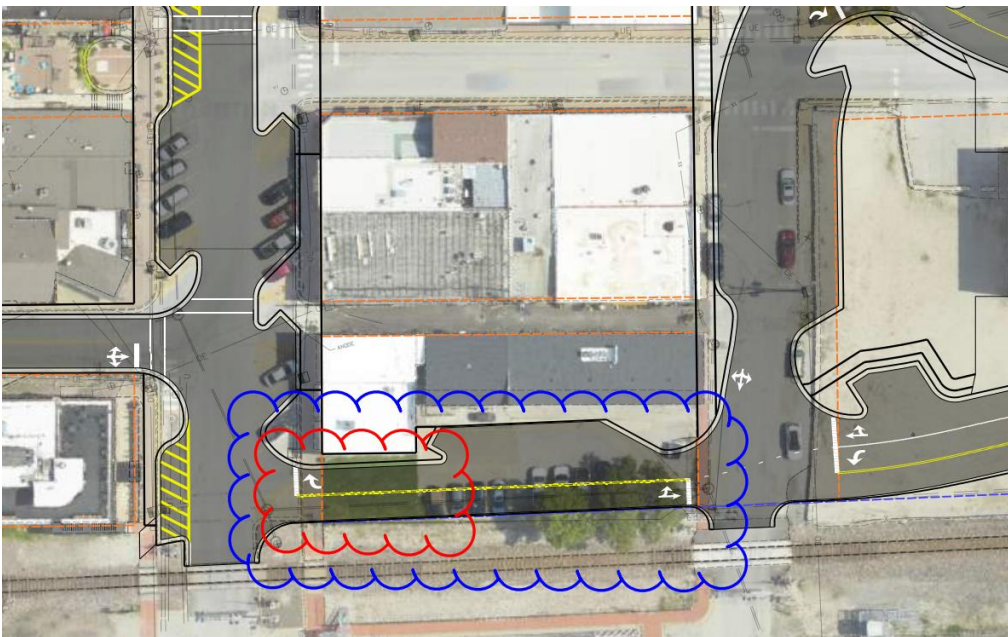
Exclusions:	
	Improvements South of the Railroad
	Improvements to River Road / FF Highway (West of Main Street)
	Construction Inspection Services
	New Off-Street Parking Lots
	Irrigation Design (If desired, design-build notes will be added to the plans)
	Access Management
	Additional Design Requests
	Additional Meetings and Coordination Efforts Beyond Those Identified
	Bicycle Detours
	Existing Site + Building Conditions Assessment
	Legal Representation for Property Condemnation
	Additional Changes to Plans After 30% Plan Review + Approval
	No Retaining Wall Design Included
	All Submittals to be Electronic - Printing Plan Sets Are Not Included



## PARKVILLE SECTION 106 VIBRATION SCREENING ASSESSMENT

### GENERAL APPROACH

The following describes the scope of work and cost estimate for a vibration assessment of a new roadway in Parkville, MO 64152. The assessment will involve a study of vibration levels from the construction and operation of the project to assess the likelihood of cosmetic and structural damage to nearby historic buildings, specifically 7 Main St which is directly adjacent. The location is shown in the figure below with the roadway outlined in blue.



### SCOPE OF WORK

The assessment will be conducted in accordance with relevant state and federal standards and guidance to determine the risk to nearby historic structures from the construction and operation of the project. The proposed scope of work is summarized as follows:

- Identification of specific risks due to the operation and construction of the roadway to historic structures. This will involve a technical review of standards, guidance and research relating to potential effects and vibration criteria.
- **Optional:** An on-site survey to determine existing vibration levels from the BSNF railroad at 7 Main Street, including a qualitative evaluation of the building condition and its susceptibility to vibration.
- A screening level analysis in accordance with Federal Highways Administration Section 106 guidance to identify impacts and associated risks.



- Recommendations for potential mitigation, vibration limits for construction, and further analysis as required.

## DELIVERABLES

- A technical memorandum providing a summary of the assessment, including relevant standards and guidance, potential impacts and mitigation measures.

## FEE ESTIMATE AND SCHEDULE

Based on our understanding of the project and the scope of work stated in this proposal, the following two options have been provided with and without an on-site survey. The technical memo is expected to be available 3 weeks after the notice to proceed or 3 weeks after the completion of the survey. The breakdown of hours and costs are summarized in the table below:

Task	Ben Saunders	Ruth Vandertie	Expenses	Total
On-site vibration survey and data analysis	32	2	\$2,300	
Technical review and screening assessment	24	2		
Technical Memo	16	4		
<b>Total Hours</b>	40 (72 with survey)	6 (8 with survey)		
<b>Rate</b>	\$180	\$245		
<b>Total (without survey)</b>	\$7,200	\$1,470	\$0	<b>\$8,670</b>
<b>Total (with survey)</b>	\$12,960	\$1,960	\$2,300	<b>\$17,220</b>

## ASSUMPTIONS AND EXCLUSIONS

- The analysis will not include a detailed structural analysis of buildings near to the project site, and considers vibration transmission for comparison to appropriate vibration criteria for sensitive / historic properties. Further evaluation by a historic architect or structural engineer may be needed to assess specific risks.
- One review / revision is assumed as a part of the submittal.
- Up to two meetings with those outside of the WSP team will be conducted remotely with no additional site visits required.

**Downtown ADA Transition Plan Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

<b><u>Project Summary</u></b>			
SURVEY			\$13,676.00
PROJECT MANAGEMENT			\$12,690.00
FINAL PLANS (100%)			\$55,157.00
POST DESIGN			\$13,334.00
<b>TOTAL ESTIMATED FEE</b>			<b>\$94,857.00</b>
<b><u>Direct Labor</u></b>			
	<b><u>Hours</u></b>	<b><u>Rate</u></b>	<b><u>Total Labor</u></b>
PRINCIPAL	1	\$298.00	\$298.00
SENIOR ASSOCIATE	87	\$274.00	\$23,838.00
SENIOR AES	153	\$205.00	\$31,365.00
PROJECT AES& SPECIALIST	16	\$178.00	\$2,848.00
DESIGN AES	150	\$160.00	\$24,000.00
SENIOR SURVEY SPECIALIST	5	\$282.00	\$1,410.00
LAND SURVEY FIELD SPECIALIST	16	\$152.00	\$2,432.00
FIELD TECHNICIAN 2	16	\$110.00	\$1,760.00
STAFF TECHNICIAN	9	\$114.00	\$1,026.00
DESIGN TECHNICIAN	16	\$130.00	\$2,080.00
SENIOR ADMIN ASSISTANT	12	\$120.00	\$1,440.00
<b>SUBTOTAL</b>	<b>481</b>		<b>\$92,497.00</b>
<b><u>Expenses</u></b>			
SURVEY			\$2,120.00
MEETING TRAVEL			\$240.00
<b>SUBTOTAL</b>			<b>\$2,360.00</b>
<b>TOTAL ESTIMATED FEE</b>			<b>\$94,857.00</b>



**Downtown ADA Transition Plan Improvements  
Parkville, MO  
Scope and Fee (August 2025)**

	CLASSIFICATION	PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST
	HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120			
<b>1</b>	<b>SURVEY</b>																	
	<b>FIELD</b>																	
1.001	Survey Utility Locates - One Non-Response and return to site for each area						2			1	8	8	1			20	\$2,000.00	\$4,848.00
1.002	Topographic Survey						2				8	8				18	\$120.00	\$2,572.00
	<b>OFFICE</b>																	
1.003	Topo Basemap and Surface						8						8	16		32		\$4,416.00
1.004	QA/QC						4			4						8		\$1,840.00
	<b>SURVEY SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>16</b>	<b>16</b>	<b>9</b>	<b>16</b>	<b>0</b>	<b>78</b>	<b>\$2,120.00</b>	<b>\$13,676.00</b>
<b>2</b>	<b>PROJECT MANAGEMENT</b>																	
2.001	General Project Coordination and Management		8			8										16		\$3,832.00
2.002	Contract Administration and Invoicing (12 months)	1	12												12	25		\$5,026.00
2.003	Coordination with Railroad		8			8										16		\$3,832.00
	<b>PROJECT MANAGEMENT SUBTOTAL</b>	<b>1</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>57</b>	<b>\$0.00</b>	<b>\$12,690.00</b>
<b>3</b>	<b>FINAL PLANS (100%)</b>																	
	<b>ROADWAY DESIGN</b>																	
3.001	Geometry for ADA Improvements (22 locations)		6			30		40								76		\$14,194.00
3.002	Title Sheet					2		2								4		\$730.00
3.003	Develop General Notes Sheet		2			2		4								8		\$1,598.00
3.004	Develop Quantity Sheets		2			4		12								18		\$3,288.00
3.005	Plan Sheets - (20 Scale - 2 sheets)					16		24								40		\$7,120.00
3.006	Sidewalk Ramp Elevation Detail Sheets (10 Scale - 13 Ramps)					12		24								36		\$6,300.00
3.007	Construction Detail Sheets					2		8								10		\$1,690.00
3.008	Traffic Control Typical Applications (max 5 sheets)					2		8								10		\$1,690.00
3.009	Quantities & Cost Estimate		2			8		16								26		\$4,748.00
3.010	QA/QC		8			8		8								24		\$5,112.00
3.011	Job Special Provisions		4			8										12		\$2,736.00
3.012	Specifications & Contract Bid Documents		4			12										16		\$3,556.00
3.013	Final Plans Submittal (90%)		1			1										2		\$479.00
3.014	Final Plans Comment Review Meeting (1 meeting)		3			3										6		\$1,437.00
3.015	Final Signed and Sealed Plans Submittal (100%)		1			1										2		\$479.00
	<b>FINAL PLANS (100%) SUBTOTAL</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>0</b>	<b>146</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>290</b>	<b>\$0.00</b>	<b>\$55,157.00</b>
<b>4</b>	<b>POST DESIGN</b>																	
4.001	Answer Bidding Questions		4			4										8		\$1,916.00
4.002	Issue Bid-Addenda (1 total)		2			2		4								8		\$1,598.00
4.003	Attend Pre-Bid Meeting		4			4										8	\$120.00	\$2,036.00
4.004	Attend Pre-Construction Meeting		4			4										8	\$120.00	\$2,036.00
4.005	Review Shop Drawings		8			8										16		\$3,832.00
4.006	Design Clarifications/Inquiries During Construction		4			4										8		\$1,916.00
	<b>POST DESIGN SUBTOTAL</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>\$240.00</b>	<b>\$13,334.00</b>
	<b>PROJECT GRAND TOTAL</b>	<b>1</b>	<b>87</b>	<b>0</b>	<b>0</b>	<b>153</b>	<b>16</b>	<b>150</b>	<b>0</b>	<b>5</b>	<b>16</b>	<b>16</b>	<b>9</b>	<b>16</b>	<b>12</b>	<b>481</b>	<b>\$2,360.00</b>	<b>\$94,857.00</b>



Downtown ADA Transition Plan Improvements  
Parkville, MO  
Scope and Fee (August 2025)

	CLASSIFICATION	PRINCIPAL	SENIOR ASSOCIATE	ASSOCIATE & SENIOR LEAD AES	PROJECT LEADER	SENIOR AES	PROJECT AES & SPECIALIST	DESIGN AES	STAFF AES	SENIOR SURVEY SPECIALIST	LAND SURVEY FIELD SPECIALIST	FIELD TECHNICIAN 2	STAFF TECHNICIAN	DESIGN TECHNICIAN	SENIOR ADMIN ASSISTANT	TOTAL HOURS	EXPENSES	TOTAL COST	
		Lehmkuhl	Tapko Stucky Trotter K. Miller	Novosel J. Miller Carpenter		Rosenbaum	Perrine Bebee Leak	Fisette Rucker Janke		Wiswell									
	HOURLY CHARGEOUT RATE	\$298	\$274	\$254	\$224	\$205	\$178	\$160	\$142	\$282	\$152	\$110	\$114	\$130	\$120				
	<b>Excluded Services:</b>																		
1	Subsurface Utility Exploration and/or Potholing																		
2	Retaining Wall Deisgn																		
3	Building Modifications and/or Building Repair																		
4	Easement/ROW Acquisition																		
5	Public Involvement																		
6	Utility Coordination																		
7	Pavement Marking																		
8	Detailed Traffic Control																		
9	Pedestrian Detours																		
10	Environmental Permitting																		
	<b>Assumptions:</b>																		
1	Project extents include:																		
2	ADA Locations 1-7, north of 2nd Street/Main Street																		
3	ADA Locations 26-32, 53-54, & 60-65, near and south of the Railroad																		
4	ADA Locations 8-25, 33-52, 55-59, & 66-69 are planned to be completed as part of the Route 9 & Downtown Improvements Project																		

# Parkview Select Area Evaluation

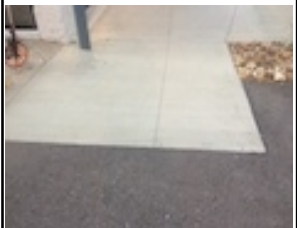


The report below is an accessibility review of the select section of the Parkville historic downtown area. The main issues at this specific section of town are curb ramps are not provided and several do not provide truncated domes, branches and a stairwell protrude, abrupt transitions are too high, gaps are too wide, cross slopes are too steep, no level landings are provided at the doors, benches do not provide companion seating, gutter slopes are too steep, and a counter is too high. **Please Note:** When a **UD** is indicated, this is a Universal Design (**UD**) recommendation to enhance accessibility. The **UD** recommendation is not required to meet the minimum accessibility standards but it would be encouraged. If used in this report, the letters, **AFF** stand for above finished floor.

The report uses two different accessibility codes. The 2010 Americans with Disabilities Act Accessibility Guidelines (ADAAG) can be down loaded from the Access Board website. The website is [www.access-board.gov](http://www.access-board.gov). The other code is the Public Rights of Way Accessibility Guidelines (PROWAG) that has recently gone to final rule. In the report you will see that reference in parenthesis under the column ADAAG/PROWAG. The copy of PROWAG can be downloaded from there Access Board website, [www.access-board.gov](http://www.access-board.gov). The estimated costs for correction of access barriers are taken from the "Means ADA Compliance Pricing Guide 2nd Edition". Each estimated costs for corrective actions have been adjusted for inflation and regional costs to better reflect the 2023 expenses in the suburban Kansas City area.

The Parkville is considered part of a local government which requires compliance with Title II of the Americans with Disabilities Act (ADA). Changes to the cities public spaces and elements would allow for equal opportunity to participate in service, programs and activities. Access of programs and activities can be achieved by removal of physical barriers, modification of policies, practices and procedures that discriminate against a person with a disability and relocation to an accessibility facility. In existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information.




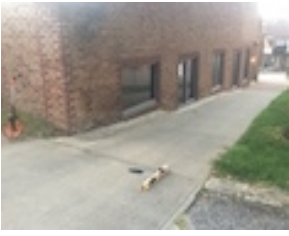
PLEASE NOTE: Any references for Outdoor Developed Areas is presently not approved by the Department of Justice. However, it would be recommended to follow these standards as "Best Practices" at this point in time. In addition, in existing facilities, the ADA does allow the relocation of a service, activity or program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information. ADAAG 206.2 requires that at least one accessible route be provided within the boundary of the site. The reports provide comments on all routes that when upgrades are made in the future modifications can be made to correct the access barrier or in some cases modify to the greatest extent possible.

Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
<b>East Side of Main Street</b>								
	The curb ramp at Third Street at the corner of Third and Main Street does not provide truncated domes.	ADAAG 705 (R305)	Provide truncated domes that go the width of the sidewalk and 24 inches deep where it meets the road. Provide a color that contrast with the walkway surface. Truncated dome tiles are typically a more durable solution.	<b>1+</b>		\$ 660.00		

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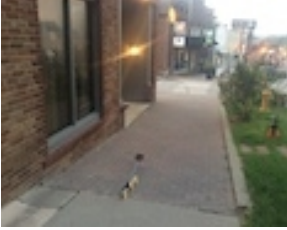
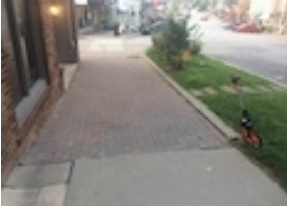

# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
2		The curb ramp at Third Street at the corner of Third and Main Street does not provide truncated domes.	ADAAG 705 (R305)	Provide truncated domes that go the width of the sidewalk and 24 inches deep where it meets the road. Provide a color that contrast with the walkway surface. Truncated dome tiles are typically a more durable solution.	<b>1+</b>		\$ 660.00		
3		The branches at house #205 protrude into the sidewalk at 32 inches AFF.	ADAAG 307 (R402)	Trim the branch to provide an 80 inches minimum clear head space and back to the edge of the walkway.	<b>1</b>		\$ 65.00		
4		The sidewalk in front of house #205 has an abrupt transitions too high at 3/4 inch.	ADAAG 303 (R302.6.2)	Grind down or replace section of sidewalk to provide a smooth transition.	<b>1+</b>		\$ 600.00		
5		The sidewalk at the corner of the 201 Main Street brick building has an abrupt transitions too high at 3/4 inch.	ADAAG 303 (R302.6.2)	Grind down or replace section of sidewalk to provide a smooth transition.	<b>1+</b>		\$ 600.00		




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
6		Near the 201 Main Street brick building entrance is an abrupt transitions too high at 1 inch where the concrete and brick meet.	ADAAG 303 (R302.6.2)	Grind down and/or raise section of brick pavers to provide a smooth transition.	<b>1+</b>		\$ 860.00		
7		The cross slope starting at the beginning of the brick to just passed the 201 Main Street brick building entrance is too steep at up to 7% for 26 feet.	ADAAG 403.3 (302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	<b>1</b>		\$ 4,300.00		
8		No curb ramp is provided at the north corner of 2nd Street and Main Street and no truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	<b>1+</b>		\$ 2,650.00		




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
9		The cross slope of south park of the crosswalk on Second Street is too steep at up to 4.3% for 5 feet.	ADAAG 403.3 (R304.5.2.1)	At a crosswalk with a yield or stop signage, then remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 220.00		
10		The south curb ramp at Second Street has a cross slope too steep at up to 8.1% for 7 feet and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		
11		The brick sidewalk along Main Street between 2nd Street and First Street has a cross slope up to 7% for 1851 feet	ADAAG 403.3 (302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 305,000.00		





# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
12		Several benches are provided but do not provide complaint companion seating spaces because of slopes and spacing,	<b>Proposed</b> Outdoor Areas Standards ADAAG 1011	<b>Bench Recommendation:</b> Provide a clear ground space of at least 30 inches by 48 inches positioned near the bench with one side adjoining the walkway. The clear ground space should have a slope no steeper than 2% in all directions. The clear ground space should not overlap the accessible route or another clear ground space. Provide this for 20% of the benches along the public street.	<b>2</b>		\$ 750.00		
13		The Parkville Coffee House has a slope at the door landing of up to 4.4%.	ADAAG 404.2.4.4	Provide a minimum 5 foot (60 inches) level landing of no more than 2% in all directions at the door. Provide a smooth transition to the door threshold and walkway. <b>Option:</b> Re-set bricks to provide a level landing at the door.	<b>1</b>		\$ 1,060.00		
14		The north curb ramp at First Street has a cross slope too steep at up to 7.2% and does not provide truncated domes	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	<b>1+</b>		\$ 2,650.00		



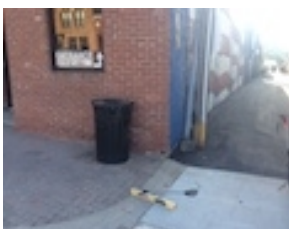

# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
15		The curb ramp at the Main Street crosswalk has a cross slope too steep at up to 8.6% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	<b>1+</b>		\$ 2,650.00		
16		The crosswalk at First Street across Main Street has a cross slope too steep at up to 5.7% for 54 feet.	ADAAG 403.3 (R304.5.2.2)	At a crosswalk at an uncontrolled approach, then remove and regrade section to provide a cross slope no greater than 5%.	<b>1</b>		\$ 2,400.00		
17		The south curb ramp at First Street has a cross slope too steep at up to 7.2% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	<b>1+</b>		\$ 2,650.00		
18		The cross slope of the walkway in front of Stone Canyon Pizza is too steep at up to 6.2% for 9 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	<b>1</b>		\$ 1,500.00		

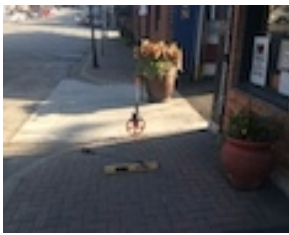


# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
19		The sidewalk up to the Stone Canyon Pizza Company entrance has a running slope to steep at up to 9.1%.	ADAAG 404.2.4.4	Provide a minimum 5 foot (60 inches) level landing of no more than 2% in all directions at the door. Provide a smooth transition to the door threshold and walkway.	<b>1</b>		\$ 1,060.00		
20		The sidewalk between the American Legion doors has a cross slope too steep at up to 3.6% for 9 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	<b>1</b>		\$ 1,500.00		
21		The north curb ramp at the corner of the American Legion Hall and the alley has a gutter running slope too steep at up to 10.5%.	ADAAG 406.2 (R304)	Remove and replace the gutter adjoining the curb ramp to have a slope no steeper than 5% on the street side and 8.3% or less on the ramp side and a smooth transition to the curb ramp.	<b>1</b>		\$ 375.00		
22		The south alley at the Bentley Aguilar Studio near the south curb ramp has a cross slope too steep at up to 3.2% for 2 feet.	ADAAG 406.2 (R304)	Remove and replace the gutter adjoining the curb ramp to have a slope no steeper than 5% on the street side and 8.3% or less on the ramp side and a smooth transition to the curb ramp.	<b>1</b>		\$ 375.00		

# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
23		The south curb ramp at the Bentley Aguilar Studio has a cross slope too steep at up to 6%.	ADAAG 406 (R304)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter.	1		\$ 2,000.00		
24		The sidewalk in front of the Bentley Aguilar Studio has a cross slope too steep at up to 7.2% for 74 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 12,200.00		
25		The parking in front of the Bentley Auilar Studio are relatively flat and would be a good location for accessible parking.	ADAAG 502 (R310)	Provide three accessible parking space with an access aisle a minimum of 60 inches plus a sign with the International Symbol of Accessibility at the head and middle of the parking space. The parking space and access aisle should be no steeper than 2% in all directions and on a firm and stable surface. Locate the accessible parking space on the shortest accessible route. <b>UD</b> - Provide a Universally Designed parking space with a minimum 11 foot (132 inches) parking space and a minimum 5 foot (60 inches) access aisle.	1		\$ 4,410.00		


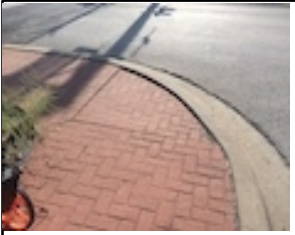


# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
26		The north crossing at the train tracks is in poor condition.	ADAAG 403.1 (R302.6)	Provide a surface that is firm and stable with a running slope no steeper than 5% and a cross slope not steeper than 2%, a minimum clear width of 36 inches and gaps no wider than 1/2 inches and no deeper than 1/2 inches.	1+		\$ 250.00		
27		The gap near the train tracks is too wide at 1 1/2 inches.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of asphalt walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 220.00		
<b>Sidewalk South of the Tracks</b>									
28		The curb ramp at the large parking lot and train tracks has a cross slope too steep at 7.3%.	ADAAG 406 (R304.3)	Provide an inline or parallel curb ramp with a cross slope no steeper than 2% and side ramps no steeper than 8.3%.	1		\$ 2,000.00		
29		The stairs at the train tracks and near Main Street protrude at 72 inches AFF at 5 inches out.	ADAAG 307 (R402)	Provide a cane detectable barrier below 27 inches and the width of the protruding object.	1+		\$ 750.00		





# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
30		The other curb ramp near East Street at the large parking lot and train tracks has a cross slope too steep at 8.8%.	ADAAG 406 (R304.3)	Provide an inline or parallel curb ramp with a cross slope no steeper than 2% and side ramps no steeper than 8.3%.	1		\$ 2,000.00		
<b>Sidewalk Alone East Street</b>									
31		The corner of the sidewalk at East Street and the large parking lot has a cross slope too steep at up to 4%.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 275.00		
32		A gap at the sidewalk south of the tracks it too wide at 3/4 inch.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of asphalt walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 220.00		
33		The cross slope so the sidewalk at the small parking lot and up to #8 East Street is too steep at up to 10.3% for 45	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 2,000.00		


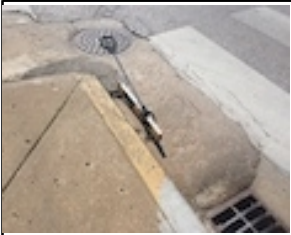
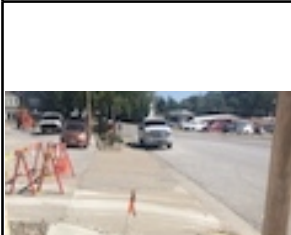
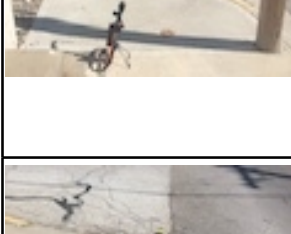
# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
34		The cross slope of the new asphalt alley crosswalk is too steep at up to 5.6% for 14 feet.	ADAAG 403.3 (R304.5.2.2)	At a crosswalk at an uncontrolled approach, then remove and regrade section to provide a cross slope no greater than 5%.	1		\$ 625.00		
35		The north sidewalk at the alley and the Samsara store does not provide an curb ramp.	ADAAG 406 (R304)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter.	1		\$ 2,000.00		
36		The sidewalk along Bauer and Associates Accounting has a cross slope too steep at up to 4.6% for 38 feet.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade concrete section and re-set bricks to provide a cross slope no greater than 2%.	1		\$ 4,375.00		
37		The curb ramp at First Street and East Street at the crosswalk for East Street has a running slope too steep at up to 20.7% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		





# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
38		The curb ramp at First Street and East Street on the East Street side has a gap too wide at 1 inch.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of walkway to provide a flush transition or an opening no greater than 1/2 inch.	1+		\$ 600.00		
39		The north curb ramp for First Street has a cross slope too steep at 8.3% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		
40		The cross slope of the sidewalk starting where the ATM station is up to near the curb ramp is too steep at up to 9.5% for 172 feet. This includes driveways as well.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 19,780.00		
41		The south curb ramp at Second Street has a cross slope too steep at up to 6.5% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
42		The gutter area at the south curb ramp at Second Street is broken and in poor condition.	ADAAG 406.2 (R304)	Remove and replace the gutter adjoining the curb ramp to have a slope no steeper than 5% on the street side and 8.3% or less on the ramp side and a smooth transition to the curb ramp.	1		\$ 375.00		
43		The walkway across Second Street has a cross slope up to 3.8% for 24 feet.	ADAAG 403.3 (R304.5.2.1)	At a crosswalk with a yield or stop signage, then remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 1,050.00		
44		The north curb ramp at Second Street has a cross slope too steep at up to 11.5% and does not provide truncated domes	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		
45		A gap in front of the house at 200 East Street is too wide at 1 inch.	ADAAG 302.3 (R302.6.3)	Fill in or replace section of walkway to provide a flush transition or an opening no greater than 1/2 inch.	1+		\$ 600.00		




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
46		The cross slope of the sidewalk starting at the stairs for the house at 200 East Street is too steep at up to 4.7% for 154 feet up to the curb ramp.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 17,700.00		
47		The south curb ramp at East Street and Third Street has a cross slope too steep at up to 7.2% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		
<b>West Side of Main Street</b>									
48		The cross slope of the sidewalk from Café Des Amisss to Kansas City Cattle Company is too steep at up to 10.2% for 76 feet.	ADAAG 403.3 (R302.5)	Remove and replace the concrete and re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 12,550.00		




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
49		No level clear floor space is provided at the drinking fountain.	ADAAG 602.2 (R404)	Provide a minimum clear floor space of 30 inches wide and 48 inches deep for a forward approach and centered on the accessible unit with a 2% slope in all directions. <b>Option:</b> Relocate the drinking fountain to a more level area.	4		\$ 375.00		
50		The curb ramp on the northside of Mill Street at the corner of Mill Street and Main Street has a cross slope too steep at up to 7.3% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		
51		The Mill Street crosswalk has a cross slope too steep at up to 8% for 28 feet.	ADAAG 403.3 (R304.5.2.1)	At a crosswalk with a yield or stop signage, then remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 1,250.00		



# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
52		The sidewalk in front of the 1918 Social club from the curb ramp area to up to the tracks has a cross slope too steep at up to 10.3% for 80 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	1		\$ 13,200.00		
53		The north sidewalk surface at the train tracks is broken and uneven.	ADAAG 403.1 (R302.6)	Provide a surface that is firm and stable with a running slope no steeper than 5% and a cross slope not steeper than 2%, a minimum clear width of 36 inches and gaps no wider than 1/2 inches and no deeper than 1/2 inches.	1+		\$ 250.00		
54		The south sidewalk surface at the train tracks is broken and uneven.	ADAAG 403.1 (R302.6)	Provide a surface that is firm and stable with a running slope no steeper than 5% and a cross slope not steeper than 2%, a minimum clear width of 36 inches and gaps no wider than 1/2 inches and no deeper than 1/2 inches.	1+		\$ 250.00		

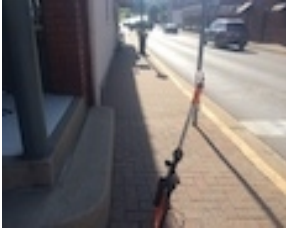

# Parkview Select Area Evaluation



Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
<b>Second Street Between Main Street and</b>								
55 	The cross slope of the south sidewalk at Second Street between Main Street and East Street is too steep at up to 7.2% for 127 feet.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade concrete section and re-set bricks to provide a cross slope no greater than 2%.	<b>1</b>		\$ 14,600.00		
56 	The cross slope of the north sidewalk at Second Street between Main Street and East Street is too steep at up to 8.1% for 38 feet.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	<b>1</b>		\$ 6,275.00		




# Parkview Select Area Evaluation



Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
<b>First Street between Main Street and East Street</b>								
<b>Northside</b>								
57		The northside of First Street between Main Street and East Street has a cross slope too steep at up to 6.4% for 52 feet starting at the Edward Jones entrance.	ADAAG 403.3 (R302.5)	Re-set the brick to provide a cross slope no steeper than 2%.	<b>1</b>	\$ 8,580.00		
58		The northside of First Street between Main Street and East Street has a 5.3% cross slope at the concrete of the corner of First Street and East Street.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	<b>1</b>	\$ 700.00		
<b>Additional Streets Add from the First Site Visit</b>								
<b>East Side of Main Street South of the Tracks</b>								




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
59		Curb ramp at entrance to the parking lot has a running slope too steep at 11.3%.	ADAAG 406 (R304.2.1)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter.	1		\$ 2,000.00		
<b>West Side of Main Street South of the Tracks</b>									
60		The sidewalk just south of the tracks has a cross slope too steep at up to 3.6% for 15 feet.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 660.00		
61		The sidewalk in front of Rochester Brewing and Roster has a cross slope up to 9.1% for 52 feet.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 2,300.00		




# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
62		The curb ramp at the corner of Rochester Brewing and Roster has a steep running slope of 24.2% and does not provide truncate domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	<b>1+</b>		\$ 2,650.00		
63		The curb ramp in front of Old Town Sweets and Antiques has a cross slope too steep at 6% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	<b>1+</b>		\$ 2,650.00		
64		There is an abrupt transition too high at 3/4 inch near the curb ramp in front of Old Town Sweets and Antiques.	ADAAG 303 (R302.6.2)	Grind down or replace section of sidewalk to provide a smooth transition.	<b>1+</b>		\$ 600.00		



# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
65		The curb ramp in front of VIP Special Event Space has a cross slope over 3.5% and does not provide truncated domes.	ADAAG 406 (R304 & R305)	Provide a curb ramp with a running slope no steeper than 8.3% and a cross slope no steeper than 2% and a smooth transition to the sidewalk and street gutter. Provide truncated domes the width of the curb ramp and at least 24 inches deep.	1+		\$ 2,650.00		
<p><b>This sidewalk is very narrow with some areas down to 32 inches but mainly 36 inches to 40 inches. PROWAG requires a minimum of 48 inches with passing spaces unless the width is made 60 inches and continuous. This would require extensive excavation and adjustments to make this fully compliant with PROWAG. The items listed below reflect only the cross slope issues and missing truncated domes.</b></p>									
<b>Mill Street - Northside</b>									
66		The cross slope from the corner of the building to the top of the hill is too steep at up to 7% for 260 feet.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 30,000.00		
67		Just past the top of the hill to the stairs the cross slope is too steep at up to 6.4% for 85 feet.	ADAAG 403.3 (R302.5)	Attempt a "mud jacking" technique or remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 9,775.00		

# Parkview Select Area Evaluation



	Photo	Barrier	ADAAG/ PROWAG	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken	
68		At the start of the concrete wall to the corner of Mill Street and West Street the cross slope is too steep at up to 4.9% and has cracked concrete for 145 feet.	ADAAG 403.3 (R302.5)	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 16,675.00			
69		The curb ramp at the corner of Mill Street and West Street does not provide truncated domes.	ADAAG 406 (R305)	Provide truncated domes that go the width of the sidewalk and 24 inches deep where it meets the road. Provide a color that contrast with the walkway surface. Truncated dome tiles are typically a more durable solution.	1+		\$ 660.00			
<b>Estimated Total Cost for Accessibility Upgrades at Parkville</b>							<b>\$</b>			

Route 9 (Segments 8 and 9) and Downtown Street Improvements Parkville, MO July 24, 2022		CONFLUENCE					Total Design Fee Including Reimbursables
		Senior Principal	Engagement Support Staff	Staff Support	Labor Costs	Reimbursable Expenses	
Owner's Representative: Project Leadership + Assistance to City Staff (hourly rate)		\$ 225.00	\$ 110.00	\$ 85.00			
<b>Task 1 - Project Leadership + Oversight Assistance</b>							
1.1 Serve as the City's Project Advisor/Coordinator							
	Progress Meetings with City Staff (Monthly meetings - 24, virtual only)	24.0			\$ 5,400.00		
	Design + Construction Management Project Assistance	36.0			\$ 8,100.00		
	Project Budget Status + Oversight Assistance	40.0			\$ 9,000.00		
	Coordination with City Leadership	16.0			\$ 3,600.00		
	Provide Regular Project Status Memos to City Leadership (up to 24)	48.0		8.0	\$ 11,480.00		
1.2 Assist City in Coordinating Additional Project Funding/Grant Opportunities		16.0		24.0	\$ 5,640.00		
	Hours	180.0	0.0	32.0			
	Subtotal	\$ 40,500.00	\$ -	\$ 2,720.00	\$ 43,220.00	\$ 100.00	\$ 43,320.00
<b>Task 2 - Project Outreach + Engagement Facilitation</b>							
2.1 Serve as City's Project Spokesperson							
	Provide Recommendations for City Project Communications	10.0	4.0		\$ 2,250.00		
	Provide Recommendations for Media Outreach/Coordination	12.0	4.0		\$ 3,140.00		
	Coordinate with City Staff for Project Messaging	8.0	4.0		\$ 2,240.00		
2.2 Create Project Theme for Community + Stakeholder Outreach							
	Develop Alternative Communication Themes/Graphics (3)	6.0	18.0	24.0	\$ 5,370.00		
	Refine Preferred Communication Theme/Graphics	2.0	6.0	8.0	\$ 1,790.00		
	Develop Graphic Templates for Project Social Media/Announcements	1.0	8.0	16.0	\$ 2,465.00		
	Develop Content for Social Media + Announcements (up to 12)	6.0	24.0	6.0	\$ 4,500.00		
2.3 Engagement Website Updates							
	Develop Content for Updates at Key Milestones (up to 18)	12.0	54.0		\$ 8,640.00		
	Coordination with City + Design Team for Updates	6.0	12.0		\$ 2,670.00		
2.4 Facilitate + Attend Project Meetings							
	Public Open House (2 meetings)	6.0	4.0		\$ 1,790.00		
	Presentations to Board of Aldermen (3 meetings)	6.0	3.0		\$ 1,680.00		
	Downtown Merchant Meetings (up to 10) + Coordination	20.0			\$ 4,830.00		
	Presentations to Steering Committee (up to 4 meetings)	12.0	8.0		\$ 3,580.00		
	Property/Business Owner Meetings (up to 4) + Coordination	8.0	4.0		\$ 2,240.00		
	Property/Business Owner Coordination (Basement + Utility Connections)	20.0		10.0	\$ 5,350.00		
	Coordination with Engineers	20.0			\$ 4,500.00		
	Coordination with MoDOT Representatives	8.0			\$ 1,800.00		
	Coordination with Railroad Representatives	4.0			\$ 900.00		
	Coordination with Fire Station Representatives	8.0			\$ 1,800.00		
	Exhibits Formatting + Printing for Meeting Support	2.0	8.0	24.0	\$ 3,370.00		
	Hours	177.0	161.0	88.0			
	Subtotal	\$ 39,825.00	\$ 17,710.00	\$ 7,480.00	\$ 65,015.00	\$ 800.00	\$ 65,815.00
<b>Task 3 - Project Technical Assistance / Design + Construction</b>							
3.1 Assist City in Design Process Management + Issue Resolution							
	Assist in Identifying Potential Project Risks for Budget + Schedule	16.0			\$ 3,600.00		
	Develop + Implement Mitigation Strategies with City Staff + Team	20.0			\$ 4,500.00		
	Assist City in Resolving Issues During Design + Construction	60.0		20.0	\$ 15,200.00		
	Coordination with GBA, City + Permitting Agencies	6.0			\$ 1,350.00		
	Traffic Flow/Sequencing + Phasing Strategy Assistance	6.0		4.0	\$ 1,690.00		
3.2 Assist City in Reviewing Design Plans + Construction Doc's for Bidding							
	Redline Reviews at Key Project Stages (4 reviews)	8.0			\$ 1,800.00		
	Agency Plan Review Comments + Revisions Strategy Assistance	8.0			\$ 1,800.00		
	Proposed Street + Sidewalk Grading Review (Comments to City/GBA)	8.0			\$ 1,800.00		
	Prepare Recommendations for Contractor Communication During Const.	6.0			\$ 1,350.00		
	Assist City in Reviewing Bids + Contractor Qualifications	4.0			\$ 900.00		
3.3 Assist City in Observing Construction Progress + Contractor Coord.							
	Site Visits During Construction + Coordination with GBA/City (up to 10)	20.0			\$ 4,500.00		
	Coordination with Contractor During Construction Phasing + Operations	60.0			\$ 13,500.00		
	Virtual Progress Meetings (up to 25 to be scheduled with Contractor)	25.0			\$ 5,625.00		
	Assist City in Preparing Substantial Completion + Punch List Review	6.0			\$ 1,350.00		
	Final Punch List Review	6.0			\$ 1,350.00		
	Hours	259.0	0.0	24.0			
	Subtotal	\$ 58,275.00	\$ -	\$ 2,040.00	\$ 60,315.00	\$ 400.00	\$ 60,715.00
<b>SUB-TOTAL PROPOSED FEE</b>		\$ 138,600.00	\$ 17,710.00	\$ 12,240.00	\$ 168,550.00	\$ 1,300.00	\$ 169,850.00
<b>TOTAL PROPOSED FEE</b>						\$ 169,850.00	\$ 169,850.00

**Note:** These services are intended to augment the efforts of City Staff in the administration and management of this project, while providing assistance in the areas of project leadership and oversight, outreach and engagement, and technical assistance during the design and construction phases of the project. These services are not intended to replace those of the City Engineer or other City Staff supporting the project design and construction.