

**AMENDMENT NO. 1
TO THE
AGREEMENT
BETWEEN OWNER AND DESIGN-BUILDER**

MODIFICATION AND AMENDMENT

made as of the 28th day of May in the year Two Thousand Twenty-Six.

BETWEEN the Owner: **City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, Missouri 64063**

and the Design-Builder: **Bartlett & West Construction, LLC
1200 SW Executive Drive
Topeka, KS 66615**

The Project: **Lee's Summit – Gateway Monument Sign
Lee's Summit, Missouri**

The Owner and the Design-Builder agree as set forth below:

Whereas, the Owner and Design-Builder have previously agreed to amend their Agreement to establish scope, costs, schedule, and Contract Documents, and

Whereas the Owner and Design-Builder now wish to amend their Agreement to add the following Work:

Execution of Detailed Design work, preconstruction services, and construction of the new Gateway Monument Sign.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereto agree to the Amendment of their Contract dated December 16, 2025, as set forth below:

This Amendment No. 1 is to authorize the Work and amend the contract value for the following:
Execution of Detailed Design work, Preconstruction services, and Construction of the new Gateway Monument Sign.

1. In accordance with Article 6.1.2 of the Agreement, the Contract Price is hereby increased by THREE HUNDRED SEVENTY-FIVE THOUSAND EIGHT HUNDRED FORTY-THREE and no/100 Dollars (\$375,843.00) for a revised Contract Price of THREE HUNDRED EIGHTY-FIVE THOUSAND EIGHT HUNDRED FORTY-THREE and no/100 Dollars (\$385,843.00), as shown in the Summary of Amendments Exhibit A attached.

And the Design-Builder's Fee to be paid pursuant to paragraph 6.2 shall be TWENTY-ONE THOUSAND SEVEN HUNDRED FIFTY-ONE and no/100 (\$21,751). Such fee amount is included in the Guaranteed Maximum Price, not to be reduced by the project savings.

2. The Notice to Proceed for the Work of this Amendment shall be June 17, 2026, or once signed and returned.

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

OWNER:

City of Lee’s Summit, Missouri

DESIGN-BUILDER:

Bartlett & West Construction, LLC

BY: _____

Title: _____

BY: _____

Jim Rinner

Title: General Manager

BY: _____

Title: _____

BY: _____

Title: _____

BY: _____

Title: _____

BY: _____

Title: _____

CITY OF LEE'S SUMMIT – MONUMENT SIGN
AMENDMENT No. 1 (DETAILED DESIGN)
LIST OF EXHIBITS

Exhibit A - Summary of Amendments	Page 1 of 1
Exhibit B - Design Scope of Work	Page 1 of 2
Exhibit C - Conceptual Rendering & Plan	Page 1 of 2
Exhibit D - Preliminary Project Schedule	Page 1 of 1

Lee's Summit - Gateway Monument Sign
Lee's Summit, Missouri

	Direct Cost	Fee	Total
<u>Original Contract Amount</u>			
Conceptual Design & Public Engagement	\$ 10,000.00	\$ -	\$ 10,000.00
Original Contract Total	\$ 10,000.00	\$ -	\$ 10,000.00
<u>Amendment No. 1</u>			
Design and Construction of Monument Sign	\$ 354,092.00	\$ 21,751.00	\$ 375,843.00
Am #1 Sub-Total	\$ 354,092.00	\$ 21,751.00	\$ 375,843.00
TOTAL CONTRACT To DATE	\$ 364,092.00	\$ 21,751.00	\$ 385,843.00

**DESIGN SCOPE OF WORK
LEE'S SUMMIT – GATEWAY MONUMENT SIGN PROJECT**

LEE'S SUMMIT MISSOURI

Scope of Work (Design)

Bartlett & West, Inc. will perform the following tasks in relation to the project.

1. Survey: Topographic surveying for a 150' x 150' area centered upon a center location from the KMZ. Provide the city with proper legal description as directed in MODOT EPG 941.5. This will require minimal boundary survey to be performed in order to prepare legal description.
2. Geotechnical services: 1-2 borings at the sign foundation.
3. Site Analysis & Due Diligence: Review zoning and sign code requirements, utility maps, easements, survey, and confirm monument sign placement feasibility based on grades, drainage, ADA, and visibility.
4. Develop monument sign design documents based on attached concept design. This includes two (2) submittals – 50% and permit/Issue For Construction. Prepare site layout showing sign location and offsets, perform minor grading adjustments, identify electrical conduit routing, check utility conflicts, and prepare civil sheets. Provide installation notes for sign placement, site prep requirements, landscape installation notes, and general civil/landscape construction notes. Create planting layout around the monument sign, select appropriate plant species, add planting bed and irrigation notes, and coordinate with civil design. Develop sign plan, elevations and details.
 - a) Landscape site plan.
 - b) Foundation plan & structural notes.
 - c) Sign plan & elevations.
 - d) Sign section & details.
 - e) Client review/coordination meetings (virtual) not exceeding three (3).
 - f) Coordination with the sign vendor.
5. Limited construction administration (CA) services including:
 - a) Virtual OAC meeting attendance up to four (4) meetings.
 - b) One site visit for two (2) staff.
 - c) Response to RFIs.
 - d) Develop ASIs/change documents.
 - e) Review submittals.

Services Not Included in the Design Scope of Work

1. Site hazardous materials testing and abatement.
2. ALTA survey.
3. Public presentations.
4. CA services exceeding those noted above.
5. Any services/scope not noted above will be considered excluded or can be provided as an additional service.

Scope of Work (Construction)

Bartlett & West Construction, LLC. will perform the following tasks in relation to the project.

1. Preconstruction services throughout design including
 - a. Design collaboration for constructability and best practices
 - b. Logistics planning
 - c. Scheduling
 - d. Develop comprehensive project scope proposal presented to Lee's Summit to establish approved design, and construction schedule to perform the work within the established Guaranteed Maximum Price budget established with this Amendment.
 - e. Developing trade contractor bid packages, procuring bidders with input from Lee's Summit, and managing the bid process
2. Construction services throughout construction according to the Agreement General Conditions of Contract (DBIA 535) Article 2.7 Construction Phase Services.

Schedule

A draft Project Schedule is attached providing schedule expectations for design development and preconstruction activities. This schedule includes an allowance for construction duration to be a placeholder for schedule expectations. Schedule will be revised to reflect trade contractor installation duration once design is approved.

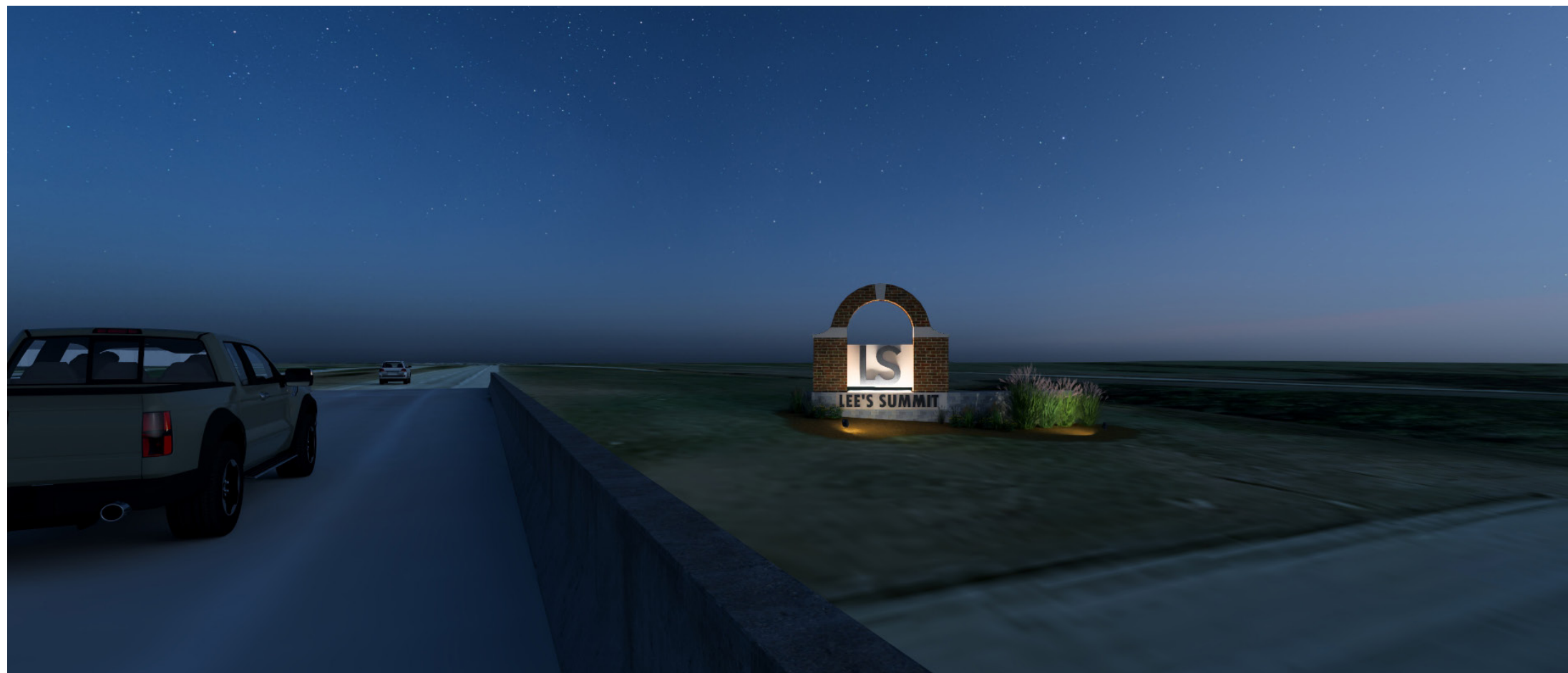
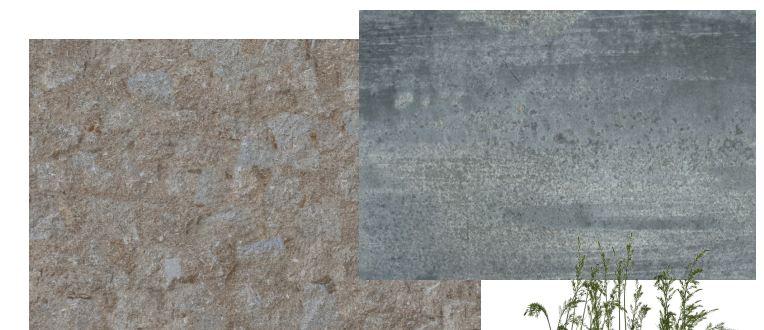
CONCEPT D

The Replica

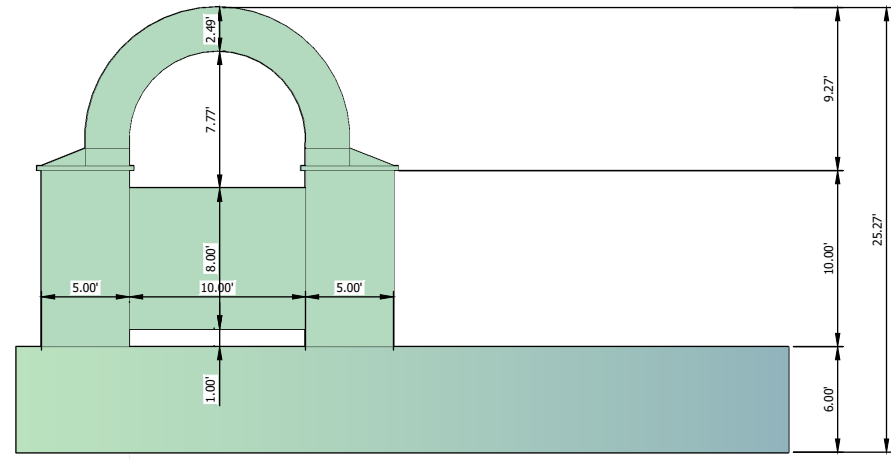
Replicates the arch & materiality from the existing sign located on 470 Eastbound past the View High exit into Lee's Summit



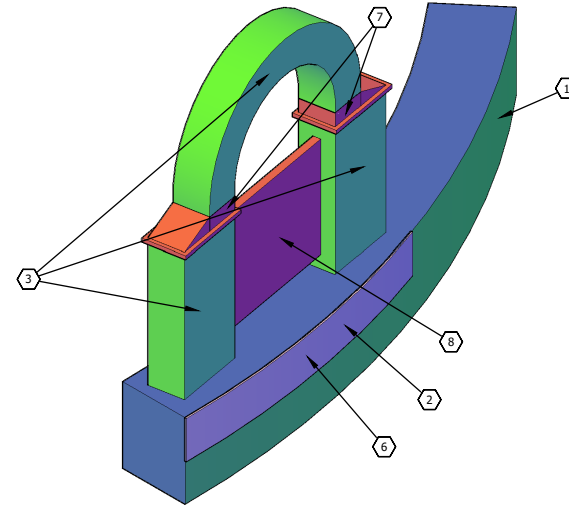
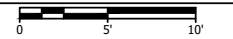
Native Landscaping Of The Lee's Summit Gateways by Margot Betsworth, Lee's Summit Tribune
<https://tribune.net/native-landscaping-of-the-lees-summit-gateways/>



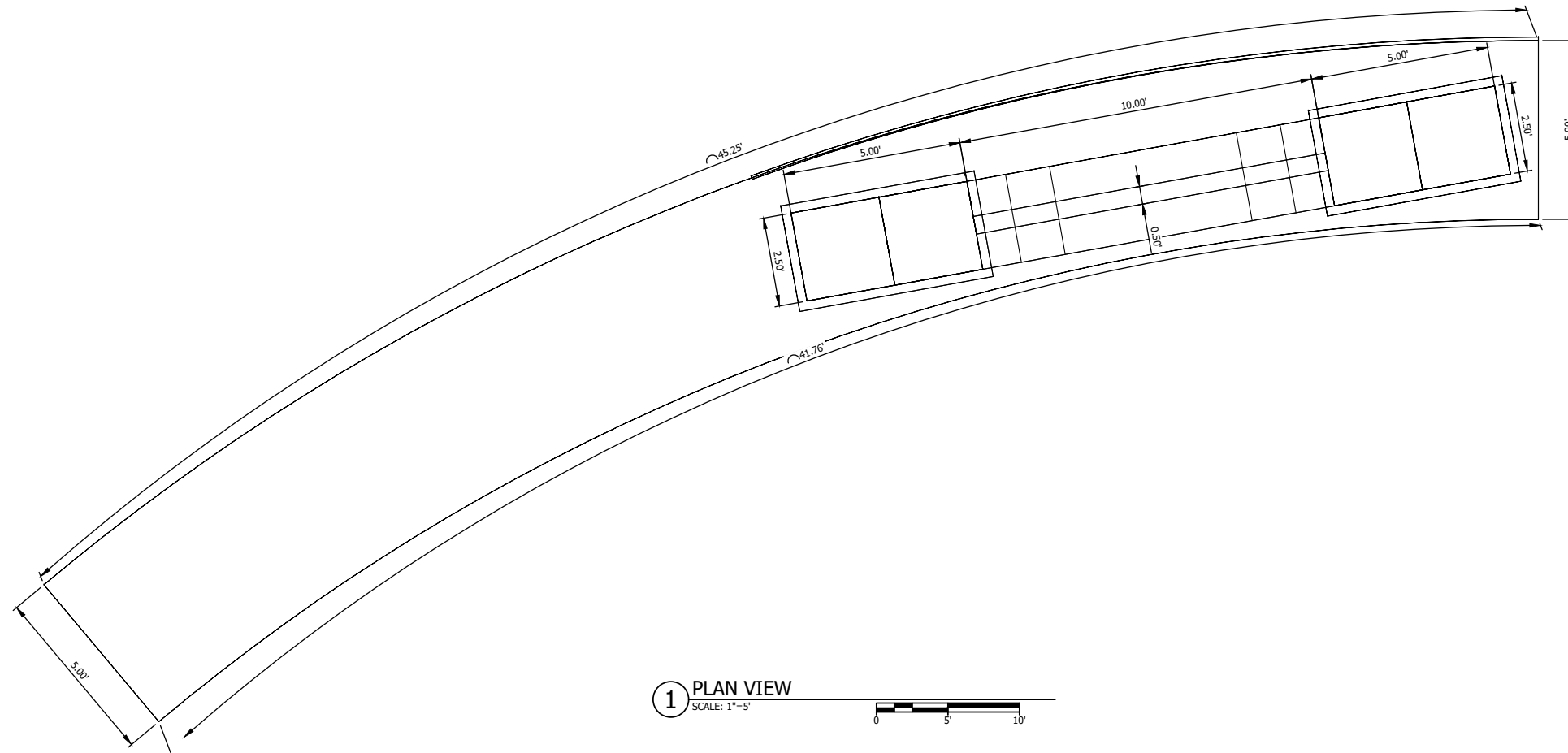
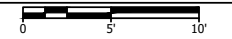
Bartlett & West
Driving community and industry forward, together.



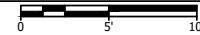
2 FRONT VIEW
SCALE: 1"=5'



2 ISOMETRIC VIEW
SCALE: 1"=5'



1 PLAN VIEW
SCALE: 1"=5'



GENERAL NOTES

1. XX

Bartlett & West

www.bartlettwest.com

LEE'S SUMMIT GATEWAY MONUMENT

LEE'S SUMMIT, MISSOURI

REFERENCE NOTES:

- 1 BRICK OR STONE VENEER
- 2 SMOOTH FINISH
- 3 PRECAST W/ STONE FINISH
- 4 GROUND LIGHTS (REFER TO ELECTRICAL PLANS)
- 5 LIGHT (REFER TO ELECTRICAL PLANS)
- 6 24" LETTERS
- 7 LIMESTONE
- 8 LETTERS LOGO BY OTHERS

LEGEND

XX

DESIGNED BY:	ALH
DRAWN BY:	ALH
APPROVED BY:	
DESIGN PROJ:	
CONST PROJ:	21931.001
SCALE:	AS NOTED
DATE:	APRIL, 2026
DRAWING NO:	
C100	
SHEET NO:	1 of 1

NOT FOR CONSTRUCTION

Name	Start	Finish	Planned Duration	Q1 2026		Q2 2026			Q3 2026			Q4 2026			Q1 2027			
				2		3			4			5			6			
				January	February	March	April	May	June	July	August	September	October	November	December	January		
1	202504 - Lee's Summit - Gateway Monument Si...	23-Dec-25	04-Nov-27 ...	477d														
2	Administration - WBS1	23-Dec-25	17-Jun-26	124d	Administration - WBS1													
3	DBIA Agreement Signed	23-Dec-25		0d	DBIA Agreement Signed													
4	Concept Design / Public Presentatation	15-Jan-26	06-Apr-26	58d	Concept Design / Public Presentatation													
5	Amendment #1 Approval	17-Jun-26		0d	Amendment #1 Approval													
6	Design - WBS11	17-Jun-26	04-Sep-26 ...	57d	Design - WBS11													
7	Geotech activities	17-Jun-26	30-Jun-26	10d	Geotech activities													
8	CD Development	01-Jul-26	15-Jul-26	10d	CD Development													
9	BW Internal QC Review	16-Jul-26	17-Jul-26	2d	BW Internal QC Review													
10	Submit 75% CD package (client review)	20-Jul-26	24-Jul-26	5d	Submit 75% CD package (client review)													
11	Client Page Turn meeting	27-Jul-26		0d	Client Page Turn meeting													
12	Pick up client comments	27-Jul-26	28-Jul-26	2d	Pick up client comments													
13	Permit Set Development	29-Jul-26	07-Aug-26 ...	8d	Permit Set Development													
14	Submit Permit Set	10-Aug-26	04-Sep-26 ...	20d	Submit Permit Set													
15	Procurement - WBS21	29-Jul-26	07-Oct-26	50d	Procurement - WBS21													
16	Develop Bid packages/Solicit Bids	29-Jul-26	18-Aug-26 ...	15d	Develop Bid packages/Solicit Bids													
17	Execute Subcontracts	19-Aug-26	09-Sep-26 ...	15d	Execute Subcontracts													
18	LL Material Procurement/Delivery	10-Sep-26	07-Oct-26	20d	LL Material Procurement/Delivery													
19	Material Procurment/Delivery	10-Sep-26	23-Sep-26 ...	10d	Material Procurment/Delivery													
20	Construction - WBS31	24-Sep-26	04-Nov-26 ...	30d	Construction - WBS31													
21	Start Construction	24-Sep-26		0d	Start Construction													
22	Sign Construction	24-Sep-26	21-Oct-26	20d	Sign Construction													
23	Substantial Completion	22-Oct-26		0d	Substantial Completion													
24	Punch List Items	22-Oct-26	04-Nov-26 ...	10d	Punch List Items													
25	Final Completion		04-Nov-26 ...	0d	Final Completion													
26	Warranty - WBS41	05-Nov-26	04-Nov-27 ...	254d	Warranty - WBS41													
27	Warranty (1 yr.)	05-Nov-26	04-Nov-27 ...	254d	Warranty (1 yr.)													