

McCownGordon
850 Main Street
Kansas City, Missouri 64105
Phone: (816) 960-1111

Project: 1-07-2019 - Lee's Summit Farmers Market
209 SE Green St.
Lee's Summit, Missouri 64063

Prime Contract Change Order #001: PCCO #001

TO:	City of Lee's Summit 220 SE Green Street Lee's Summit, Missouri 64063	FROM:	McCownGordon Construction, LLC 850 Main Street Kansas City Missouri 64105
DATE CREATED:	2/ 15 /2024	CREATED BY:	Tyler Stotler (McCownGordon Construction, LLC)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:	Arlen Kleinsorge (McCownGordon Construction, LLC)	REVIEWED BY:	
DUE DATE:	02/29 /2024	REVIEW DATE:	
INVOICED DATE:	02/15 /2024	PAID DATE:	
SCHEDULE IMPACT:	15 days	EXECUTED:	No
CONTRACT FOR:	07-2019:Lee's Summit Farmers Market	TOTAL AMOUNT:	\$ 835,918.00

DESCRIPTION:

Based on the OAC Change Tracker, the following items have been priced for incorporation to the project.

CE #001 - N Drive to 300 SE 2nd Street LSMO 64063 Parking

As a condition to the TCE for 300 SE 2nd Street; the building owner requested that the construction team provide a temporary drive to Wilson Street allowing them to access half of their lot during the utility work.

This request requires the following work: cut the existing curb, cut to grade, haul off waste, install rock, utilize temporary jersey barriers, remove rock, reinstall prior curb layout, repair hardscape, reinstall earthwork, sod disturbed area.

CE #005 - AT&T Temporary Parking & Connex's

Based on discussions regarding AT&T's decommissioning phasing out of their shed, temporary material storage on site was determined as required. Work to complete temporary storage area includes:

1. Purchase (4) ea connex boxes to be turned over to AT&T upon completion of use, deliver to site included. Haul off from site excluded.
2. Provide internal partition to single connex allowing for temperature control. Install mini-split.
3. Provide Power & Lighting to connex's. Provide power to mini-split.
4. Include temporary fencing for protection of AT&T vehicles and materials.

CE #010 - Henderson Design Contract

Based on the discovered clash with the existing primary feeder to AT&T's primary building redesign of electrical service was required.

Included cost covers investigation of existing building & cell tower conditions by Henderson & Design time to develop service refeed direction.

CE #013 - Additional Sanitary Work Per Amanda Bagwell

Based on the City of Lee's Summit's upcoming Sanitary Public Improvement project anticipated Fall 2024 an opportunity to avoid a secondary closure to second street was recognized.

Included cost delivers new sanitary line from manhole A.36 to A.33. GeoTech Report dated 11/29/2023 from Kaw Valley Engineering, Inc. have been received and reviewed. Based on this report rock excavation and poor soils are not anticipated. Should they be encountered they will be addressed via T&M at a unit rate of \$175 a cubic yard.

2" Mill and Overlay of existing asphalt from building 300's approach to Eastridge is included. Asphalt cost has been indexed at \$620 a liquid ton. Costs will be assessed at time of placement and variance will be reported to COLS.

CE #015 - #6: Utility Conflicts @ Wilson & East Ridge

Based on RFI #006, after work commenced at the intersection of Wilson & East Ridge, various unknown subterranean obstructions and utility conflicts were discovered.

Summary of the discovered conflicts, associated actions required, and clarifications:

1. Sanitary – Ref. PUB-C108; Roughly at Station 10+50 along East Ridge the existing sanitary main was shown at 986. At this elevation the line would have cleared the proposed storm. The field condition located the line roughly 8' above this flow line, clashing within the upper portion of the proposed Storm Structure. Correction involves bypass pumping, new 48" manhole, install a temporary siphon to clear the top of the structure, core drill storm to create pathway, & install. This temp solution is to be removed at a later date by way of the future sewer main improvements.
2. Sanitary – The sanitary service line from address 300 SE 2nd Street was discovered to clash with our proposed storm structures.

3. Water – Ref. PUB-C108; roughly at station 10+50 an existing waterline was to be raised to avoid conflict with the proposed storm. This solution did not account for the distance from top of storm structure to grade. Raising the line would have landed the water line above the frost line. Correction is to route the water line beneath the proposed storm.
4. Storm – An unknown storm structure was unburied in the NE corner of the intersection. This was further investigated and discussed with COLS identified on a drawing dated 5/27/1980. This structure was in the direct path of the proposed storm. It is to be removed and reled to the South from the existing NW inlet.
5. Schedule: These changes have been scheduled and impact the critical path by 15 working days. This moves the substantial completion date from 5/7/25 to 5/28/25. Associated General Conditions and General Requirements associated with this RFI are included.

CE #016 - Additional Slab & Tar Under Building 201

Discovered a unidentified slab under building 201, assumed to be 35'wide x 40' long x 10"thick. The slab has a black tar material above it. SCS's evaluation reported elevated metal levels which requires haul off to Courtney Ridge. Additional excavation, demolition, and hauling are included.

CE #018 - UG Holding Tank - Icehouse

Associated with RFI #009; during the removal of the Ice House an underground holding tank was discovered on 1/5/2024. The tank contained oil like fluids which were evaluated by SCS Engineering. SCS's report dated 1/11 and further direction provided on 1/15/24 indicates that the materials have metal contents above RDL which require removal to a certified landfill. Included cost covers provisions to remove the materials per report and RFI recommendations.

Pricing includes associated insurances and fee.

ATTACHMENTS:

[2019_CE013_Newland_20240207_23,164.pdf](#) [2019_CE013_SRGJS_20240122_428,979.00.pdf](#) [2019_CE018_AT_20240125_21,142.pdf](#)
[2019_CE015_SRGJS_20240105_155,154.pdf](#) [2019_CE005_Group Logistics_20231211_9,800.pdf](#) [2019_CE005_Kansas Fence_20231212_4,103.pdf](#) [2019_CE005_P1 Mech_20231213_6,498.pdf](#) [2019_CE005_P1 Elec_20231213_7,808.pdf](#)
[2019_CE001_SRGJS_20231128_25,581.pdf](#) [2019_CE010_Henderson_20240108.1_13,400.pdf](#) [2019_CE016_AT_20240108_33,141.pdf](#)

CHANGE ORDER REQUESTS IN THIS CHANGE ORDER:

COR #	Title	Schedule Impact	Amount
001	PCCO #001	15 days	\$ 835,918.00
TOTAL:			\$ 835,918.00

CHANGE ORDER LINE ITEMS:

PCO # 001 : PCCO #001

#	Cost Code	Description	Type	Amount
1	2-21001 - Earthwork (Subs)	Temporary N Drive to 300 SE 2nd Street	Subcontractor	\$ 25,581.00
2	1-25003 - Connex Box	Purchase (4)ea Connex Boxes	Material	\$ 9,800.00
3	2-80001 - Temp Fences & Gates	Fencing for Parking Lot	Material	\$ 4,103.00
4	6-10001 - Rough Carpentry	Rough Carp Materials to Section off One Connex	Material	\$ 515.00
5	6-10001 - Rough Carpentry	Labor to Install Temp Wall Within Connex	Material	\$ 1,472.00
6	50-20020 - Temporary Electric Usage	P1 Mechanical & Electrical	Material	\$ 14,306.00
7	50-20020 - Temporary Electric Usage	Henderson Design Work	Material	\$ 13,400.00
8	2-21001 - Earthwork (Subs)	Additional Sanitary Work Per Amanda Bagwell	Subcontractor	\$ 428,979.00
9	2-50001 - Asphalt Paving	Additional Sanitary Work Asphalt Patching	Subcontractor	\$ 23,164.00
10	2-21001 - Earthwork (Subs)	RFI #006 Utility Cost	Subcontractor	\$ 155,154.00
11	1-05002 - Project Executive	Project Executive (30hrs)	Labor	\$ 4,890.00
12	1-05004 - Project Manager	Project Manager (120hrs)	Labor	\$ 13,200.00
13	1-05006 - Sr. Project Engineer	Sr. Project Engineer (120hrs)	Labor	\$ 11,400.00
14	1-05010 - Project Coordinator	Project Coordinator (36hrs)	Labor	\$ 2,520.00
15	1-10002 - Sr. Superintendent	Sr. Superintendent (120hrs)	Labor	\$ 16,800.00
16	1-10021 - Truck & Gas Exp - Super.	Truck & Gas Expenses	Material	\$ 225.00
17	1-22001 - Tool Box	Super Tool Box	Material	\$ 1,680.00
18	1-25002 - Office Trailers	Office Trailer	Material	\$ 2,510.00
19	1-25017 - Computer Equipment	Computer Equipment	Material	\$ 1,338.00
20	50-10090 - Dumpsters	Dumpster	Material	\$ 400.00
21	50-20110 - Toilets	Toilets	Material	\$ 372.00
22	2-05101 - Demolition Subcontractor	201 Hidden Slab & Tar	Subcontractor	\$ 33,141.00
23	2-05101 - Demolition Subcontractor	UG Holding Tank - Icehouse	Subcontractor	\$ 21,142.00
24	1-65004 - Builders Risk	Builders Risk	Material	\$ 2,751.00
25	1-65001 - Performance Bond	Performance Bond	Material	\$ 7,099.00
26	1-65003 - General Liability Insurance	General Liability	Material	\$ 7,561.00
27	1-65020 - Subguard	Subguard	Material	\$ 10,043.00
28	90-10003 - Fee	Fee	Fee	\$ 22,372.00
Subtotal:				\$835,918.00
Grand Total:				\$835,918.00

The original (Contract Sum) \$ 5,648,457.00
 Net change by previously authorized Change Orders \$ 0.00
 The contract sum prior to this Change Order was \$ 5,648,457.00
 The contract sum would be changed by this Change Order in the amount of \$ 835,918.00
 The new contract sum including this Change Order will be \$ 6,484,375.00

The Contract Time will be increased by 15 days .
 The date of Substantial Completion as of the date of this Change Order therefore is May 28th, 2025.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Chaz Prunte (GLMV Architecture)
9229 Ward Parkway Suite 210
Kansas City Missouri 64114

City of Lee's Summit
220 SE Green Street
Lee's Summit Missouri 64063

McCownGordon Construction, LLC
850 Main Street
Kansas City Missouri 64105

SIGNATURE DATE

SIGNATURE DATE



SIGNATURE DATE 2/15/2024



Serving Greater Kansas City Since 1928

Phone: (816) 231-8200

1601 Bellefontaine
Kansas City, MO 64127

Fax: (816) 231-8203

November 28, 2023

RE: North Drive for Lot 300
Attn: Tyler Stotler

We would like to submit the following proposal and schedule of work for the above referenced project. Pricing is based on the drawings provided by MCG. Our bid includes the following. If you have any questions or require any additional information please advise.

Schedule of Work

I. Site Demolition, Excavation & Grading –

- Mobilization, supervision and utility locates.
- Traffic control.
- Saw cutting.
- Curb removal, haul-off, and dump fees.
- Cut section for new drive. Haul off cut material.
- Finish above subgrades to +/-0.10'.
- Place 6" AB3 over fabric for new drive. Remove AB3 after entrance is no longer needed.
- Install 60 LF of new curb.
- Remove 6" AB3 after entrance is no longer needed.
- Respread Topsoil
- Place sod.

Exclusions/Qualifications

- Utility conflicts.
- Rock or shale excavation.
- Placing new asphalt.
- Handling or removal of spoils by any other trades.
- Pumping or dewatering (surface & subsurface water sources) of ground water.
- Frost, snow or mud removal or disposal
- Mulching, landscaping, processing or pulverizing topsoil, pavers, tree wells, new trees, bedding material, tree protection, bioretention soil mix.
- Testing.
- Overtime or shift work.
- Undercut or fillback of unsuitable material, undercut footing or remediation of unsuitable fill.
- All bonds or permits.
- Removal or disposal of hazardous/contaminated material.
- Chemical stabilization of pavement subgrades.
- Erosion control mat.
- Milling of pavement.
- Our proposal is predicated on the execution of a mutually agreed upon schedule and contract prior to start of work.

CONCRETE • EXCAVATION • GRADING • WRECKING

- This proposal is valid for 30 days.
- Our proposal does not include any restrictions that could be placed on our Company or any of our supply chain by Local, State, or Federal Government, that would result in a material price increase or labor management constraints that would impact the construction schedule regarding the COVID-19 Virus; beyond what is publicly known at the time as of the date of this proposal.

Our price for the above mentioned work:

\$25,581.00

Very Truly Yours,
George J. Shaw Construction Company

A handwritten signature in blue ink, appearing to read "Kyle Kinkhorst". The signature is stylized and written in a cursive-like font.

Kyle Kinkhorst
Earthwork Division Estimator
CC: GJS – file



Group Logistics LLC

16008 Russell Rd, Stilwell, KS 66085

913-575-1095

Quote for:

TYLER STOTLER

Project Manager

McCOWNGORDON

850 MAIN ST KANSAS CITY, MO 64105

M 816.518.0622

4 – 40 HC CARGO WORTHY EACH - \$2100.00

4 – DELIVERY, 200 SE 3rd Street LSMO, 64063, EACH - \$350.00

TOTAL COST: \$9800.00

KEN BISEL

TOPEKA
PHONE (785) 836-3180
FAX (785) 836-3175



KANSAS CITY
PHONE (816) 322-6663
FAX (816) 322-6814

LEASE TYPE:			LEASE #
ORIGINAL	SERVICE	FINAL	DATE
SALES REPRESENTATIVE (NAME & NUMBER)			

CUSTOMER INFORMATION				
CUSTOMER NAME		CUSTOMER P.O. #	REQUESTED INSTALL/ SERVICE DATE:	REQUESTED REMOVAL DATE:
PROJECT NAME	PHONE - OFFICE	FAX NUMBER	PAGER NUMBER	
NEAR (MAJOR CROSS STREETS OF JOB)	SITE CONTACT	PHONE - MOBILE	PHONE - JOB SITE	CUSTOMER ACCOUNT #
JOB STREET ADDRESS	CITY	STATE	ZIP CODE	
BILLING ADDRESS (If Different)	CITY	STATE	ZIP CODE	SALES AREA #

EXPECTED INVENTORY TO BE HANDLED					
PRODUCT	QTY	FOOTAGE	INSTALL	RELOCATE	REMOVE

ADDITIONAL CHARGES ARE AS FOLLOWS:			
PARTIAL PICKUP	\$ _____	/FT WITH /HR WITH	\$ _____ MIN.
RELOCATE FENCE	\$ _____	/FT WITH /HR WITH	\$ _____ MIN.
RELOCATE SHADECLOTH	\$ _____	/FT WITH /HR WITH	\$ _____ MIN.
RESET / REPOUND FENCE	\$ _____	/FT WITH /HR WITH	\$ _____ MIN.
TRIP CHARGE	\$ _____	/FT WITH /HR WITH	\$ _____ MIN.
HAND CARRY PANELS	\$ _____		PER PANEL
PARTIALLY DAMAGED PANELS			\$50.00 PER PANEL
TOTALLY DAMAGED PANELS			\$100.00 PER PANEL

EXPECTED CHARGES			
INITIAL RENTAL FEES INCLUDING INSTALLATION & REMOVAL LABOR:			
\$ _____	PER FT. X	_____ FT.	TOTAL = + _____
OTHER SERVICES (SEE ADDITIONAL CHARGES)			+ _____
SUBTOTAL			\$ _____
SALES TAX <small>SALES TAX WILL BE ADDED UNLESS PROPER DOCUMENTATION STATING EXEMPT STATUS IS PROVIDED</small>			+ _____
TOTAL CONTRACT AMOUNT**			\$ _____
<small>** (SUBJECT TO CHANGE BASED ON ACTUAL SERVICES PROVIDED)</small>			
DOWN PAYMENT			- _____
BALANCE DUE			\$ _____
MONTHLY EXTENSION RATE: \$ _____ PER FOOT			

OTHER CHARGES MAY APPLY			
FOR INSTALLATION & REMOVAL, WE REQUIRE ADVANCE NOTICE OF: _____ DAYS			
TOOLS: JACKHAMMER CORE DRILL AIR DRILL OTHER: _____			
C.O.D.?	NO	YES	\$ _____
			SITE USAGE CODE

UPON SIGNING THIS PROPOSAL, CUSTOMER / LESSEE ACKNOWLEDGES THAT THEY HAVE RECEIVED, READ AND HEREBY AGREE TO AND ACCEPT ALL THE TERMS AND CONDITIONS LISTED HEREIN AND ON THE REVERSE SIDE OF THIS PROPOSAL, WHICH TOGETHER CONSTITUTE THE ENTIRE AND SOLE AGREEMENT BETWEEN LESSOR AND CUSTOMER / LESSEE:

UNION / PREVAILING WAGE JOB?
NO YES
WAGE SCALE: _____

CUSTOMER / LESSEE SIGNATURE: _____ DATE _____ CUSTOMER INITIALS: _____

OFFICE SIGNATURES			SPECIAL INSTRUCTIONS
SUBMITTED BY:	APPROVED BY:	CREDIT:	
SALES REP'S SIGNATURE	MANAGER'S APPROVAL	CREDIT APPROVAL	

ACTUAL INVENTORY HANDLED							DESCRIPTION OF ACTUAL SERVICES PROVIDED
PRODUCT	INSTALLED	RELOCATED	REMOVED	LOST/MISSING	DAMAGED	SCRAP	

TIME ARRIVED ON SITE: _____ TIME DEPARTED FROM SITE: _____

WORK WAS PERFORMED TO MY SATISFACTION

WE APPRECIATE YOUR BUSINESS!
PLEASE REFER TO YOUR LEASE NUMBER WHEN CALLING
FOR SERVICES OR INFORMATION.

CUSTOMER'S SIGNATURE _____ DATE _____

THANK YOU

Tyler Stotler

From: Mike Hutchison <Mike.Hutchison@p1group.com>
Sent: Wednesday, December 13, 2023 1:49 PM
To: Tyler Stotler
Subject: Lees Summit Market Square trailer ROM

Tyler

The ROM for what we discussed on the phone is \$7,808.00.

Thank you!

This email has been scanned for email related threats and delivered safely by Mimecast.
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P1 Service, LLC

11086 STRANG LINE RD.
LENEXA, KS 66215

P: 913.529.5300

P1-Service.com

December 13, 2023

P1 Est #: 42951

Tyler Stotler
Project Manager
McCownGordon
850 Main St.
Kansas City, MO 64105

Re: Mini-Split for Conex

Tyler,

Thank you for the opportunity to provide this proposal. We have developed our scope of work based on conversations, site visits, and our understanding of the project. We propose to furnish the necessary equipment, materials, tools, and labor to accomplish the scope listed below.

History/Issues/Owner Concerns:

- Mini-Split is needed for Conex for temperature control.

Our Proposal Includes the Following:

- Procure order and take delivery of new Samsung mini-split.
- Deliver mini split unit to jobsite.
- Show up day of work, review scope and safety plan.
- Mobilize for assigned work.
- Install new condenser and wall mount units. (Interior of Conex must be able to accommodate mounting of wall bracket for interior wall mount unit.)
- Install new line set in compliance with manufacturers recommendations.
- Run condensate line to exterior of Conex.
- Break down jobsite, clean up and de-mobilize.

Our Proposal Excludes the Following:

- All applicable taxes – a project exemption certificate will be required before any materials or equipment is released for production to avoid incurring taxes, and/or project delays.
- Payment and performance bonds (Add 0.9% to our bid if bonding is required).
- Premium time labor.
- Permits and fees.
- Installing any electrical service for this unit.
- Any unforeseen problems or issues outside of the work quoted and described above. Any additional findings will be brought to your attention at the time they are discovered.
- Abatement of any hazardous materials that may be found during the course of this project, and associated costs with delays due to testing, abatement, and remobilization.

Clarifications:

- Upon award, commodity materials can be locked in at the difference between bid day values and the date that the award was received. We can provide backup information showing cost differences upon request.
- It is the responsibility of the owner to remove or cover any belongings, i.e., desk, computers, furniture, etc., from work area prior to P1 Service mobilization.
- Unit will temper space, but due to Conex being unfinished space, we can not guarantee this will perform like it would in a finished out office type space.

Total Price:

Six Thousand Four Hundred and Ninety-Eight Dollars..... \$6,498.00

Proposed Payment Terms:

- Net 45 Payment Terms

Thank you for the opportunity to provide this proposal. Due to material price increases, the quote above is good for 14 days. All work must be done in a continuous manner Monday through Friday between 7:00 am and 3:30 pm. If you have any questions concerning this quote, please feel free to call me at 913-529-5300.

The Price does not include any amounts for changes in taxes, tariffs, or other similar charges that are enacted after the date of this Quotation. P1 Service, LLC shall be entitled to an equitable adjustment in time and money for any costs that it incurs directly or indirectly that arise out of, or relate to changes in taxes, tariffs, or similar charges due to such changes including, without limitation, escalation, delay damages, cost to re-procure, costs to change suppliers, costs of manufactured equipment or goods, or other costs of any kind resulting from the changes.

Thank you,

Casey Drinkard

Casey Drinkard
Account Manager
P1 Service, LLC

This Proposal and Design information is:
PROPRIETARY AND CONFIDENTIAL PROPERTY OF P1 SERVICE, LLC.
DISTRIBUTION TO OTHER THAN NAMED RECIPIENT IS PROHIBITED
© 2023 P1 SERVICE, LLC. ALL RIGHTS RESERVED

Customer's Acceptance:

We, hereby, accept the above proposed price and scope of work. Please proceed with this work.

Accepted By (Please print): _____

Signature: _____

Title: _____

Date: _____

ADDITIONAL SERVICE AUTHORIZATION

ASA # 001

TO Tyler Stotler (McCown Gordon)
FROM Marcus Perry
DATE 01/08/2024
PROJECT LS Market
PROJECT NO 2150003907

DESCRIPTION OF ADDITIONAL SERVICE

Henderson Engineers, Inc. (Henderson) is not obligated to perform the stated additional services until it receives the Client's signed authorization.

The following scope of work indicated below is for (2) secondary electrical utility refeeds to existing electrical distribution equipment... (1) serving the existing AT&T Building and (1) serving the Cell Tower. This scope of work will require Henderson to reallocate specific personnel off other project deliverables to meet the accelerated schedule.

- Initial site visit, scope review, and meetings
- Provide new title blocks and setup new sheets
- Provide electrical construction documents (site plan, details, one-lines, schedules, specs)
- Electrical calculations (short circuit, voltage drop, feeder size)
- Submit Permit drawings for utility review
- Provide Bid/Permit responses to utility comments
- Construction Administration (will be billed on an hourly basis, if required)
 - o Shop drawings, RFIs, site visits

COMPENSATION FOR ADDITIONAL SERVICE

\$	6,900	Base Design Deliverable & Expedited Schedule (FIXED FEE)
\$	6,500	Engineering & Construction Documents (T&M, adjusted final hours to FIXED FEE)

\$	13,400	TOTAL FEE FOR ADDITIONAL SERVICE
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\$	5,250	Construction Administration (T&M, HOURLY NOT TO EXCEED)
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Submitted by:

Marcus Perry

Henderson Engineers, Inc.

Marcus Perry (Client Relations Director)

Printed Name & Title

12/14/2023

Date

By signing below, or by approving in an email, Client authorizes the additional services set forth herein and agrees to pay Henderson the additional fee set forth. The obligations under this Authorization shall be subject to the terms and conditions of any executed agreement between the parties for this Project.

Authorized by:

 Client's Representative

 Printed Name & Title

 Date

HOURLY RATE SCHEDULE - \$ PER HOUR

<u>Engineering Rates</u>		<u>Construction Management + Commissioning</u>	
Director and Executive	225-240	Director and Executive	225-240
Practice / Technical Manager	200	Construction Management	220
Project Manager	185-195	Pre-Construction Management	170
Senior Engineer/Designer	195	Project Development	165
Lead Engineer/Designer	170	Commissioning Manager / Agent	175
Engineer / Designer III	155	Technician	140
Engineer / Designer II	140	Estimator	165
Engineer / Designer I	125	Project Administration	95-100
Site Observation Specialist	125		
BIM Technician	100		
Project Administration	95-100		



CONSTRUCTION CO.

1601 Bellefontaine Ave.
Kansas City, MO 64127
816-561-4890 Fax 561-4760

January 22, 2024

McCownGordon Construction
Attn: Tyler Stotler
850 Main St
Kansas City, Mo. 64105
tstotler@mccowngordon.com

RE: Lee's Summit Farmers Market
Proposal for Public Sanitary Sewer Extension 2nd Street

We would like to submit the following proposal and scope of work for the above referenced project. Pricing is based on the civil plans provided by Burns and McDonnell dated 09/07/23.

Our pricing for the above mentioned work:

I. Sanitary Sewer

- Mobilization, supervision, utility locates, and verification of existing utilities for site utilities.
- Excavation, Trenching, and embedment (bedding) material for site utilities
- Trench rock excavation is excluded.
- Backfill of trenches with native, excavated material, in the green space.
- Granular backfill of trenches is included in paved areas.
- Haul off of excess utility spoils is included.
- Construction Staking (Utility Scope Only)

Public Sanitary Sewer	
18" PVC (SDR 26)	482 LF
12" PVC (SDR 26)	8 LF
4" PVC (SDR 26)	52 LF
18" x 4" PVC Tee	4 EA
Manhole Stub	1 EA
Std. 4' Dia. Manhole	1 EA
Std. 6' Dia. Manhole	2 EA
Connect to Existing Main	5 EA
Connect to Existing Services	4 EA
Bypass Pumping	1 LS
Sawcutting	1 LS
Sidewalk removal and replacement	160 SF
ADA Ramp	1 EA
Curb & gutter	132 LF
AB3 Street Backfill	505 LF
10" thick Concrete Cap for Street	505 LF
<i>Asphalt by others. Concrete to be poured flush with the top of pavement.</i>	
<i>Striping and pavement markings by others.</i>	
Plug and Abandon 12"	210 LF
Sod	6000 SF
Final Grading in Green Space	1 LS
Traffic Control	1 LS

Total Bid Amount: \$ 419,779.00

Alternates / Unit Prices

Rock Excavation (Mechanical / Hoe Ram)	Per CY	\$	175.00		
7FT Manhole (A-34) Add to base bid	1 EA			\$	4,400.00
8FT Manhole (A-34) Add to base bid	1 EA			\$	9,200.00

Exclusions / Qualifications

\$ 428,979.00

Sales tax is excluded.

Asphalt Paving by others. Concrete cap to the top of existing pavement is included.

Maintenance bond to city of LSMO is included. All other bonds or permits, unless specified above, are excluded. (including but not limited to public improvement bonds, performance & payment bonds, inspection fees, meter fees, tapping fees, and system development charges.)

Engineering, including engineered as-builts, and BIM are excluded.

As-builts sealed by a professional engineer are excluded.

Removal of existing utilities are excluded, unless specified above.

Relocation of existing utilities in conflict with our work is excluded.

Milling of existing pavement is excluded.

Temporary surfacing of pavement is excluded.

Bracing of existing structures or overhead power poles in conflict with our work is excluded.

Protection of existing overhead power lines is excluded.

Dewatering of utility trenches with a 3" trash pump is included, but dewatering with deep wells or well point systems is excluded.

Removal or disposal of hazardous/contaminated material is excluded.

Removal or disposal of trash, buried building debris, or other materials deemed unsuitable is excluded.

Engineered sheeting or shoring for trenches and excavations is excluded, unless otherwise specified.

Trench shoring by conventional means and methods is included.

Testing of soils or concrete is excluded.

Haul-off and removal of spoils generated by other trades is excluded.

Conduits for Gas line, Electrical, Communication (phone, data, fiber), Irrigation are excluded.

Our proposal is predicated on the execution of a mutually agreed upon schedule and contract prior to start of the work.

This proposal is valid for 30 days. If proposal is accepted after 30 days, all quoted prices are subject to change based on current market conditions.

All bids are tied.

Allowances are not included, unless otherwise stated.

Rock Excavation is excluded. Actual width of the excavated trench is to be measured and billed against.

Rock is defined as limestone, sandstone, or hard shale that cannot be excavated by normal means and methods (with a bucket). If a ripper tooth or breaker is used for excavation, then that will be considered rock.

Our proposal does not include any restrictions that could be placed on our Company or any of our supply chain by Local, State or Federal Government, that would result in a material price increase or labor management constraints that would impact the construction schedule regarding the COVID-19 Virus; beyond what is publicly known at the time as of the date of this proposal.

If you have any questions or require any additional information, please advise. Thank you for the opportunity.

Sincerely,

Nick Kisner
nkisner@siteritel.com
Utility Estimator

Matt Anderson
matt@siteritel.com
Director of Utility Division



Ryan Newland

ryan@newlandpaving.com
www.newlandpaving.com

Change Order

Date: 2/7/2024

To: McCowenGordon
Attn: Brandon Stewart

Job Name: LSDTM 2nd Street Mill & Overlay

Description of Work	Quantity	Unit	Rate	Total
2" Asphalt Mill & Overlay	1,482.00	sy	\$ 15.63	\$ 23,163.66
				\$ 23,163.66

Due to imposed oil supplier restrictions, proposal is good only through calendar month of proposal date.
Pricing will be adjusted to current months pricing at time of installation(added or deducted). This includes energy/fuel surcharges as well.
Work carried over into the 2024 paving season will be subject to aggregate increase.

Any alteration to the plans or specifications involving additional cost will only be completed upon written orders and will become an extra charge to estimate.

Above pricing and conditions are satisfactory and hereby accepted. You authorize Newland Paving Company to perform work.
The conditions set forth will become a part of any subcontract.

Authorized Signature	Date	Newland Paving Co. Inc.	Date
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Warranty, Terms and Exclusions of Agreement: IF ITS NOT QUALIFED ABOVE ITS NOT INCLUDED!
Sales tax **included**. Not responsible for losses due to strikes, weather, accidents or other conditions beyond our control. Buyer responsible for obtaining all necessary approved permits before construction begins. The above pricing excludes overtime, layout, staking, finish grade of sub-grade, remediation of contaminated / excessively moist / frozen sub-grade, rock excavation, testing, field sampling, bonds, permits, repairs of unmarked private utilities and sprinklers, topsoil, sodding, of disturbed areas, relocation of utilities, prime coat, herbicide. Milling excludes removal of Petro-Mat paving fabric, price will be adjusted for milling disposal. Not responsible for damage caused by snow, water and ice. Buyer is responsible for removal of vehicles from work site. Any vehicle left in work area will be towed at buyers expense. Any invoice not paid in full by said due date will become subject to maximum interest allowed at the time of default. All attorney's fees necessary to collect dept become responsibility of the buyer. Including, but not limited to, liens, foreclosures, court costs and attorney fees. Signing of this contract buyer agrees to all terms set forth in this contract. All terms are applicable unless otherwise specified.



CONSTRUCTION CO.

1601 Bellefontaine Ave. | Kansas City, MO 64127

(816) 561-4890 | FAX (816) 561-4760

Request for Change Order

January 5, 2024

McCownGordon Construction
Attn: Tyler Stotler
801 Main St
Kansas City, MO 64105

RE: Lee's Summit Downtown Market

Description of Work:

RFI #006

Item Description	Quantity	Unit	Unit Price	Extension
Sanitary Sewer- 12 inch main and 4 inch service	1	LS	\$ 70,035.05	\$ 70,035.05
Water Main relocation	1	LS	\$ 56,851.96	\$ 56,851.96
Storm Sewer	1	LS	\$ 12,261.70	\$ 12,261.70
Concrete Street restoration- additional	1	LS	\$ 16,005.00	\$ 16,005.00
Total Amount of Change Order Request				\$ 155,153.71

Sincerely,

Neal Anderson
Project Manager

**BREAKOUT OF MATERIAL, LABOR & EQUIPMENT
Sanitary Sewer**

Materials

4" SDR 26 pipe	154 LF	\$	5.75	\$	885.50
4" SDR 26 clean out assembly	2 EA	\$	350.00	\$	700.00
4" SDR 26 22.5 Bend	2 EA	\$	40.00	\$	80.00
4" SDR 26 45 Bend	3 EA	\$	40.00	\$	120.00
4" Fernco cplg	1 EA	\$	75.00	\$	75.00
12" Strongback fernco	2 EA	\$	120.00	\$	240.00
12" PVC SDR 26 pup piece	3 LF	\$	100.00	\$	300.00
12" ductile iron pipe (DIP) (18.3 LF per joint)	55 LF	\$	95.00	\$	5,225.00
12" DI MJ 11.25 Bend	4 EA	\$	900.00	\$	3,600.00
Pipe Hangers	1 LS	\$	1,200.00	\$	1,200.00
48" Dia Manhole w/ joint sealant and joint wrap	1 EA	\$	3,500.00	\$	3,500.00
Inverts w/ short load	1 CY	\$	400.00	\$	400.00
Bedding	70 Ton	\$	28.00	\$	1,960.00
AB3 backfill	40 Ton	\$	24.00	\$	960.00
				\$	-
		\$	-	\$	-
				Subtotal	\$ 19,245.50
				Tax Exempt	\$ -
				Subtotal w/ tax	\$ 19,245.50

Labor & Equipment

5-man sewer / water line crew w/ equipment (trackhoe, loader, truck, tools)	50 HR	\$	681.00	\$	34,050.00
Dump trucks	8 HR	\$	125.00	\$	1,000.00
Dump fees	4 EA	\$	100.00	\$	400.00
				Subtotal	\$ 35,450.00

Subcontractors

Bypass Pumping	2 Days	\$	4,000.00	\$	8,000.00
Core Drill	2 EA	\$	700.00	\$	1,400.00
				\$	-
				Subtotal	\$ 9,400.00

Total Direct Costs for Self-Performed Work

Materials		\$	19,245.50
Labor & Equipment		\$	35,450.00
Overhead and Profit	10%	\$	5,469.55
Total Direct Costs for Subcontracted Work			
Subcontractors		\$	9,400.00
	5%	\$	470.00
Total Amount		\$	70,035.05

BREAKOUT OF MATERIAL, LABOR & EQUIPMENT**Waterline****Materials**

6" C900 PVC pipe	120 LF	\$	12.98	\$	1,557.60
Poly Wrap	100 LF	\$	0.75	\$	75.00
Tracer Wire	100 LF	\$	0.25	\$	25.00
Detectable Tape	100 EA	\$	0.15	\$	15.00
6" MJ 45 bend	8 EA	\$	135.00	\$	1,080.00
6" MJ Tee	1 EA	\$	335.00	\$	335.00
6" MJ Valve w/Valve Box	3 EA	\$	1,085.00	\$	3,255.00
6" anchor coupling	2 EA	\$	330.00	\$	660.00
6" Oversized Sleeve	5 EA	\$	400.00	\$	2,000.00
6" Temp Flushing Assembly	2 EA	\$	700.00	\$	1,400.00
6" Mega Lugs	25 EA	\$	40.00	\$	1,000.00
Gaskets and Cor-Blu bolts	158 EA	\$	7.00	\$	1,106.00
Steel Casing	25 LF	\$	50.00	\$	1,250.00
12"x6" End Seals	2 EA	\$	100.00	\$	200.00
Skid material	1 LS	\$	300.00	\$	300.00
Concrete Straddle Block	12 CY	\$	190.00	\$	2,280.00
Forms For Straddles	1 LS	\$	500.00	\$	500.00
Rebar for Straddles	1 LS	\$	500.00	\$	500.00
Sand	10 TON	\$	30.00	\$	300.00
Bedding	30 Ton	\$	28.00	\$	840.00
AB3	40 Ton	\$	24.00	\$	960.00
				\$	-
			Subtotal	\$	19,638.60
			Tax Exempt	\$	-
			Subtotal w/ tax	\$	19,638.60

Labor & Equipment

5-man sewer / water line crew w/ equipment (trackhoe, loader, truck, tools)	45 HR	\$	681.00	\$	30,645.00
Dump trucks	8 HR	\$	125.00	\$	1,000.00
Dump fees	4 EA	\$	100.00	\$	400.00
			Subtotal	\$	32,045.00

Subcontractors

				\$	-
			Subtotal	\$	-

Total Direct Costs for Self-Performed Work

Materials \$ 19,638.60

Labor & Equipment \$ 32,045.00

Overhead and Profit 10% \$ 5,168.36

Total Direct Costs for Subcontracted Work

Subcontractors \$ -

5% \$ -

Total Amount \$ **56,851.96**

BREAKOUT OF MATERIAL, LABOR & EQUIPMENT**Storm Sewer****Materials**

12" SDR 26 PVC	42 LF	\$	40.00	\$	1,680.00
12" SDR 26 PVC 45 deg bend	2 EA	\$	130.00	\$	260.00
Bedding rock	14 Ton	\$	28.00	\$	392.00
AB3	40 Ton	\$	24.00	\$	960.00
Concrete (collars)	2 CY	\$	185.00	\$	370.00
				Subtotal	\$ 3,662.00
				Tax Exempt	\$ -
				Subtotal w/ tax	\$ 3,662.00

Labor & Equipment

5-man sewer / water line crew w/ equipment (trackhoe, loader, truck, tools)	10 HR	\$	681.00	\$	6,810.00
Dump trucks	3 HR	\$	125.00	\$	375.00
Dump fees	3 EA	\$	100.00	\$	300.00
				Subtotal	\$ 7,485.00

Subcontractors

				\$	-
				Subtotal	\$ -

Total Direct Costs for Self-Performed Work

Materials \$ 3,662.00

Labor & Equipment \$ 7,485.00

Overhead and Profit 10% \$ 1,114.70

Total Direct Costs for Subcontracted Work

Subcontractors \$ -

5% \$ -

Total Amount**\$ 12,261.70****BREAKOUT OF MATERIAL, LABOR & EQUIPMENT**

Concrete Street restoration- additional

695 SF OR 77 SY x 10" thick concrete pavement in Base Contract work.

1470 SF OR 163 SY x 10" thick concrete pavement in Additional Scope of work.

Add 45 CU YD of concrete pavement.

Materials

Concrete for pavement patch	45 CY	\$	175.00	\$	7,875.00
				\$	-
				\$	-
				Subtotal	\$ 7,875.00
				Tax Exempt	\$ -
				Subtotal w/ tax	\$ 7,875.00

Labor & Equipment

6-man street crew w/ equipment (trackhoe, loader, truck, tools)	15 HR	\$	445.00	\$	6,675.00
				\$	-
				\$	-
				Subtotal	\$ 6,675.00

Subcontractors

				\$	-
				Subtotal	\$ -

Total Direct Costs for Self-Performed Work

Materials \$ 7,875.00

Labor & Equipment \$ 6,675.00

Overhead and Profit 10% \$ 1,455.00

Total Direct Costs for Subcontracted Work

Subcontractors \$ -

5% \$ -

Total Amount**\$ 16,005.00**



AT ABATEMENT SERVICES, INC.

4915 Stilwell
Kansas City, MO 64120
816.242.0444
Fax 816.242.0449

Request for Change Order #2

McCown Gordon
850 Main St
Kansas City, Mo. 64105

January 5, 2024

Re: Lee's Summit Farmers Market RFC-2 for second slab found underneath bldg. 201

RFC to Remove and Dispose concrete slab.

Remove Approximately 153/cy's of uncontaminated overburden off slab and stockpile on site.
Remove approximately 135/tons of contaminated concrete slab/footings.
Haul away contaminated concrete to Courtney Ridge Landfill.
Disposal and trucking
Provide labor and equipment.

Disposal Price	\$ 9,873.50
Equipment/Trucking Price	\$ 10,770.50
Operator/Labor Price	\$ 9,483.60
Sub-Total	\$ 30,127.60
OH&P Price	\$ 3,012.76
Total Price	\$ 33,140.36

Exclusions:

Any soil/concrete over 135 tons.

Call with any questions 816-325-0867.

Sincerely,

Craig Jackson
Project Manager



AT ABATEMENT SERVICES, INC.

4915 Stilwell
Kansas City, MO 64120
816.242.0444
Fax 816.242.0449

Request for Change Order #3

McCown Gordon
850 Main St
Kansas City, Mo. 64105

January 25, 2024

Re: Lee's Summit Farmers Market RFC-3 UG Holding Tank

RFC to Remove and Dispose concrete slab.

Remove unknown quantity of liquid and place in 55-gallon drums.
Remove concrete vaults and lay on plastic for CSC to test.
CSC to inspect soil after concrete is removed.
Haul away contaminated concrete to Courtney Ridge Landfill.
Disposal and trucking
Provide labor and equipment.

Liquid removal and disposal Price (Up to 220-gallons)	\$ 6,879.00
Concrete disposal (Approx. 75/ton)	\$ 4,950.00
Equipment/Trucking Price	\$ 3,620.00
Operator/Labor Price (2M/D's each)	\$ 2,515.20
Materials (rolls of plastic)	\$ 420.00
Sub-Total	\$ 18,384.20
OH&P 15% Price	\$ 2,757.63
Total Price	\$ 21,141.83

Exclusions:

Any soil/concrete over 75 tons.

Call with any questions 816-325-0867.

Sincerely,

Craig Jackson
Project Manager