



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment ("GMP Amendment") dated the _____ day of October in the year 2023, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 7th day of March in the year 2023 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Lee’s Summit Downtown Market Plaza
220 SE Green Street
Lee’s Summit, MO 64063

THE OWNER:
(Name, legal status, and address)

City of Lee’s Summit, Missouri A Missouri Charter City
220 SE Green Street
Lee’s Summit MO 64063

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

McCown Gordon Construction, LLC
850 Main Street
Kansas City, MO 64105

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Million Six-Hundred forty-eight thousand four-hundred fifty-seven (\$ 5,648,457), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. An itemized statement of the Guaranteed Maximum Price organized by trade categories is attached as Exhibit A-1 to this GMP Amendment and incorporated herein by reference, and includes allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Paragraphs deleted)

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price: N/A

(Table deleted)

(Table deleted)

(Paragraphs deleted)

§ A.1.1.6 Unit prices, if any:

(Paragraphs deleted)

N/A

(Table deleted)

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment

Established as follows:

(Paragraph deleted)

The date the Construction Manager receives a notice to proceed from the Owner, provide such notice is issued on or before October 11, 2023.

(Paragraph deleted)

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire

(Paragraphs deleted)

Work by May 7, 2025.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the dates as set forth in the Project Schedule, attached as Exhibit A-3 to this GMP Amendment and incorporated herein by reference.

(Table deleted)

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed at a rate of \$1,500.00 per calendar day, starting ten (10) calendar days after the date for Substantial Completion.

The liquidated damages amount(s) set forth in this Section are fixed and agreed upon by and between the Construction Manager and Owner to be reasonable and necessary because of the extreme difficulty if not impossibility of ascertaining the actual damages Owner would sustain in the event of a delay. The liquidated damages amount(s) is agreed to be the amount of damages which Owner would sustain for a delay but shall not limit or preclude any damages for improper Work or other losses incurred by Owner not directly caused by the delay. The liquidated damages amount(s) may be retained by Owner from any payment due to the Construction Manager.

It is further agreed that time is of the essence for each and every portion of the Agreement and for the specifications wherein a definite and certain length of time is fixed for the performance of any act whatsoever; and where under the Agreement an additional time is allowed for the completion of any Work, the new time limit fixed by such extension also shall be of the essence.

Construction Manager will not be charged with liquidated damages or any excess cost when any delay in the completion of the Work or any Part thereof is due to (i) any preference, priority or allocation order duly issued by Owner; (ii) to unforeseeable cause beyond the control and without the fault or negligence of the Construction Manager, including, but not restricted to, acts of God, or of the public enemy, acts of Owner, acts of another contractor in the performance of a Contract with Owner, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and severe weather; or (iii) to any delays of subcontractors or suppliers occasioned by any of the causes specified in (i) or (ii) above.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Specifications and Drawings listed in the Contract Document Log, which is attached hereto as Exhibit A-2 to this GMP Amendment and incorporated herein by reference.

(Table deleted)

§ A.3.1.2 The Guaranteed Maximum Price is based upon the following other documents and information, all of which are attached to this GMP Amendment and incorporated herein by reference:

(List any other documents or information here or refer to an exhibit attached to this Amendment.)

- Exhibit A-1 - GMP Proposal and Clarifications
- Exhibit A-2 – Contract Document Log
- Exhibit A-3 – Project Schedule
- Exhibit A-4 – Construction Operation Staff Hourly Rates
- Exhibit A-5 – Equipment Rental Rates
- Exhibit A-6 – Notice to Owner

This Amendment to the Agreement entered into as of the day and year first written above.

City of Lee's Summit

By: _____

OWNER *(Signature)*

By: _____

(Printed name and title)

McCown Gordon Construction, LLC

By: _____

CONSTRUCTION MANAGER *(Signature)*

By: _____

(Printed name and title)

GMP NARRATIVE

LEE SUMMIT DOWNTOWN MARKET
GUARANTEED MAXIMUM PRICE | 09/15/2023

EXHIBIT A-1

EXECUTIVE SUMMARY

Any terms used in this Exhibit A-1 shall have the same meanings as given in the Agreement, unless otherwise specified herein.

This early Guaranteed Maximum Price (GMP) is for the Abatement, Demolition, Earthwork, Asphalt & Utilities scopes. A second GMP will be issued later to include the remaining scopes of work. This early GMP includes 6 months of onsite project staffing, supervision, and temporary requirements. It is anticipated that the final GMP for this project will be approved by the end of 2023. If approval is not received by this time cost and schedule impacts may be incurred.

GMP COST SUMMARY

The GMP price for this Work is \$5,648,457.00

This GMP is based upon the Construction Schedule set forth in Exhibit A-3 to this GMP Amendment, and receipt of a notice to proceed no later than October 11th, 2023.

CLARIFICATIONS & QUALIFICATIONS

ABATEMENT, DEMOLITION, EARTHWORK, UTILITIES, & ASPHALT

1. Selective demolition of building 205's east wall and partial north & south walls will be performed as discussed with the state and SCS Engineers. This results in needle gunning not being required.
2. Selective demolition will be performed to salvage Keystone (1ea), floorboards (+/-250sf), floor joist (+/-200sf), & rough-cut beams (+/-100lf), and exterior stone/brick (+/-2yds). Salvaged materials to be transported and stored by others.
3. Backfill materials above the new storm structure line will consist of on-site spoils and will be compacted to meet contract requirements.
4. Type 5 has been included for asphalt replacement. The type 3 that is shown does not meet city requirements.
5. The installation of Sanitary and water lines between AT&T shed and proposed Market building as designed is allowable by the authority having jurisdiction. If design path is only slightly altered to increase clearances there would be no additional costs.
6. Temporary AT&T parking lot will remain in place only until final grading is required to be complete per construction schedule.
7. Sanitary manhole plug detail on C209. Doweling for this detail cannot be achieved with the anticipated pipe size of 8". Unreinforced concrete with epoxy bonding agent has been figured for 8" pipe.
8. The underground detention shown on the Public Storm drawings has been included at the size scaled on the drawings since design has not been completed for this work. All other private storm will be included in a second GMP once design has been completed.
9. All temporary utility easements to be issued timely as to not impede with utility installation work.
10. AT&T, Evergy and Spire relocations (performed and paid for by others) to be complete as to not interfere with MGC's utility installation work.
11. We have assumed 500CY of contaminated soil (as identified by SCS Engineers report dated 06.22.22). We have assumed that the contaminated soil can be diluted on-site via commingling with clean on-site soil to be below the Residential Threshold of 260 PPM. We have not assumed haul-off of any contaminated soil above 260 PPM.

GENERAL ITEMS

1. Contract modifications due to inclement weather. After the date of commencement of the Work as set forth in Section A.2.1 of the GMP Amendment, the Construction Manager has included in the construction schedule allowance days of inclement weather per the table below:

January	6 days	May	4 days	September	2 days
February	4 days	June	3 days	October	1 day
March	3 days	July	5 days	November	2 days
April	3 days	August	4 days	December	4 days

If the Construction Manager is unable to perform the Work for at least four (4) hours during the day due to inclement weather, the day will be considered an "Unproductive Day". The Construction Manager shall submit the dates of all Unproductive Days from the previous month, in writing, to the Owner within five (5) business after the end of such month. If the Construction Manager has less Unproductive Days in a single month then allotted in the table above, the remaining allotted days shall not carry over to the next month. For illustration purposes only, if there are only three Unproductive Days in January, the Construction Manager shall still only be allowed four Unproductive Days in February and the additional days allotted for January shall expire at the end of the month.

Unproductive Days in excess of those allowed per month, as listed above may constitute an extension of the contract completion date upon mutual written agreement of the parties. For purposes of this Section "inclement weather" shall mean any weather condition that prevents the Construction Manager from performing the Work in a reasonably safe manner and in compliance with the Specifications and Drawings, including rain, tornado, flooding, ice, snow, and similar such conditions.

2. Costs included in the GMP are not included as line-item guarantees. Individual cost may overrun, under run, or be used for other items not specifically outlined as a cost item, as required to complete the Work, provided that the aggregate cost of such line items shall not exceed the GMP.
3. The Construction Schedule set forth in Exhibit A-3 to the GMP Amendment is based on the Work being performed during normal business hours.

Inclusions. The following fees and expenses are included within the GMP.

1. The GMP includes the any and all costs and expenses incurred by Construction Manager to comply with the insurance and bonding requirements set forth in the Agreement. If there are any change orders that effect bonds or insurance, the cost of the increase in premiums of payment and performance bonds will be at 0.90% and Builders Risk and General Liability at 1.30% of the amount of the change order. Subcontractor and default insurance will be at 1.25% of the trade partner added scope of work.
2. Pursuant to Section 3.2.4 of the Agreement, \$155,410 is included (approximately 3.0% of GMP amount) as Construction Contingency. This is to be used at Construction Manager's exclusive discretion, provided said contingency is only used to cover those costs that are included in the GMP but not otherwise allocated to another line item or included in a Change Order.
3. Fees for testing required by the Contract Documents.

Exclusions. The following fees and expenses are not included within the GMP. Owner shall be responsible for paying such costs.

1. Design Fees, Environmental/Geotechnical Surveys
2. All cost for testing and inspection requirements from SCS Engineering.
3. Building permit and plan review fees
4. Utility tap fees
5. Construction testing and special inspection expenses that are not required by the Contract Documents

Area 02 - Design Development - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Civil					
C100	COVER SHEET PUBLIC STORM SEWER RELOCATION PLANS	2	08/25/2023		Addendum 001 (08/25/23)
C101	GENERAL NOTES PUBLIC STORM SEWER RELOCATION PLANS	2	08/25/2023		Addendum 001 (08/25/23)
C102	EXISTING CONDITIONS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C103	GENERAL LAYOUT PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C104	GENERAL LAYOUT WITH FUTURE SITE (FOR REFERENCE ONLY) PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C104A	SITE GRADING PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C105	PUBLIC STORM PLAN AND PROFILE PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C106	PUBLIC STORM PLAN AND PROFILE (CONT'D) PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C107	PUBLIC STORM PLAN AND PROFILE (CONT'D) PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C108	PUBLIC STORM PLAN AND PROFILE (CONT'D) PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C109	STORM LINE A & B PLAN AND PROFILE PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C110	EXISTING STORM DRAINAGE AREAS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C110A	PROPOSED STORM DRAINAGE AREAS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C111	STORM CALCULATIONS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C112	STORM DETAILS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C113	STORM DETAILS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C114	STORM DETAILS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C115	STORM DETAILS PUBLIC STORM SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C200	COVER SHEET PUBLIC SANITARY SEWER RELOCATION PLANS	2	08/25/2023		Addendum 001 (08/25/23)
C201	GENERAL NOTES PUBLIC SANITARY SEWER RELOCATION PLANS	2	08/25/2023		Addendum 001 (08/25/23)
C202	EXISTING CONDITIONS PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C203	GENERAL LAYOUT PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C204	GENERAL LAYOUT WITH FUTURE SITE (FOR REFERENCE ONLY) PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C205	SANITARY PLAN AND PROFILE (LINE A) PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C206	SANITARY PLAN AND PROFILE (LINE A CONT'D) PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C207	SANITARY PLAN AND PROFILE (LINE B) PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C208	SANITARY PLAN AND PROFILE (LINE B CONT'D) PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C209	SANITARY DETAILS PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C210	SANITARY DETAILS PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C211	SANITARY DETAILS PUBLIC SANITARY SEWER RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C300	COVER SHEET PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C300	COVER SHEET PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C301	GENERAL NOTES PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C302	EXISTING CONDITIONS PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C303	GENERAL LAYOUT PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C304	GENERAL LAYOUT WITH FUTURE SITE (FOR REFERENCE ONLY) PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C305	WATER LINE PLAN AND PROFILE (LINE A) PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C306	WATER LINE PLAN AND PROFILE (LINE A CONT'D) PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C306A	WATER LINE PLAN AND PROFILE (LINES B & C) PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C307	WATER DETAILS PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)
C308	WATER DETAILS PUBLIC WATER MAIN RELOCATION PLANS	1	08/25/2023		Addendum 001 (08/25/23)


Current Specifications

Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
001010	Permit Requirements	0	07/28/23	07/28/23	Design Development SPEC
001145	Property Maintenance and Cleaning	0	07/28/23	07/28/23	Design Development SPEC
001150	Salvage of Materials	0	07/28/23	07/28/23	Design Development SPEC
001155	Termination of Utilities	0	07/28/23	07/28/23	Design Development SPEC
001310	Project Closeout	0	07/28/23	07/28/23	Design Development SPEC
01 - General Requirements					
013201	Hazardous Materials Management: Asbestos	0	07/28/23	07/28/23	Design Development SPEC
013202	Hazardous Materials Management: Lead	0	07/28/23	07/28/23	Design Development SPEC
013203	Hazardous Materials Management: Miscellaneous	0	07/28/23	07/28/23	Design Development SPEC

ID	Task/Out/Mod/WBS	WBS Level	Task Name	Duration	Start	Finish	Half 2, 2023							Half 1, 2024							Half 2, 2024							Half 1, 2025						Half 2, 2025			
							J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A					
35	2	3DES.*	Design Schedule (GLMV & Other)	197 days	Thu 1/26/23	Wed 11/1/23																															
42	3	3DES.*	GMP 002 - CD Document Development	66 days	Mon 7/31/23	Tue 10/31/23																															
43	3	3DES.*	GMP 002 - 90% Design Presentation	0 days	Mon 10/2/23	Mon 10/2/23																															
44	3	3DES.*	GMP 002 - CD Documents Complete	0 days	Wed 11/1/23	Wed 11/1/23																															
45	2	3DES.*	Contractor Items (MGC)	95 days	Fri 8/11/23	Thu 12/28/23																															
46	3	3DES.*	Abatement, Demo, Utilities & Earthwork	42 days	Fri 8/11/23	Tue 10/10/23																															
51	4	3DES.*	GMP 001 - Submit to City	4 days	Tue 9/12/23	Fri 9/15/23																															
52	4	3DES.*	GMP 001 - NTP in Hand from City	0 days	Tue 10/10/23	Tue 10/10/23																															
53	3	3DES.*	Farmers Market & Remaining	37 days	Wed 11/1/23	Thu 12/28/23																															
54	4	3DES.*	GMP 002 - Out to Subs	0 days	Wed 11/1/23	Wed 11/1/23																															
55	4	3DES.*	GMP 002 - Question Deadline to Design	0 days	Thu 11/16/23	Thu 11/16/23																															
56	4	3DES.*	GMP 002 - Bidding Process	15 days	Thu 11/2/23	Wed 11/22/23																															
57	4	3DES.*	GMP 002 - Produce Deliverable	7 days	Mon 11/27/23	Tue 12/5/23																															
58	4	3DES.*	GMP 002 - Submit to City	0 days	Tue 12/5/23	Tue 12/5/23																															
59	4	3DES.*	GMP 002 - NTP in Hand from City	0 days	Thu 12/28/23	Thu 12/28/23																															
60	1	5Perm	Permitting & Road Closures	396 days	Wed 10/11/23	Wed 5/7/25																															
61	2	5Perm	Permits	45 days	Wed 10/11/23	Thu 12/28/23																															
62	3	5Perm	Abatement & Demo Permits	35 days	Wed 10/11/23	Thu 11/30/23																															
63	3	5Perm	Permit Earthwork & Utilities	35 days	Wed 10/11/23	Thu 11/30/23																															
64	3	5Perm	Full Building Permit	0 days	Thu 12/28/23	Thu 12/28/23																															
65	2	5Perm	Road Closures	319 days	Thu 10/26/23	Wed 5/7/25																															
66	3	5Perm	Wilson St & SE Eastridge St Closure	0 days	Thu 10/26/23	Thu 10/26/23																															
67	3	5Perm	SE Green Street Closure	0 days	Fri 1/12/24	Fri 1/12/24																															
68	3	5Perm	3rd Street Closure	0 days	Tue 1/30/24	Tue 1/30/24																															
69	3	5Perm	Wilson St & SE Eastridge St Open	0 days	Fri 2/2/24	Fri 2/2/24																															
70	3	5Perm	2nd Street Closure	0 days	Wed 3/6/24	Wed 3/6/24																															
71	3	5Perm	3rd Street Open	0 days	Wed 5/1/24	Wed 5/1/24																															
72	3	5Perm	2nd Street Open	0 days	Fri 5/17/24	Fri 5/17/24																															
73	3	5Perm	SE Green Street Open	0 days	Wed 5/7/25	Wed 5/7/25																															
74	1	*	Early Abatement & Demolition Package	91 days	Fri 12/1/23	Thu 4/11/24																															
75	2	*,*	Building Abatement	15 days	Fri 12/1/23	Thu 12/21/23																															

Task	█
Critical	█
Near Critical	█

ID	Task	Out Mo	WBS Lev	Task Name	Duration	Start	Finish	Half 2, 2023							Half 1, 2024							Half 2, 2024							Half 1, 2025							Half 2, 2025				
								J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A							
76	3	**	.1	Establish Containment Area	2 days	Fri 12/1/23	Mon 12/4/23									Establish Containment Area																								
77	3	**	.2	Confirm Existing Conditions	1 day	Tue 12/5/23	Tue 12/5/23									Confirm Existing Conditions																								
78	3	**	.3	Contaminate Removal	10 days	Wed 12/6/23	Tue 12/19/23									Contaminate Removal																								
79	3	**	.4	Verification of Complete Removal	1 day	Wed 12/20/23	Wed 12/20/23									Verification of Complete Removal																								
80	3	**	.5	Provide Documentation of Disposal	1 day	Thu 12/21/23	Thu 12/21/23									Provide Documentation of Disposal																								
81	2	**	**	Demolition	60 days	Fri 12/22/23	Thu 4/11/24																																	
82	3	**	.1	Mobilize - Demolition	5 days	Fri 12/22/23	Thu 1/4/24									Mobilize - Demolition																								
83	3	**	.2	Existing Utility Locates	1 day	Fri 1/5/24	Fri 1/5/24									Existing Utility Locates																								
84	3	**	.3	Site MEP to Make Safe	5 days	Fri 1/5/24	Fri 1/12/24									Site MEP to Make Safe																								
85	3	**	.4	Interior MEP Make Safe	5 days	Thu 1/11/24	Fri 1/19/24									Interior MEP Make Safe																								
86	3	**	.5	Establish Site Fencing	2 days	Mon 1/22/24	Tue 1/23/24									Establish Site Fencing																								
87	3	**	.6	Do we need SWPP in place for Demo?	0 days	Tue 1/23/24	Tue 1/23/24									1/23 Do we need SWPP in place for Demo?																								
88	3	**	.7	Building 225 Demo (shed)	10 days	Fri 1/26/24	Tue 2/13/24									Building 225 Demo (shed)																								
89	3	**	.8	Building 205 Demo (brick face)	15 days	Tue 2/6/24	Fri 3/1/24									Building 205 Demo (brick face)																								
90	3	**	.9	Building 201 & 203 Demo (ice house)	20 days	Fri 2/23/24	Wed 3/27/24									Building 201 & 203 Demo (ice house)																								
91	3	**	.10	Adjacent Site Cleanup to 5' beyond Buildings	5 days	Thu 3/28/24	Wed 4/3/24									Adjacent Site Cleanup to 5' beyond Buildings																								
92	3	**	.11	Coordinate Transfer to Earthwork	5 days	Thu 4/4/24	Thu 4/11/24									Coordinate Transfer to Earthwork																								
93	1	6Procu		Procurement	672 days	Tue 10/10/23	Wed 6/10/26																																	
94	2	6Procu		Trade Partner Awards	53 days	Tue 10/10/23	Thu 12/28/23																																	
95	3	6Procu		Abatement Award	0 days	Tue 10/10/23	Tue 10/10/23									10/10 Abatement Award																								
96	3	6Procu		Demo Award	0 days	Tue 10/10/23	Tue 10/10/23									10/10 Demo Award																								
97	3	6Procu		Earthwork & Utilities Award	0 days	Tue 10/10/23	Tue 10/10/23									10/10 Earthwork & Utilities Award																								
98	3	6Procu		Steel Award	0 days	Thu 12/28/23	Thu 12/28/23									12/28 Steel Award																								
99	3	6Procu		Canopy Award	0 days	Thu 12/28/23	Thu 12/28/23									12/28 Canopy Award																								
100	2	6Procu		Submittals & Shops	83 days	Wed 10/11/23	Mon 2/12/24																																	
101	3	6Procu		Water & Sewer - Submittals	10 days	Thu 10/12/23	Thu 10/26/23									Water & Sewer - Submittals																								
102	3	6Procu		Storm System Engineering	45 days	Wed 10/11/23	Thu 12/14/23									Storm System Engineering																								
103	3	6Procu		Remaining Site utilities	15 days	Fri 12/15/23	Tue 1/9/24									Remaining Site utilities																								
104	3	6Procu		Reinforcing	15 days	Fri 12/29/23	Mon 1/22/24									Reinforcing																								
105	3	6Procu		Structural Steel	20 days	Fri 12/29/23	Mon 1/29/24									Structural Steel																								
106	3	6Procu		Canopy for Performance Space	30 days	Fri 12/29/23	Mon 2/12/24									Canopy for Performance Space																								

Task 
Critical 
Near Critical 



ID	Task/Out Mo/Lev	WBS	Task Name	Duration	Start	Finish	Half 2, 2023			Half 1, 2024							Half 2, 2024				Half 1, 2025					Half 2, 2025									
							J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A			
138	3	7CONS	Storm	185 days	Thu 10/12/23	Wed 8/28/24				[Timeline bar from Oct 12, 2023 to Aug 28, 2024]																									
139	4	7CONS	Mobilize - Public Utility Package	5 days	Thu 10/12/23	Wed 10/18/23				[Timeline bar from Oct 12, 2023 to Oct 18, 2023]																									
140	4	7CONS	C105 - University Health Section	74 days	Thu 10/19/23	Mon 3/4/24				[Timeline bar from Oct 19, 2023 to Mar 4, 2024]																									
141	5	7CONS	Evergy Establish Temp ByPass & Remove Power Lines	5 days	Thu 10/19/23	Thu 10/26/23				[Timeline bar from Oct 19, 2023 to Oct 26, 2023]																									
142	5	7CONS	Eastridge St. Intersection Closure	0 days	Wed 1/17/24	Wed 1/17/24				1/17 ♦ Eastridge St. Intersection Closure																									
143	5	7CONS	Demo_Outlet 1.0 > JB1.1	2 days	Thu 1/18/24	Fri 1/19/24				[Timeline bar from Jan 18, 2024 to Jan 19, 2024]																									
144	5	7CONS	Set Outlet 1.0	1 day	Mon 1/22/24	Mon 1/22/24				[Timeline bar from Jan 22, 2024 to Jan 22, 2024]																									
145	5	7CONS	New RCB_Outlet 1.0 > JB1.1	2 days	Tue 1/23/24	Fri 1/26/24				[Timeline bar from Jan 23, 2024 to Jan 26, 2024]																									
146	5	7CONS	Set JB1.1	1 day	Mon 1/29/24	Mon 1/29/24				[Timeline bar from Jan 29, 2024 to Jan 29, 2024]																									
147	5	7CONS	Reestablish SE Eastridge Intersection (Concrete Patching)	2 days	Tue 1/30/24	Fri 2/2/24				[Timeline bar from Jan 30, 2024 to Feb 2, 2024]																									
148	5	7CONS	Temp Parking for University Health	1 day	Mon 2/5/24	Mon 2/5/24				[Timeline bar from Feb 5, 2024 to Feb 5, 2024]																									
149	5	7CONS	Demo_JB1.1 > Bend 1	3 days	Tue 2/6/24	Fri 2/9/24				[Timeline bar from Feb 6, 2024 to Feb 9, 2024]																									
150	5	7CONS	New RCB_JB1.1 > Bend 1	5 days	Mon 2/12/24	Mon 2/19/24				[Timeline bar from Feb 12, 2024 to Feb 19, 2024]																									
151	5	7CONS	Reestablish Basin, Curb, & Flumes	1 day	Tue 2/20/24	Tue 2/20/24				[Timeline bar from Feb 20, 2024 to Feb 20, 2024]																									
152	5	7CONS	Demo_Bend 1 > Bend 2	2 days	Wed 2/21/24	Fri 2/23/24				[Timeline bar from Feb 21, 2024 to Feb 23, 2024]																									
153	5	7CONS	New_Bend 1 > Bend 2	2 days	Mon 2/26/24	Tue 2/27/24				[Timeline bar from Feb 26, 2024 to Feb 27, 2024]																									
154	5	7CONS	Concrete Patching (Lot & Drive)	2 days	Wed 2/28/24	Fri 3/1/24				[Timeline bar from Feb 28, 2024 to Mar 1, 2024]																									
155	5	7CONS	Reopen Parking to University Health	1 day	Mon 3/4/24	Mon 3/4/24				[Timeline bar from Mar 4, 2024 to Mar 4, 2024]																									
156	4	7CONS	C106 - 2nd Street Section	24 days	Wed 3/6/24	Thu 4/11/24				[Timeline bar from Mar 6, 2024 to Apr 11, 2024]																									
157	5	7CONS	Utility Locates	1 day	Wed 3/6/24	Wed 3/6/24				[Timeline bar from Mar 6, 2024 to Mar 6, 2024]																									
158	5	7CONS	2nd Street Closure	0 days	Wed 3/6/24	Wed 3/6/24				3/6 ♦ 2nd Street Closure																									
159	5	7CONS	Demo_Bend 2 > Shy of SE Johnson St.	2 days	Thu 3/7/24	Fri 3/8/24				[Timeline bar from Mar 7, 2024 to Mar 8, 2024]																									
160	5	7CONS	New_Bend 2 > Shy of SE Johnson St.	4 days	Mon 3/11/24	Fri 3/15/24				[Timeline bar from Mar 11, 2024 to Mar 15, 2024]																									
161	5	7CONS	Curb, Gutter, & Paving_Bend 2 > Johnson	2 days	Mon 3/18/24	Tue 3/19/24				[Timeline bar from Mar 18, 2024 to Mar 19, 2024]																									
162	5	7CONS	SE Johnson St. Closure (Detour)	0 days	Tue 3/19/24	Tue 3/19/24				3/19 ♦ SE Johnson St. Closure (Detour)																									
163	5	7CONS	Demo_Shy of SE Johnson St. > JB1.4	3 days	Wed 3/20/24	Mon 3/25/24				[Timeline bar from Mar 20, 2024 to Mar 25, 2024]																									
164	5	7CONS	New_Shy of SE Johnson St. > JB1.4	5 days	Tue 3/26/24	Mon 4/1/24				[Timeline bar from Mar 26, 2024 to Apr 1, 2024]																									
165	5	7CONS	Curb & Gutter_Johnson > JB1.4	2 days	Tue 4/2/24	Wed 4/3/24				[Timeline bar from Apr 2, 2024 to Apr 3, 2024]																									
166	5	7CONS	2nd Street Asphalt Replacement	5 days	Thu 4/4/24	Thu 4/11/24				[Timeline bar from Apr 4, 2024 to Apr 11, 2024]																									
167	4	7CONS	C107 - Old Ice House Section	41 days	Mon 3/25/24	Fri 5/31/24				[Timeline bar from Mar 25, 2024 to May 31, 2024]																									
168	5	7CONS	Utility Locates	1 day	Thu 4/4/24	Thu 4/4/24				[Timeline bar from Apr 4, 2024 to Apr 4, 2024]																									

Task █
Critical █
Near Critical █



ID	Task	Out	WBS	Task Name	Duration	Start	Finish	Half 2, 2023							Half 1, 2024							Half 2, 2024							Half 1, 2025							Half 2, 2025	
								J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A				
169	5	7CONS		Demo_Old Connection to 2nd St (C106 Plan)	2 days	Fri 4/5/24	Mon 4/8/24																														
170	5	7CONS		Curb, Gutter, & Paving_Old Connection	2 days	Wed 4/10/24	Thu 4/11/24																														
171	5	7CONS		Water Line A Complete / Demo Existing Ready	1 day	Mon 3/25/24	Mon 3/25/24																														
172	5	7CONS		New_JB1.4 > PMH5	5 days	Fri 4/12/24	Fri 4/19/24																														
173	5	7CONS		Temp_Connect Old to PMH5	1 day	Mon 4/22/24	Mon 4/22/24																														
174	5	7CONS		Demo_Old Ice House Parking to 2nd St	3 days	Tue 4/23/24	Fri 4/26/24																														
175	5	7CONS		Curb, Gutter, & Paving_2nd Street	2 days	Mon 4/29/24	Tue 4/30/24																														
176	5	7CONS		New_PMH5 > PMH6	5 days	Wed 5/1/24	Wed 5/8/24																														
177	5	7CONS		New_PMH6 > Intersection w/Old	4 days	Fri 5/10/24	Wed 5/15/24																														
178	5	7CONS		New_A2, A1, Future Private Line	3 days	Fri 5/17/24	Tue 5/21/24																														
179	5	7CONS		Temp_Connect Old to Intersection	1 day	Wed 5/22/24	Wed 5/22/24																														
180	5	7CONS		Demo_Intersection > Old Ice House Parking	4 days	Fri 5/24/24	Fri 5/31/24																														
181	4	7CONS		C108 - Old Green St Section	54 days	Mon 6/3/24	Wed 8/28/24																														
182	5	7CONS		Utility Locates	1 day	Mon 6/3/24	Mon 6/3/24																														
183	5	7CONS		New_Intersection > PMH4	5 days	Fri 8/9/24	Fri 8/16/24																														
184	5	7CONS		New_PMH4 > Existing JB1.5	2 days	Mon 8/19/24	Tue 8/20/24																														
185	5	7CONS		Demo_Intersection > Existing JB1.5	5 days	Thu 8/22/24	Wed 8/28/24																														
186	5	7CONS		Public Storm System Complete	0 days	Wed 8/28/24	Wed 8/28/24																														
187	3	7CONS		Sanitary	143 days	Wed 11/29/23	Thu 8/8/24																														
188	4	7CONS		Line B	85 days	Wed 11/29/23	Wed 5/1/24																														
189	5	7CONS		Southeast Ally Closure (Permanent)	0 days	Wed 11/29/23	Wed 11/29/23																														
190	5	7CONS		Force Waste South @ Existing Structure (LS ID 31-300)	2 days	Thu 11/30/23	Fri 12/1/23																														
191	5	7CONS		Demo_EXMH#31.270 > Past AT&T Shed	7 days	Thu 11/30/23	Mon 12/11/23																														
192	5	7CONS		New_EXMH#31.270 > SanB1	10 days	Tue 12/12/23	Tue 1/2/24																														
193	5	7CONS		AT&T Temporary Parking Lot	1 day	Thu 1/4/24	Thu 1/4/24																														
194	5	7CONS		New_SanB1 > San B2	3 days	Fri 1/5/24	Tue 1/9/24																														
195	5	7CONS		New_SanB2 > San B3	10 days	Thu 1/11/24	Tue 1/30/24																														
196	5	7CONS		New_Private Connection to AT&T	3 days	Fri 2/2/24	Tue 2/6/24																														
197	5	7CONS		New_Private Stub to Farmers Market	1 day	Wed 2/7/24	Wed 2/7/24																														
198	5	7CONS		New_Private Stub (Site 001)	1 day	Fri 2/9/24	Fri 2/9/24																														
199	5	7CONS		SE 3rd St. Closure	1 day	Mon 2/12/24	Mon 2/12/24																														

Task
Critical
Near Critical



ID	Task	Out	WBS	Task Name	Duration	Start	Finish	Half 2, 2023							Half 1, 2024							Half 2, 2024							Half 1, 2025							Half 2, 2025	
								J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A				
200	5	7CONS		Demo_SanB3 > EXMH#031.303	3 days	Tue 2/13/24	Fri 2/16/24																														
201	5	7CONS		New_SanB3 > EXMH#031.303	4 days	Mon 2/19/24	Fri 2/23/24																														
202	5	7CONS		30 Day Wait Period	30 days	Mon 2/26/24	Fri 4/12/24																														
203	5	7CONS		Mandrel Testing & Cleaning	1 day	Mon 4/15/24	Mon 4/15/24																														
204	5	7CONS		Final Connections to Main	5 days	Tue 4/16/24	Tue 4/23/24																														
205	5	7CONS		Asphalt Paving @ 3rd & Johnson	5 days	Wed 4/24/24	Wed 5/1/24																														
206	5	7CONS		Sanitary Line B Complete	0 days	Wed 5/1/24	Wed 5/1/24																														
207	4	7CONS		Line A	85 days	Wed 3/20/24	Thu 8/8/24																														
208	5	7CONS		2nd Street Closure (One Way)	1 day	Wed 3/20/24	Wed 3/20/24																														
209	5	7CONS		Demo_EXMH#31.254 > SanA1	1 day	Fri 3/22/24	Fri 3/22/24																														
210	5	7CONS		New_EXMH#31.254 > SanA1	3 days	Mon 3/25/24	Wed 3/27/24																														
211	5	7CONS		New_Private Stub (Site 003)	1 day	Thu 3/28/24	Thu 3/28/24																														
212	5	7CONS		Curb, Gutter, & Paving_to SanA1	2 days	Fri 3/29/24	Mon 4/1/24																														
213	5	7CONS		Demo_SanA1 > SanA2	5 days	Tue 4/2/24	Mon 4/8/24																														
214	5	7CONS		New_SanA1 > SanA3	10 days	Wed 4/10/24	Wed 4/24/24																														
215	5	7CONS		New_Private Stub (Site 002)	1 day	Fri 4/26/24	Fri 4/26/24																														
216	5	7CONS		Curb, Gutter, & Paving_SanA1 > SanA4	5 days	Mon 4/29/24	Mon 5/6/24																														
217	5	7CONS		N Section of Green St. Closure (Detour)	0 days	Mon 5/6/24	Mon 5/6/24																														
218	5	7CONS		New_SanA2 > SanA3	7 days	Tue 5/7/24	Fri 5/17/24																														
219	5	7CONS		New_SanA3 > SanA4	5 days	Mon 5/20/24	Tue 5/28/24																														
220	5	7CONS		New_SanA4 > EXMH#31.224	3 days	Wed 5/29/24	Mon 6/3/24																														
221	5	7CONS		30 Day Wait Period	30 days	Wed 6/5/24	Mon 7/22/24																														
222	5	7CONS		Mandrel Testing & Cleaning	1 day	Tue 7/23/24	Tue 7/23/24																														
223	5	7CONS		Final Connections to Main	5 days	Thu 7/25/24	Wed 7/31/24																														
224	5	7CONS		Sanitary Line A Complete	0 days	Wed 7/31/24	Wed 7/31/24																														
225	5	7CONS		Demo/Abandon of Ext. Sanitary from NE Corner City Hall to 3rd St.	5 days	Thu 8/1/24	Thu 8/8/24																														
226	3	7CONS		Domestic Water	92 days	Thu 1/4/24	Fri 6/14/24																														
227	4	7CONS		Line A	48 days	Thu 1/4/24	Fri 3/29/24																														
228	5	7CONS		Coordinate Shutdown Impact with Adjacent	1 day	Thu 1/4/24	Thu 1/4/24																														
229	5	7CONS		Connect to Water Main @ SE Johnson	3 days	Thu 1/11/24	Tue 1/16/24																														
230	5	7CONS		East > West Run to Farmers Market	10 days	Thu 1/18/24	Tue 2/6/24																														

Task
Critical
Near Critical



ID	Task	Out	WBS	Task Name	Duration	Start	Finish	Half 2, 2023							Half 1, 2024							Half 2, 2024							Half 1, 2025					Half 2, 2025	
								J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A		
231	5	7CONS		Fire Hydrant (Site 003)	2 days	Wed 2/7/24	Fri 2/9/24																												
232	5	7CONS		Water Line to AT&T	2 days	Mon 2/12/24	Tue 2/13/24																												
233	5	7CONS		AT&T Fire Suppression Shutdown & Tap	0 days	Tue 2/13/24	Tue 2/13/24																												
234	5	7CONS		N > South Run to SE 3rd St.	10 days	Wed 2/14/24	Fri 3/1/24																												
235	5	7CONS		Coordinate Shutdown Impact with Adjacent	1 day	Mon 3/4/24	Mon 3/4/24																												
236	5	7CONS		Connection to Ext. Water Main on SE 3rd St.	1 day	Wed 3/6/24	Wed 3/6/24																												
237	5	7CONS		Line B Testing	5 days	Thu 3/7/24	Thu 3/14/24																												
238	5	7CONS		Line B Complete & Demo of Existing Starts	5 days	Fri 3/15/24	Fri 3/22/24																												
239	5	7CONS		Demo/Abandon Existing Water Line Along Green St.	5 days	Mon 3/25/24	Fri 3/29/24																												
240	4	7CONS		Line B	7 days	Wed 6/5/24	Fri 6/14/24																												
241	5	7CONS		Connect to Ext. 12" DIP Water Main	5 days	Wed 6/5/24	Tue 6/11/24																												
242	5	7CONS		Install Fire Hydrant	2 days	Thu 6/13/24	Fri 6/14/24																												
243	4	7CONS		Line C	10 days	Wed 4/10/24	Wed 4/24/24																												
244	5	7CONS		Excavate, Install New, Test, etc.	5 days	Wed 4/10/24	Tue 4/16/24																												
245	5	7CONS		Backfill, Paving	5 days	Thu 4/18/24	Wed 4/24/24																												
246	2	7CONS		Farmers Market & Community Gathering Space	236 days	Mon 1/29/24	Fri 3/14/25																												
247	3	7CONS		Foundations	96 days	Mon 1/29/24	Fri 7/12/24																												
248	4	7CONS		Mobilize - Downtown Market	0 days	Mon 1/29/24	Mon 1/29/24																												
249	4	7CONS		Building Pad	5 days	Mon 4/22/24	Mon 4/29/24																												
250	4	7CONS		Footings & Grade Beams	15 days	Tue 4/30/24	Fri 5/24/24																												
251	4	7CONS		UG Plumbing	10 days	Tue 5/28/24	Thu 6/13/24																												
252	4	7CONS		UG Electrical	10 days	Thu 6/6/24	Fri 6/21/24																												
253	4	7CONS		Reestablish Building Pad	1 day	Mon 6/24/24	Mon 6/24/24																												
254	4	7CONS		Verify Anchor Bolts & Corrections	2 days	Tue 6/25/24	Wed 6/26/24																												
255	4	7CONS		Forwork for Slab	2 days	Thu 6/27/24	Fri 6/28/24																												
256	4	7CONS		Install Rock	1 day	Mon 7/1/24	Mon 7/1/24																												
257	4	7CONS		Vapor Barrier	1 day	Tue 7/2/24	Tue 7/2/24																												
258	4	7CONS		Rebar	3 days	Wed 7/3/24	Mon 7/8/24																												
259	4	7CONS		Place SOG	1 day	Tue 7/9/24	Tue 7/9/24																												
260	4	7CONS		SOG Complete	0 days	Tue 7/9/24	Tue 7/9/24																												
261	4	7CONS		Establish Temp Power	1 day	Thu 7/11/24	Thu 7/11/24																												

Task
Critical
Near Critical



Lee's Summit Downtown Market

**Lump Sum Hourly Rates for Construction, Administration, & Supervision
February 1, 2023**

<u>PROJECT STAFF</u>	<u>RATE</u>
Ops Director/Project Executive/Market Leader	\$ 163.00
Senior Project Manager	\$ 138.00
Project Manager	\$ 110.00
Senior Project Engineer	\$ 95.00
Project Engineer/Field Engineer - (regular)	\$ 84.00
Project Engineer/Field Engineer - (OT rate)	\$ 104.00
Project Coordinator - (regular)	\$ 70.00
Project Coordinator - (OT rate)	\$ 90.00
Director Estimating/Precon	\$ 180.00
Est Executive/Sr Estimator/Precon Mgr	\$ 131.00
Project Estimator - (regular)	\$ 93.00
Project Estimator - (OT rate)	\$ 113.00
Scheduling Services	\$ 108.00
Engineering Services	\$ 140.00
VDC/BIM	\$ 102.00
Information Systems Support	\$ 80.00
Safety Director/Manager	\$ 127.00
Safety Engineer - (regular)	\$ 95.00
Safety Engineer- (OT Rate)	\$ 115.00
QA/QC	\$ 112.00
General Superintendents	\$ 162.00
Senior Superintendent	\$ 140.00
Superintendent	\$ 125.00
Field Superintendents - (regular time)	\$ 110.00
Field Superintendents - (OT rate)	\$ 130.00
Field Craft Manager	\$ 118.00
General Field Foreman	\$ 98.00
Logistics Center Technician (Drayage)	\$ 85.00
Carpenter Foreman - (regular time)	\$ 97.00
Carpenter Foreman - (OT rate)	\$ 130.00
Carpenter Foreman - (DT rate)	\$ 161.00
Carpenter - (regular time)	\$ 92.00
Carpenter - (OT rate)	\$ 121.00
Carpenter - (DT rate)	\$ 148.00
Labor Foreman- (regular time)	\$ 68.00
Labor Foreman - (OT rate)	\$ 86.00
Labor Foreman - (DT rate)	\$ 104.00
Laborer - (regular time)	\$ 66.00
Laborer - (OT rate)	\$ 82.00
Laborer - (DT rate)	\$ 98.00

These rates are subject to change but by not more than 5% in a given six month period.



Exhibit A-5

2023 Rental Rates for Contractors Equipment

<u>DESCRIPTION</u>	<u>RENTAL RATE (28 Day Billing Cycle):</u>
ALIMAK 7100-12 DUAL CAR MAN MATERIAL HOIST	Current Market Value
AIR COMPRESSOR	\$50
AIR CONDITIONING UNIT, PORTABLE 5 TON	\$1,200
AIR CONDITIONING UNIT, 1 TON 110V	\$100
ALL TERRAIN VEHICLE, 4 SEAT	\$700
ALL TERRAIN VEHICLE, 2 SEAT	\$550
AUGER TWO PERSON GAS POWERED	\$100
BLOWER HANDHELD	\$50
BLOWER BACKPACK	\$100
FAN BARREL 36"	\$100
FAN FLOOR	\$50
FUEL TANK BULK 60 GAL	\$100
CARPET STRIPPER: ELECTRIC SELF-PROPELLED	\$2,200
CHAINSAW, GAS	\$100
CHIPPING HAMMER, ELECTRIC	\$100
CONCRETE MIXER ELECTRIC	\$150
CONCRETE CORE DRILL 5/16" - 1 3/8"	\$200
CRANE MATERIAL BASKET	\$400
CRANE 'SKIP' TRASH BOX	\$500
CUT-OFF SAW, ELECTRIC	\$100
DUST WALL, (EDGE GUARD) PER FT	\$40
DEHUMIDIFIER 105 PINTS PER DAY	\$500
EYE LEVEL	\$200
FLOOR POLISHER 17"	\$250
FLOOR SCRAPPER	\$2,200
FLOOR SCRUBBER, FACTORY CAT MAG HD 33"	\$1,200
FLOOR SCRUBBER, FACTORY CAT MINI MAG 27"	\$950
FORKLIFT 5K	\$1,400
GANG BOX, STANDARD	\$100
GANG BOX, LARGE PIANO OR CLAMSHELL	\$200
GANG BOX, DATA VAULT	\$300
GENERATOR, HONDA 2000W SUITCASE	\$250
GENERATOR, HONDA 3000W -7000W	\$400
GENERATOR, HONDA 10000W	\$600
GENERATOR, TRAILER MOUNTED 100KW	\$1,850
GROUND THAW	\$8,000
HEATER, PROPANE POT HEATER	\$50
HEATER, ELECTRIC 60 AMP	\$200
HEATER, SALAMANDER 400k BTU PROPANE	\$200
HEATER, SALAMANDER DUAL FUEL	\$400
HEATER ELECTRIC 480V	\$450
HEATER, TRAILER MOUNTED DIESEL 1 MILLION BTU	\$5,000
HEPA CART	\$1,150

HEPA ANTIROOM	\$750
HOT SAW, GAS POWERED 14"	\$250
JACK HAMMER, ELECTRIC	\$200
JOB TRUCK	\$700
LAWN MOWER, STANDARD \$100 LIGHT PLANT GENERATOR	\$1,000
LASER, 3 PLANE GREEN	\$100
LASER, ROTATING	\$200
LIGHT PLANT GENERATOR	\$1000
NAILER CORDLESS FINISH, BRAD, AND FRAMING	\$150
NAILER CORDLESS TRACK GUN POWDER ACTUATED	\$150
NEGATIVE AIR MACHINE	\$250
PALLET JACK	\$125
PLASMA CUTTER	\$500
PLANER 12"	\$150
PLATE TAMP, COMPACTOR	\$150
PRESSURE WASHER, GAS POWERED	\$200
PRESSURE WASHER, HOTSY HIGH PRESSURE	\$750
PUMP, HONDA GAS POWERED 1"	\$100
PUMP, MULTIQUIP GAS POWERED (1- 1/2" - 3")	\$200
PUMP, ELECTRIC POWERED (1-1/2" - 2")	\$75
ROTATING HAMMER DRILL SDS MAX 1 9/16	\$100
SAW MITER WITH STAND	\$200
SAW TRACK SAW KIT	\$200
SAW BEAM SAW WORM DRIVE	\$150
SCAFFOLD BAKER KIT	\$100
SILICA COMPLIANT VACUUM 10 GALLON	\$200
SNOW BLOWER, GAS POWERED	\$400
STAIRS TEMPORARY	\$450
STREET PLATES-LARGE	\$250
STREET PLATES-SMALL	\$100
STORAGE CONTAINER-CONEX	\$300
SUPERINTENDENT TOOLBOX	\$1680
TABLE SAW, SAWSTOP	\$200
TOWER CRANE - LIEBHERR 316ECH, 184FT. UNDERHOOK	Current Market Value
TWO WAY JOB SITE RADIO	\$35
TRASH CART 1/2 YARD	\$100
TRAFFIC BARRICADE WATER-WALL FENCE	\$45
UNILOADER AUGER ATTACHMENT	\$675
UNILOADER AUGER BITS 12" THRU 36" per bit	\$150
UNILOADER KIT SMOOTH, TOOTH BUCKET, FORKS, AND SWEEPER	\$4,000
UNILOADER BRUSH HOG	\$850
UNILOADER DUMPING HOPPER	\$400
UTILITY SHEETROCK DOLLY	\$125
UTILITY TRAILER SMALL	\$200
UTILITY TRAILER LARGE	\$500
VACUUM, FINISH BACK PACK OR UPRIGHT	\$50
WATER TANK TRAILER	\$800
WEEDEATER GAS OR CORDLESS	\$75
WIRE WELDER	\$500

These rates are subject to change by no more than 5% in a given six month period.



2023 Unit Price Schedule for IT Equipment

Contracts that require McCownGordon to release all IT equipment to the owner upon project completion will be charged the flat rate if equipment is in stock. Alternatively, equipment will be charged at cost if not pre-purchased.

Price Type	Item	Rate
Non-Recurring Charge	Cable - DP 6'	\$10
Non-Recurring Charge	Cable - Ethernet up to 15'	\$10
Non-Recurring Charge	Cable - Ethernet up to 50'	\$25
Non-Recurring Charge	Cable - HDMI 25'	\$30
Non-Recurring Charge	Cable - HDMI 6'	\$8
Non-Recurring Charge	Cable - Monitor power	\$10
Non-Recurring Charge	Cable - TV power	\$10
Non-Recurring Charge	Cable -Ethernet up to 25'	\$15
Non-Recurring Charge	Logitech Unifying Receiver	\$15
Non-Recurring Charge	Mouse	\$30
Non-Recurring Charge	PoE Adapter	\$25
Non-Recurring Charge	Power Adapter	\$50
Non-Recurring Charge	Power Strip	\$10
Non-Recurring Charge	Printer Ink - C, M, or Y	\$60
Non-Recurring Charge	Printer Ink - CMYK	\$100
Non-Recurring Charge	Printer Ink - K	\$80
Rental	Airtame	\$65
Rental	Large Conference System	\$350
Rental	Cellular Signal Booster	\$50
Rental	Small Conference System	\$250
Rental	Dedicated Conference TV	\$160
Rental	Legacy Conference System	\$150
Rental	iPad Punchlist/Sub Package	\$125
Rental	MGC Provided Cellular Internet	\$250
Rental	Router	\$225
Rental	Plan Table	\$250
Rental	Badge Printer	\$160
Rental	MGC Provided Starlink Internet	\$300
Rental	Monitor - 24"-27"	\$35

Rental	Monitor - 40"	\$80
Rental	Network Switch - Other	\$10
Rental	Network Switch - Large PoE	\$100
Rental	Wireless AP	\$80
Rental	Copier	\$450
Rental	Desktop Printer	\$125
Rental	TV - 55"	\$60
Rental	TV - 65"	\$80
Rental	TV - 75"	\$120
Rental	TV - 82"	\$150
Rental	Conference Phone	\$100
Rental	Kiosk PC	\$70
Rental	Workstation	\$150
Rental	Zoom	\$35
Rental	HDMI Adapter Ring w/ 25' HDMI Cable	\$25
Rental	TV Rolling Cart	\$10
Rental	TV Wall Mount	\$10
Rental	iPad Case	\$15
Rental	iPad HDMI Adapter	\$5
Rental	iPad Kiosk Mount	\$15
Rental	Keyboard/mouse	\$10
Rental	Laptop Dock	\$40
Rental	Monitor Mounts	\$5
Rental	TV Mount	\$10
Rental	iPad	\$75
Rental	Webcam	\$25
Rental	Windows PC	\$75

These rates are subject to change by no more than 5% in a given six month period.



Unit Price Schedule for Safety Equipment

<u>DESCRIPTION</u>	<u>PRICE PER ITEM</u>
EXOfit Harness	\$350.00
EXOfit Harness - Construction Belt	\$420.00
Single Cable Nano-Lok Edge	\$275.00
Twin Leg Cable Nano-Lok Edge	\$400.00
6' Force II Lanyard	\$120.00
50' SRL	\$600.00
Glyder 2 Sliding Beam Anchor	\$210.00
1.5ft D-Ring Extender	\$50.00
6' Twin Leg Lanyard	\$280.00
Roof Anchor Swivel	\$220.00
6' Pass Thru Anchor Sling	\$50.00
Removable Concrete Anchor	\$120.00
Concrete D-Ring Anchor	\$100.00
Stinger	\$3,500.00
Sayflin Horizontal Lifeline Kit	\$800.00
Hinged Roof Anchor/ Butterfly Anchor	\$50.00
Rope Grab	\$250.00
Air Monitor	\$950.00

These rates are subject to change by no more than 5% in a given six month period.

EXHIBIT A-6

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.