

Explanation of additional cost from QuikTrip Corporation

Area #1

Prevailing Wage was used in the bids as provided in the Sales Tax Reimbursement Agreement. The estimates, included in the Sales Tax Reimbursement Agreement, that QT prepared were completed prior to actual bidding. Since QT is not normally required to use prevailing wage requirements in its bids, the data that QT used for the estimates was not accurate and when the actual bids were received, the bid amounts were higher than the estimates.

Area #2

The culvert changed in size. This was caused by the method of modeling that was used. A partnership with BHC Rhodes and the City of Lee's Summit was used to update and create the model.

Area #3

Prevailing Wage was used in the bids as provided in the Sales Tax Reimbursement Agreement. The estimates, included in the Sales Tax Reimbursement Agreement, that QT prepared were completed prior to actual bidding. Since QT is not normally required to use prevailing wage requirements in its bids, the data that QT used for the estimates was not accurate and when the actual bids were received, the bid amounts were higher than the estimates.

Area #4

There was scope added to this section of the project from MoDOT. The public street was found to be in bad condition and is now being fully replaced. There was also storm sewer that was added to ensure the public road will function as intended.

Evaluation:

| Area | Original Estimates | New Estimates | Difference | %change |
|------|---------------------|-----------------------|---------------------|---------------|
| 1 | \$155,689.51 | \$293,676.60 | \$137,987.09 | 88% increase |
| 2 | \$497,323.00 | \$626,009.10 | \$128,686.10 | 26% increase |
| 3 | \$148,588.18 | \$195,784.40 | \$47,196.22 | 32% increase |
| 4 | \$107,267.15 | \$322,609.02 | \$215,341.87 | 200% increase |
| | \$908,867.84 | \$1,438,079.12 | \$529,211.28 | |