CITY COUNCIL MEETING
July 15, 2024 6:00 p.m.
Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith
Blue Springs, Missouri

The meeting can be viewed live on the City's website at
www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Multipurpose Room. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Invocation and Pledge of Allegiance

1. Call meeting to order

2. Confirmation of a Quorum

3. Consent Agenda

   All matters under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

   a. Minutes of the June 17, 2024 City Council meeting
   b. Resolution No. 45-2024 approving a contract with Next Practice Partners LLC to conduct Customer Service Training
   c. Resolution No. 46-2024 approving a contract with Tandem Paving Company for a prefabricated restroom building in Rotary Park
   d. Resolution No. 47-2024 approving a contract with Empire Netting & Fence for Driving Range Netting and Pole Replacement at Adams Pointe Golf Course
   e. Approve Board and Commission appointments

4. Public Hearing - Blue Springs Business and Technology Park (Blue Springs Industrial) – Rezoning (RZ-05-24-9161) and General Development Plan (GDP-05-24-9162)

5. Introduction and readings of Bill No. 5228 approving a Rezoning (RZ-05-24-9161) for the Blue Springs Business and Technology Park (Blue Springs Industrial)

6. Introduction and readings of Bill No. 5229 approving a General Development Plan (GDP-05-24-9162) for the Blue Springs Business and Technology Park (Blue Springs Industrial)

7. Public Hearing – Capital Improvements Program Fiscal Years 2024-2025 to 2028-2029

8. Introduction and readings of Bill No. 5230 approving Capital Improvements Program Fiscal Years 2024-2025 to 2028-2029

9. Introduction and readings of Bill No. 5231 approving a Final Plat for Hoot Owl Acres (PF-05-24-9164)

10. Public Hearing – Unified Development Code Text Amendments related to inoperable vehicles (UDCT-06-24-9188)

11. Introduction and readings of Bill No. 5232 approving Unified Development Code Text Amendments related to inoperable vehicles (UDCT-06-24-9188)

12. Introduction and readings of Bill No. 5233 amending the Code of Ordinance regarding inoperable vehicles

13. Introduction and readings of Bill 5234 amending the Code of Ordinances regarding the speed limit on Colbern Road

14. Resolution No. 48-2024 approving amendments to the City's Purchasing Policy and rescinding Resolution No. 70-2015

15. Introduction and readings of Bill No. 5235 amending the Code of Ordinances regarding contract authority

16. Introduction and readings of Bill No. 5236 approving a contract with the Blue Springs R-IV School District for police officers at the High Schools and dispatching services for the 2024-2025 school year

17. Introduction and readings of Bill No. 5237 declaring as surplus real property the city-owned land on Adams Dairy Parkway and authorizing the issuance of a Request for Proposal

18. Introduction and readings of Bill No. 5238 approving a Subordinate Bond for Adams Farm Tax Increment Financing Plan

19. Presentation – Retail Strategies update on City retail recruitment

20. Visitors

21. Councilmember Comments

22. Mayoral Announcements

23. **Executive Session** – Discussion related to Litigation, Real Estate and Employee Groups pursuant to Section 610.021 (1) (2) and (9)

Miscellaneous Items

Planning Commission Meeting – Monday, July 22, 6:30 PM

Downtown Master Plan Implementation Task Force Meeting – Tuesday, July 23, 5:00 PM

Public Safety Citizen Advisory Board Meeting – Tuesday, July 23, 6:00 PM

Town Hall – No Tax-Rate Increase Bond Election for City Street Projects –

Monday, July 29, 5:00 PM

City Council Work Session – Monday, July 29, 6:30 PM
City Council Meeting – Monday, August 5, 6:00 PM
Parks Commission Meeting – Tuesday, August 6, 6:00 PM
Planning Commission Meeting – Monday, August 12, 6:30 PM
Public Arts Commission Meeting – Wednesday, August 14, 4:00 PM
City Council Budget Work Session – Thursday, August 15, 6:00 PM
City Council Meeting – Monday, August 19, 6:00 PM

This Agenda was posted at City Hall and on the City's website on July 12, 2024.

Erin Ford, City Clerk

TO: Mayor, City Council,
Department Directors, and Press

FROM: Christine Cates
City Administrator

DATE: July 12, 2024

SUBJECT: Agenda Explanations

Item 3b – Contract with Next Practice Partners for Customer Service Training
Adopt a Resolution approving a contract in the amount of $106,000 with Next Practice Partners LLC to conduct Customer Service Training for the Parks and Recreation Department and three other City departments, including Community Development, Police Records and Utility Billing. Refer to Council Information Form from Parks and Recreation Director Justin Stuart for additional information.

Item 3c – Contract with Tandem Paving for Restroom in Rotary Park
Adopt a Resolution approving a contract in the amount of $449,970.00 with Tandem Paving Company, Inc., for purchase, site work, and installation of a prefabricated restroom building in Rotary Park. Refer to Council Information Form from Parks and Recreation Director Justin Stuart for additional information.

Item 3d – Contract with Empire Netting & Fence for Netting and Pole Replacement at Adams Pointe Golf Course
Adopt a Resolution approving a contract in the amount of $166,271.00 with MJWK Enterprises, Inc dba Empire Netting & Fence for Driving Range Netting and Pole Replacement at Adams Pointe Golf Course. Refer to Council Information Form from Parks and Recreation Director Justin Stuart for additional information.

Item 3e – Board and Commission Appointments
Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A slate of 2024 appointments and reappointments will be submitted to Council for approval. Refer to Council Information Form from Assistant to the City Administrator Sheryl Morgan for additional information.

Items 4, 5 & 6 – Blue Springs Business and Technology Park Rezoning and General Development Plan
A public hearing is being held at the request of the Applicant, Bryan Rahn, for Valley Oaks Investments LLC, on behalf of the property owners, Valley Oaks Investments LLC and the City of Blue Springs for consideration to rezone from “AG-County”(Agriculture-Jackson County) to “LI” (Light Industrial) (RZ-05-24-9161) for a 46.92+/- acre industrial/manufacturing development and

a General Development Plan (GDP-05-24-9162) for the Blue Springs Business and Technology Park (Blue Springs Industrial) for property located at 2305 NE Jefferson Rd. Upon conclusion of the public hearing, a Bill rezoning the property to Light Industrial, and a Bill approving the General Development Plan, will be ready for introduction and readings. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 7 & 8 – Capital Improvements Program for Fiscal Years 2024-2025 to 2028-2029
A Public Hearing is being held pursuant to City Charter Section 7.6 and passage of a Bill adopting the Fiscal Years 2024-2025 to 2028-2029 Capital Improvements Program (CIP) for the City of Blue Springs. As part of the Public Hearing a presentation will be made by City Administrator Christine Cates and Director of Parks and Recreation Justin Stuart. Upon conclusion of the public hearing, a Bill adopting the Capital Improvements Program for Fiscal Years 2024-2025 to 2028-2029 will be ready for introduction and readings. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 9 – Hoot Owl Acres Final Plat
Passage of a Bill approving the Final Plat for Hoot Owl Acres (PF-05-24-9164) generally located West of SE Adams Dairy Parkway and North of SE Major Road. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Items 10 & 11 – Unified Development Code Amendment Related to Inoperable Vehicles
A public hearing is being held at the request of the City of Blue Springs for consideration of amendments to the Unified Development Code (UDC) related to the definition of inoperable vehicles. Upon conclusion of the public hearing, a Bill approving the amendments to Section 411.040 - Glossary of the City of Blue Springs Unified Development Code will be ready for introduction and readings. (UDCT-06-24-9188) Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 12 – Code of Ordinance Amendment Related to Inoperable Vehicles
Passage of a Bill amending Section 245.160.12 – Enumeration of Nuisances of the Code of Ordinances, City of Blue Springs, Missouri, to add “unlicensed” to the definition of inoperable vehicle as a nuisance violation of City Code. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 13 – Code Amendment Regarding Speed Limit on Colbern Road
Passage of a Bill amending Section 320.050 of the Code of Ordinances, City of Blue Springs, Missouri, to amend speed limits on Colbern Road to 35 miles per hour. Refer to Council Information Form from Public Works Director Tom Degenhardt for additional information.

Items 14 & 15 – Purchasing Policy and Code Amendment for Contracting Authority
Adopt a Resolution approving amendments to the City’s Purchasing Policy and rescinding Resolution No. 70-2015 adopting the City’s Surplus Property Disposal Policy, and passage of a Bill amending Chapter 115 Officers and Employees, Article V - Authorization To Enter Into Contracts And Setting Of Fees regarding the City Administrator’s authorization to enter into Contracts. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 16 – Contract with Blue Springs School District for Police and Dispatching Services
Passage of a Bill approving a contract in the amount of $183,914.00 with the Reorganized School District No. IV of Jackson County, dba Blue Springs R-IV School District (BSSD) for police officers

at BSSD High Schools and dispatching services for the 2024-2025 school year. Refer to Council Information Form from Police Chief Bob Muenz for additional information.

Item 17 – Surplus Land at Adams Dairy Parkway and Request for Proposal
Passage of a Bill declaring as surplus real property the city-owned land on Adams Dairy Parkway north of the golf course and south of St. Luke's Specialty Clinic and authorizing the issuance of a Request for Proposal (RFP) for the sale of the land. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 18 – Adams Farm Subordinate Bond
Passage of a Bill approving a First Supplement to Trust Indenture that modifies the definition of "Approved Investor" and the process for making transfers of the Series 2015B Bonds. Blue Springs Development Three, Inc. (the "Developer"), developer of property in accordance with the Adams Farm Tax Increment Financing Plan (the "Adams Farm TIF") has requested that the City modify the terms for the transfer of the Subordinate Special Obligation Tax Increment and Special District Bonds (Adams Farm Project) Series 2015B (the "Series 2015B Bonds"). Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 19 – Presentation – Retail Strategies Update on City Retail Recruitment
Representatives from Retail Strategies will present an update on research, analysis and retail recruitment efforts pursuant to their contract with the City. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF COUNCIL MEETING
June 17, 2024

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, June 17, 2024, 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCILMEMBERS IN ATTENDANCE

Jerry Kaylor
Ron Fowler
Galen Ericson
Kent Edmondson
Susan Culpepper

Also present were City Administrator Christine Cates, Interim City Attorney John Mullane, and City Clerk Erin Ford.

PLEDGE

Mayor Lievsay led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:00 p.m. The City Clerk confirmed a quorum of the Council was present.

DISTRICT 2 COUNCILMEMBER APPOINTMENT

Councilmember Edmondson moved to approve the appointment of Katie Tholen as District 2 Councilmember to fill the vacant seat created by the election of Chris Lievsay to Mayor on April 15, 2024. Motion seconded by Councilmember Fowler and carried with the following vote:

Kaylor – Aye
Fowler – Aye
Ericson– Aye
Edmondson – Aye
Culpepper – Aye
Mayor Lievsay – Aye

OATH OF OFFICE ADMINISTERED

City Clerk Erin Ford administered the Oath of Office to District 2 Councilmember Katie Tholen and Ms. Tholen assumed her seat on Council.

CONSENT AGENDA

Councilmember Ericson moved to approve the Consent Agenda and the motion was seconded by Councilmember Edmondson.

- Minutes of the June 3, 2024 City Council meeting
- **Resolution No. 41-2024** determining the City's estimated population as 60,539 as of July 1, 2023.
- Board and Commission Appointments
  A list of Mayoral appointments and reappointments to the City's boards and commissions is as follows:
  Planning Commission:
  New Appointment: Jared Pumphrey
- **Resolution No. 42-2024** authorizing payment for the City's annual property, liability, and workers' compensation insurance for the insurance plan year that begins July 1, 2024.
- **Liquor License Renewals** for the 2024-2025 license year.

DRAFT

- **Resolution 43-2024** approving a contract in an amount not to exceed $91,500 with Mission Critical Partners, LLC for providing a security audit.
- **Resolution No. 44-2024** approving a contract in the amount of $83,142 with Custom Lighting Services, L.L.C. dba Black & McDonald, for Traffic Signal and Street Light Maintenance and Repair.

The Consent Agenda was approved with the following vote:

Tholen – Aye	Edmondson – Aye
Fowler – Aye	Culpepper – Aye
Ericson– Aye	Kaylor – Aye
	Mayor Lievsay – Aye

PRESENTATION – PROCLAMATION FOR BLUE SPRINGS WILDCATS BASEBALL

Mayor Lievsay presented a Proclamation to the Blue Springs High School Wildcats Varsity Baseball Team.

PUBLIC HEARING – LIFE UNLIMITED CONDITIONAL USE PERMIT (CUP-04-24-9126)

Mayor Lievsay opened the Public Hearing to consider a Conditional Use Permit (CUP-04-24-9126) for a Commercial Daycare Life Unlimited at the former UMB Bank property located at 3500 NW South Outer Road at 6:05 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Development Review Manager Dave McCumber reviewed the details of the proposed Conditional Use Permit and addressed questions from the Council.

APPLICANT

Applicant Mark Bertran and Kathleen Warman with Warman Architects were present and available to address questions from Council.

The Mayor hearing no further comments for or against, closed the public hearing at 6:07 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5221 – LIFE UNLIMITED CONDITIONAL USE PERMIT (CUP-04-24-9126)

Councilmember Culpepper introduced Bill No. 5221 approving a Conditional Use Permit (CUP-04-24-9126) for a Commercial Daycare Life Unlimited at the former UMB Bank property located at 3500 NW South Outer Road. City Clerk Erin Ford made the first reading of Bill No. 5221 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5221 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5221

Ms. Ford made the second reading of Bill No. 5221 by title. Councilmember Edmondson moved to adopt Bill No. 5221 upon its second reading and give it **ORDINANCE NO. 5336**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Culpepper and carried with the following vote:

Fowler – Aye
Ericson – Aye
Edmondson – Aye
Culpepper – Aye
Kaylor – Aye
Tholen – Aye
Mayor Lievsay – Aye

PUBLIC HEARING – BROOKSIDE ESTATES AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-04-24-9128)

Mayor Lievsay opened the Public Hearing to consider an Amended Planned Unit Development Concept Plan to develop an 80-lot single-family subdivision "Brookside Estates at Chapman Farms" on a 29.25 +\- acre property located west of SW 7 Hwy., north and south of SW Brookside Drive (PUDC-04-24-9128) at 6:12 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Senior Director of City Development Mike Mallon reviewed the details of the proposed Amended Planned Unit Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicants Eric Grannemann and Sally Moore addressed questions from the council.

IN OPPOSITION TO

Eric Flynn, Aaron Rimmel, and John Easley spoke in opposition to the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 6:56 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5222 – BROOKSIDE ESTATES AMENDED PLANNED UNIT DEVELOPMENT CONCEPT PLAN (PUDC-04-24-9128)

Councilmember Culpepper introduced Bill No. 5222 approving an Amended Planned Unit Development Concept Plan to develop an 80-lot single-family subdivision "Brookside Estates at Chapman Farms" on a 29.25 +\- acre property located west of SW 7 Hwy., north and south of SW Brookside Drive (PUDC-04-24-9128). City Clerk Erin Ford made the first reading of Bill No. 5222 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5222 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** with the following vote:

Ericson – Nay
Edmondson – Nay
Culpepper – Nay
Kaylor – Nay
Tholen – Nay
Fowler – Nay
Mayor Lievsay – Aye

PUBLIC HEARING –

Mayor Lievsay opened the Public Hearing to consider a rezoning of

SOUTHGATE VILLAS REZONING (RZ-04-24-9135) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-04-24-9136)

the property at 700 SW Southgate Drive from Residential Estate to Planned Development–Residential (RZ-04-24-9135) and approval of a Planned Development Concept Plan (PDC-04-24-9136) to allow for an Independent Senior Living development Southgate Villas, which includes 14 duplex buildings for a total of 28 units at 6:58 p.m. The minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered one exhibit into the record.

STAFF REPORT

Development Review Manager Dave McCumber reviewed the details of the proposed Rezoning and Planned Development Concept Plan and addressed questions from the Council.

APPLICANT

The applicant Harvey Sommers and Kevin Sterret with HG Consultants addressed questions from the Council.

IN OPPOSITION TO

John Speake and Ronald Paul spoke in opposition to the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 7:32 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5223 – SOUTHGATE VILLAS REZONING (RZ-04-24-9135) AND PLANNED DEVELOPMENT CONCEPT PLAN (PDC-04-24-9136)

Councilmember Culpepper introduced Bill No. 5223 approving a rezoning of the property at 700 SW Southgate Drive from Residential Estate to Planned Development–Residential (RZ-04-24-9135) and approval of a Planned Development Concept Plan (PDC-04-24-9136) to allow for an Independent Senior Living development Southgate Villas, which includes 14 duplex buildings for a total of 28 units. City Clerk Erin Ford made the first reading of Bill No. 5223 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5223 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** on first reading with the following vote:

Edmondson – Nay
Culpepper – Nay
Kaylor – Nay
Tholen – Nay
Fowler – Nay
Ericson – Nay
Mayor Lievsay – Nay

PUBLIC HEARING – SCENIC VALLEY RV RESORT REZONING (RZ-04-24-9115) GENERAL DEVELOPMENT PLAN (GDP-04-24-9116) AND CONDITIONAL USE PERMIT

Mayor Lievsay opened the Public Hearing to consider a Rezoning (RZ-04-24-9115) from Agriculture-County to Light Industrial, a Conditional Use Permit (CUP-04-24-9117) for the Recreational Vehicle Park land use, and General Development Plan (GDP-04-24-9116) on 18.47 +/- acres for the Scenic Valley RV Resort, a Recreational Vehicle Park comprised of 110 campsites, a community building, and other amenities, generally located south of the Amazon warehouse and west of the Adams Pointe Village subdivision on a property addresses 29607 E. R.D. Mize Road at 7:35 p.m. The

(CUP-04-24-9117)

minutes of the public hearing were recorded by a certified court reporter. City Clerk Erin Ford entered two exhibits into the record.

STAFF REPORT

Development Review Manager Dave McCumber reviewed the details of the proposed Rezoning, General Development Plan and Conditional Use Permit and addressed questions from the Council.

APPLICANT

The applicant Chad Risinger was present and addressed questions from the Council.

IN OPPOSITION TO

Alice Robinson, David Williams, Dave Schwirtz, Shawn Wiegers, Bryan Pratt, Judy Porter, and Ken Horrell spoke in opposition to the proposed project.

The Mayor hearing no further comments for or against, closed the public hearing at 8:13 p.m.

INTRODUCTION AND 1ST READING – BILL NO. 5224 – SCENIC VALLEY RV RESORT REZONING (RZ-04-24-9115)

Councilmember Culpepper introduced Bill No. 5224 approving a rezoning for Scenic Vally RV Resort (RZ-04-24-9115) Rezoning (RZ-04-24-9115) from Agriculture-County to Light Industrial, on 18.47 +/- acres for the Scenic Valley RV Resort, a Recreational Vehicle Park comprised of 110 campsites, a community building, and other amenities, generally located south of the Amazon warehouse and west of the Adams Pointe Village subdivision on a property addresses 29607 E. R.D. Mize Road. City Clerk Erin Ford made the first reading of Bill No. 5224 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5224 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and **failed** on first reading with a vote of 0-7.

INTRODUCTION AND 1ST READING – BILL NO. 5225 – SCENIC VALLEY RV RESORT GENERAL DEVELOPMENT PLAN (GDP-04-24-9116) – NOT INTRODUCED

Mayor Lievsay announced that Bill No. 5225 would not be read as the corresponding Bill rezoning the property failed.

INTRODUCTION AND 1ST READING – BILL NO. 5226 – SCENIC VALLEY RV RESORT CONDITIONAL USE PERMIT (CUP-04-24-9117) – NOT INTRODUCED

Mayor Lievsay announced that Bill No. 5226 would not be read as the corresponding Bill rezoning the property failed.

INTRODUCTION AND 1ST READING – BILL NO. 5227 – QUIT CLAIM DEED FOR PROPERTY TO THE CENTRAL JACKSON

Councilmember Culpepper introduced Bill No. 5227 declaring as surplus City-owned real property located at the northeast corner of Adams Dairy Parkway and SE Shamrock Lane, south of the City's water, and authorizing the City Administrator to sign a deed transferring the property to Central Jackson County Fire Protection

COUNTY FIRE PROTECTION DISTRICT

District. City Clerk Erin Ford made the first reading of Bill No. 5227 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Fowler moved to approve Bill No. 5227 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Kaylor and carried unanimously.

2ND READING – BILL NO. 5227

Ms. Ford made the second reading of Bill No. 5227 by title. Councilmember Edmondson moved to adopt Bill No. 5227 upon its second reading and give it **ORDINANCE NO. 5337,** with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Ericson and carried with the following vote:

Fowler – Aye	Culpepper – Aye
Ericson – Aye	Kaylor – Aye
Edmondson – Aye	Tholen – Aye
	Mayor Lievsay – Aye

VISITORS

Citizen Deborah Steiner spoke regarding City code enforcement.

COUNCIL COMMENTS

Councilmember Ericson: Welcome to Councilmember Tholen.

Councilmember Kaylor: Blue Springs BMX celebrating 40-year anniversary.

Councilmember Culpepper: First 2024 session of Girls on Fire has commenced.

Councilmember Tholen: Appreciation for support and introduced husband Clint and sons Tyce and Zane.

MAYORAL ANNOUNCEMENTS

- Welcome and introduction of Councilmember Tholen.
- City offices closed on Wednesday, June 19 in observance of Juneteenth.

ADJOURNMENT

At 8:22 p.m., there was no further business to come before the Council, Councilmember Ericson moved the meeting be adjourned. Motion seconded by Councilmember Kaylor and carried unanimously.

CITY OF BLUE SPRINGS

ATTEST

_____
Chris Lievsay, Mayor

_____
Erin Ford, City Clerk

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 30, 2024 **CONTRACT NO.**

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $106,000 with Next Practice Partners LLC to conduct Customer Service Training for the Parks and Recreation Department and three other City departments, including Community Development, Police Records and Utility Billing.

BACKGROUND/JUSTIFICATION

The Parks and Recreation Department has experienced significant growth since the opening of the Blue Springs Fieldhouse in 2017. There has been a significant increase in memberships, program participants and overall use of Park facilities. This growth results in many more interactions with the public on a daily basis. This growth has also led to the addition of more staff to accommodate the needs of the community. Additionally, as staff turnover occurs, it is imperative to have a consistent customer service training program. Parks and Recreation staff serve as the front line to the community members to answer questions, solve issues, and serve the needs of patrons.

Good customer service is a key component to serving the Blue Springs community. With the increase in participation and activity and the opening of Blue Surf Bay Waterpark, it will be vitally important to properly train staff in how to handle a variety of different situations. Due to all of these factors, staff recognized the need to have a professional Customer Service Training program developed by a consultant that specializes in this area and is familiar with the challenges of an organization like Blue Springs Parks and Recreation. In order to establish a consistent customer service training program, staff developed a Customer Service RFP to seek consulting services. One company responded, Next Practice Partners LLC. Next Practice Partners LLC has experience working with municipalities to develop Customer Service training programs and plans designed specifically for the situation.

Next Practice Partners LLC will take a four-phase approach to developing a Customer Service training program tailored to Blue Springs Parks and Recreation. Those four phases include Discovery, Development, Deployment, and Measurement & Post Training support. Next Practice Partners LLC will conduct the training with all existing staff. At the conclusion of the training, the Parks and Recreation Department will be left with useful tools and videos that can be used by Staff Supervisors to train future new hires.

Next Practice Partners LLC proposal for $89,000 includes a breakdown of cost for the four different phases based on the number of hours needed to perform each phase. The proposal includes four on-site visits throughout the implementation of the program. Any other requested on-site visits would be reimbursed for time & travel to Next Practice Partners LLC.

As part of the proposal, training for three additional departments will be provided for $17,000 bringing the total contract cost to $106,000. The additional departments include Community Development, Police Records, and Utility Billing.

Staff believes this training is needed to provide consistency in customer service delivery for a Parks and Recreation Department that continues to see growth and more interaction with the public every day. Staff recommends approval of the contract.

FINANCIAL IMPACT

Contractor:	Next Practice Partners, LLC
Amount of Request/ Contract:	$106,000
Amount Budgeted:	$0
Budget Year:	FY 2024/25
Funding Source/Account #:	Reserve PO's 23-0830- $2,500 23-0831- $15,000 23-0833- $17,500 23-0834- $7,500 23-0836- $7,500
Account Balance:	NA Date: 1/2/2018
Additional Funds Needed:	$56,000
Funding Source/Account #:	100-40010-530300- $12,000 100-45000-530300 - $5,500 100-38000-530300- $5,000 100-40050-530300- $10,000 410-43000-530300- $5,500 100-40000-530300- $1,000 430-13590-530300 - $5,668 100-20030-530300 - $5,666 100-12500-530300 - $5,666
Revenue to be Received:	NA
Revenue Account No.	NA

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 15, 2024	June 1, 2025
Years and Months Contract in effect	**Number of times renewable**
1 year	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Christine Cates***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	NA
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☐	NA
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☒	1442 Camden Lane Carmel, IN 46074 Neelay.bhatt@benextpractice.com
Project Exemption Certificate needed:	☐	
Other:	☐	

Resolution No. 45-2024

A RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF $106,000 WITH NEXT PRACTICE PARTNERS LLC TO CONDUCT CUSTOMER SERVICE TRAINING FOR THE PARKS AND RECREATION, COMMUNITY DEVELOPMENT, POLICE RECORDS AND UTILITY BILLING DEPARTMENTS

WHEREAS, the City of Blue Springs is committed to providing excellent customer service to the community; and

WHEREAS, effective customer service training is essential to ensure that all staff have the necessary skills to interact with the public in a professional, courteous manner and

WHEREAS, the City of Blue Springs Parks and Recreation Department has solicited proposals for Customer Service Training from qualified vendors and received one response; and

WHEREAS, three other City departments including Community Development, Police Records and Utility Billing desire to participate in customer service training; and

WHEREAS, staff now recommends entering into a contract with Next Practice Partners, LLC to conduct Customer Service Training for Parks and Recreation, Community Development, Police Records and Utility Billing employees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with Next Practice Partners, LLC for Customer Service Training in the amount of $106,000. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

Rev. 01/01/2024

EFFECTIVE DATE: July 1, 2024	TERMINATION DATE: June 1, 2025	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Next Practice Partners, LLC** **14462 Camden Lane** **Carmel, IN 46074**
Attention: Justin Stuart	Attention: Neelay Bhatt
Department: Parks and Recreation	Phone: 740-591-0225
Phone: 816-228-0137	

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of July, 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide, materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this Contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$106,000** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event

of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq*. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**. The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws, including but not limited to “prevailing wage” and “Davis-Bacon”, or rules and regulations applicable to the provision of services and products hereunder. Contractor

affirmatively states that payment of all local, state, and federal taxes and assessments owed by contractor is current.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates shall contain a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within

two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: Statutory requirements.

d. Professional Liability Insurance: Contractor agrees to maintain professional liability insurance in the amount of $1,000,000 per claim and in the aggregate during the term of this contract.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. This contract is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Law or Regulation.

20. Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens. If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the

contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors*.

The following Affidavit shall be used by the contractor and any subcontractors that are required to sign:

Work Authorization Affidavit

STATE OF ~~MISSOURI~~ Indiana)
) ss.
COUNTY OF Hamilton)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is NEELAY BHATT and I am currently the FOUNDER / CEO of NEXT PRACTICE PARTNERS (hereinafter "Company"), whose business address is 14426 CAMDEN LANE, CARMEL-IN 46074, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

NB

Affiant / Contractor

NEELAY BHATT

Printed Name

Subscribed and ~~sworn to before me~~ this 30th day of June, 2024.

SEAL

Elijah James Gibson
Notary Public - State of Indiana
County of Residence: Hamilton
Commission Number: NP0753772
My Commission Expires: 01-09-2032

Notary Public

21. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Advisor agrees to comply with Missouri law regarding the Anti- Discrimination Against Israel Act, and execution of this Superseding Addendum constitutes Advisor's certification of compliance with the Anti- Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

22. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

23. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

24. **Entire Contract**. This contract contains the entire contract of the parties. No modification, amendment, or waiver of any of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

NEXT PRACTICE PARTNERS, LLC

By: _____

Name: NEELAY BHATT

Title: FOUNDER | CEO

CITY OF BLUE SPRINGS, MISSOURI

_____

Christine Cates, City Administrator

APPROVED AS TO FORM

_____

John Mullane, Interim City Attorney

Exhibit 1 to Contract **Scope of Work**		
Name of Contractor	Next Practice Partners, LLC	
Scope of Work (Job Description)	Next Practice Partners, LLC will provide consulting services for Customer Service Training to the Parks and Recreation, _____, _____, and _____ department staff. Training will focus on four key task focus areas in accordance with Contractor's April 2024 Proposal, attached hereto and incorporated herein as Attachment A.	
Start Date	July 1, 2024	
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline	June 1, 2025	
Reimbursable Expenses	☐ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$106,000	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$106,000	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump Sum Of Entire Amount Upon Satisfactory Completion of Project ☐ Monthly Payments Based On Rate of $_____ Per Hour ☒ Incremental Payments As Follows: Monthly ☐ ____% retainage held until completion of project.	

ATTACHMENT A

BLUE SPRINGS
PARKS & RECREATION



REQUEST FOR PROPOSAL

CUSTOMER SERVICE TRAINING

APRIL 2024

NEXT PRACTICE PARTNERS
be different

SUPPLEMENTAL INFORMATION

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NEXT PRACTICE PARTNERS
be different

TO:

Blue Springs Parks and Recreation Leadership

Dear Mr. Stuart,

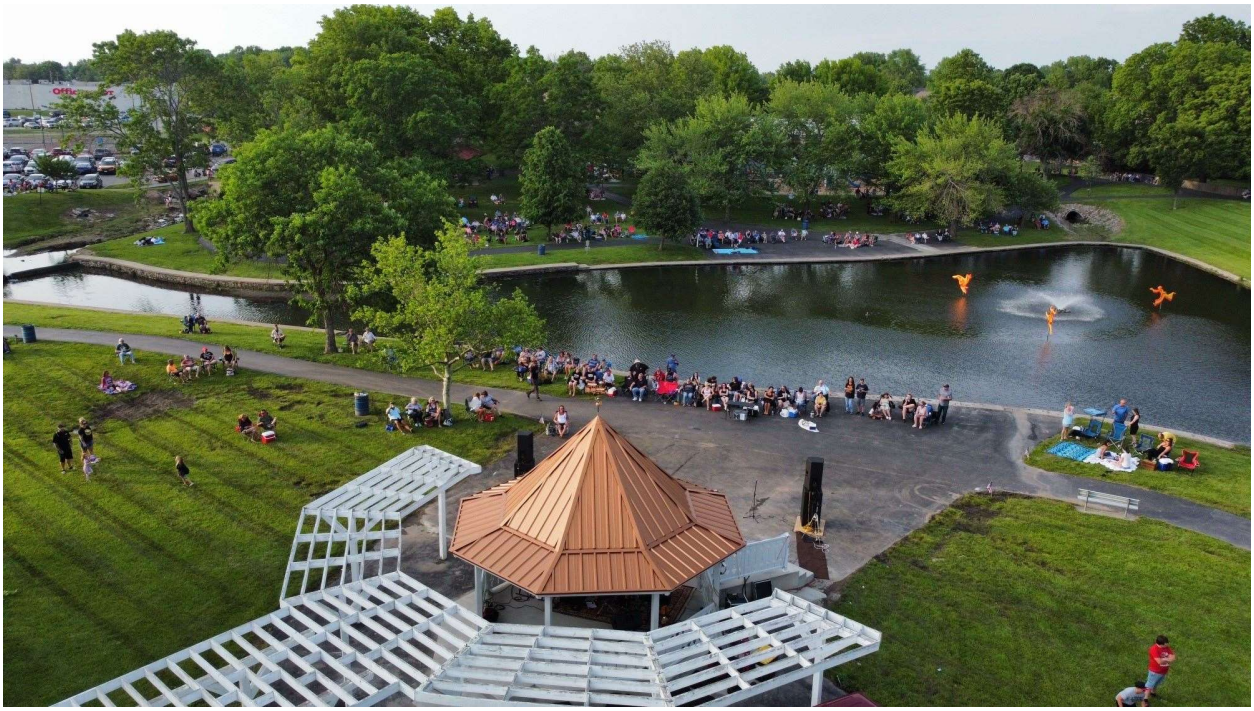
Thank you for the opportunity to share our approach for an organizational culture change and staff training initiative for a world class guest service experience in Blue Springs.

DESIRED OUTCOMES

- Improved resident satisfaction with City of Blue Springs Services
- Increased efficiency in handling service requests
- Reduction in customer complaints and escalations
- Enhanced staff morale and confidence
- Greater community trust in City of Blue Springs operations
- Training videos specific to Blue Springs to utilize with future new hires and retaining part-time staff

KEY OBJECTIVES

Key Objectives
• Fact finding of how staff provides customer service and deals with conflict resolution currently
• Improve the overall resident and customer experience with City of Blue Springs services
• Enhance staff's ability to navigate complex inquiries and provide accurate information
• Develop a positive environment for communication and collaboration between staff
• Strengthen the City's reputation for excellent customer service
• Align City staff with the values and expectations of the community
• *Create the Blue Springs Way of excellence*



TASK 1 – DISCOVERY

CREATE STEERING COMMITTEE

The Consulting team will work with an internal Steering Committee comprised of staff across all levels. This group will serve as the sounding board and provide input and direction throughout the process to ensure the staff's vision, values and concerns shape the training content. We offer monthly virtual and quarterly in-person meetings to ensure ongoing communication and feedback.

CONDUCT MYSTERY SHOPPING AND EVALUATE SERVICE DELIVERY

The Consulting Team will conduct mystery shopping visits and calls across the City's parks and recreation offerings. These will help identify strengths and opportunities in the user experience as seen from a customer's eyes that can be addressed in the training.

Additional: The Consulting team will also expand this to other City Departments to include PD, Community Development and Engineering and Public Works and any others per based on input from City Manager's office. These can be done in conjunction with the mystery shopping trips for parks and recreation.

The approach will be determined in consultation with leadership staff and will provide a Discovery Report and Summary of Findings.

FACILITATE CUSTOMER JOURNEY MAPPING (FOCUSED ON BLUE SURF BAY)

The key to a successful customer experience is a thorough understanding of the customer's journey. By mapping the entire customer journey, staff will have the ability to see things from the customer's perspective from the beginning to the end of their experience.

According to McKinsey & Company, below are the hallmarks of great customer journeys.



Source: D'Emidio, T.; Malfara, D.; and Neher, K. (2017). Exhibit 5: Hallmarks of Great Customer Journeys. Improving the Customer Experience to Achieve Government Agency Goals. McKinsey & Company. Retrieved February 2017 from http://www.mckinsey.com/industries/public-sector/our-insights.

A holistic view of the customer journey will allow the leadership team and staff to formulate a customer-oriented strategy and understand how to effectively improve performance. The

Consulting team will work with staff to identify key internal and external customer journeys to be mapped, help co-create a few journey maps and review others created by staff.

We will focus the journey mapping on the new Blue Springs Waterpark, Blue Surf Bay to start and also share examples from other journey maps.

Additionally, the Consulting Team will conduct journey mapping exercises with the PD, Community Development and Engineering & Public Works to identify up to 3 different scenarios for each department and help them develop journey maps for those scenarios.

CONDUCT THE IMPACT ORGANIZATIONAL CULTURE ASSESSMENT

As part of the discovery process, the Consulting Team will evaluate the culture of the staff to determine organizational readiness and willingness to move forward with key recommendations that could come from the process and an expanded facility.

This is based on our customized organizational culture assessment titled IMPACT.

The questions of the survey are designed to assess the nature and degree of engagement in performing the functions and meeting the vision of the organization.

The IMPACT Assessment will be done for Parks and Recreation staff and expanded to other city departments including PD, Community Development and Engineering and Public Works.

Findings Presentation

The findings from the IMPACT Assessment will be shared with the City Manager's office as well as with the staff to unpack the findings and identify actions to implement to continue to progress.

TASK 2 – DEVELOPMENT

Based on the Discovery Process, an overview of a customer service and leadership vision, guiding principles, and communications plan will be developed. A Strategic Visioning process will be undertaken to help with the following key tasks:

AFFIRM CORE VALUES, VISION/MISSION

The supporting core values, vision and mission statements will be affirmed or updated with leadership staff in a work session. Alignment with these is key in building upon the organizational culture centered on customer service excellence. The core values will be clearly conveyed and shared through this process.

DEVELOP DEPARTMENT-WIDE TRAINING CONTENT

Based on the Discovery stage findings, the Consulting Team will work with staff to create a common purpose, language, and quality standards followed by development of a sustainable training model, including Presentations, Video Content, and Customer Journey Mapping.

TASK 3 – DEPLOYMENT

DELIVER TRAINING

The Consulting Team will deploy training based on the content created. The training frequency and milestones will be determined based on leadership input. These trips will be combined with other tasks including Customer Journey Mapping and Staff Listening Sessions. The training will be initially delivered in-person and followed by virtual offerings in the form of micro-learnings for staff.

The training topics will include:

1. Presentations and Staff Listening Sessions. Topics include:
    a. Providing Disney-like service experiences through the Power of One
    b. Building a Culture of Inclusion and Innovation
    c. Leading with your WHY etc.

TASK 4 – MEASUREMENT AND POST TRAINING SUPPORT

Our approach to measurement and post-training support for customer service training is meticulously designed to ensure a high standard of public service excellence. The process begins with a comprehensive assessment phase, utilizing both qualitative and quantitative methods to establish baseline competencies and identify specific training needs.

Following the targeted training sessions, the impact is measured through a series of key performance indicators (KPIs). These indicators may include customer satisfaction scores, resolution times, and employee engagement levels, among others.

To support continuous improvement, we would collaborate with staff to determine the extent of post-training support that is provided in-person and / or virtually as well as online tools that can help with new hires and existing full-time staff support.

BUDGET AND COST-EFFECTIVENESS

The following hours are based on a range to approximate the estimated total staff time for each of the tasks including overall project management and travel times. The final scope and fees will be determined based on the extent of engagement including site visits, frequency of and level of training, amount of online content to be created etc. – the higher range also accounts for other training for other City Departments.

Task	Hours	Fees (only parks and recreation)	Fees (with 3 other departments)
Discovery and Evaluation of Current Service Levels	180	$27,000	$44,000
Development of Training Content	280	$28,000	$28,000
Deployment of Training Content	140	$22,000	$22,000
Measurement and Post Training Support	70	$12,000	$12,000
Total	**670**	**$89,000**	**$106,000**

Note: Task 1 (Discovery and Evaluation of Current Service Levels) includes three other departments besides parks and recreation, hence the expanded fees. Task 2, 3 and 4 only include the Parks and Recreation Department.

Billing: The City will be billed monthly with a not-to-exceed amount based on the final scope and fees that are determined. This includes 3 trips built in with any additional trips being reimbursed for time and travel at actuals.

TIMELINE AND DELIVERABLES

The following timelines are an estimate based on the proposed scope and will be finalized upon staff input.

Task	Timeline (months)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Discovery and Evaluation of Current Service Levels															
Development of Training Content															
Deployment of Training Content															
Measurement and Post Training Support															

Blue - Trips on site

NEXT PRACTICE PARTNERS

POST TRAINING SUPPORT

The proposal for enhancing customer service training within the City includes a multifaceted approach to materials and support, ensuring that staff are well-equipped to consistently train future new hires. This strategy encompasses a blend of traditional and digital resources, tailored to accommodate diverse learning styles and promote a culture of continuous improvement.

Here's a breakdown of what's can be included in the post-training support:

1. Training Videos: If the City develops videos showing a series of engaging, scenario-based videos that demonstrating average and exemplary customer service interactions, common challenges, and effective problem-solving strategies. These videos will be embedded in the micro-learnings to allow staff to learn at their own pace.
2. Micro-learnings: These will be short 10–15-minute-long PowerPoint presentations with content including text, videos, quizzes for testing learning and voice over instructions for self-directed learning.
3. Customer Feedback App: Proprietary Next Practice Partners' app that will allow for real-time location-based feedback from internal and external customers to share input through pictures, videos or text from any location in the parks / facilities. This input can be obtained via the app and QR codes and help with determining key performance indicators that the City can use to measure success.

Measuring Success

The success of the program will be measured using a combination of direct and indirect metrics, including:

- External Customer Satisfaction Scores: Regular surveys and feedback mechanisms to gauge the effectiveness of customer interactions post-training. These can be deployed through internal online surveys, paper-based ones on site and via technology through QR codes and the app, if utilized.

- Internal Customer (Employee) Satisfaction Scores: Pre- and post-training evaluations to measure knowledge acquisition and application in real-world scenarios.

- Operational and Financial Metrics: Analysis of key performance indicators such as response times, resolution rates, and revenue / sales goals.

Ongoing Support and Updates

To keep the training program relevant and effective, we suggest a follow-up discussion with staff to identify needed updates and support, including content refreshes, new technology integration, and regular surveys to monitor trends and performance. This comprehensive approach aims to enable City staff to provide outstanding service continually, while promoting continuous learning and adaptability.

PROPOSAL FORM

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CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 7, 2024 **CONTRACT NO.**

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $449,970.00 with Tandem Paving Company, Inc., for purchase, site work, and installation of a prefabricated restroom building in Rotary Park.

BACKGROUND/JUSTIFICATION

On April 4, 2017, the residents of Blue Springs overwhelmingly supported the passage of the Parks Sales Tax to fund deferred maintenance items throughout the City. Maintenance projects were scheduled in years 2018 – 2022. Additionally, the residents on April 6, 2021, approved an extension of the Park Sales Tax with no expiration date. The initial 2017 program outlined specific Park Maintenance projects to be completed. One of the projects outlined was the replacement of the Rotary Park Restroom facility.

The City of Blue Springs receives Community Development Block Grant (CDBG) Funds used to carry out activities outlined by the National Objectives of the Program, including serving low to moderate income (LMI) residents. Rotary Park lies within a LMI census tract and qualifies to utilize CDBG funding to benefit residents that are low to moderate income. As part of the 2023-2024 Annual Action Plan, Rotary Park was identified for improvements due to it being in a low to moderate income census block group and funds were programmed and approved in the amount of $400,000 for the replacement of the Rotary Park Restroom facility.

Staff developed bid specification for the project in accordance with HUD guidelines for the CDBG funds and advertised the project for potential firms to bid on. Three bids were received as follows:

Tandem Paving Co., Inc	$449,970
Mid States Excavating, Inc	$491,662
J & N Utilities, Inc	$507,150

Pricing from Tandem Paving Company, Inc. of Blue Springs was the lowest and best bid to provide the services outlined. Staff recommends a contract with Tandem Paving Company, Inc. for an amount of $449,970 and is to be paid through the CDBG Funds of $400,000 with the remaining $49,970 to be paid from the parks sales tax fund or available CDBG funds. City staff is directed to perform all tasks necessary to implement said contract.

FINANCIAL IMPACT

Contractor:	Tandem Paving Co., Inc
Amount of Request/ Contract:	$449,970

Amount Budgeted:	$400,000
Budget Year:	FY 2024-25
Funding Source/Account #:	310-73000-544100 CDBG-Rotary Park - $400,000 158-73000-544100 PR-17 - $49,970
Account Balance:	$0 Date: 7/9/2024
Additional Funds Needed:	$49,970
Funding Source/Account #:	158-73000-544100 PR-17 – Budget Amendment to take the additional funds from the Parks Sales Tax
Revenue to be Received:	$400,000
Revenue Account No.	310-00000-420120 CDBG

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
July 1, 2024	July 1, 2025
Years and Months Contract in effect	**Number of times renewable**
1 year	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☒	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☒	

Wage Order, by reference	☒	Wage Order Number: 31
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☒	
Bid Waiver: (less than three bids)	☐	
Contractor address and email:	☒	Tandem Paving Co., Inc. 617 SE Industrial Drive Blue Springs, MO 64014 dave@tandempaving.com
Project Exemption Certificate needed:	☒	
Other:	☒	HUD Form 1040

A RESOLUTION APPROVING A CONTRACT WITH TANDEM PAVING CO, INC FOR PURCHASE, SITE WORK, AND INSTALLATION OF A PREFABRICATED RESTROOM BUILDING AT ROTARY PARK

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the

contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Contract; and

WHEREAS, the Parks and Recreation Department prepared specifications and secured quotations for the purchase, site work, and installation of a prefabricated restroom building at Rotary Park; and

WHEREAS, the Department received three bids and now recommends that the City award a contract to Tandem Paving Co., Inc., 617 NE Industrial Drive, Blue Springs, MO 64014 for work based on scope of services in the amount of $449,970.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract between with Tandem Paving Co, Inc for the purchase, site work, and installation of a prefabricated restroom building at Rotary Park in the amount of $449,970.00. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

Section 4. City staff is directed to perform all tasks necessary to implement said contract including budget amendments.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July, 2024.

CITY OF BLUE SPRINGS

ATTEST: Chris Lievsay, Mayor

Erin Ford, City Clerk

EFFECTIVE DATE: July 15, 2024	TERMINATION DATE: July 1, 2025	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**Tandem Paving Co, Inc.** **617 SE Industrial Drive** **Blue Springs, MO 64014**
Department: Parks and Recreation	Attention: David Smith
Phone: 816-228-0105	Phone: 816-229-6398

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of July 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications. The terms of the City's Request for Proposals are incorporated by reference as if fully set forth herein.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$449,970.00** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event

of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq*. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute**.**

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of

the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this contract in its contract price. Contractor's obligation under this contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this contract.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said

contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction.”

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors*.

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the _____ of _____ (hereinafter "Company"), whose business address is _____, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ _____
Affiant / Contractor Printed Name

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
SEAL Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Advisor agrees to comply with Missouri law regarding the Anti- Discrimination Against Israel Act, and execution of this Superseding Addendum constitutes Advisor's certification of compliance with the Anti- Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. Warranty. Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantees all materials, equipment furnished, and work performed for a period of two (2) years from the date of completion and acceptance of the work that the completed work is free from all defects due to faulty materials or workmanship. The date of completion for all scopes of work shall be the last date of acceptance of all work in this contract. Contractor shall, within ten (10) days' notice from the City, correct any work found to be defective, incorrect or not in accordance with bid specifications.

29. Liquidated Damages. Time of completion of the work by the Contractor is of the essence. Should Contractor fail to complete the work within the time specified in this contract, Contractor shall be liable to the City in the amount of $500.00 per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

30. Site. Contractor shall at all times, during the performance of the work, keep the project site clean and free from debris resulting from the work. Prior to discontinuing work in an area, Contractor shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste, and surplus materials.

31. Performance Bond. Prior to commence of work and ending upon acceptance of the work by the City, Contractor shall maintain a performance bond in a form acceptable to the City Attorney, in an amount equal to 100% of the total cost of completing the work, as determined by the City, conditioned upon the faithful performance of the provisions, terms and conditions of the contract. The performance bond shall name the City as an

obligee and copies of certifications of such bond shall be delivered to the City prior to the commencement of construction.

32. Maintenance Bond. Prior to acceptance of the Work, Contractor shall provide a maintenance bond in a form acceptable to the City Attorney and in an amount equal to 50% of the cost of the Work as approved by the City, which shall be in effect for a term of two (2) years from the date that the City issues a certificate of substantial completion for such work covered by the bond, conditioned upon the faithful performance of the provisions, terms and conditions of this contract. The maintenance bond shall name the City as an obligee and copies of the certificates such bond shall be delivered to the City.

33. **Entire Contract**. This contract contains the entire contract of the parties. No modification, amendment, or waiver of any of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

TANDEM PAVING CO, INC

By: _____
Name: David D. Smith IV
Title: President

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

<table>
<tr><td colspan="3">Exhibit 1 to Contract

Scope of Work</td></tr>
<tr><td>Name of Contractor</td><td colspan="2">Tandem Paving Co, Inc.</td></tr>
<tr><td>Scope of Work (Job Description)</td><td colspan="2">The contractor will demolish existing restroom building, provide construction of foundation and footings, including all utility work, purchase and install new prefabricated restroom building. The facility will be built on City owned property located at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014.

All work shall be performed in accordance with the Request for Proposal specifications and Tandem Paving Proposal dated June 7, 2024 attached hereto and incorporated herein as Attachments A and B, which include the following Exhibits:

CONSTRUCTION of one Park Restroom Facility and utilities:
• Site Prep as required in Exhibit A.
• Adherence to soil conditions site prep as required in Exhibit B
• Demo of existing Restroom Building.
• Removal and disposal of excesses materials
• Purchase of specified prefabricated restroom building from The Public Restroom Company in Exhibit C.
• Form and pour all footings as outlined in Exhibit A.
• Bring all utilities inside the building as outlined in Exhibit D – Civil Drawings to include water, sewer, electric and gas and connections.
• Apply for all building permits (fees will be waived by the City)
• Create concrete sidewalk meeting all ADA requirements up to the new building entry doors, if necessary.
• Install any drives or sidewalks to the building as specified.
• Backfill and seed surrounding disturbed area.
• Restoration of any improvements damaged during construction.

Attached by Reference:
1) Prevailing Wage Order #31
2) HUD Form 4010 Wage Requirements</td></tr>
<tr><td>Start Date</td><td colspan="2">July 15, 2024</td></tr>
<tr><td rowspan="2">Interim Deadlines (if applicable)</td><td>Date</td><td>Phase of Project To Be Completed</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Final Completion Deadline</td><td colspan="2">July 1, 2025</td></tr>
</table>

Reimbursable Expenses	☒ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$ 449,970.00	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$ 449,970.00	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $_____ per hour ☒ Incremental payments as follows: Monthly as billed based on percentage of work completed. ☐ ____% retainage held until completion of project.	

ATTACHMENT A

REQUEST FOR PROPOSALS

Purchase, Installation and Site Work of a Prefabricated Restroom Building

CITY OF BLUE SPRINGS, MO PARKS AND RECREATION DEPARTMENT

Proposal Due Date: Sealed proposals will be received at the Blue Springs Parks and Recreation Department, 425 NE Mock Ave., Blue Springs, MO 64014 until 1:00 p.m. on Friday, June 7, 2024.

Project Description: The Blue Springs Parks and Recreation Department is requesting proposals for the purchase and installation of a prefabricated restroom building including the construction of site prep, footing, utilities to site, site restoration at Rotary Park. The attached drawings will provide the basis of the bid for the facility. The project is located at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014.

Project Funding: Funding for this project is through funds received from the federal governments Community Development Block Grant (CDBG) funding. All proposals will be required to comply with all federal requirements related to CDBG funding.

Completion of the Work: All work covered by the contract documents shall be completed on an agreed upon date with the awarded contractor with a target date of prior to May 1, 2025.

Contractor Selection: The selected contractor will purchase specified prefabricated restroom building from The Public Restroom Company, construct footings, bring utilities to site as specified, concrete apron and site restoration for the restroom facility as outlined in the specifications within this document. The selection of a contractor is the purpose of this solicitation.

Obtaining RFP Documents and Plans: All documents and plans associated with this Request for Proposals are included within this document. Any additional revisions will be made through addendums issued on the City of Blue Springs website at www.bluespringsgov.com/bids.aspx

Project Administration: All questions relative to this project prior to the opening of proposals, shall be directed to the Director of Parks and Recreation. It shall be understood, however, that no specification interpretations will be made by telephone, nor will any "or equal" products be considered for approval prior to award of contract.

Owner's Rights Reserved: The Owner reserves the right to reject any or all proposals and to make award in the interest of the Owner.

SUMMARY SHEET

Purchase, Installation and Site Work of a Prefabricated Restroom Building

BLUE SPRINGS PARKS AND RECREATION

1. Project Sponsor: Blue Springs Parks and Recreation

2. Project Location: Rotary Park, 600 NW Vesper St., Blue Springs, MO 64014

3. Requested Services: A qualified and licensed Contractor for the purchase of specified prefabricated restroom building from The Public Restroom Company; site prep, layout as included in Civil Documents, utilities to building, concrete slab, site restoration and associated items as outlined in this RFP for the installation of prefabricated restroom building supplied by The Public Restroom Company.

4. Proposal Due Date: 1:00 pm, Friday, June 7, 2024

5. Proposal Format: One (1) hard copy sets of the proposal are required (8 ½ x 11). Responses to this request will be made in accordance with the guidelines and information provided herein. The City will evaluate each proposal received based upon the evaluation criteria shown in Section VI of this RFP. The City also reserves the right to interview respondents or to request product demonstrations as part of the proposal evaluation process and to reject any or all proposals.

6. Submit proposals to: Justin Stuart, Director of Parks and Recreation
   City of Blue Springs
   425 NE Mock Ave.
   Phone: (816) 228-0105
   Email: jstuart@bluespringsgov.com

   Clearly marked: "RFP Submittal for Purchase, Installation and Site Work of a Prefabricated restroom Building"

REQUEST FOR PROPOSALS
Purchase, Installation and Site Work of a Prefabricated Restroom Building
BLUE SPRINGS PARKS AND RECREATION

I. INTRODUCTION

This Request for Proposal is intended to provide footings and utilities as well as the purchase of a specified prefabricated restroom facility from The Public Restroom Company to be placed in Rotary Park. The city chose The Public Restroom Company to construct the specific facility and install the prefabricated unit at the site. The city is seeking a contractor to purchase the specified prefabricated restroom building from The Public Restroom Company, demo existing building, construct the footings, slabs/apron, utilities, site prep and site restoration. The location of the buildings will be at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014. The work to be performed as part of this proposal is contained in the Scope of Work and must provide ADA compliant access and features.

II. SCOPE OF WORK

The Facility will be built on City owned property located at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014. Facility layout should follow the Olsson Footing Design included as Exhibit A and any soil requirements outlined in the Geotechnical Report Exhibit B (**use the Geotechnical report for soil conditions only, the building specs do not apply in section 6 which has been omitted**). It is understood that the actual building area could be adjusted, based upon the recommendations of the contractor and with staff approval following the opening of proposals. In addition to the purchase of the specified prefabricated restroom building and construction of the footings & utilities for the restroom facility, the proposal shall include all other items listed within the document. Access to the site shall be allowed from the existing parking lot that surrounds the site. Temporary construction fencing will be required to protect the project and others who may use the park during the construction process. The contractor shall provide the work and materials necessary to construct the Restroom facility completely, including demo of existing building, all construction materials, footings, sidewalks, apron, utilities and site preparation and site restoration. All work and materials necessary to meet the project requirements as outlined in Exhibit A and B shall be included in the submitted proposals. All damage to existing pavement and grounds is to be repaired at contractor's expense, if any. Please see the following general summary of work:

CONSTRUCTION of one Park Restroom Facility and utilities:

- Site Prep as required in the Exhibit A – Olsson Footing Design
- Site Prep as required in Exhibit B – Geotechnical Report (**use the Geotechnical report for soil conditions only, the building specs do not apply in section 6 which has been omitted).**
- Purchase of specified prefabricated restroom building from The Public Restroom Company; documents attached as Exhibit C
- Demo of existing Restroom Building.
- Removal and disposal of excess materials
- Construction of footings, utilities, and all other associated work at the Park Restroom Building location including all materials.
- Form and pour all footings as outlined in Exhibit A – Olsson Footing Design.

- Bring all utilities inside the building as outlined in Exhibit D – The Public Restroom Company Installation Requirements to include water, sewer, electric and gas and connections as required.
- Apply for all building permits (fees will be waived by the City)
- Create concrete sidewalk meeting all ADA requirements up to the new building entry doors, as outlined.
- Install any drives or sidewalks to the building as specified.
- Backfill and seed surrounding disturbed area.
- Restoration of any improvements damaged during construction.

III. OBJECTIVES AND TASKS:

1. Site layout - The successful contractor will need to visit the site prior to submitting a proposal and make observations and judgements related to construction. Any concerns or need for clarification should be brought up with the City prior to the proposal closing date.

2. Design - The design will be in accordance with the attached specification in Exhibit A, Exhibit B, Exhibit C and Exhibit D by the successful contractor after the project has been awarded but may be adjusted based upon any additional final parameters defined by the City and the awarded contractor. The successful contractor will meet with City staff to finalize any deviations to the design and layout, that may or may not be accepted by the City. A preconstruction meeting will be needed prior to commencing work. At this meeting all coordination items between the Contractor and the City will need to be discussed.

3. Construction - The project will follow a detailed construction schedule. The Contractor will **submit a recommended timeline for review by the City with the proposal.** Compliance to the schedule is of the utmost importance to the City.

4. Final Acceptance - It is anticipated that the Contractor will have their work complete so that the facility is ready for use on or before May 1. 2025; **however the date is negotiable and should be noted in your submittal**. Additional construction time may be given in consideration for bad weather days. It should be assumed by all bidders, that May 1. 2025, is the acceptance date unless noted otherwise on the submission. Any deviation to the schedule will only be considered once the project is awarded and is not to be assumed that it will be granted.

IV. QUALIFICATIONS OF RESPONDENTS

Respondents to this request shall be able to demonstrate ability to comply with the following minimum requirements:

A. The contractor must be able to show performance of work and provide references on (3) three projects of similar size and scope during the past (5) five years (complete References Sheet).

B. The contractor shall meet the requirements of a Licenses and Certified Contractor to do such work.

C. The contractor must be able to demonstrate the capabilities and background of qualified personnel and firm profile.

D. The contractor must be registered with the Missouri Secretary of State and provide proof of such registration.

E. All RFP responses submitted will be good for 90 days from the submittal date of June 7, 2024.

V. REQUIREMENTS FOR PROPOSAL SUBMITTAL

A. A Letter of Introduction
B. The main body of the proposal must be limited to 5 printed pages, single or double spaced, one side of the printed sheet only, in addition to appropriate brochures and equipment submittals if providing
C. The proposal must include the names, addresses, telephone numbers, and current licenses and Certifications of the Contractor
D. All key personnel that will be assigned to the project, and their anticipated involvement in the project – Site Superintendent
E. Past projects that relate to similar city or government construction of a similar size, scope, etc., and the name & telephone number of a contact person from that entity, who will be familiar enough with the past project to give a reference (complete References Sheet).
F. A statement of the Contractor's abilities or attributes that will give an indication of the expertise to complete the project on-time and on-budget
G. An itemized cost schedule with any cost breakdown information for the construction of the footings, slab/apron, outlined utilities, site prep and site restoration
H. A detailed time-line schedule for the completion of the project
I. The contractor shall provide at the contractor's expense insurance as outlined in the Authorized Work section of this document for said contractor and employees in connection with their work under this contract **
J. The contractor may be required to indemnify and hold harmless the City and others as listed against and from all liability, claims, damages, demands and cost, including attorney fees of every kind and nature and attributable to bodily injury, sickness, disease or death or to damage or destruction of property resulting from or in any manner arising out of or in connection with the project and the performance of the work under this contract **
K. The contractor must be registered with the Missouri Secretary of State and provide proof of such registration.
L. **All pricing should include all rates as applicable with regard to Missouri Prevailing Wage Order #31 for Jackson County, MO and wage rates paid on construction work for this project shall be at least equal to the Davis-Bacon Federal Wage Rates and HUD 4010 Federal Labor Standards. Wages should be the higher rate of the two, to meet all requirements. Attached as Exhibit G is the HUD Form 1040 Wage requirements. To receive the entire Federal Wage Rate go to : https://beta.sam.gov/wage-determination/MO20200001/0/document to view the entire document. Also, must comply with Exhibit H, Section 3 Clause, sign and return with proposal.** Minority Business Enterprises (MBE's) and Women Business Enterprises (WBE's) are encouraged to submit proposals. Federal wage rates are subject to modification. The bid notice will be amended if the wage rate is modified.
M. Payment and Performance Bonds are required if the bid total is higher than $50,000 as per State of Missouri Statue and should accompany the RFP submission.

** Items I & J regarding insurance only apply to the winning contractor. Insurance is not needed with the submission of the proposal.

VI. EVALUATION PROCEDURE / CRITERIA FOR SELECTING CONTRACTOR

Since the Proposal's reliability is essential to the City's planning and budgeting, selection of the proposal will not be based solely on cost. The selection of the best proposal will be based mainly but not entirely on the following criteria.

CRITERIA:

1. Qualifications & Direct Experience – Includes performance and references (including the specific personnel listed) for similar size and scope of projects (see References Sheet attached).
2. Compliance with the requirements of this Request for Proposal.
3. Proposed construction schedule and timeline.
4. Cost

NOTE: The Proposal should be clear, concise, and refrain from extensive narrative. It shall provide an understanding of the Contractor's ability to supply a satisfactory product in the timeframe and costs required. Additional communication with the contractors may be initiated by the City prior to final selection.

VII. AUTHORIZATION TO BEGIN WORK

The selected provider of these services will be given a notice of intent to contract within one week of proposals being received. Once the notice of intent is given, an agreement such as Attachment F – Example Contract will be provided to the contractor for review and signatures. The selected contractor will then be required to sign the agreement and submit the following documents with the agreement:

1. Proof of Insurance with the City of Blue Springs potentially named as additional insured with liability limits of $1,000,000 per occurrence and $2,000,000 in aggregate, $1,000,000 automobile liability and worker compensation at the statutory limits for the State of Missouri
2. Signed and notarized affidavits
3. E-verification with the Department of Homeland Security MOU
4. W9
5. Business Entity registration with the Missouri Secretary of State
6. Certificate of Insurance with the City of Blue Springs named as additional insured.
7. Payment Bond if bid is greater than $50,000
8. DUNS number and proof of SAM.gov registration

Once documents have been received, the agreement will be sent to City Council for approval. Once approved, staff and contractor will set a start date for construction and follow the submitted detailed construction schedule.

It is anticipated from time of proposal submissions to contract approval, the contract should be approved within 60 days. All proposals shall be honored for 90 days.

Purchase, Installation and Site Work of a Prefabricated Restroom Building

Vendor Information & Signature Page

Vendor Name: _____

Vendor Owner: _____

Years in Business: _____

Vendor Address: _____

_____

Vendor Phone Number: _____

Vendor Email: _____

Number of Employees: _____

Management person is responsible for direct contact with the City of Blue Springs and the services required for this Request for Proposal (RFP)

Name: _____

Title: _____

Phone Number: _____

Email Address: _____

_____ _____

Signature of Authorized Representative Date

Print Officer's Name: _____

Purchase, Installation and Site Work of a Prefabricated Restroom Building

Proposal

Company Name: _____

	Item Cost	Item Total
	Purchase of restroom facility from The Public Restroom Company	
	Demo Cost	
	Site Prep	
	Bring Utilities to site	
	Footings and foundation	
	Concrete ADA accessible sidewalk/Apron	
	Backfill and seed all disturbed areas	
	Other – Describe:	
	Permit Application is required by the awarded contractor, but Permit Fees are waived.	
TOTAL PRICE		

Print Name: _____ Signature: _____

Date: _____

Comments: _____

_____

_____

_____

_____

_____

Purchase, Installation and Site Work of a Prefabricated Restroom Building
References

REFERENCES

Please list a minimum of two prefer three corporate or municipal customers for whom you have performed this type of work in the past for.

Reference #1

Name of Company: _____

Contact Name: _____

Phone Number: _____

Reference #2

Name of Company: _____

Contact Name: _____

Phone Number: _____

Reference #3

Name of Company: _____

Contact Name: _____

Phone Number: _____

Exhibit A

Olsson Footing Design

CONSTRUCTION DOCUMENTS

FOR

RESTROOM REPLACEMENT
ROTARY PARK AND WARD PARK

IN

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Sheet List Table	
Sheet Numb er	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES
C102	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN – ROTARY PARK
C301	GRADING PLAN – WARD PARK
C400	UTILITY PLAN
C500	STANDARD DETAILS

UTILITY AND GOVERNING AGENCY CONTACT INFORMATION

CITY OF BLUE SPRINGS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
PHONE: 816.228.0110

CITY OF BLUE SPRINGS: ENGINEERING SERVICE MANAGER
JEFF SELL, P.E.
903 W MAIN STREET
BLUE SPRINGS, MO 64015
PHONE: 816.228.0121
EMAIL: JSELL@BLUESPRINGSGOV.COM

CITY OF BLUE SPRINGS: WASTEWATER
JEFF MOCK
920 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
PHONE: 816.228.0121
EMAIL: JMOCK@BLUESPRINGSGOV.COM

CITY OF BLUE SPRINGS: POLICE CHIEF
BOB MUENZ
1100 SW SMITH STREET
BLUE SPRINGS, MO 64015
PHONE: 816.228.0164
EMAIL: BMUENZ@BLUESPRINGSGOV.COM

SPIRE GAS
JOHN HARREL
7500 E. 35TH TERRACE
KANSAS CITY, MO 64129
PHONE: 816.756.5261
EMAIL: JOHN.HARREL@SPIREENERGY.COM

EVERGY SERVICE CENTER
GARY JONES
1125 SE US-40 HIGHWAY
BLUE SPRINGS, MO 64014
PHONE: 816.220.5013
EMAIL: gary.jones@evergy.com

AT&T
SCOTT KELLOUGH
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE: 816.275.1221
EMAIL: SK1158@ATT.COM



LOCATION MAP
ROTARY PARK



LOCATION MAP
WARD PARK

ROTARY PARK

Horizontal Control is based upon GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83, holding MoDOT Station Blue 2. Distances are Ground Distances in US Survey Feet, Holding Grid = Ground at CP #103, utilizing a Combined Adjustment Factor of 0.9998040.

Elevations Datum: NAVD 1988

Grasen Bench Mark #1: Chiseled Square Cut w/Punch Mark @ P.I. at the Back of Curb in the Parking Lot Southeast of Office Depot and the Southeast corner of the Parking Lot on the North Side of Vesper Road
N 1039443.1536
E 2854348.0790
ELEV.: 912.81

Grasen Bench Mark #2: Chiseled Square Cut at the Northeast Corner of a Headwall at the Southeast Quadrant of 7 Highway and Vesper Road
ELEV.: 899.27

Grasen Control Point #101
Drilled Hole in Concrete Curb
Project Coordinates
N 1039443.1550
E 2854348.0723
1.) 8.54' West P.I. on Concrete Curb
2.) 5.40' North to the Edge of a Storm Ditch
3.) 117.90' East to a Power Pole near NW Vesper St. entrance to Zaxby's Box-0-0.

WARD PARK

Horizontal Control is based upon GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83, holding MoDOT Station Blue 2. Distances are Ground Distances in US Survey Feet, Holding Grid = Ground Scaled from 0,0 and utilizing a Combined Adjustment Factor of 0.9985040.

Elevations Datum: NAVD 1988

Grasen Bench Mark #1: Chiseled Square Cut w/Punch Mark @ the North corner of parking lot at the top of curb P.I.
N 1034455.3350
E 2848339.7610
ELEV.: 899.79

Grasen Control Point #100
1/2" Rebar w/Yellow Grasen Control Cap
Project Coordinates
N 1034471.6040
E 2848360.8480
1.) 45.00' NE P.I. at the Edge of Concrete.
2.) 33.39' SE to the Edge of Concrete.
3.) 24.80' West to the Back of Curb

Grasen Control Point #101
1/2" Rebar w/Yellow Grasen Control Cap
Project Coordinates
N 1034423.2410
E 2848231.7910
1.) 8.35' NE to the Edge of Asphalt
2.) 12.3' East to the West Edge of Tatum Court
3.) 8.35' NW to the Edge of Asphalt

PREPARED BY
OLSSON
7301 W 133RD STREET SUITE 200
OVERLAND PARK, KS 66213
PH: (913) 381-1170
FAX: (913)381-1174

DEVELOPER
CITY OF BLUE SPRINGS
903 W MAIN STREET
BLUE SPRINGS, MO 64015
PH: (816) 228-0110

GENERAL LEGEND

- PROPERTY LINE
- PROPERTY SET BACK
- EASEMENT LINE
- EXISTING WATER PIPE
- EXISTING UNDERGROUND POWER CONDUIT
- EXISTING NATRUAL GAS PIPE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — WATER SERVICE
- UGE — POWER SERVICE
- G — GAS SERVICE
- SS — SANITARY SERVICE
- SD — STORM SEWER

THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES !!STOP!! CALL BEFORE YOU DIG!!

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

STATE OF MISSOURI
TERRY D PARSONS
NUMBER PE-2010021055
NATIONAL ENGINEER

NO.	DATE	REVISIONS DESCRIPTION	BY

COVER SHEET
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

BLUE SPRINGS, MO

2024

DESIGNED	NLR
DRAWN BY	DMT
CHECKED BY	TDP
DATE	10/16/2024

SHEET
C100

DWG: F:\2024\0501-0800\0024-01748\40-Design\AutoCAD\Final Plans\Sheets\SURVEY\C_TITLE1_0240174B.dwg USER: bmmitch
DATE: Apr 17, 2024 - 2:14pm XREFS: C_SITE1_0240174B

GENERAL NOTES:

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", 1(800)344-7483 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. (STOP!!! CALL BEFORE YOU DIG!)
2. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF BLUE SPRINGS, MO, EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF MISSOURI STATE LAW WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
8. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
9. THE CONTRACTOR SHALL LIMIT THE REMOVAL OF TREES TO THE LIMITS OF DEMOLITION SHOWN ON THE DEMOLITION PLAN.
10. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
11. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
12. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
13. ALL DISTURBED AREAS SHALL BE STABILIZED AS SHOWN ON THE GENERAL LAYOUT PLAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
15. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
16. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
17. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PROVIDED BY OLSSON, DATED NOVEMBER 8, 2023 AND ALL ADDENDUMS.
18. THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
20. NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
21. THE CONTOUR LINES SHOWN ARE FOR MASS GRADING PURPOSES.
22. EXISTING CONTOURS REPRESENT MASS GRADING ELEVATIONS.
23. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS OTHERWISE SHOWN BY CONTOURS OR SPOT ELEVATIONS.
24. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE IN THE BORROW AREA.
25. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING POOR LAYERS UNDERLYING THE PROJECT SITE. ALL POOR EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
26. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
27. BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON ASSOCIATES (OA), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OA, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY OA AND THE ELECTRONIC FILES TRANSFERRED HEREWITH, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. OA SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IT ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OA, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OA OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OA.
28. DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE. NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.
29. GENERAL CONSTRUCTION NOTE REGARDING SEQUENCING OF EROSION CONTROL – ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN, EXCEPT THAT SILT FENCE WHICH IS TO BE PLACED ALONG THE BACK OF CURB FOR PROTECTION OF THE STREET. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL ALL UTILITIES ARE IN PLACE. THE SILT FENCE THAT IS PLACED ALONG THE BACK OF THE CURB OR RIGHT-OF-WAY WILL BE INSTALLED IMMEDIATELY AFTER THE CURB IS CONSTRUCTED. EROSION AND SEDIMENTATION CONTROLS ARE TEMPORARY AND MUST BE REMOVED BY THE CONTRACTOR AFTER CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA IS AT LEAST 70% PERMANENTLY VEGETATED.
30. THIS PROJECT SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA STANDARDS AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
31. ALL WATER LINES SHALL BE INSTALLED PER CITY STANDARDS. ALL WATER LINES SHALL BE A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN.
32. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, SHALL MEET KCMMB STANDARDS AND SPECIFICATIONS, AND SHALL BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
33. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
34. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
    A. CONTROL JOINTS SPACED AT INTERVALS NOT GREATER THAN 12 FEET AND TOOLED TO 1/3 THE SLAB THICKNESS.
    B. CONSTRUCTION JOINTS AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
    C. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES. CONSTRUCTED WITH A 1/2" NONEXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A TROWELED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
    D. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
35. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS NOT SHOWN ON PLANS. CONTRACTOR SHALL INSTALL NECESSARY CONDUIT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION SCOPE WITH SERVICE PROVIDER.
36. ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.

GENERAL UTILITY NOTES

1. THE SIZE AND LOCATION OF SERVICES SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVING UNDER PAVING AREAS WHERE NECESSARY.
3. INSTALL ALL PIPE LENGTHS, BENDS AND FITTINGS NECESSARY FOR UTILITY CONNECTIONS.
4. CONTRACTOR SHALL VERIFY ALL CROSSING ELEVATIONS AND LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF STORM LINES AND ALL UTILITY SERVICE CONNECTIONS. ANY CONFLICTS SHALL BE MADE KNOWN TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY FIRE SERVICE SIZE WITH SPRINKLER DESIGNER/CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION OF METER/BACKFLOW PREVENTER AND SERVICES. NOTIFY ENGINEER OF ALTERATIONS.
6. CONTRACTOR RESPONSIBLE FOR PAYING ALL TAP AND CONNECTION FEES AND SHALL CONTRACT AND PAY FOR ANY REQUIRED SUB CONTRACTORS BY UTILITY COMPANIES.
7. REFERENCE MEP PLANS FOR BUILDING CONNECTIONS.
8. CONTRACTOR TO REPAIR ALL AREA DAMAGED BY CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
9. BACK FLOW PREVENTION TO BE PROVIDED INSIDE BUILDING. SEE MEP AND ARCHITECTURAL PLANS FOR DETAILS.
10. LOCATION FOR POWER SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE. CONTRACTOR TO VERIFY FINAL LOCATION AND DESIGN WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH OWNER, STORM SEWER INSTALLATION AND UTILITY COMPANIES PRIOR TO INSTALLATION TO AVOID CONFLICTS. NOTIFY ENGINEER AND ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
12. WATER METER CANNOT BE INSTALLED IN THE BUILDING.
13. CONTRACTOR SHALL COORDINATE CABLE/FIBER OPTIC CONDUIT AND SERVICE INSTALLATION WITH UTILITY COMPANY.
14. ALL TAPS AND CONNECTIONS FOR FIRE AND DOMESTIC WATER SERVICES ARE TO BE IN ACCORDANCE WITH THE CITY OF BLUE SPRINGS STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR TO COORDINATE POWER ROUTING TO MONUMENT SIGNS NOT SHOWN ON PLANS.
16. ALL ROOF DRAIN AND DOWNSPOUT HEADER PIPES SHALL BE 12" HDPE PIPE AND INSTALLED AT 1.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED WITHIN THIS PLAN. ALL BENDS AND FITTINGS NEEDED TO BUILD ROUTING AS SHOWN SHALL BE INCLUDED IN BID.
17. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY FITTINGS TO COMPLETE ROOF DRAIN AND DOWNSPOUT CONNECTIONS TO BUILDINGS. ALL ROOF DRAIN AND DOWNSPOUT CONNECTIONS / FITTINGS, INCLUDING BUT NOT LIMITED TO BENDS AND TEES, SHALL BE MADE OF HDPE PIPE UNLESS OTHERWISE NOTED WITHIN THIS PLAN.

olsson
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HENRY M. PARTEE NUMBER PE-2010018595 12/12/2023 NATIONAL ENGINEER

REV. NO.	DATE	DESCRIPTION	BY
		REVISIONS	

GENERAL NOTES
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

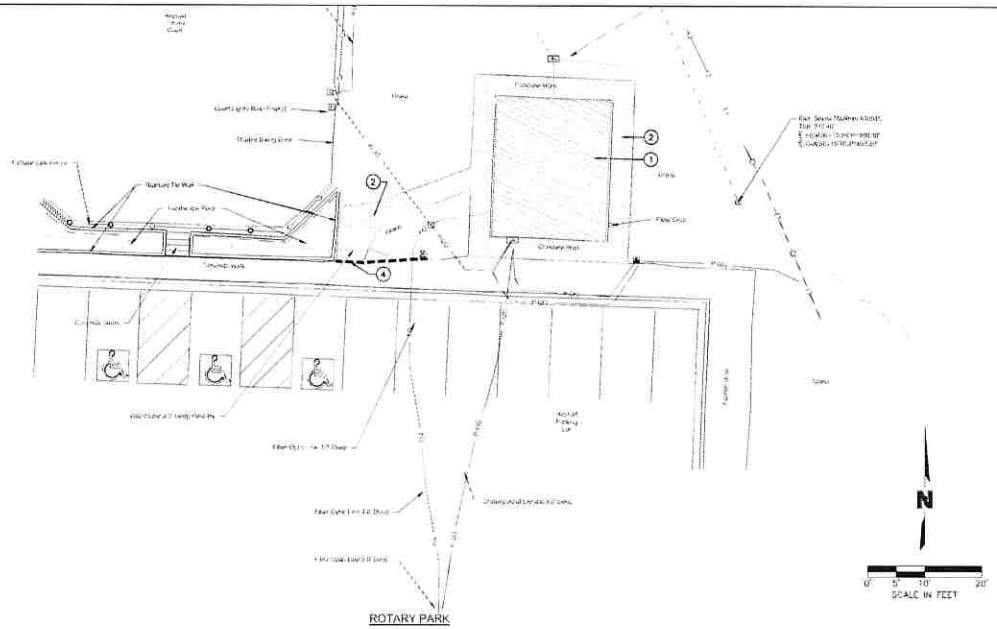
BLUE SPRINGS, MO

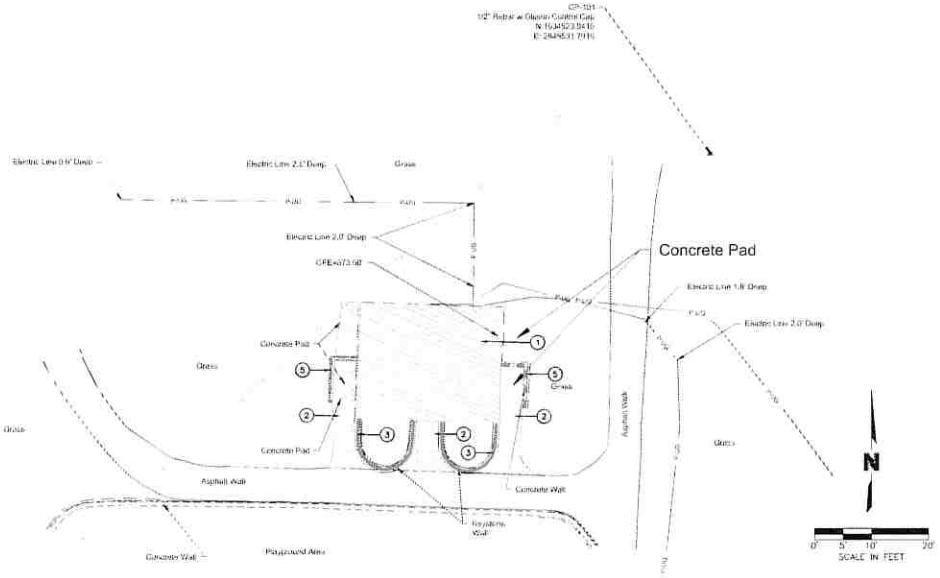
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DESIGNED BY	HMP
DOCUMENTATION BY	
CHECKED BY	HMP
APPROVED BY	
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DATE	12/12/2024

SHEET
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USER: bshmidt





DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT KANSAS ONE CALL AT 1-800-344-7233 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
6. ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
7. DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
8. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
9. ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES UNDER FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
12. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOORS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
15. REMOVE AND SALVAGE ALL EXISTING SIGNAGE IN THE DEMOLITION AREA. ALL SALVAGED LIGHT POLES, YARD LIGHTS, SIGNAGE & FLAG POLES, SHALL BE RETURNED TO CITY OF BLUE SPRINGS PUBLIC WORKS, INCLUDING FIXTURES, BASES AND WIRING.
16. ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

KEY NOTE LEGEND	
1	REMOVE EXISTING BUILDING
2	REMOVE EXISTING PAVEMENT
3	REMOVE EXISTING KEYSTONE WALL
4	SAWCUT EXISTING PAVEMENT
5	REMOVE EXISTING CONCRETE WALL

LEGEND

GAS LINE	GAS VALVE	TELEPHONE MANHOLE
OVERHEAD POWER LINE	GAS METER	TELEPHONE PEDESTAL
SANITARY SEWER LINE	SPRINKLER BOX	TELEPHONE CABINET
STORM LINE	SANITARY SEWER MANHOLE	TRAFFIC SIGNAL BOX
UNDERGROUND POWER LINE	STORM SEWER MANHOLE	TRAFFIC SIGNAL POLE
UNDERGROUND TELEPHONE LINE	SANITARY SEWER CLEANOUT	CABLE BOX
WATER LINE	ELECTRIC BOX	FIBER OPTIC BOX
SECTION CORNER	BREAKER BOX	TELEVISION PEDESTAL
ALUMINUM MONUMENT	ELECTRIC METER	TELEPHONE BOOTH
SET 1/2" REBAR W/LC 114 CAP BY CONCRETE	TRANSFORMER	AIR CONDITIONING UNIT
FOUND 1/2" REBAR	POWER POLE	GRATE INLET
FIRE HYDRANT	POWER POLE/W LIGHT	WOOD POST
WATER VALVE	GUY WIRE	BOLLARD
WATER METER	LIGHT POLE	STEEL POST
WATER METER PIT	YARD LIGHT	COLUMN
	BOREHOLE LOCATION	FLAG POLE
		BUSH
		SIGN
		TREE

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TERRYE PARSONS
NUMBER PE-2010018560
07/31/2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REVISIONS DESCRIPTION	BY

DEMOLITION PLAN
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

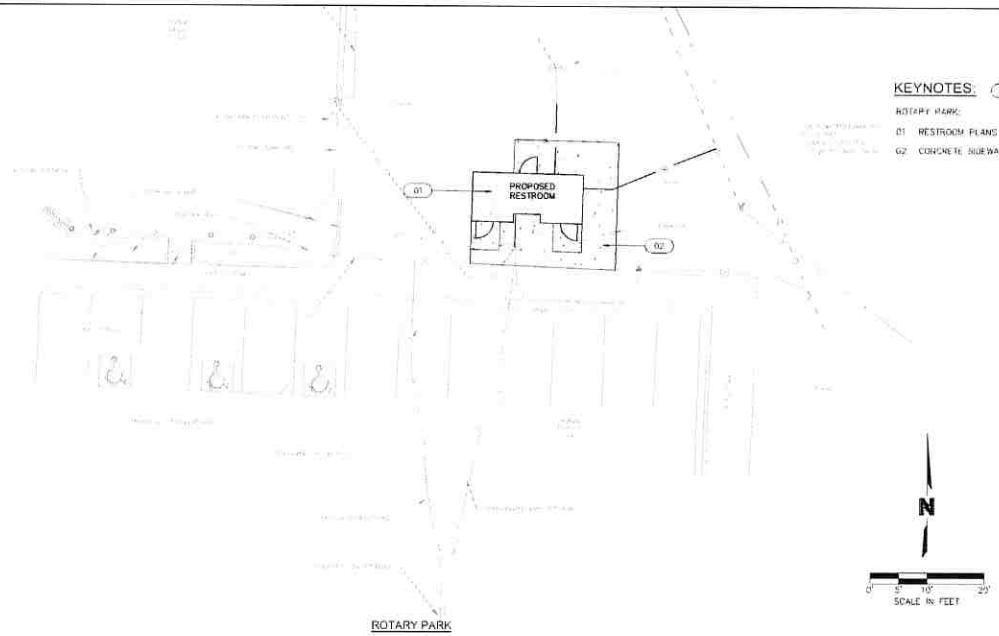
BLUE SPRINGS, MO

2024

DESIGNED	RLB
DRAWN BY	TMD
CHECKED BY	TMD
DATE	JULY 2024

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ROTARY PARK

KEYNOTES: (01)

ROTARY PARK:

01 RESTROOM PLANS

02 CONCRETE SIDEWALK

LEGEND

PROPERTY LINE

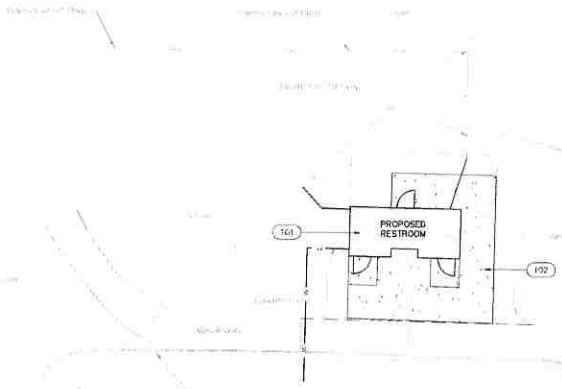
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PCC PAVEMENT

SILT FENCE

CONSTRUCTION FENCE

CP-101
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E 2648531.7310



WARD PARK

KEYNOTES: (16A)

WARD PARK:

101 RESTROOM PLANS

102 CONCRETE SIDEWALK





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STATE OF MISSOURI
TERRY E. PARSONS
NUMBER PE-2010010055
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	BY

SITE PLAN
CONSTRUCTION DOCUMENTS

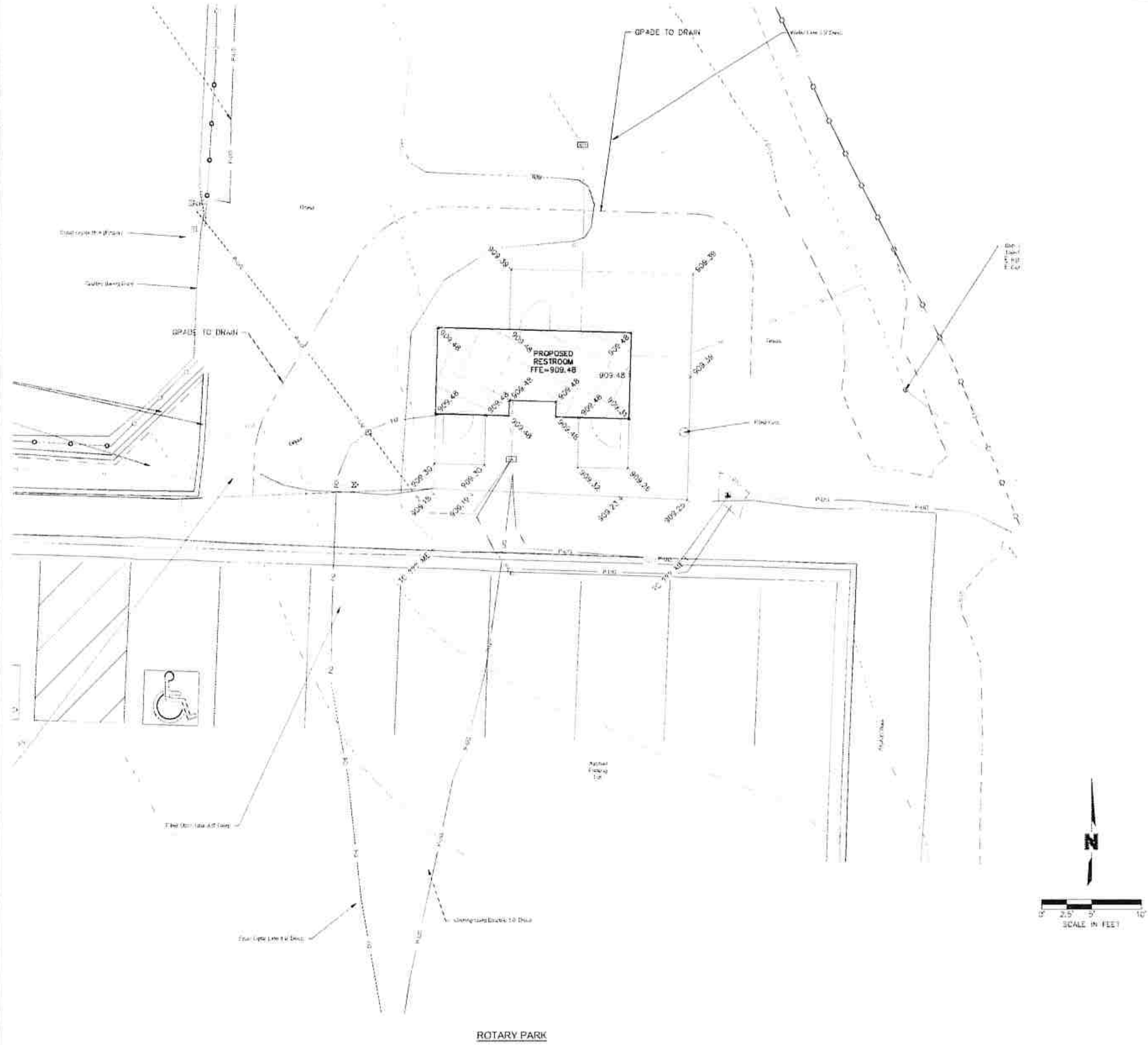
RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

BLUE SPRINGS, MO

2024

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NOTES:

1. CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.

TC=	TOP OF CURB
FG=	FINISHED GRADE WITHIN GREENSPACE
TS=	TOP OF STRUCTURE
TF=TC=	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HI PT=	HIGH POINT
LP=	LOW POINT
ME=	MATCH EXISTING
FFE=	FINISH FLOOR ELEVATION AT TOP OF SLAB

LEGEND

— — — — —	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
—— 995 ——	PROPOSED MAJOR CONTOUR
—— 998 ——	PROPOSED MINOR CONTOUR

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STATE OF MISSOURI
TERRY M. PARSONS
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PROFESSIONAL ENGINEER

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REVISIONS

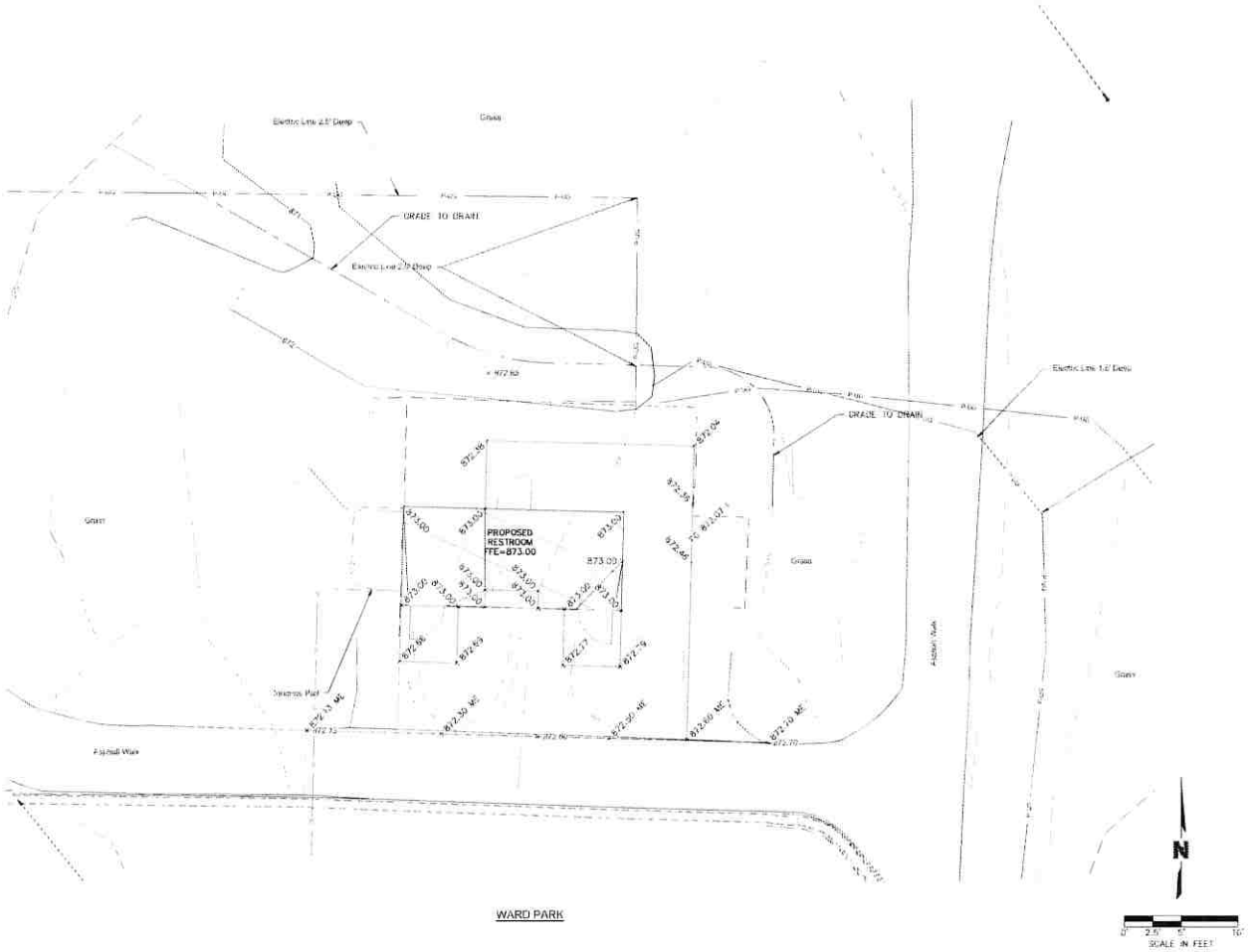
GRADING PLAN - ROTARY PARK
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

2024

BLUE SPRINGS, MO

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WARD PARK

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ME=	MATCH EXISTING
FFE=	FINISH FLOOR ELEVATION AT TOP OF SLAB

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 998 PROPOSED MAJOR CONTOUR
- 998 PROPOSED MINOR CONTOUR

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STATE OF MISSOURI
TERRY D. PARSONS
NUMBER PE-2010016155
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISION DESCRIPTION	BY

REVISIONS

GRADING PLAN - WARD PARK
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

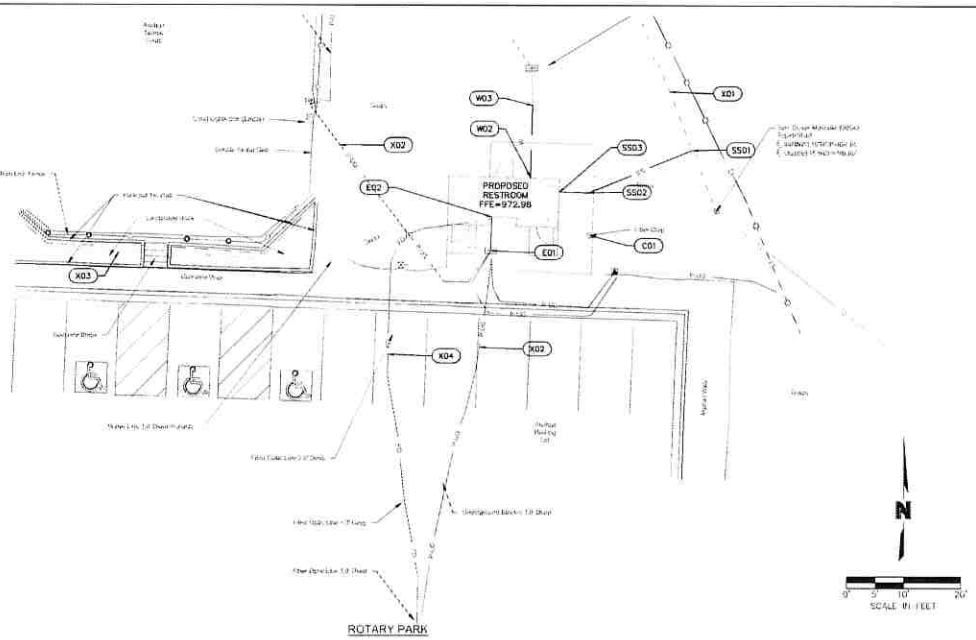
BLUE SPRINGS, MO

2024

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DESIGNED BY	TMP
QUALITY CHECK	
CHECKED BY	TMP
APPROVED BY	SUBMITTED
SUBMITTED	
Date	APRIL 2024

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USER: rsimmons



UTILITY KEYNOTES: (X1)

ROTARY PARK

EXISTING:

- X01 EXISTING 4"PVC SANITARY SERVICE LINE TO REMAIN
- X02 EXISTING UNDERGROUND POWER TO REMAIN
- X03 EXISTING 1½" WATER METER IN PIT TO REMAIN
- X04 EXISTING UNDERGROUND FIBER TO REMAIN

ELECTRICAL:

- E01 RELOCATE EXISTING METER TO WALL OF PROPOSED BUILDING. PRESERVE LIGHTING CONTROL FOR TENNIS COURTS. CONTRACTOR TO RELOCATE EXISTING 2" PVC CONDUIT FOR UNDERGROUND SERVICE. INSTALL CONDUIT AND SERVICE PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS. LOCATION AND FINAL CONDUIT NUMBER AND SIZE PER COORDINATION WITH UTILITY PROVIDER.
- E02 CONNECT TO BUILDING SERVICE RE:MEP

SANITARY SEWER SERVICE:

- SS01 CONNECT TO EXISTING 4" SANITARY SERVICE WITH STANDARD CLEANOUT (FL=921.72)
  INSTALL 40 LF OF 4" PVC (SDR=26) WITH FITTINGS AS SHOWN
  PRIOR TO BEGINNING CONSTRUCTION – CONTRACTOR SHALL LOCATE EXISTING SANITARY SEWER SERVICE, VERIFYING LOCATION AND DEPTH AND REPORT ANY DISCREPANCIES TO ENGINEER.
- SS02 INSTALL 45° ELBOW (FL=922.04)
- SS03 CONNECT SERVICE LINE TO BLDG. RE: MEP
  INV. EL. =922.30

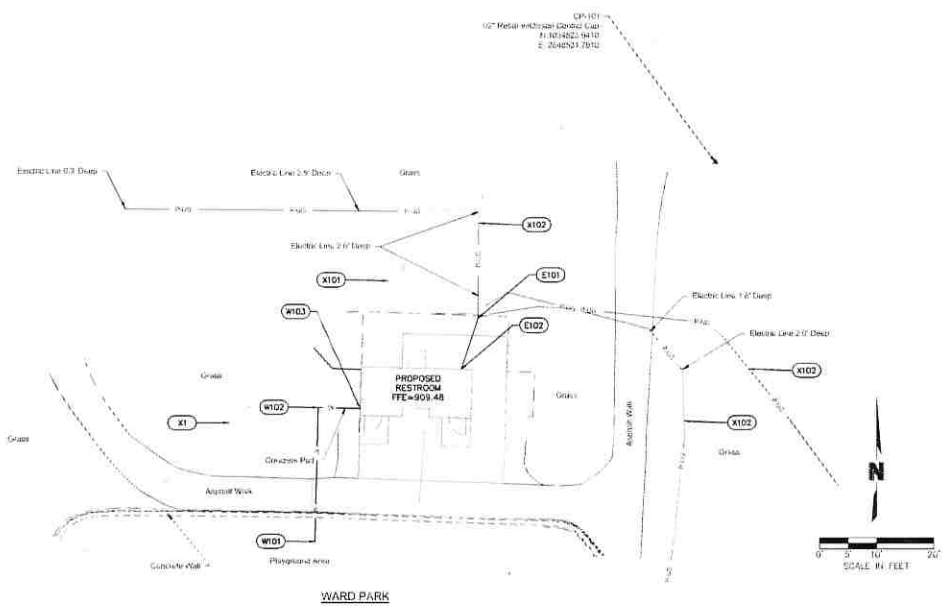
DOMESTIC WATER:

CONTRACTOR SHALL VERIFY EXISTING METER AND SERVICE LINE AND REPORT ANY DISCREPANCIES TO ENGINEER.

- W01 INSTALL 12 LF OF 1½" TYPE K COPPER WITH FITTINGS FOR DOMESTIC WATER SERVICE (MIN COVER=42"). CONNECT TO EXISTING SERVICE LINE AND ROUTE TO PROPOSED BUILDING CONNECTION (RE:MEP)
- W02 CONNECT SERVICE LINE TO BLDG. RE:MEP.

COMMUNICATION:

- C01 RELOCATE FIBER DROP TO BUILDING. COORDINATE WITH PROVIDER.



UTILITY KEYNOTES: (X1)

WARD PARK

EXISTING:

- X101 EXISTING SANITARY MAIN TO REMAIN
- X102 EXISTING UNDERGROUND POWER TO REMAIN

ELECTRICAL:

- E101 CONTRACTOR TO INSTALL EXISTING 3" PVC CONDUIT FOR KCPL UNDERGROUND SERVICE. INSTALL CONDUIT AND SERVICE PER KCPL STANDARDS AND SPECIFICATIONS. LOCATION AND FINAL CONDUIT NUMBER AND SIZE PER COORDINATION WITH KCPL.
- E102 CONNECT TO BUILDING SERVICE RE:MEP
- E103 INSTALL TRANSFORMER PAD PER KCPL STANDARDS

SANITARY SEWER SERVICE:

- SS101 INSTALL 6x6x4 PVC TEE ON EXISTING 8" SANITARY MAIN (FL=918.03)
  INSTALL 60 LF OF 4" PVC (SDR=26) WITH FITTINGS AS SHOWN
  PRIOR TO BEGINNING CONSTRUCTION – CONTRACTOR SHALL LOCATE EXISTING SANITARY SEWER SERVICE, VERIFYING LOCATION AND DEPTH AND REPORT ANY DISCREPANCIES TO ENGINEER.
- SS102 INSTALL STANDARD CLEANOUT (FL=918.57)
- SS103 INSTALL 45° ELBOW (FL=918.90)
- SS104 CONNECT SERVICE LINE TO BLDG. (FL=919.18 RE:MEP)

DOMESTIC WATER:

CONTRACTOR SHALL VERIFY EXISTING METER AND SERVICE LINE AND REPORT ANY DISCREPANCIES TO ENGINEER.

- W101 TAP EXISTING 12" DIP MAIN. INSTALL 73 LF OF 1½" TYPE K COPPER WITH FITTINGS FOR DOMESTIC WATER. CONNECT TO EXISTING METER AND ROUTE TO PROPOSED BUILDING CONNECTION PER CITY STANDARDS (RE:MEP)
- W102 INSTALL METER PIT PER CITY STANDARDS AND INSTALL 1½" CITY PROVIDED METER.
- W103 CONNECT SERVICE LINE TO BLDG. RE:MEP

LEGEND

- PROPERTY LINE
- W — W — INSTALL WATER LINE
- UGE — UGE — INSTALL ELECTRICAL LINE
- SS — SS — INSTALL SANITARY SEWER SERVICE

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Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

JERRY M. PARSONS
NUMBER PE-2010018595
07/31/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION
		BY

UTILITY PLAN
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

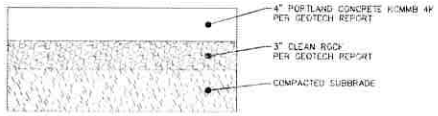
BLUE SPRINGS, MO

2024

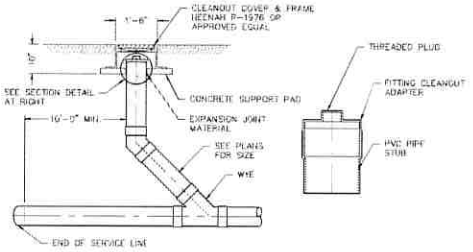
designed by	JMP
drawn by	TMT
approved by	JMP
scale (H)	1"=10'
scale (V)	
project no.	024-01741
date	07/31/2024

SHEET
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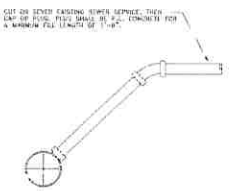
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DATE: Jul 17, 2024 - 3:17pm
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USER: bsimmich



PCC PAVEMENT SECTION
NOT TO SCALE



ONE-WAY WYE CLEANOUT DETAIL
NOT TO SCALE



SANITARY SEWER SERVICE DEMOLITION

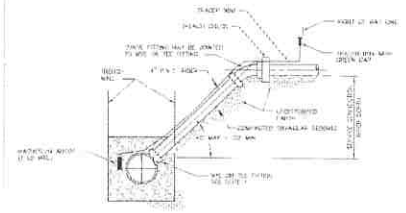
NOTE: CONTACT BLUE SPRINGS PUBLIC WORKS AT (816)228-0195 BEFORE PERFORMING DISCONNECTION.

Blue Springs Missouri

STANDARD DETAILS
SEWER SERVICE DEMOLITION

NO.	DATE	BY	REVISIONS
1	11/24	BD	REVISED PER CITY

DRAWN BY: SPJ | DATE: 12-17-2023
DESIGN BY: CAH/DB | SCALE: NOT SCALE
APPROVED BY:



SEWER SERVICE CONNECTION DETAIL

NOTES:

1. WHEN THREE OR MORE SEWER SERVICE CONNECTIONS ARE REQUIRED WITHIN A TWENTY FOOT SECTION TO SEWER MAIN, ADJACENT TO SEPARATE LEAKED TREE OR APPROVED EQUAL, MUST BE USED WITH 4" SWEEPS WHEREVER THE ALIGNMENT ALLOWS. MINIMUM 4" WYE OR TEE TYPE JOINT.
2. SEWER SERVICE LINE SHALL BE CONSTRUCTED OF SDR 26 PVC PIPE AND HAVE A SLOPE OF AT LEAST 2%.
3. SEWER SERVICE LINE SHALL EXTEND TO 10' OR FINAL PLAT DEDICATION, WHICHEVER IS GREATER, AND FOR NEW CONSTRUCTION A CLEAN OUT DESIGNATION OF SEWER TYPE AND TRACER WIRES SHALL BE TERMINATED / MARKED WITH A MARKING STAKE, 48" ABOVE GRADE AND PAINTED GREEN.
4. SERVICE LINES SHALL BE PLACED ON UNDISTURBED EARTH. WHERE SERVICE LINES CROSS UNDER SEWER MAIN TRENCH, TRENCH SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12" ON EITHER SIDE OF THE TRENCH. TRENCH SHALL BE BACKFILLED WITH GRANULAR BEDDING.
5. TRACER WIRE IS REQUIRED ON ALL SANITARY SERVICES. LOCATE FROM THE SEWER MAIN TO THE POINT OF MAX. USE. TRACER WIRE SHALL BE CONTINUOUS FROM SERVICE INVERT WYE, #12 AWG, WITH MAIN LINES COLORED INSULATION OR APPROVED EQUAL. TRACER WIRE SHALL BE INSULATED USING COPPERHEAD UNIVERSAL SPLICE CONNECTORS OR APPROVED EQUAL. TRACER WIRE SHALL BE SPLICED USING COPPERHEAD UNIVERSAL SPLICE CONNECTORS. TRACER WIRES SHALL NOT BE TAPED TO THE PIPE OR THE SEWER SERVICE STUB WITH PLASTIC TAPE, EVER!!
6. TERMINATION REQUIRED. IN-LINE BOXES SHALL BE USED OR APPROVED EQUAL. TRACER WIRE SHALL BE COILED LEAVE WIRE UNDER TRACER WIRE SHALL BE FLUSH WITH FINISH GRADE. INSPECT - LOCATE THE SANITARY SEWER SERVICE IN THE FIELD TO BE USED.

BREAK IN SEWER CONNECTIONS SHALL:

1. BE ONLY ALLOWED WITH PRIOR APPROVAL FROM THE CITY OF BLUE SPRINGS PUBLIC WORKS DEPARTMENT (816) 228-0195.
2. MUST USE MISSION TO DEFINE CONNECTION METHODS USING MATERIALS/METHODS SPECIFIED HERE OR APPROVED EQUAL.
3. SHALL BE INSPECTED BY PUBLIC WORKS PRIOR TO BACKFILLING.

Blue Springs Missouri

STANDARD DETAILS
SANITARY SEWER SERVICE

NO.	DATE	BY	REVISIONS
1	11/24	BD	REVISED PER CITY
2	12/24	BD	GENERAL UPDATE
3	04/28	TSC	GENERAL UPDATE

DRAWN BY: SPJ | DATE: 11-12-24
DETAIL NO.: SAN-01 | SCALE: NO SCALE
APPROVED BY:



TRENCH SANITARY SEWER EMBEDMENT

TYPICAL SANITARY SEWER EMBEDMENT

LEGEND	
D	NOMINAL PIPE DIAMETER
	TRENCH WIDTH
	SAND OR GRANULAR BACKFILL (PLOT PER C)
	GRANULAR BEDDING

MINIMUM PIPE CLEARANCES (IN)		
D	PIPE SIDE CLEARANCE (SEL/PROP)	PIPE BOTTOM CLEARANCE (SEL/PROP)
12"-18"	6/6	6/6
21"-30"	9/9	9/9

SANITARY SEWER BEDDING GRADATION LIMITS (% PASSING)	
SIEVE SIZE	% PASS
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-5
NO. 8	0-2

NOTES:

1. GRANULAR BEDDING SHALL MEET THE GRADATION REQUIREMENTS OF THE TABLE ABOVE. MATERIAL TO BE PLACED IN LIFTS NOT MORE THAN 8" LOOSE AND COMPACTED BY TAMPING WITH A SHOVEL OR BY VIBRATING.
2. TAMPED GRANULAR BACKFILL (NDOT SEC 23) THIS MATERIAL SHALL BE USED FOR ALL CUTTING AND PROPOSED STREET CROSSINGS FOR MAIN AND SERVICE LATERAL CONSTRUCTION.
3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM LUMPS AND STONES LARGER THAN 6" AND COMPACTED TO 90% MAXIMUM DENSITY.

SANITARY SEWER EMBEDMENT DETAILS

Blue Springs Missouri

STANDARD DETAILS
SANITARY SEWER EMBEDMENT

NO.	DATE	BY	REVISIONS
1	11/24	DB	REVISED PER CITY
2	04/28	TSC	GENERAL UPDATE

DRAWN BY: SPJ | DATE: 11-12-24
DETAIL NO.: SAN-02 | SCALE: NO SCALE
APPROVED BY:

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750 TEL 913.381.1170 www.olsson.com



REV. NO.	DATE	BY	REVISIONS DESCRIPTION

REVISIONS

STANDARD DETAILS
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

BLUE SPRINGS, MO

2024

DESIGNED: RLB
DRAWN BY: TMT
CHECKED BY:
QA/QC: TMT
SUBMITTED: 7/31/2024
Date: 07/31/2024

SHEET
C501

DWG: F:\2024\015R-020001\024-01746\40-Design\AutoCAD\Final Plans\Sheets\SDNAS_DTL01_024017461.dwg USER: bkimmich
DATE: Apr 17, 2024 - 2:05pm XREFS: C_PBLK_024017461

BUILDING CODE AND STANDARDS

2018 INTERNATIONAL BUILDING CODE (IBC 2018) WITH STANDARDS AS REFERENCED IN IBC CHAPTER 35

STRUCTURAL DESIGN LOADS

	UNIFORM (PSF)	CONCENTRATED (LB)
DEAD LOAD - ACTUAL WEIGHT OF MATERIALS USED (ADD TO THE FOLLOWING)		
ROOFING - MISC	10 PSF	
FLOOR LIVE & MISC LOADS		
BATHROOMS	60 PSF	
ROOF LIVE LOAD	20 PSF	
SNOW DESIGN DATA		
GROUND SNOW LOAD, P_g	20 PSF	
FLAT ROOF SNOW LOAD, P_f	20 PSF	
SNOW EXPOSURE FACTOR, C_e	1.0	
SNOW LOAD IMPORTANCE FACTOR, I_s	1.0	
THERMAL FACTOR, C_t	1.0	
WIND DESIGN DATA		
BASIC WIND SPEED, V_{ULT}	115 MPH (3 SEC GUST)	
RISK CATEGORY	II	
WIND EXPOSURE	C	
INTERNAL PRESSURE COEFFICIENT, (GCi)	+/-0.18	
EARTHQUAKE DESIGN DATA		
RISK CATEGORY	II	
SEISMIC IMPORTANCE FACTOR	1.0	
SITE CLASS	D	
SPECTRAL RESPONSE COEFFICIENTS	S_S = 0.096 g, S_1 = 0.109 g	
DESIGN SPECTRAL RESPONSE COEFFS	S_{DS} = 0.154 g, S_{D1} = 0.174 g	
SEISMIC DESIGN CATEGORY	B	
GEOTECHNICAL DESIGN DATA		
NET ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF	

MATERIAL DATA

CONCRETE & REINFORCING

CONCRETE WEIGHT	ALL CONCRETE SHALL BE NORMAL WEIGHT
28 DAY CONCRETE STRENGTH (MIN'Y. at 28 days)	4,500 PSI (AE) - EXTERIOR FLATWORK 4,500 PSI (AE) - FOOTINGS AND FOUNDATION WALLS
MAX WATER CEMENT RATIO	0.45 (UNLESS OTHERWISE NOTED)
CEMENT TYPE	PORTLAND (TYPE I/II - ASTM C150)
AGGREGATES	REGULAR WEIGHT AGGREGATE (TYPE - ASTM C33)
ADMIXTURES	ASTM C494
AIR ENTRAINMENT	ASTM C260
REINFORCING STEEL	ASTM A615, GRADE 60, DEFORMED
WELDABLE REINFORCING STEEL	ASTM A706, GRADE 60, DEFORMED
PREFORMED EXPANSION JOINT FILLER	ASTM D1751

GENERAL NOTES

1. THE STRUCTURAL DRAWINGS ARE TO BE INCORPORATED AND USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH GENERAL ARRANGEMENT DRAWINGS AND IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
2. OLSSON SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CHARGE OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. OLSSON SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OVER, THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND GUYING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. ALL BRACING AND GUYING MEMBERS AND CONNECTIONS SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE IMPOSED LOADS. TEMPORARY MEMBERS AND CONNECTIONS SHALL NOT BE REMOVED UNTIL PERMANENT MEMBERS ARE IN PLACE AND FINAL CONNECTIONS ARE MADE.
5. THE CONTRACTOR SHALL VERIFY FIELD AS-BUILT DIMENSIONS, ELEVATIONS, AND MEMBER SIZES AS SHOWN ON THE CONTRACT DRAWINGS FOR THE EXISTING CONSTRUCTION PRIOR TO THE DETAILING OR FABRICATION OF ANY NEW STRUCTURAL ELEMENT. THE CONTRACTOR SHALL COMMENT ANY CONSTRUCTION RELATED DISCREPANCIES PRIOR TO THE SCHEDULED START OF ANY DETAILING OR FABRICATION. THE CONTRACTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE STRUCTURAL ENGINEER FOR REVIEW.
6. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND/OR SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. NO FIELD MODIFICATIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER. THIS INCLUDES BUT IS NOT LIMITED TO, REVISIONS DUE TO MISLOCATION, MISFIT, OR ANY OTHER CONSTRUCTION ERRORS.
8. NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN AS INDICATED ON APPROVED SHOP DRAWINGS) UNTIL THE LOCATION HAS BEEN APPROVED BY THE STRUCTURAL ENGINEER.
9. PROVIDE SLEEVE LAYOUTS FOR ALL PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR ALL TRADES. LAYOUTS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
10. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED. SEE GENERAL ARRANGEMENT DRAWINGS FOR DETAILS AND DIMENSIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS.
11. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED IN A MANNER SO AS NOT TO EXCEED THE ALLOWABLE CAPACITY OF THE CONSTRUCTION.
12. FOR LOCATIONS AND DIMENSIONS OF SLEEVES, CURBS, OPENINGS, AND DEPRESSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS, SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATION OF PROFILE ITEMS WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT.
13. EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, CONDUITS, AND INSERTS, SHALL BE IN PLACE BEFORE CONCRETE PLACEMENT.
14. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
15. THE CONTRACTOR SHALL TAKE EXTRAORDINARY PRECAUTIONS CONCERNING PRESERVATION OF THE BUILDING DURING DEMOLITION AND NEW CONSTRUCTION WORK. FOR THIS REASON, THE STRUCTURAL ENGINEER DOES NOT ASSUME ALL RESPONSIBILITY FOR THE PRESERVATION OF THE PROPERTY.

SHOP DRAWINGS

1. ALL SHOP DRAWING SUBMITTALS SHALL BE AS DESCRIBED IN THE PROJECT SPECIFICATIONS OR IN THESE NOTES.
2. SHOP DRAWINGS AND RELATED MATERIALS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE STRUCTURAL ENGINEER.
3. THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMISSIONS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AS-FIELD METHODS, TECHNIQUES, SEQUENCES, AND OPERATION OF CONSTRUCTION, TECHNICAL CONSENT, COORDINATION OF TRADES, DIMENSIONAL ACCURACY, SAFETY PRECAUTIONS, AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL APPROVE AND SO STAMP EACH SUBMISSION.
5. SHOP SUBMITTALS SHALL BE SUBMITTED IN A DIGITAL FORMAT. MULTIPLE COPIES OF DRAWINGS WILL NOT BE ENTERED UP WITH REVIEW COMMENTS.
6. THE STRUCTURAL DRAWINGS SHALL NOT BE USED AS BACKGROUNDS FOR THE PREPARATION OF ANY SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW.
7. ANY DEVIATIONS FROM THE ORIGINAL DESIGN OR DESIGN CRITERIA AS SPECIFIED ON THE "FOR CONSTRUCTION" DESIGN DOCUMENTS OF THE PROJECT SHALL BE BOLD / NOTED AND BUBBLED ON THE SHOP DRAWINGS THAT ARE SUBMITTED FOR APPROVAL TO BRING TO THE EOR'S ATTENTION.
8. ALL CHANGES TO RESUBMITTED SHOP DRAWINGS SHALL BE BUBBLED.

EARTHWORK

1. TO TOP FILL BEFORE YOU DIG! THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 AND COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. NOTIFY THE STRUCTURAL ENGINEER WHENEVER CONFLICTS ARE ENCOUNTERED.
2. REFERENCE THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY OLSSON, DATED 4-5-2024. CONTRACTOR SHALL OBTAIN A COPY OF SAID REPORT AND ANY AVAILABLE ADDENDA OR SUPPLEMENTS AND FOLLOW ALL REQUIREMENTS SPECIFIED THEREIN.
3. SHALLOW FOUNDATIONS: CONTIGUOUS WALL FOOTINGS HAVE BEEN DESIGNED TO BEAR ON FINE-GRAINED SOILS OR COMPACTED ENGINEERED FILL. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC SOIL PREPARATION REQUIREMENTS.
4. GENERAL CONTRACTOR SHALL COMPACT EXPOSED FOOTING BOTTOMS AND EXPOSED AGGREGATE PIER SURFACES WITH HAND-OPERATED MECHANICAL COMPACTION EQUIPMENT AFTER EACH FOOTING EXCAVATION IS COMPLETED AND PRIOR TO PLACING STEEL OR CONCRETE.
5. ALL UNSUITABLE SOILS SHALL BE REMOVED WITHIN THE EXCAVATION AREA OF THE FOUNDATIONS. ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL.
6. FOUNDATIONS EXPOSED TO FROST SHALL BE PLACED SUCH THAT THE BOTTOM OF FOUNDATION IS AT LEAST 30" BELOW THE ADJACENT FINISHED GRADE.
7. ENCOUNTER UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATION, NOTIFY THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
8. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR RE-PREPARATION AND RE-APPROVAL OF THE SUBGRADE.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER FROM SEEPING FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
10. BECAUSE OF ANY EXISTING SUBGRADE INTERFERENCES, OTHER THAN THOSE INTERFERENCES SHOWN OR INDICATED ON THE CIVIL CONSTRUCTION DOCUMENTS, ARE NOT CURRENTLY AVAILABLE DURING EACH MATERIAL WORK INTERFERENCE MAY BE DISCOVERED, CONTRACTOR SHALL DOCUMENT CONSTRUCTION RELATED DIMENSIONS OF ALL INTERFERENCES. CONTRACTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE STRUCTURAL ENGINEER FOR REVIEW.
11. THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS AND THE SUBSURFACE SOILS FOR EXCAVATION PERFORMANCE AND ESTABLISH SPECIFIC CONSTRUCTION PROCEDURES AND SEQUENCES PRIOR TO EXCAVATION. CONTRACTOR SHALL SUBMIT THESE PROCEDURES AND SEQUENCES TO THE OWNER'S SOIL TESTING LABORATORY, OWNER'S REPRESENTATIVE, AND STRUCTURAL ENGINEER.
12. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL THE PERMANENT BELOW-GRADE LATERAL BRACING SYSTEM IS IN PLACE AND THE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.
13. SLABS-ON-GRADE SHALL BE PLACED OVER A 4" FREE DRAINING GRAVEL CAPILLARY BREAK LAYER UNDER THE LOW VOLUME CHANGE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECH REPORT FOR FURTHER INFORMATION.
14. REFER TO THE TESTING AND INSPECTION SECTION OF THESE NOTES FOR THE FOUNDATION TESTING AND INSPECTION REQUIREMENTS.

POST-INSTALLED ANCHORS

1. EXPANSION ANCHORS:
   A. ALL EXPANSION ANCHORS INSTALLED INTO CONCRETE SHALL BE HILTI KWIK BOLT TZ OR APPROVED EQUIVALENT.
      a. MINIMUM EMBEDMENT, UNLESS OTHERWISE NOTED, SHALL BE:
         - 4" FOR 1/2" DIAMETER
         - 5" FOR 5/8" DIAMETER
         - 6" FOR 3/4" DIAMETER
   B. ALL EXPANSION ANCHORS INSTALLED INTO GROUT FILLED CONCRETE MASONRY SHALL BE HILTI KWIK BOLT 3 OR APPROVED EQUIVALENT.
      a. MINIMUM EMBEDMENT, UNLESS OTHERWISE NOTED, SHALL BE:
         - 4" FOR 1/2" DIAMETER
         - 5" FOR 5/8" DIAMETER
         - 6" FOR 3/4" DIAMETER
   C. ALL EXPANSION ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
   D. SUBSTITUTE EXPANSION ANCHORS, QUALIFIED PER ACI 355.2 AND ICC-ES AC193, SPEC. HEAVY DUTY, TYPE 4 MAY BE USED ONLY AFTER SUBMISSION OF TEST DATA ON DESIGN CHARTS AND APPROVAL BY ENGINEER.
2. ADHESIVE ANCHORS:
   A. EPOXY-SET HIT-HY 200 WITH SAFE-SET APPLICATION OR AUTHORIZED EQUAL, UNLESS OTHERWISE SPECIFIED.
   B. MINIMUM EMBEDMENT SHALL BE 7 DIAMETERS UNLESS OTHERWISE SPECIFIED ON LIMITED BY THICKNESS OF CONCRETE.
3. ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED BY QUALIFIED INDIVIDUALS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL POST-INSTALLED ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENT VERSIONS OF ACI 355.2 OR ACI 355.4.

STRUCTURAL CONCRETE

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:
   A. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   B. ACI 302 - "GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION"
   C. ACI 311 - "ACI MANUAL OF CONCRETE INSPECTION"
   D. ACI 304 - "GUIDE FOR PROPORTIONING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
   E. ACI 315 - "GUIDE TO PRESENTING REINFORCING STEEL DETAILS"
   F. ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
   G. ACI 347 - "GUIDE TO FORMWORK FOR CONCRETE"
2. CONCRETE MIX FOR INTERIOR CONCRETE SLABS-ON-GRADE SHALL ADHERE TO THE FOLLOWING CRITERIA:
   A. FLY ASH MAY NOT EXCEED 15% OF PORTLAND CEMENT CONTENT BY MASS.
      a. DO NOT USE POZZOLANS IN MIXES FOR EXPOSED FLOOR SLABS.
   B. AGGREGATE SHALL BE WELL GRADED WITH 1-1/2" MAXIMUM SIZE.
   C. THE MIX SHALL CONTAIN NO ADMIXTURES THAT EXACERBATE SHRINKAGE.
3. CURE SPECIFIC CONCRETE ELEMENTS AS INDICATED BELOW:
   A. SLAB ON GRADE: MOISTURE RETAINING COVER CURING
4. LABORATORY TEST REPORTS OR MATERIAL CERTIFICATES FOR CONCRETE MATERIALS AND MIX DESIGN TEST DATA IN CONFORMANCE WITH ACI STANDARDS SHALL BE SUBMITTED FOR REVIEW FOR EACH TYPE OF CONCRETE TO BE USED. EACH SUBMITTED MIX DESIGN SHALL IDENTIFY THE APPLICATION FOR WHICH THE MIX WILL BE USED.
5. THE CONTRACTOR SHALL SUBMIT CHECKED, DETAILED REINFORCEMENT SHOP DRAWINGS SHOWING THE LOCATIONS AND DETAILING OF ALL FOOTINGS, WALLS, PIERS, BEAMS, COLUMNS, SLABS, CONSTRUCTION JOINTS, CONTROL JOINTS, ETC. PRIOR TO FABRICATION. DETAILS SHALL INCLUDE BAR SIZES, LAPS, SPACING, AND PLACEMENT.
6. THE MINIMUM CONCRETE COVER FOR CAST-IN-PLACE (NON-PRESTRESSED) CONCRETE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. CONCRETE CAST AGAINST/PERMANENTLY EXPOSED TO EARTH: 3"
   B. CONCRETE EXPOSED TO EARTH OR WEATHER:
      a. NO. 5 THROUGH NO. 18 BARS: 2"
      b. NO. 4 BAR, W31 OR D31 WIRE, AND SMALLER: 1-1/2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      a. SLABS, WALLS, JOISTS:
         - NO. 14 AND NO. 18 BARS: 1-1/2"
         - NO. 11 BAR AND SMALLER: 3/4"
      b. BEAMS, COLUMNS:
         - PRIMARY REINFORCEMENT: 1-1/2"
         - TIES, STIRRUPS, SPIRALS: 1-1/2"
7. PROVIDE LAP SPLICES AS INDICATED BELOW UNLESS OTHERWISE NOTED IN THE DRAWINGS:

BAR SIZE	SPLICE LENGTH TOP BARS*	SPLICE LENGTH OTHER BARS
#3	24"	18"
#4	32"	25"
#5	40"	31"
#6	48"	37"
#7	70"	54"
#8	80"	62"
#9	90"	69"
#10	92"	72"

*TOP BAR CONDITION OCCURS WHERE HORIZONTAL REINFORCEMENT IS PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE SPLICE.

8. ALL HOOKS SHALL BE "STANDARD" PER ACI SPECIFICATIONS.
9. MECHANICAL COUPLERS CAPABLE OF SUSTAINING 125% OF THE BAR ULTIMATE TENSILE CAPACITY MAY BE USED IN LIEU OF LAP SPLICES.
10. CORNER BARS MATCHING HORIZONTAL BARS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS.

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STATE OF MISSOURI
JOSEPH A. CIESIELSKI
NUMBER PE-2010020161
04/17/2024
PROFESSIONAL ENGINEER

ISSUE NO.	DATE	REVISION DESCRIPTION
		REVISIONS

GENERAL NOTES

WARD PARK & ROTARY PARK RESTROOM BUILDINGS

BLUE SPRINGS, MO

2024

Drawn by	NAK
Checked by	CJC
Approved by	CJC
QA/QC by	
Project No.	024.01184
Drawing No.	
Date	04.17.2024

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S000

IBC SCHEDULE OF SPECIAL INSPECTION SERVICES

INSPECTION ITEM REQUIRED	FREQUENCY CONTINUOUS	FREQUENCY PERIODIC	CODE REFERENCE	REMARKS
GENERAL				
CONDUCT WEEKLY PHYSICAL OBSERVATION, OF THE STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO THE CONSTRUCTION DOCUMENTS AND PREPARE WEEKLY REPORTS OF OBSERVATIONS DESCRIBING WORK PERFORMED AND NOTING DEFICIENCIES		X		
EARTHWORK				
VERIFY MATERIAL BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		ALL FOOTING AND PIER CAP EXCAVATIONS SHALL BE OBSERVED AND APPROVED PRIOR TO CONCRETE PLACEMENT
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		TEST EACH SOURCE
DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
DURING PLACEMENT OF COMPACTED FILL, INSPECT, DRAINAGE AND VERIFY THAT SITE HAS BEEN PROTECTED PROPERLY		X		
OBSERVE PROOF ROLLING OF SUBGRADE PRIOR TO FILL PLACEMENT				COORDINATE FREQUENCY WITH GEOTECHNICAL REQUIREMENTS
TESTING AND EVALUATION OF IN-PLACE DENSITY OF COMPACTED FILL IN WORK PROJECTED		X		ONE DENSITY TEST FOR EACH LIFT, DRIVE OPERATION OR 1500 SQ FT OF PLACE AREA
INSPECT VARIOUS MITIGATION FOR CONFORMANCE WITH DRAWINGS AND WRITTEN INSTALLATION INSPECTIONS		X		

IBC SCHEDULE OF SPECIAL INSPECTION SERVICES

INSPECTION ITEM REQUIRED	FREQUENCY CONTINUOUS	FREQUENCY PERIODIC	CODE REFERENCE	REMARKS
CONCRETE & REINFORCING STEEL				
INSPECT REINFORCEMENT AND VERIFY PLACEMENT PRIOR TO CLOSING OF FORMS AND ARRIVAL OF CONCRETE TO THE JOB SITE		X	IBC 1908.4 ACI 318: CH 25 26.6.1 - 26.6.2.2 & 3	
REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706		X	ACI 318: 26.6.4 ACI AWS D1.4	
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM SIZE 5/16"		X		
c. INSPECT ALL OTHER WELDS	X			
OBSERVE & VERIFY PLACEMENT OF EMBEDDED METAL ITEMS PRIOR TO CONCRETE PLACEMENT	X			
INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2	
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:				SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE PRESCRIPTION REQUIRED FOR THE ANCHOR ISSUED BY AN APPROVED AGENCY IN ACCORDANCE WITH 17.8.2 IN ACI 318 OR OTHER QUALIFICATION PROCEDURE. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF THE WORK
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X		ACI 318: 17.8.2.4	
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE		X	ACI 318: 17.8.2	
VERIFY USE OF REQUIRED MIX DESIGN		X	IBC 1904.1, 1904.2, 1908.2, ACI 318: CH. 19, 26.4.3, 26.4.4	
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		IBC 1908.10, ASTM C172 C31 ACI 318: 26.5, 26.12	ADDITIONAL CYLINDERS SHALL BE MADE AS NEEDED FOR EARLY FORM REMOVAL, NOTE: THIS WILL CREATE CYLINDERS ARE REQUIRED FOR AN ACCEPTABLE TEST
SAMPLE CONCRETE SPECIMENS FOR STRENGTH TESTS TO BE PERFORMED IN LAB. A MINIMUM OF FIVE (5) CYLINDERS SHALL BE MADE. TEST ON AT 7 DAYS AND TWO AT 28 DAYS. THE 5TH CYLINDER SHALL BE HELD IN RESERVE	X			OBTAIN ONE COMPOSITE SAMPLE FOR EACH 150 CUBIC YARDS OR FRACTION THEREOF OF EACH CONCRETE MIX PLACED EACH DAY WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE STRENGTH TESTS FOR EACH CONCRETE MIX, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED
PERFORM CONCRETE STRENGTH TESTING		X		
MAINTAIN A SPREADSHEET SHOWING DATE, SEQUENTIAL ORDER OF STRENGTH TEST TO BE TAKEN, AND INDICATE PLANNING AVERAGE	X		ACI 214 PAR. 4.2	
INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		IBC 1908.9, 1908.6 ACI 318: 26.5	
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	IBC 1908.8 ACI 318: 26.5.3 & 26.5.5	
VERIFY THAT THE NECESSARY DESIGN STRENGTH HAS BEEN REACHED PRIOR TO THE REMOVAL OF FORMS		X		

STRUCTURAL ABBREVIATIONS:

AB	ANCHOR BOLT	KLF	KIPS PER LINEAR FOOT
ABV	ABOVE FINISHED FLOOR	LB, #	POUNDS
AHU	AIR HANDLING UNIT	LH	LEFT HAND
ALT	ALTERNATE	LL	LIVE LOAD
APPROX	APPROXIMATE(LY)	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECTURAL	LLV	LONG LEG VERTICAL
BF	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BLDG	BUILDING	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BOT	BOTTOM	MEP	MECHANICAL, ELECTRICAL, PLUMBING
BRG	BEARING	MFR	MANUFACTURER
C	CONNECTION	MIN	MINIMUM
CA	CAISSON	MISC	MISCELLANEOUS
CIP	CAST-IN-PLACE	N	NORTH
CJ	CONTROL JOINT	NA	NOT APPLICABLE
CL	CENTERLINE	NOM	NOMINAL
CLR	CLEAR	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OCEW	ON CENTER EACH WAY
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONN	CONNECTION	OH	OPPOSITE HAND
CONST	CONSTRUCTION	PEMB	PRE-ENGINEERED METAL BUILDING
CONT	CONTINUOUS(LY)	PJF	PREMOLDED JOINT FILLER
CSK	COUNTERSUNK	PL	PLATE
DBL	DOUBLE	PLF	POUNDS PER LINEAR FOOT
DET	DETAIL	PSF	POUND PER SQUARE FOOT
DIA	DIAMETER	PSI	POUND PER SQUARE INCH
DIM	DIMENSION	PT	POST TENSIONED
DL	DEAD LOAD	QTY	QUANTITY
DP	DRILLED PIER	R	RADIUS
DWG	DRAWING	REINF	REINFORCED
EA	EACH	REQ	REQUIRED, REQUIRE
ECC	ECCENTRICITY	RTU	ROOF TOP UNIT
EF	EACH FACE	SH	RIGHT HAND
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEV	ELEVATION	SPEC	SPECIFICATION
EOR	ENGINEER OF RECORD	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	T	TENSION
ES	EACH SIDE	TBD	TO BE DETERMINED
EW	EACH WAY	TOC	TOP OF CONCRETE
EWEF	EACH WAY / EACH FACE	TOS	TOP OF STEEL
FF	FINISHED FLOOR	TYP	TYPICAL
FND	FOUNDATION	UON	UNLESS OTHERWISE NOTED
FT	FEET (FOOT)	V	SHEAR
FTG	FOOTING	VERT	VERTICAL
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	W	WIDE
GB	GRADE BEAM	W/	WITH
GL	GLUE LAMINATE TIMBER	W/O	WITHOUT
HORIZ	HORIZONTAL	WSW	WELDED WIRE REINFORCEMENT
HS	HEADED STUD		
ID	INSIDE DIAMETER		
K	KIP (1000 POUNDS)		

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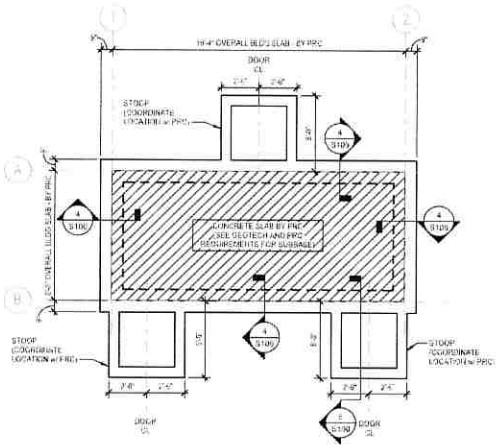
STATE OF MISSOURI
JOSEPH A. LEMASTER
NUMBER 2011038744
PROFESSIONAL ENGINEER
4/17/2024

NO.	DATE	REVISION DESCRIPTION
		REVISIONS

SPECIAL INSPECTIONS
WARD PARK & ROTARY PARK RESTROOM BUILDINGS
BLUE SPRINGS, MO
2024

DRAWN BY	RMR
CHECKED BY	CJD
APPROVED BY	CJD
QA/QC BY	
PROJECT NO.	024-01744
DRAWING NO.	
DATE	04.17.2024

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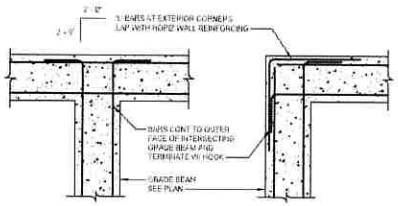


1 WARD & ROTARY PARK RESTROOM FOUNDATION PLAN

SCALE = 1/4" = 1'-0"

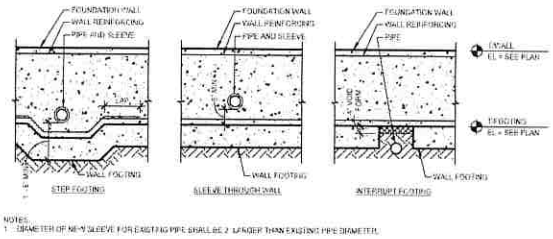
PLAN NOTES:

1. TOP OF SLAB ON GRADE AND FINISHED FLOOR ELEVATION = 100'-0"
   WARD PARK (CMB ELEVATION = 977.00', UNO.
   ROTARY PARK (CTB ELEVATION = 950.48') UNO
2. TOP OF FOOTING / GRADE BEAM ELEVATION = PER 4" UNO. SEE PRC REQUIREMENTS FOR GRADE BEAM LEVEL
3. SEE CIVIL DRAWINGS FOR SITE PLAN / GENERAL ARRANGEMENT



2 TYPICAL FOOTING CORNER REINFORCING

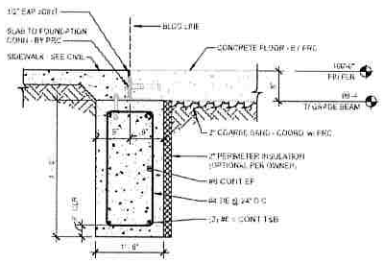
SCALE = 3/4" = 1'-0"



NOTES:
1. DIAMETER OF NEW SLEEVE FOR EXISTING PIPE SHALL BE 2" LARGER THAN EXISTING PIPE DIAMETER.

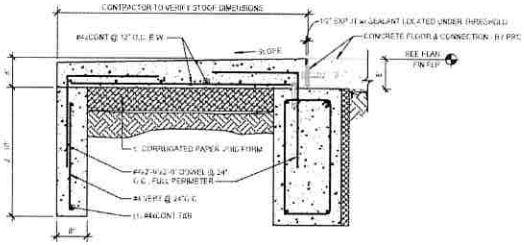
3 TYPICAL FOUNDATION WALL PENETRATION

SCALE = 3/4" = 1'-0"



4 TYPICAL GRADE BEAM SECTION

SCALE = 3/4" = 1'-0"



5 TYPICAL STRUCTURAL STOOP

SCALE = 3/4" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER D. MEEK
NUMBER PE-2010020744
4/17/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISION DESCRIPTION
		REVISIONS

FOUNDATION PLAN AND DETAILS

WARD PARK & ROTARY PARK RESTROOM BUILDINGS

BLUE SPRINGS, MO

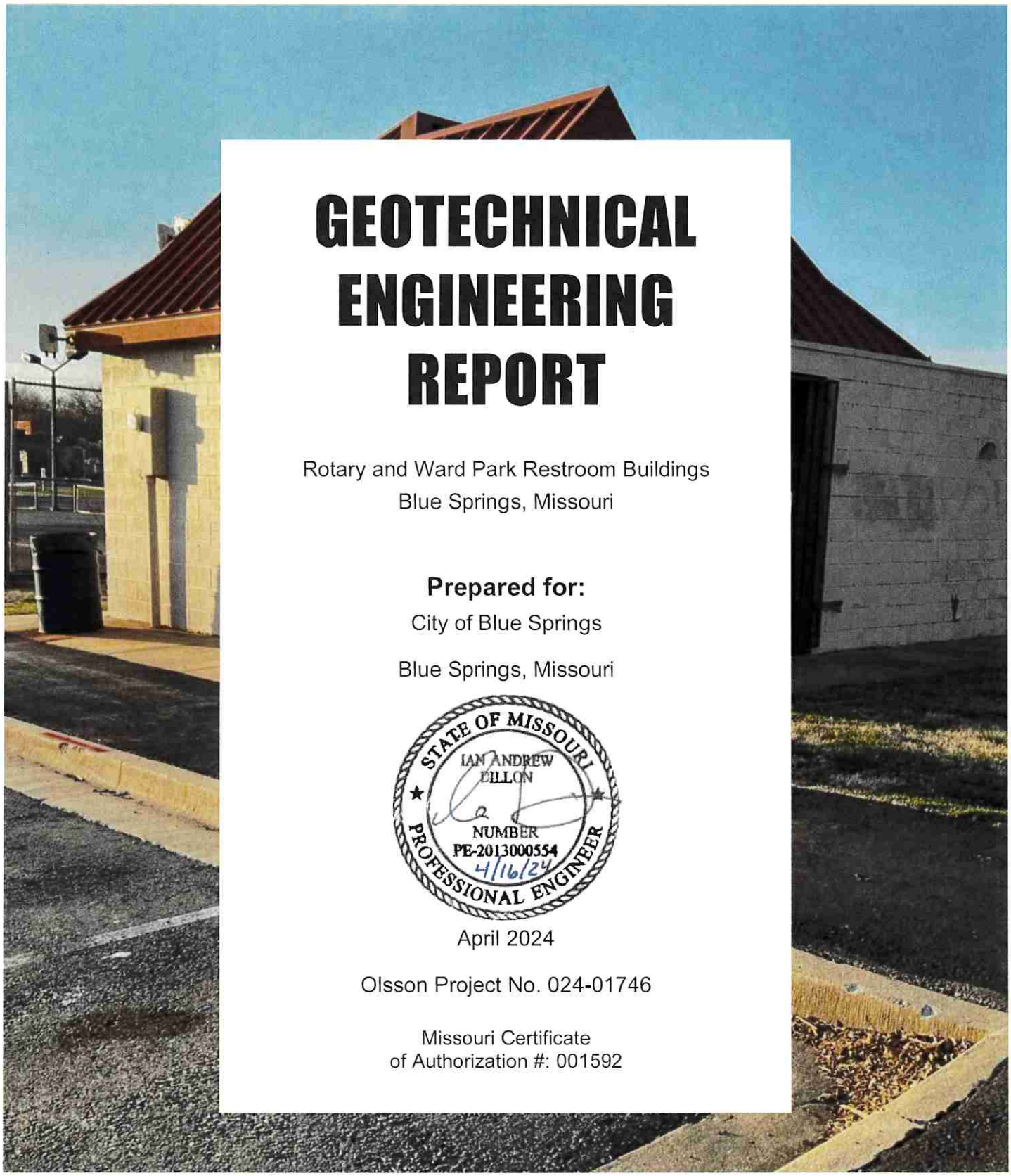
2024

Project No.	1-0-0
Checked By	CDM
Approved By	CDM
Contract No.	
Drawing No.	
Date	04-17-2024

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Exhibit B

GEOTECHNICAL ENGINEERING REPORT



GEOTECHNICAL ENGINEERING REPORT

Rotary and Ward Park Restroom Buildings
Blue Springs, Missouri

Prepared for:
City of Blue Springs

Blue Springs, Missouri

STATE OF MISSOURI
IAN ANDREW DILLON
NUMBER PE-2013000554
4/16/24
PROFESSIONAL ENGINEER

April 2024

Olsson Project No. 024-01746

Missouri Certificate
of Authorization #: 001592

olsson®

April 16, 2024

City of Blue Springs
Attn: Dennis Dovel
903 W Main Street
Blue Springs, Missouri

RE: Geotechnical Engineering Report
Ward and Rotary Park Restroom Replacement Buildings
Blue Springs, Missouri
Olsson Project No. 024-01746

Dear Mr. Dovel:

In general accordance with our "Master Agreement Work Order #40" dated December 14, 2023, Olsson, Inc. has completed the authorized geotechnical exploration for the above referenced project. The enclosed report summarizes our project understanding, presents the findings of the exploration and laboratory testing, discusses the observed subsurface conditions, and based on those conditions, provides our geotechnical engineering recommendations for the planned new Rotary Park and Ward Park Restroom Structures.

A boring location map, boring logs, and a description of our exploration program, is provided in **Appendix A**. Laboratory test results are presented in **Appendix B**.

We appreciate the opportunity to provide our geotechnical engineering services for this project. and are prepared to provide construction phase services as well. If you have any questions or need further assistance, please contact us at your convenience.

Respectfully submitted,
Olsson, Inc.
Missouri Certificate of Authority No. 001592

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Appendix A: Exploration Map, Logs, and Information
Appendix B: Laboratory Test Results

EXECUTIVE SUMMARY

This Executive Summary provides a limited overview of the report and is subject to any and all clarifications, conditions, contingencies, limitations and/or qualifications that may exist in the body of this report.

The Ward Park and Rotary Park Restroom upgrades are planned to consist of replacing two existing restroom structures (one at each park) with two new at-grade single-story, concrete masonry unit (CMU) block structures with grade supported slabs.

Existing fill was encountered within the borings for the proposed new Ward Park and Rotary Park restrooms. Following site stripping, this fill should be further evaluated during construction by proofrolling and, if necessary, test pits. Any unsuitable fill observed during this time should be removed from beneath the proposed new restroom building(s). While we anticipate some of the existing fill could remain in place beneath the new buildings, the project should include a contingency budget in the event that a greater amount of unsuitable fill is encountered at the site.

The clay soils encountered at the sites have a moderate to high potential to shrink and swell as soil moisture contents fluctuate. While these materials are generally considered suitable for support of foundations, we recommend placing a layer of low volume change material below the building floor slabs to help reduce the amount of future subgrade volume change that could result in movement of the slabs.

1. PROJECT UNDERSTANDING

The proposed new restroom structures will be located at Ward Park and Rotary Park. Ward Park is located at 1000 SW 22nd Street in Blue Springs, Missouri. Rotary Park is located at 600 NW Vesper Street in Blue Springs, Missouri. Based on information provided by the Client, our understanding of the proposed restroom upgrades is summarized in **Table 1**.

Table 1. Project Information.

Structure	Boring	Approximate Footprint Size	Maximum Anticipated Loads
Restroom at Ward Park[1]	B-1	20' X 9'	4 kips per linear foot for walls
Restroom at Rotary Park[1]	B-2		

1. The existing restroom building will be removed and replaced with a new building. The new restroom building will be a single-story, lightly loaded, concrete masonry unit (CMU) block structure with a steel roof and grade supported slab. We anticipate that the finished floor will be located within 3 feet of the existing ground surface.

Our review of readily available aerial photographs indicate that each site has been in its current layout since at least 1990. We have not been given any documentation regarding development of the existing sites (including fill placement). At the time of our exploration, the Ward Park site contained an asphaltic concrete path that wrapped around a single-story, cinder block restroom structure (Figure 1a). The Rotary Park site contained an at-grade sidewalk wrapping around a single-story cinder block restroom structure (Figure 1b). Both sites are relatively flat, generally grading downward from east to west. Elevations across the Rotary Park site range from 906 to 910 feet. Elevations across the Ward Park site ranged from 869 to 876 feet. We have not reviewed any information regarding existing foundation support for the existing structures, nor have we been informed of any floor slab or foundation related distress in the existing buildings.

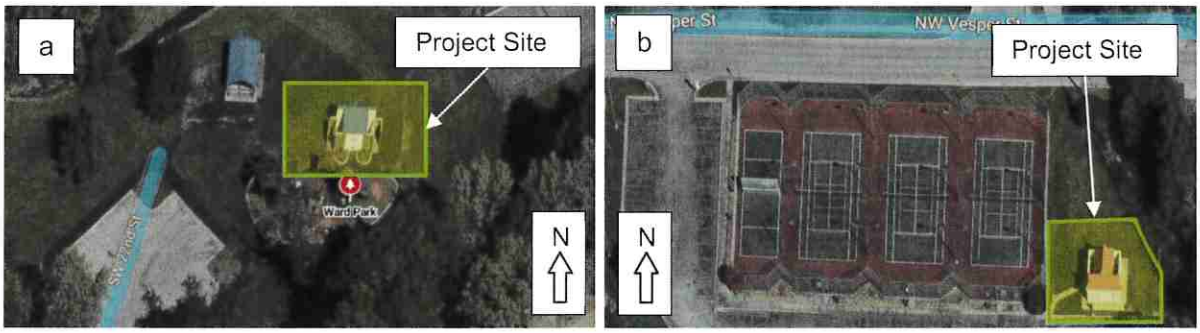


Figure 1. Aerial Photographs/Project Location: (a) Ward Park and (b) Rotary Park.

The recommendations presented in this report are applicable to each of the two project sites. If grading plans and/or loads differ significantly than expected, Olsson should be retained to review the information and provide additional recommendations, as necessary.

2. SUBSURFACE CONDITIONS

2.1 Subsurface Profile

Olsson performed one boring near the existing restroom structure at each site. The appended borehole reports represent subsurface conditions at the specific boring locations at the time of our field exploration; variations may occur beyond the borings. The stratification lines shown on the logs represent the approximate boundary between material types. However, the transition between layers may be gradual.

The subsurface soils encountered at the boring location at the Ward Park site consisted of 11.5 feet of previously placed fill material over highly weathered limestone and shale bedrock. Samples of the fill from the boring were generally very stiff to stiff, grading to firm with increasing depth and consisted of a mixture of low to high plasticity (lean to fat) clay, gravel, and broken limestone.

The subsurface soils encountered at the boring location at the Rotary Park site consisted of 3 feet of previously placed fill material over firm to stiff, native low plasticity (lean) clay over highly weathered limestone and shale bedrock. Samples of the fill from the boring were very stiff and consisted of a mixture of low to high plasticity (lean to fat) clay and gravel.

As documentation related to the placement of the existing fill encountered at each site was not available for our review at the time of this report, the extent, composition, and consistency of the fill could differ from what is shown on the borehole reports.

2.2 Water Level Observations

The drill crew measured water levels at the borings during drilling and immediately upon completion of drilling. Water was observed in the boreholes during these times at respective depths of 10 feet and 10.5 feet at Ward Park and 12 feet and 8 feet at Rotary Park.

The above observations provide an indication of the on-site water levels at the time the borings were drilled but should not be construed to represent a permanent or absolute condition. Variations and uncertainties exist with relatively short-term water level observations in boreholes. Subsurface water levels will fluctuate over time with variations in precipitation, site grading, water level in the nearby drainage creeks, and adjacent land use. Perched water conditions can also develop in seams of loose or granular soil, within existing fill, and near the soil/bedrock interface. Long-term monitoring with piezometers generally provides a more representative indication of the potential range of subsurface water conditions. Such monitoring was not completed as part of this exploration. Olsson can provide additional monitoring upon written request of the Owner and/or Olsson's client. The possibility of groundwater fluctuations should be considered when developing the design and construction plans for this project.

3. GEOTECHNICAL CONSIDERATIONS

Prior to construction of the proposed new restroom structures, the existing concrete structures within proposed construction areas will be demolished. We recommend that demolition include complete removal of all foundation elements, slabs, sidewalks, and any other below grade elements such as abandoned utility lines and any loose, low-density fills associated with prior construction. A representative of Olsson should observe the exposed grades in these areas following overexcavation and prior to placement of new fill. Excavations created by demolition and removal of existing structures should be backfilled with structural fill, placed, and compacted as recommended in this report.

Existing fill and possible fill soils extending to depths of up to 11.5 feet and 3 feet were encountered in our borings at Ward Park and Rotary Park, respectively. The existing fill generally consisted of a mixture of clay and gravel. Based on results of laboratory tests performed on samples recovered from the fill, these materials generally appear to have been placed with some compactive effort, although the moisture contents and densities of the recovered samples varied. We should be provided with field compaction test results, topographic plans, and records of past development, if they become available. Since we do not have records regarding placement of the fill, we recommend further observation and testing of the existing fill (as described in the **Section 5** of this report) to help evaluate if the fill will provide suitable support for shallow foundations and grade-supported floor slabs. If unsuitable materials are encountered, the existing fill should be removed and replaced with structural fill as recommended in this report. The recommendations presented herein are intended to allow support of the structure on shallow foundations bearing within stiff, native clay soils, new structural fill or suitable existing fill.

The clay soils encountered at these sites have a moderate to high potential to shrink and swell as soil moisture contents fluctuate. We recommend placing a layer of low volume change material below the building floor slabs to help reduce the amount of future subgrade volume change that could result in movement of the slabs. However, the risk of future subgrade volume change (either shrink or swell) cannot be completely eliminated. Some movements of footings and floor slabs supported on, or above clay soils will normally occur and should be expected. The recommendations in this report are intended to reduce the potential for extreme movements and the resulting damage caused by volume changes in clay soils. Because weather related conditions (extended wet or dry periods, sub-freezing temperatures, etc.) cannot be controlled, some cosmetic distress (e.g. cracking in floor slabs) should still be expected if clay soils become very wet or very dry.

4. STRUCTURES DESIGN

4.1 Shallow Foundations

Based on the results of our exploration and engineering evaluation, the proposed structures may be supported on a conventional shallow foundation system. Based on conversations with the project structural engineer, we understand that the restroom building foundations will be designed for a net allowable bearing pressure of 1,500 pounds per square foot (psf). Assuming the recommendations in **Section 5** are implemented (including further observation, testing, and possible reworking of existing fill within the footprint of proposed new structures) and that the finished floor elevation (FFE) of the proposed structure is within 3 feet of existing grades at each site, the interior and exterior foundations will be supported on suitable existing fill, new structural fill, and/or stiff native clay. In our opinion, these bearing materials can support the anticipated structural loads.

Design parameters for shallow foundations supported in suitable materials are tabulated below.

Table 2. Shallow Foundation Design Parameters.

Design Parameter		Recommended Value
Net Allowable Bearing Pressure[1]	Suitable existing fill, new structural fill, and/or stiff native clay	1,500 psf
Estimated Total Settlement[2]		Order of 1 inch or less
Estimated Differential Settlement[2]		1/2 inch
Minimum Exterior Foundation Depth (Frost Protection)		3 feet
Minimum Interior Foundation Depth		2 foot
Minimum Foundation Size(s)		12 inches for earth formed trench footings 18 inches for continuous footings 30 inches for isolated column footings

1. The net allowable bearing pressure is the bearing pressure in excess of the minimum surrounding overburden pressure at the foundation level. The net allowable soil bearing pressure may be increased by 1/3 for transient loads such as wind or seismic loads.

2. Foundation settlement estimates are based on the anticipated structural loads as described in the Project Understanding section of this report and our experience. If higher loads are anticipated, Olsson should be contacted to update the recommendations of this report.

Lightly loaded interior partition walls (applying less than 750 pounds per linear foot (plf)) may be supported directly on the slab-on-grade floor. Depending on the floor slab design and the specific wall loads, it may be necessary to increase the floor slab reinforcement or provide a

thickened slab cross-section below the interior walls. For interior walls with loads greater than 750 plf, we recommend a footing be installed, independent of the floor slab, to properly distribute the wall loads to the underlying soils and reduce the potential for floor slab damage.

An ultimate soil-concrete friction coefficient of 0.35 may be used to evaluate sliding resistance of shallow foundations supported on undisturbed native soils or properly compacted structural fill.

Olsson should observe foundation bearing materials at the footing locations. Softer and unsuitable soils should be carefully over-excavated and replaced with structural fill. Alternatively, the foundations may need to be extended through these soils to bear on suitable material. After foundation subgrades have been observed and evaluated by an Olsson representative, concrete should be placed as soon as possible to avoid subjecting the exposed soils to drying, wetting, or freezing conditions. If foundation subgrade soils are subject to such conditions, Olsson should be contacted to reevaluate the foundation bearing materials.

4.2 Floor Slabs

A free draining compacted granular leveling course (e.g., ASTM C-33 Size No. 57 aggregate or similar) should be placed below the floor slabs to provide uniform slab support. The leveling course should be at least four inches thick.

We recommend the upper 18 inches of soil subgrade below the 4-inch-thick capillary break consist of compacted low volume change (LVC) materials. The LVC should consist of densely graded granular materials with at least 15 percent of the materials fines passing the No. 200 sieve (e.g., MoDOT Type-5 aggregate) or lean clay soil exhibiting a liquid limit less than 45, and a plasticity index less than 25. The LVC material should be placed and compacted in accordance with the recommendations provided in **Section 5** of this report.

Care should be taken to maintain the recommended subgrade moisture content and density between site grading operations and placement of the floor slab. Periodic applications of water may be necessary to maintain the proper moisture content of the subgrade.

In many construction projects, floor slab areas are disturbed by construction equipment traffic and are exposed to the elements between completion of grading operations and placement of the floor slab. Therefore, we recommend that the final floor slab subgrade be proofrolled and evaluated for moisture content and density immediately prior to placement of the granular leveling course or floor slab concrete. Unsuitable soils should be moisture conditioned and recompacted in accordance with **Table 3**.

Provided the recommendations presented in this report are implemented, a subgrade modulus of 150 pounds per square inch per inch (psi/in or pci) may be used to design the floor slab.

If moisture vapor transmission through the concrete slab is a concern (e.g., if moisture-sensitive floor coverings will be used), a vapor barrier should be used. The vapor barrier should be installed per ACI guidelines. If used, care should be taken to minimize any damage to the barrier during construction, and any visual damage should be repaired prior to aggregate placement (e.g., granular drainage material or concrete).

The procedures recommended above will reduce future subgrade volume change and resultant floor slab movement. Common construction practice is to tie the slab-on-grade into the foundation elements to limit the impact of differential movement at doorways. However, depending on many factors—including the size and shape of the floor area, the location of construction joints in the slab, the rigidity of the slab and foundation connection, and the magnitude of movement that occurs—cracks within the floor slab should be anticipated. Leaking utility lines or water allowed to accumulate beneath the slab could lead to significant slab movement.

4.3 Seismic Site Classification

For this project site, the soil conditions encountered at the boring are consistent with Site Class "C" as defined by ASCE 7.

4.4 Utilities and Landscaping

Bedding material below and above for site utilities should be in accordance with local building codes. The remaining utility trench should consist of cohesive structural fill placed in accordance with **Table 3**. We also recommend clay plugs or water stops be installed where utility lines enter the building. Clay plugs should extend a minimum of 5 feet from the building exterior.

To reduce the effects of moisture fluctuations in and around the structures caused by landscaping and maintenance, we recommend the following:

- Downspout drainage should discharge onto splash blocks extending at least 5 feet away from the building.
- Incorporate splash blocks for external hose connections to prevent localized flooding of foundation or backfill soils. Cutoff valves should be installed inside the building to prevent unauthorized use of external hose connections.
- Restrict the type and location of landscaping vegetation around the proposed structure. Maintain a minimum distance between the structure and trees or shrubs equal to the mature radius of the tree or shrub plus 3 feet. Plant native and decorative grasses at least 5 feet from buildings. Poorly placed vegetation can result in settlement induced by desiccation or uplift caused by root growth. These recommendations may be modified in

consultation with a landscape architect.

- Ensure that irrigation near the building is carefully controlled and minimized. Avoid installing sprinklers adjacent to foundation or retaining walls and inform building maintenance personnel of the importance of avoiding excessive watering.

5. EARTHWORK AND CONSTRUCTION CONSIDERATIONS

5.1 Demolition of Existing Facilities

All existing structures and any associated foundations, slabs-on-grade, or pavements within the proposed structure should be removed. We recommend existing utilities within the proposed structure be removed or relocated. Abandoned utilities that cannot be removed should be plugged with grout or concrete to reduce the potential for future collapse or transmission of water into the subgrade soils. All demolition debris should be removed from the site and disposed of in accordance with applicable regulations.

The base of demolition excavations should be observed by an Olsson representative prior to placement of structural fill. Excavations resulting from demolition activities should be backfilled with structural fill in accordance with the recommendations provided in **Section 5.3** of this report.

5.2 Site Preparation

5.2.1 General

Following demolition and removal of the existing restroom structures, vegetation and any loose, soft, wet, frozen, or otherwise unsuitable materials should be stripped from construction areas. These materials should be carefully separated to avoid incorporation of organic materials into structural fills on site. We recommend site stripping be performed during dry weather conditions. Operation of heavy equipment on the site during wet conditions could result in excessive rutting and mixing of organic debris with the underlying soils.

Following site stripping, the building area should be undercut below planned final subgrade elevation to allow placement of a minimum 4-inch-thick granular leveling course in addition to an 18-inch-thick layer of low volume change fill below the floor slabs. The undercut area should extend a minimum of 5 feet laterally outside all building wall lines. Where grades (following stripping of organic soils) are more than 18 inches below design slab subgrade level, further undercutting of stable, native clay soils would probably not be required.

Existing fill remaining within the building areas following stripping of topsoil and initial undercutting should be thoroughly evaluated. A representative of Olsson should observe the excavation of test pits into the existing fill to further evaluate the composition, lateral extent, and consistency of this material. If soft or desiccated soils, rubble, large rock fragments or otherwise unsuitable materials are encountered during excavation of the test pits, these materials should be removed and replaced with structural fill.

Prior to placement of fill in areas below grade and after completion of stripping and undercutting operations, the exposed ground surface should be proof rolled with a loaded tandem-axle dump truck having a minimum gross weight of 20 tons (or similar equipment providing an equivalent soil load) to help delineate soft or disturbed areas. An Olsson representative should observe the proofrolling test. Unstable and unsuitable areas identified by proofrolling should be removed to expose stable material and backfilled with structural fill.

Upon completion of proofrolling, and prior to any fill placement, the moisture content of the exposed grade should be evaluated in all construction areas. Where moisture contents are outside the recommended range for structural fill, the exposed grade should be scarified, moisture conditioned and recompacted in accordance with **Section 5.3** of this report. The required depth of scarification, moisture conditioning and recompaction will depend on soil conditions at the time of construction. Once the subgrade has been conditioned and compacted, structural fill should be placed in the below grade areas in accordance with the recommendations herein.

Soils which cannot be adequately densified in-place should be removed and replaced with approved structural fill or stabilized under the direction of an Olsson representative. The extent of areas requiring removal or stabilization will depend on the conditions observed at the time of construction. Undercut areas should be backfilled with stable fill material similar in composition to the surrounding soils.

If necessary, one or more layers of crushed stone may be considered to stabilize areas where wet soil or water are present. Chemical stabilization methods such as fly ash, cement kiln dust (CKD), or Portland cement could also be considered with direction from the geotechnical engineer.

5.3 Structural Fill

All structural fill and backfill should consist of approved materials, free of organic matter (organic content less than five percent), debris, and particle sizes larger than three inches. Imported fill materials may be required at these sites. Imported cohesive fill materials, if used, should generally exhibit a liquid limit (LL) less than 50 and a plasticity index (PI) less than 25. Prior to use on this site, samples of all proposed fill materials should be submitted to Olsson for standard Proctor compaction testing and classification. In our opinion, the native clay soils encountered at the Rotary Park site appear suitable for use as structural fill; however, they should not be use as LVC fill directly below building floor slabs. The existing fill soils encountered at each site appear suitable for reuse as structural fill provided any unsuitable materials, if encountered, are separated from the clay soil.

We recommend that structural fill and backfill be compacted in accordance with the criteria provided in **Table 3**. An Olsson representative should observe fill placement operations and perform field density tests, as required.

Table 3. Structural Fill Placement Guidelines.

Area of Fill Placement	Material	Compaction (ASTM D698 - Standard Proctor)	Moisture Content (Percent of Optimum)
Granular Structural Fill – 4" below floor slabs	ASTM C-33 No. 57 Aggregate	95%*	As necessary to obtain density
Low Volume Change (LVC) – 18" below base of granular layer	MoDOT Type-5 Baserock	95%	As necessary to obtain density
Cohesive Structural Fill	On-site Cohesive Soils	95%	Optimum to +4 percent
Structural fill – Imported	LL < 50 PI < 25	95%	Optimum to +4 percent
** Or 70 percent Relative Density as described below*			

Suitable fill materials should be placed in loose lifts of 8 inches or less. To facilitate compaction within small excavations (i.e., in utility trenches) vibrating plate compactors, jumping jack compactors, or walk behind sheepsfoot compactors may be used. Loose lift thicknesses of 4 inches or less are recommended where small compaction equipment are used.

The moisture content of suitable borrow soils at the time of compaction should generally be maintained between the ranges specified in **Table 3**. Depending on the soils encountered on site, more stringent moisture limits and/or adjustments to moisture contents may be necessary to achieve compaction levels that meet project specifications.

5.4 Drainage Considerations

Water should not be allowed to collect at the ground surfaces near foundation, or floor slab areas, either during or after construction. Provisions should be made to quickly remove accumulating seepage water or storm water runoff from excavations. Undercut or excavated areas should be sloped toward one corner to allow rainwater or surface runoff to be quickly collected and gravity drained or pumped from construction areas. Subgrade soils that are exposed to precipitation or runoff should be evaluated by ***Olsson*** prior to the placement of any new fill, reinforcing steel, or concrete, to determine if corrective action is required.

To minimize concerns related to improper or inadequate drainage, we recommend the following:

- Site grading should provide for efficient drainage of seepage, rainfall, and surface runoff away from new structures.
- Roof runoff should be collected and transferred directly to the storm sewer system or directed to a location with positive and rapid drainage away from new structures and pavements.
- External hose connections in unpaved areas should incorporate splash blocks to prevent accidental flooding of foundation bearing or backfill soils. External hose connections should have cut-off valves inside the building to prevent accidental or unauthorized use.
- Maintenance personnel should be informed of the potential problems associated with watering near the building.

6. CONCLUSIONS AND REPORT LIMITATIONS

6.1 Construction Testing and Observations

We recommend that all earthwork during construction be monitored by a representative of Olsson, including site preparation (e.g., proofrolling and excavation of test pits), placement of all structural fill and trench backfill, and preparation slab subgrades. The purpose of these services would be to provide Olsson the opportunity to observe the soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

6.2 Limitations

The conclusions and recommendations presented in this report are based on the information available regarding the proposed construction, geotechnical information obtained from our field exploration and laboratory testing, as well as our experience with similar projects. Our borings and testing represent a limited statistical sampling of the subsurface. Conditions may be encountered during construction that are substantially different from those encountered in this exploration and adjustments to design and construction may be necessary.

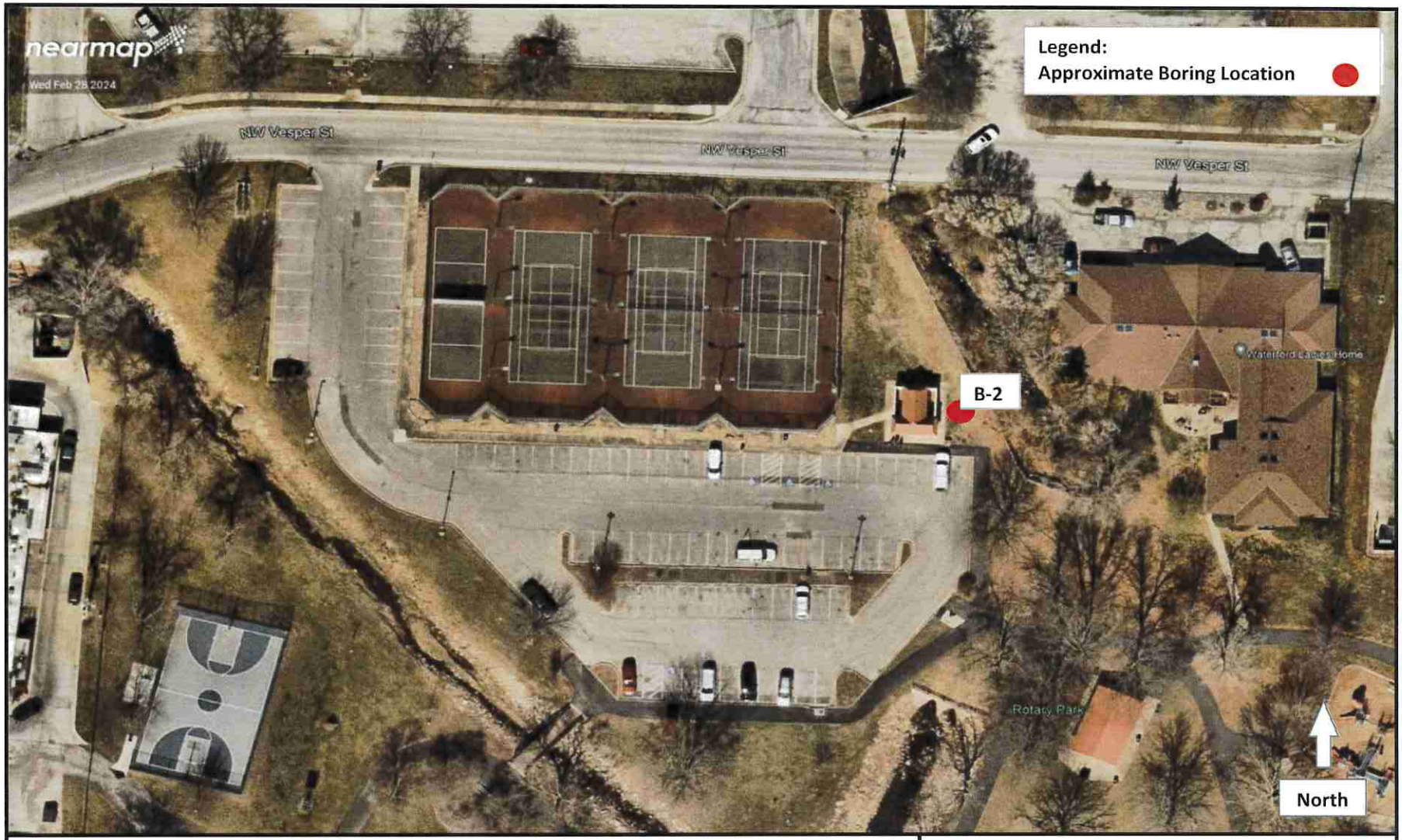
In the event of any changes in the nature of the proposed project as outlined in this report, the opinions in this report cannot be considered valid unless Olsson reviews the changes, and the opinions of this report are modified or affirmed by Olsson.

The scope of this exploration did not include any environmental assessment for the presence of wetlands and/or hazardous or toxic materials in the soil or groundwater on or near the site. Any statements in this report regarding odors, discoloration, or suspicious conditions are strictly for the information of our client.

This report is based on generally accepted professional geotechnical engineering practice at the time of this report, within this geographic area. No warranty, express or implied, is intended or made. This report has been prepared for the exclusive use of City of Blue Springs and their authorized representatives for specific application to the discussed project.

APPENDIX A

Exploration Maps, Logs, and Information



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Bornig Exploration Map

Scale:	Not to Scale
Project No.	024-01746
Approved by:	RRS
Date:	4/16/2024

Rotary Park Restroom Replacement

Blue Springs, Missouri



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Scale:	Not to Scale
Project No.	024-01746
Approved by:	RRS
Date:	4/16/2024

Bornig Exploration Map

Ward Park Restroom Replacement

Blue Springs, Missouri

SYMBOLS AND NOMENCLATURE

DRILLING NOTES

DRILLING AND SAMPLING SYMBOLS

SS:	Split-Spoon Sample (1.375" ID, 2.0" OD)	HSA:	Hollow Stem Auger	NE:	Not Encountered
U:	Thin-Walled Tube Sample (3.0" OD)	CFA:	Continuous Flight Auger	NP:	Not Performed
CS:	Continuous Sample	HA:	Hand Auger	NA:	Not Applicable
BS:	Bulk Sample	CPT:	Cone Penetration Test	% Rec:	Percent of Recovery
MC:	Modified California Sampler	WB:	Wash Bore	WD:	While Drilling
GB:	Grab Sample	FT:	Fish Tail Bit	IAD:	Immediately After Drilling
SPT:	Standard Penetration Test Blows per 6.0"	RB:	Rock Bit	AD:	After Drilling
		PP:	Pocket Penetrometer	CI:	Cave In

DRILLING PROCEDURES

Soil samples designated as "U" samples on the boring logs were obtained in using Thin-Walled Tube Sampling techniques. Soil samples designated as "SS" samples were obtained during Penetration Test using a Split-Spoon Barrel sampler. The standard penetration resistance 'N' value is the number of blows of a 140 pound hammer falling 30 inches to drive the Split-Spoon sampler one foot. Soil samples designated as "MC" were obtained in using Thick-Walled, Ring-Lined, Split-Barrel Drive sampling techniques. Recovered samples were sealed in containers, labeled, and protected for transportation to the laboratory for testing.

WATER LEVEL MEASUREMENTS

Water levels indicated on the boring logs are levels measured in the borings at the times indicated. In relatively high permeable materials, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels is not possible with only short-term observations.

SOIL PROPERTIES & DESCRIPTIONS

Descriptions of the soils encountered in the soil test borings were prepared using Visual-Manual Procedures for Descriptions and Identification of Soils.

PARTICLE SIZE

Boulders	12 in. +	Coarse Sand	4.75mm-2.0mm	Silt	0.075mm-0.005mm
Cobbles	12 in.-3 in.	Medium Sand	2.0mm-0.425mm	Clay	<0.005mm
Gravel	3 in.-4.75mm	Fine Sand	0.425mm-0.075mm		

COHESIVE SOILS

Consistency	Unconfined Compressive Strength (Qu) (tsf)
Very Soft	<0.25
Soft	0.25 – 0.5
Firm	0.5 – 1.0
Stiff	1.0 – 2.0
Very Stiff	2.0 – 4.0
Hard	> 4.0

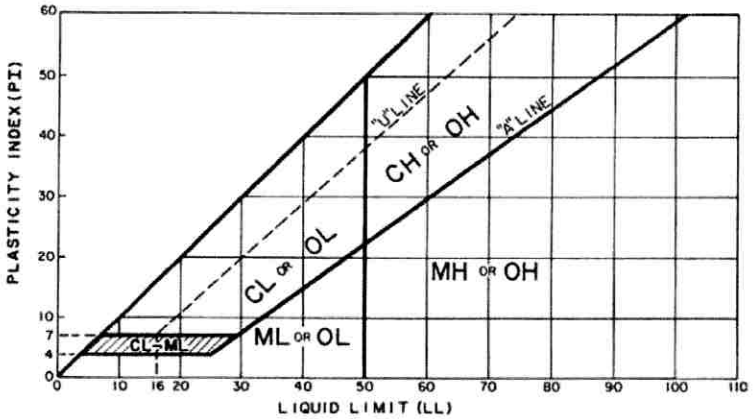
COHESIONLESS SOILS

Relative Density	'N' Value
Very Loose	0 – 3
Loose	4 – 9
Medium Dense	10 – 29
Dense	30 – 49
Very Dense	≥ 50

COMPONENT %

Description	Percent (%)
Trace	<5
Few	5 - 10
Little	15 - 25
Some	30 - 45
Mostly	50 - 100

PLASTICITY CHART



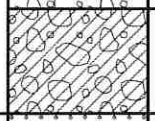
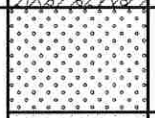
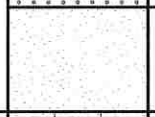
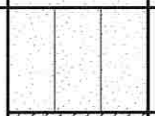
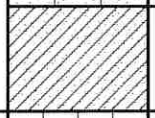
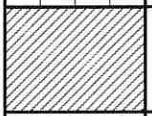
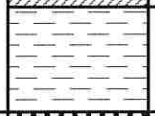
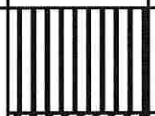
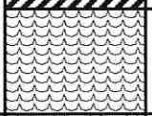
ROCK QUALITY DESIGNATION (RQD)

Description	RQD (%)
Very Poor	0 – 25
Poor	25 – 50
Fair	50 – 75
Good	75 – 90
Excellent	90 – 100

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SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

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BOREHOLE REPORT NO. B-1

Sheet 1 of 1

PROJECT NAME	CLIENT
Ward Park	City of Blue Springs Missouri
PROJECT NUMBER	**LOCATION**
024-01746	Blue Springs Missouri

Shelby Tube ☒ Split Spoon

ELEVATION (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	DEPTH (ft)	SAMPLE TYPE NUMBER	CLASSIFICATION (USCS)	BLOWS/6" N-VALUE	UNC. STR. (tsf)	MOISTURE (%)	DRY DENSITY (pcf)	LL/PI (%)	ADDITIONAL DATA/ REMARKS
	APPROX. SURFACE ELEV. (ft): 873		0								
	ROOT ZONE 0.5'										
	FILL										
	dark brown lean to fat clay (CL/CH), moist, gravel			U 1				23.7	101.7		PP = 4.5+ tsf
870											
	grades to lean clay, moist, gravel			U 2	CL			22.6		49/27	PP = 2.25 tsf
			5								
	grades to dark brown, moist, trace broken limestone										
865											
				U 3				31.5			PP = 0.5 tsf
	▽		10								
	▼										
	11.5'										
	HIGHLY WEATHERED LIMESTONE										
860	13.5'										
	HIGHLY WEATHERED SHALE										
	gray			SS 4		9-18-24 N=42		18.9			
	15.0'		15								

BASE OF BORING AT 15.0 FEET

WATER LEVEL OBSERVATIONS	
WD	▽ 10.0 ft
IAD	▼ 10.5 ft
AD	▼ Not Performed

OLSSON, INC.
1700 E. 123RD STREET
OLATHE, KANSAS 66061

STARTED:	3/20/24	FINISHED:	3/20/24
DRILL CO.:	CFS	DRILL RIG:	SIMEO
DRILLER:	KADEN	LOGGED BY:	BLAKE
METHOD: CONTINUOUS FLIGHT AUGER			

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BOREHOLE REPORT NO. B-2

Sheet 1 of 1

PROJECT NAME	CLIENT
Rotary Park	City of Blue Springs Missouri
PROJECT NUMBER	**LOCATION**
024-01746	Blue Springs Missouri

■ Shelby Tube ⊠ Split Spoon

ELEVATION (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	DEPTH (ft)	SAMPLE TYPE NUMBER	CLASSIFICATION (USCS)	BLOWS/6" N-VALUE	UNC. STR. (tsf)	MOISTURE (%)	DRY DENSITY (pcf)	LL/PI (%)	ADDITIONAL DATA/ REMARKS
	APPROX. SURFACE ELEV. (ft): 909		0								
	ROOT ZONE 0.5'										
	FILL *Dark brown fat clay, moist, gravel* 3.0'			U 1				24.9	94.9		PP = 3.0 tsf
905	*LEAN CLAY* *Stiff, tan with gray, moist* 5.0'		5	U 2	CL		1.4	25.0	96.8	49/28	
	grades to firm										
900	▼		10	U 3			0.9	25.3	98.8		
	11.5'										
	▽ *HIGHLY WEATHERED LIMESTONE* 13.0'										
895	*HIGHLY WEATHERED SHALE* *tan and gray with interbeded limestone* 15.0'		15	SS 4		30-50/2"		19.8			

BASE OF BORING AT 15.0 FEET

WATER LEVEL OBSERVATIONS	
WD	▽ 12.0 ft
IAD	▼ 8.5 ft
AD	▼ Not Performed

OLSSON, INC.
1700 E. 123RD STREET
OLATHE, KANSAS 66061

STARTED:	3/20/24	FINISHED:	3/20/24
DRILL CO.:	CFS	DRILL RIG:	SIMEO
DRILLER:	KADEN	LOGGED BY:	BLAKE
METHOD: CONTINUOUS FLIGHT AUGER			

Field Exploration

Our drill crew advanced the borings for this exploration with a truck-mounted drill rig using continuous-flight augers. Borings were located in the field by the drill crew using a hand-held GPS unit. The approximate locations of the borings are shown on the Boring Location Map.

Samples were obtained using the methods and at the depths shown on the logs. Recovered samples were sealed in containers, labeled, and protected for transportation to the laboratory for testing.

We interpolated the ground surface elevation at the boring locations using a topographic map provided by Olsson. The surface elevations at the boring locations, rounded to the nearest foot, are presented on the boring logs.

The drill crew prepared field boring logs during drilling operations. The field logs include drilling and sampling methods, sampling intervals, groundwater measurements, and general descriptions of the observed soil conditions. The final boring logs represent our engineering interpretation of the field logs based on visual classification and laboratory testing of the collected samples.

APPENDIX B

Laboratory Test Results

OLSSON, INC.
1700 E. 123RD STREET
OLATHE, KANSAS 66061

SUMMARY OF LABORATORY RESULTS

PROJECT NAME: Ward Park and Rotary Park
CLIENT: City of Blue Springs Missouri
PROJECT NUMBER: 024-01746
PROJECT LOCATION: Blue Springs Missouri

BORING NUMBER	SAMPLE I.D.	SAMPLE DEPTH (ft)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	SATURATION (%)	UNCONFINED STRENGTH (tsf)	STRAIN (%)	ATTERBERG LIMITS			P-200	USCS CLASS.
									LIQUID LIMIT	PLASTIC LIMIT	PLASTIC INDEX		
B-1	U-1	1.0 - 3.0'	23.7	101.7	0.657	97.5							
B-1	U-2	3.0 - 5.0'	22.6						49	22	27		CL
B-1	U-3	8.0 - 10.0'	31.5										
B-1	SS-4	13.5 - 15.0'	18.9										
B-2	U-1	1.0 - 3.0'	24.9	94.9	0.775	86.6							
B-2	U-2	3.0 - 5.0'	25.0	96.8	0.742	91.0	1.4	2.2	49	21	28		CL
B-2	U-3	8.0 - 10.0'	25.3	98.8	0.706	96.9	0.9	2.6					
B-2	SS-4	13.5 - 14.2'	19.8										

WARD PARK AND ROTARY PARK RESTROOM REPLACEMENT BUILDINGS

Blue Springs, Missouri

April 2024

Olsson Project No. 024-01746

Exhibit C

The Public Restroom Company
Specified Restroom Facility

Price Proposal: **Rotary Park - City of Blue Springs, MO**
Date: **May 3, 2024**
Reference: **11725**
Sourcewell: **Contract # 081721-PRM**

Our Offer to Sell:

1. **Restroom Building delivered to site @ $ 249,860**
   Public Restroom Company (PRC) herein bids to *furnish (building only per plans and specifications, delivered to site with all costs except installation including applicable taxes excluding retention.* (Retention is not allowed as this is materials or a product fully assembled before shipment to the site and therefore not subject to retention.)

2. **Installation: Turnkey Installation of the Building above @ $ 29,593 with retention allowed.**
   Public Restroom Company also includes in this two-part quotation our turnkey installation package for this building. Our national factory authorized installation team will:
   a. Arrive onsite to confirm and verify the Owner/General Contractor provided scope of work in preparation for installation including access to the site.
   b. Verify the building pad size, building corners, finished slab elevation, utility depth and location, meter size and distance from building, and compaction compliance.
   c. Excavate the utility trenches for placement of our prefabricated underground piping tree for the buildings plumbing and electrical, set the kit in place, provide the water test for inspection before backfilling, and then place the site adjacent coarse sand you provide to us alongside the building pad and screed it level for final building placement. We will need onsite water availability for wetting the sand bed before building placement to consolidate the pad.
   d. Set the building on the site pad.
   e. Connect the utility piping stub ups to the building piping stub down building points of connection for water, sewer, and electrical conduit to the building internal electrical panel.

3. **Owner/General Contractor Final Tie In of Utilities and other site work:**
   a. The Owner/Contractor is responsible for making all **final plumbing connections** at the 6' POC locations.
   b. The Owner/Contractor is responsible for pulling wire and completing all final tie-ins to the electrical panel from the 6' POC location.
   c. The Owner/Contractor is responsible for preparing the pad/foundation. PRC will trench through provided pad/foundation to run utilities to 6' POC locations.

4. **Total Cost of building and installation @ $ 279,453**

OWNER/GENERAL CONTRACTOR SCOPE OF WORK WITH/WITHOUT FOOTINGS:

Scope of Work Background:
Owner/General Contractor shall survey the site, establish survey for the building pad and prefabricated building slab elevation and front corners, excavate for building footings (if required), locate footing sleeves for electrical, waste, and water, pour the footings (if required), furnish sand base adjacent to subgrade pad, and provide location for utility POC's nominally 6' outside the foundation.

Preparation of Building Pad:
Owner/General Contractor is responsible for providing the building subgrade pad or when required footings to frost depth per Public Restroom Company design specifications. PRC will provide detailed drawings for the subgrade building pad, utilities POC's, and if required the footings, attached to this scope of work.

Subgrade Pad/Foundation Requirements:

1. Owner/General Contractor shall survey the building site and provide a finished slab elevation for the prefabricated building. The building pad size we require is larger than the final actual building footprint. Provide building front corner stakes with 10' offsets.
2. Excavate the existing site to the depth of the required footings to local code if required.
3. Furnish coarse concrete sand adjacent to subgrade pad so PRC can cut the utility trenches, install underground utilities, and screed sand.
4. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Owner/General Contractor verification of site access to allow Building Delivery:

1. You certify to PRC that suitable delivery access to the proposed building site is available. Suitable access is defined as 14' minimum width, 16' minimum height, and sufficient turning radius for a crane and 70' tractor-trailer.
2. Our cost is based upon the crane we provide being able to get within 35' from the building center and for the delivery truck to be no more than 35' from the crane center picking point.
3. If the path to the building site traverses curbs, underground utilities, landscaping, sidewalks, or other obstacles that could be damaged, it is the Owner/General Contractor 's responsibility for repair and all costs, if damage occurs.
4. If trench plating is required, it shall be the cost responsibility of the Owner/General Contractor.
5. If unseen obstacles are present when site installation begins, it is the Owner/General Contractor responsibility to properly mark them and verbally notify PRC before installation.
6. If weather becomes an issue for safety or site installation delays due to weather, Owner/General Contractor or PRC with General Contractor's confirmation may call-off set. If building set is stopped, relocation of the building modules to an onsite or offsite location may incur additional costs to Owner/General Contractor.

Installation Notice and Site Availability:
PRC will provide sufficient notice of delivery of the prefabricated building. The Owner/General Contractor shall make the site available during the delivery period. During the delivery period, on an improved site, Owner should stop site watering several days before delivery to minimize the impact on the soils for the heavy equipment needed for installation.

Caution: ***If site is not ready for our field crew to perform their installation and if no notice of delay in readiness from Owner/General Contractor is received, PRC will provide a change order for re-mobilization on a daily basis until the site is ready for us. Ready means that the site pad is completed, the corner required survey stakes are in place, the slab elevation stakes are in place, the location of the front of the building is confirmed on site, and access to the site is available from an improved roadway. Owner/General Contractor shall sign the change order before we will continue delivery.***

Public Restroom Company will "turn-key" set the buildings including the hook up of utilities inside the building (only) when they are available. PRC will use its own factory trained staff for the installation.

Utility Connections:

1. PRC to complete all internal building plumbing connections and connections from the electrical panel to building's fixtures. The Owner/ Contractor is responsible for making the **final plumbing connections** at the 6' POC locations.
2. The Owner/Contractor is responsible for pulling the wire and completing the final tie-in to the electrical panel from the 6' POC location.
3. The Owner/Contractor is responsible for commissioning the building once final utility connections are made. This includes flushing & testing all water service lines before final startup.

Special Conditions, Permits, and Inspection Fees:
Follow any published specifications governing local building procedures for applicable building permit fees, health department fees, all inspection fees, site concrete testing fees, and compaction tests, if required by Owner. PRC is responsible for all required State inspections and final State insignia certification of the building, if applicable.

Jurisdiction for Off-site Work:
Jurisdiction, for permitting and inspection of this building shall be either the State agency who manages prefabricated building compliance in the state or the local CBO (when the State does not provide certification.) If the responsibility for building inspection is the local CBO, we will provide a certified plan set, calculations, and a third-party engineer inspection report for any and all closed work the local official cannot see.

PUBLIC RESTROOM COMPANY SCOPE OF WORK:

Our In Plant/Off-Site Construction Scheduling System:
PRC has several off-site manufacturing centers in the United States, strategically located, with the proper equipment and trained staff to fabricate our custom buildings to our high-quality fit and finish standards. PRC manages quality control in our off-site production facility to comply with the approved drawings and provides an inspection certification and photos as required. When proprietary materials, which we have designed and fabricated, are part of the project, PRC supplies the manufacturing centers with these proprietary PRC components. We then schedule the in-plant construction process to coordinate with your delivery date through our Operations Division field staff. We guaranty on time at cost delivery weather permitting.

Special Payment and Progress Billing Terms:
Invoicing begins on the 30th of the month following an order and/or the acceptance of the proposal/contract. The first progress billing invoice will be issued for the commencement of design and engineering of architectural plans. This will be 10% of the contracted amount. Once construction begins invoicing will commence monthly based on plant percentage of completion, supported by photographs.

In the event of project stoppage, additional fees may be assessed for re-mobilization, storage, crane costs, etc. ***Our discounted project costs are based upon timely payments. Delays in payment could change delivery schedules and project costs.***

Delivery and Installation:

Site Inspection:
PRC staff, upon site arrival, will verify the required dimensions of the building pad and the corner locations/elevation. We will also verify the delivery path from an accessible road or street and install the underground utilities to the point of connection nominally 6' from the exterior of the building.

Installation:
PRC will install the building turn-key, except for any exclusion (listed under "Exclusions," herein.)

Installation of Utilities under the Prefabricated Building:
We fabricate off-site an underground utilities (water, and DWV piping and fittings) preassembled plumbing and electrical tree. Our site staff will set the underground tree into code depth excavated trenches and our staff will install the coarse concrete sand to bed the piping per our submitted drawing.

We provide all the buildings under-slab piping including the driven electrical ground rod. The Owner/General Contractor brings utility services to within 6' of the pad and are responsible for final connections at that point.

Connection of Utilities Post Building Placement:
After placement of the building on the pad by PRC, our field staff will tie in the water and sewer connection "inside" the building only and terminate at a point of connection (POC) outside the building clearly marked for each utility service. The Owner/General Contractor is responsible for final utility point of service connections at the nominal 6' from building locations.

Electrical:
PRC provides the electrical conduit to the POC 6' from the building. The Owner/General Contractor pulls the wire and ties it off on the electrical panel.

Plumbing:
PRC provides the POC up to 6' from the building footprint and the Owner/General Contractor connects the water to our stub out location.

Sewer:
Some sites depending on the local jurisdiction will require an outside house trap which Owner/General Contractor shall install if needed. PRC will provide you with a sewer point of connection including a clean out to which Owner/General Contractor will terminate the site sewer service.

Testing of Water, Sewer, and Electrical in Plant and Final Site Utility Connection:
Before the building leaves the manufacturing center, PRC certifies a pressure water piping test, DWV, and the electrical connections for compliance with code. While the building is fully tested for leaks at the plant before shipment, road vibration may loosen some plumbing slip fittings and require tightening once the building services (water) is completed. Owner/General Contractor is responsible for minor fitting tightening to handle small slip fitting leaks caused by transportation.

Time of Completion:
PRC estimates a 240 calendar day schedule to complete our scope of work from receipt of written notice to proceed together with signed approved architectural submittals; including final construction documents and structural calculations from all authorities required to approve them.

Exclusions/Exceptions:

1. **Access issues for delivery of the building by a clear unobstructed path of travel from an improved roadway to the final installation pad or foundation may cause site delays and extra cost at each site. This exclusion covers sites whose access is limited by trees, inaccessible roadways, overhead power lines at location where crane will lift building, grade changes disallowing our delivery trailers with only 4" of clearance to grade, berms, or uneven site grades, or when the path of travel is over improvements such as sidewalks, all of which are not within the scope of work by PRC. On some sites without on-site storage availability for buildings that cannot be set, relocation to a proximal crane yard and later relocated to the site for installation, will incur additional fees at rates that vary depending on local rates. PRC will provide written costs for this additional work by change order.**

2. If weather on site causes site delivery issues, the delivery may have to be diverted to an off-site location and the additional costs will be a change order to the bid. Our staff works with the Owner/General Contractor in advance to make sure sound decisions for delivery are made to avoid this issue. But sometimes Owner/General Contractor take risks for weather, but this risk is clearly at the Owner/General Contractor risk, not PRC.
3. Sidewalks outside the building footprint.
4. Trench plates or matting needed for protection of site soils, sidewalks, hardscaping, or site utilities shall be the responsibility of the Owner/General Contractor. Any site soils damage or other site improvements if damaged during installation shall be the responsibility of the Owner/General Contractor.
5. Not responsible for removing any soil, sand, or other debris as a result of trenching or installation.
6. Survey, location of building corners, finish floor elevation, excavation, and construction of subgrade building pad and footings (if required) per PRC plans.
7. Soil conditions not suitable for bearing a minimum of 1500 PSF with compaction to 90% maximum dry density shall require Owner/General Contractor correction before building placement. If no soils testing report is available before bid, Owner/General Contractor must verify site supporting soils at a minimum of 1500 PSF because that is the least we can place our structures on or Owner/General Contractor or engineer of record must design a foundation system to meet the imposed loads of site placement.
8. Improper water pressure, an undersized meter, or improper water volume flow to the building may necessitate a change order for installation of a building internal diaphragm tank to provide the minimum flow rate and static pressure of up to 60 PSI and a minimum of 40 PSI to properly flush the fixtures. Building water service chlorination, post installation, shall be by Owner/General Contractor.
9. Our bid included crane costs are based on a maximum 35' radius from the center pin of the crane (10' back from the rear of the crane) to the building center point of the furthest building module roof. If additional distance requires a larger crane, additional costs will be assessed by change order to the Owner/General Contractor.
10. Bonds, building permits, a site survey, special inspection fees, minor trash removal (nominally one pickup truck of shipping materials), final utility connections to the on-site water, sewer and electrical are by the Owner/General Contractor. Since the building is fully inspected and tested in plant, minor plumbing leaks (if water is not available when building site work installation is completed) is by the Owner/ General Contractor.
11. Site Traffic Control, if applicable, shall be by Owner/ General Contractor, not PRC.
12. Any equipment installation, site work or special inspections other than described within this proposal, shall be by Owner/General Contractor.
13. Backflow certification if applicable by Owner/ General Contractor.
14. Any Fire Suppression Systems by others, not by PRC.
15. Any future transformers, related shut offs, and disconnects for electrical is by others, not by PRC.
16. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Insurance and Prevailing Wage Certification:
PRC shall comply with the required insurance requirements, wage reports, and safety requirements for the project, including OSHA regulations.

Special Insurance to protect the Building before acceptance:
As PRC requires payment for each month of off-site construction, and since the building is not on owner property where their insurance will cover the building, we maintain a special policy that insures the property even when paid for off-site until the building is finally accepted by the owner. This special policy protects the Owner's custom ordered materials to be used in the fabrication of the building during this period. PRC provides this Stock Throughput Policy to cover the building materials from supplier to manufacturer, while it is being built off-site, while in transit to the job site, during and after it is installed on-site until final acceptance. This special policy has a $1,000,000 coverage limit. This exceeds the cost of any single building we have offered for sale herein.

Errors and Omissions Insurance:
Our firm employs licensed architects, engineers, and drafting staff to provide design of our buildings. Since these buildings are required to meet accessibility standards and building codes on site, and since we are the designer, we carry Errors and Omissions Insurance (E & O) to protect our clients from any errors. The policy covers a limit of up to $2,000,000 per occurrence and is more clearly explained in the insurance certificates we provide after receipt of a purchase order.

WARRANTY:
All work performed by PUBLIC RESTROOM COMPANY (called "Company") shall be warranted to the Owner to be of good quality, free of faults and defects in material, workmanship, and title for 5 years from last date of installation if building is installed by Company or 1 year if building is installed by Owner or Owner's agent without on-site supervision by Company. Company warranty on building shell including exterior walls, concrete 8" slab/foundation, and roof system is warranted for 20 years structurally. The Company will repair or replace at their sole option any defects in work upon proper notice to the below stated address below.

Owner/General Contractor selected parts and materials that are not PRC approved will not be covered under PRC's 5 year component warranty. These selections will be covered only by any available manufacturer warranty.

Our Company extended warranties shall be Company only and shall have no effect on any required Performance, Payment, or Warranty Bonds where Surety shall assume no liability to the Company, the Owner, or any third parties should the Company fail for any reason to deliver acceptable maintenance warranties beyond the one year period. The warranty extension is solely between the owner and PRC and not the general contractor, bonding company, or architect/engineer of record.

This warranty applies only if all work performed by Company has been fully paid for, including change orders if applicable. Company has no responsibility for any neglect, abuse, or improper handling of building product.

The warranties expressed herein are exclusive, and are in lieu of all other warranties expressed or implied, including those of merchantability and fitness.

There are no warranties which extend beyond those described on the face of this Warranty. The foregoing shall constitute the full liability of the Company and be the sole remedy to the Owner.

Term of Offer to Sell and Owner/General Contractor Acceptance:
This offer is valid for acceptance within 90 days or when a part of a public bid for the applicable duration imposed within the Owner's bid documents. Acceptance is by approving our post bid preliminary notice to begin drawings subject to final Owner/General Contractor approval of our submittals and receipt of a contract or a purchase order/contract.

Special Notice of Possible Project Cost Increases as a Result of Late Payments:
In the event of delayed or late payment, PRC shall have the right to remedies including late charges, overall project total cost increases, and other damages as allowed by applicable law. The contract price quoted herein is a discounted price based upon our receipt of progress payments as invoiced on the agreed billing schedule of PRC. In the event of non-payment, PRC will provide a 5 day written notice to cure and if payment is still not received, the discounted price for the payment due may increase, to an undetermined amount, to cover work stoppage, remobilization, cancellation of materials and subsequent restocking charges, resale of the contracted building to another party, storage fees, additional crane fees, travel and per diem costs for field crews, and any other cost applicable to the project, as allowed by law. Interest if applicable to non-payment will be assessed at the maximum amount allowed by law or 18% whichever is greater.

Termination:
Upon Termination for any reason, Owner/General Contractor shall be liable for the cost of all work performed up to the date of termination. Additionally, Owner/General Contractor shall pay for off-site demolition and disposal of the partially or fully fabricated building as well as any non-returnable materials which were custom-ordered to complete fabrication in PRC's factory location. Any returned materials are subject to return and restocking fees at the Owner/General Contractor expense.

Venue for Contract Jurisdiction:
Public Restroom Company requires all contracts accepted by our firm to hold that the venue for legal jurisdiction for this contract offer and acceptance shall be Douglas County, Nevada. In the event of your default, PRC shall be entitled to the full amount due including reasonable attorney fees, costs, storage, expenses of physical recovery, and statutory interest, as allowed by law.

No modifications to this offer shall be authorized unless confirmed in writing by the President of Public Restroom Company.

Offered by: Public Restroom Company by _____
Charles E. Kaufman IV, President

This provides conditional acceptance of this preliminary purchase order for this building subject to acceptance of the submittals, furnished by Public Restroom Company. Once you accept the preliminary submittals, this shall become a final purchase agreement or at your discretion the final purchase order or a contract may be substituted with this attached.

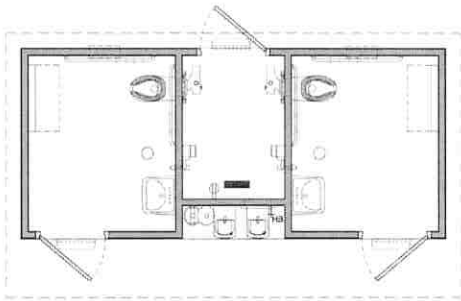
Accepted by:

_____	_____
Authorized Signature	Date Signed
_____	_____
Printed Name	Legal Entity Name and Address

PROJECT REF#: 11725







FLOOR PLAN

SCALE: NOT TO SCALE

RESTROOM BUILDING
BLUE SPRINGS, MISSOURI

ROTARY PARK

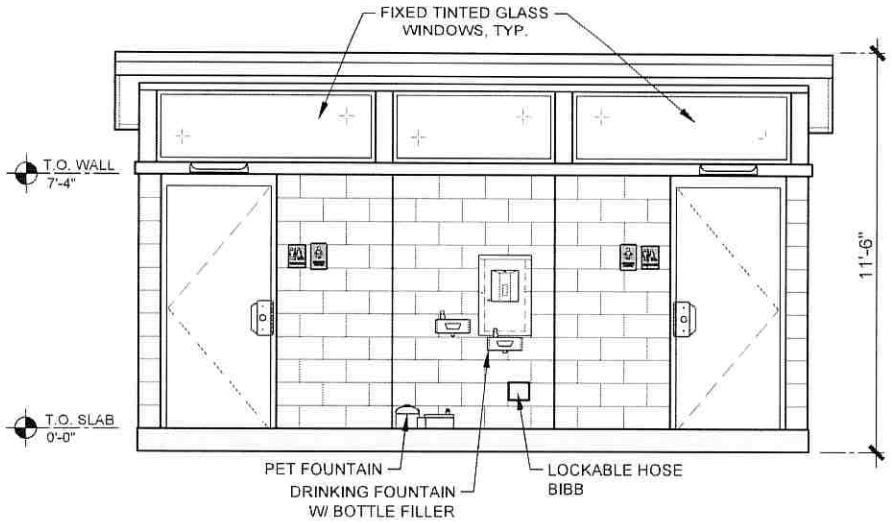
ARTIST IMPRESSION: 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.

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PUBLIC RESTROOM COMPANY
Building Better Places To Go.℠

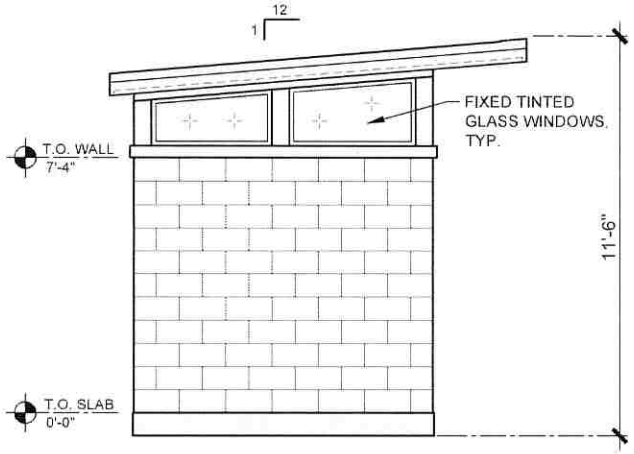
www.PublicRestroomCompany.com
2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448

PROJECT REF#: 11725



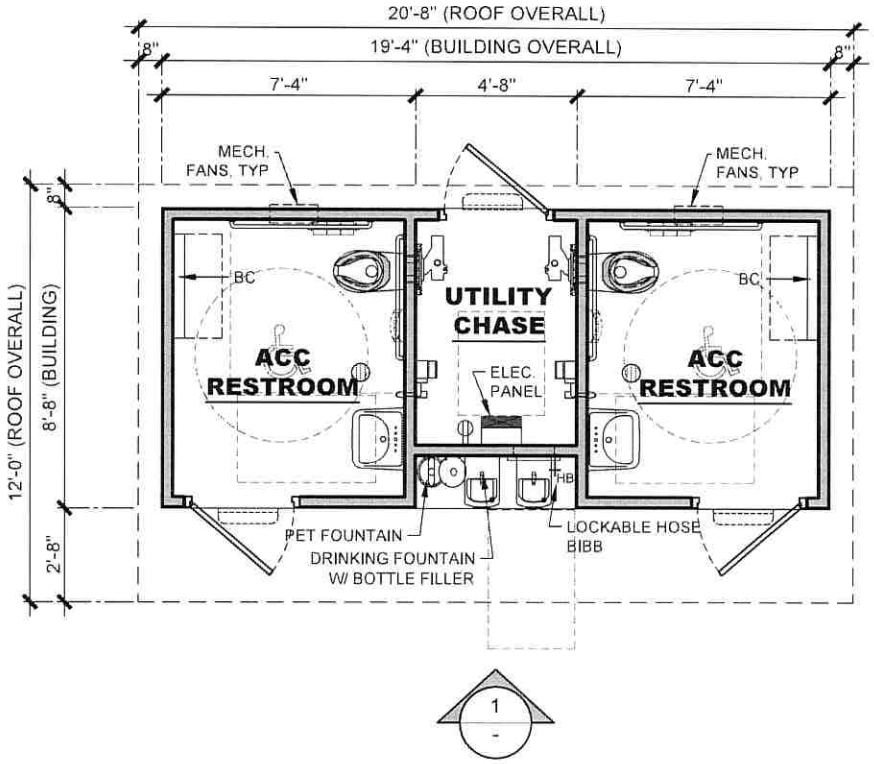
ELEVATION 1

SCALE:3/16"=1'-0"



ELEVATION 2

SCALE:3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'0"

PUBLIC RESTROOM COMPANY Building Better Places To Go.SM	BUILDING TYPE: **RESTROOM BUILDING**	REVISION #	REVISION 4 DAT	SHEET#
			DRAWN BY: EOR	
	PROJECT: **ROTARY PARK BLUE SPRINGS, MO**	PROJECT #: **11725**	STARTDATE:	MAX. PERSON / HOUR: **90 S**
			DRAWN BY: EOR	

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Ph: 888-888-2060 | Fax: 888-888-1448

~NOT FOR CONSTRUCTION ~ PRELIMINARY DESIGN DRAWING ONLY ~ DO NOT SCALE, DIMENSIONS PRESIDE

Exhibit D

The Public Restroom Company
Installation Guidelines

OWNER / GENERAL CONTRACTOR AND PUBLIC RESTROOM COMPANY RESPONSIBILITIES

PUBLIC RESTROOM COMPANY RESPONSIBILITIES:

1. PROVIDE FULL ARCHITECTURAL PLANS AND ENGINEERING CALCULATIONS, STAMPED BY STATE GOVERNING AGENCY SUITABLE FOR GENERAL CONTRACTOR TO FILE FOR REQUIRED BUILDING PERMIT.
2. FURNISH AND INSTALL UNDERGROUND UTILITIES UNDER SLAB (INCLUDING TRENCHING) EXTENDING 6 FEET MAX. BEYOND THE BUILDING LINE, MIN. OF 24" - MAX OF 36" BELOW GRADE.
3. FURNISH AND INSTALL SLAB TO FOUNDATION ANCHORS PER DETAILS INCLUDED HEREIN. APPLICABLE ONLY TO BUILDINGS WITH FOUNDATIONS.

GENERAL NOTES:

1. THE DIFFERENCE IN THE ELEVATION BETWEEN THE FINISH FLOOR OF THE BUILDING AT EXTERIOR DOORS AND THE SIDEWALK OUTSIDE IS 1/4" MAX. PRC RECOMMENDS SIDEWALK TO BE FLUSH WITH FINISH FLOOR AT ALL DOORS.
2. THE PLAN & DETAILS HEREIN ARE SPECIFIC TO THE BUILDING SIZE AND MODULE CONFIGURATION OF THIS BUILDING MODEL.

OWNER / GENERAL CONTRACTOR RESPONSIBILITIES:

1. PREPARE BUILDING PAD AND OR FOUNDATION.
2. PROVIDE SITE PLAN & ENGINEERED FOUNDATION PLAN (IF APPLICABLE) AND ATTACH IT TO THE PUBLIC RESTROOM COMPANY'S DEPARTMENT OF HOUSING APPROVED DOCUMENTS AND OBTAIN NECESSARY PERMITS FROM LOCAL JURISDICTION.
3. VERIFY AND SCHEDULE NECESSARY INSPECTIONS WITH LOCAL JURISDICTION FOR SITE PERFORMED WORK BY OTHERS, AND FOR UNDER BUILDING SLAB PLUMBING CONNECTIONS MADE BY PRC.
4. COORDINATE SEWER INVERT ELEVATION WITH THE PUBLIC RESTROOM COMPANY PRIOR TO BUILDING INSTALLATION, VERIFY & COORDINATE LOCATION OF EXISTING UTILITIES INCLUDING WATER METER SIZE, TYPE, AND LOCATION OF EXISTING UTILITIES COMING INTO THE BUILDING SUPPLIED BY PRC
5. MAKE FINAL UTILITY CONNECTIONS (INCLUDING NECESSARY UTILITY BOXES).
6. PREPARE SITE FOR MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1,500 psf, WITH SUB-GRADE COMPACTED TO 90% M.D.D.
7. SUPPLY AND STOCK PILE REQUIRED QUANTITY OF COARSE MASON SAND WITHIN BUILDING PROXIMITY FOR USE BY PRC FOR UTILITY TRENCH BACKFILL.
8. PROJECTS WITH FOOTINGS: PROVIDE SLEEVES IN FOOTINGS ACCORDING TO UTILITY LOCATION PLAN AND PAD / FOUNDATION PLAN DIRECTION.

GENERAL SITE CONDITION LIABILITY NOTE:

PUBLIC RESTROOM COMPANY (PRC) PROVIDES BUILDING PAD / FOUNDATION PLAN DRAWINGS FOR PLACEMENT OF OUR BUILDING ON SITE FOUNDATIONS / PADS FOR **REFERENCE ONLY**. PRC DRAWINGS DO NOT INCORPORATE SITE DESIGN FOR LOCAL CODES, SOILS CONDITIONS, FOOTING REQUIREMENTS, AND / OR ANY OTHER CONTRIBUTING SITE FACTORS UP TO AN INCLUDING HIGH WATER TABLES. IT IS THE RESPONSIBILITY OF THE OWNER / GENERAL CONTRACTOR TO PROVIDE A PROPER SITE DESIGN TO ACCOMMODATE THE BUILDING AS WELL AS PROVIDE PROPER SITE CRITERIA SO PRC MAY MODEL SEWER, WATER, AND ELECTRICAL DESIGNS WITHIN THE BUILDING. OUR BUILDING DESIGN INCLUDES AN 8" THICK REINFORCED CONCRETE SLAB AND ASSUMES FULL SLAB BEARING ON SOILS WITH A MINIMUM OF 1500 PSF BEARING CAPACITY. OUR BUILDING DESIGNS SURCHARGE THE SOIL BENEATH THE MAT SLAB AT APPROXIMATE 208 PSF. ANY BUILDING FOUNDATION IN ADDITION TO THE INTEGRAL MAT SLAB ARE SHOWN FOR **REFERENCE ONLY** AND SHOULD BE VERIFIED BY A LICENSED SOILS ENGINEER TO CONFORM WITH REQUIRED CODES. **PRC ASSUMES NO LIABILITY FOR THE OWNER OR GENERAL CONTRACTOR ACCEPTANCE OF THESE TYPICAL DRAWINGS WITHOUT VERIFICATION BY A LICENSED SOILS / FOUNDATION ENGINEER.**

PUBLIC RESTROOM COMPANY
Building Better Places To Go.
Ph: 888-888-2060 | Fax: 888-888-1448

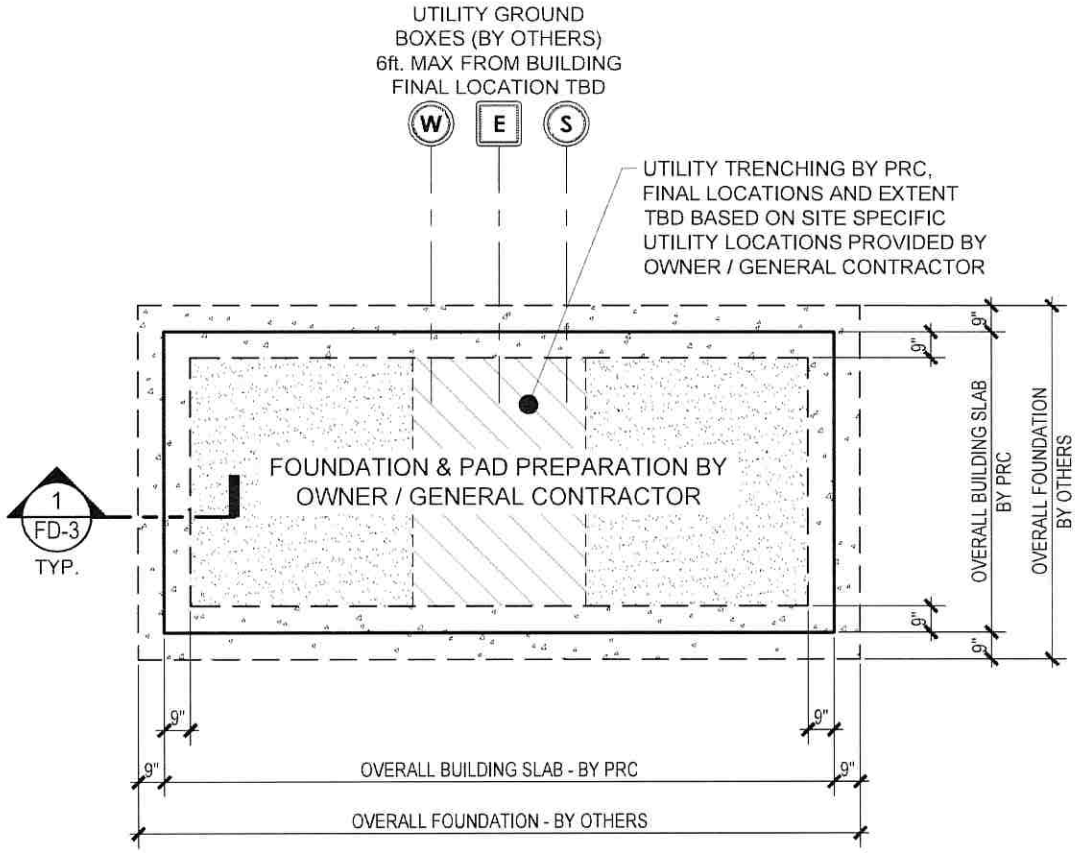
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BUILDING TYPE:	**RESTROOM BUILDING**	DATE: -	DRAWN BY: -
		PROJECT #: -	
PROJECT: -		SHEET:	**FD-1**
		1 OF 4	

~NOT FOR CONSTRUCTION ~ PRELIMINARY DESIGN DRAWING ONLY ~ DO NOT SCALE, DIMENSIONS PRESIDE

NOTES:

1. **BOTTOM OF PRE-FAB BLDG. MANUFACTURERS SLAB IS DEAD FLAT. TOP OF FOOTINGS & COMPACTED BACK FILL MUST BE DEAD LEVEL. POUR FOOTING WITH LASER TRANSIT TO VERIFY TOP OF FOOTING. IF SHIM PLATES ARE REQUIRED A CHANGE ORDER IS REQUIRED.**
2. **REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF; FIELD VERIFIED BY OTHERS**



1 / FD-2 EXAMPLE FOUNDATION / PAD PREPARATION PLAN

SCALE: NOT TO SCALE

EXAMPLE FOR REFERENCE ONLY

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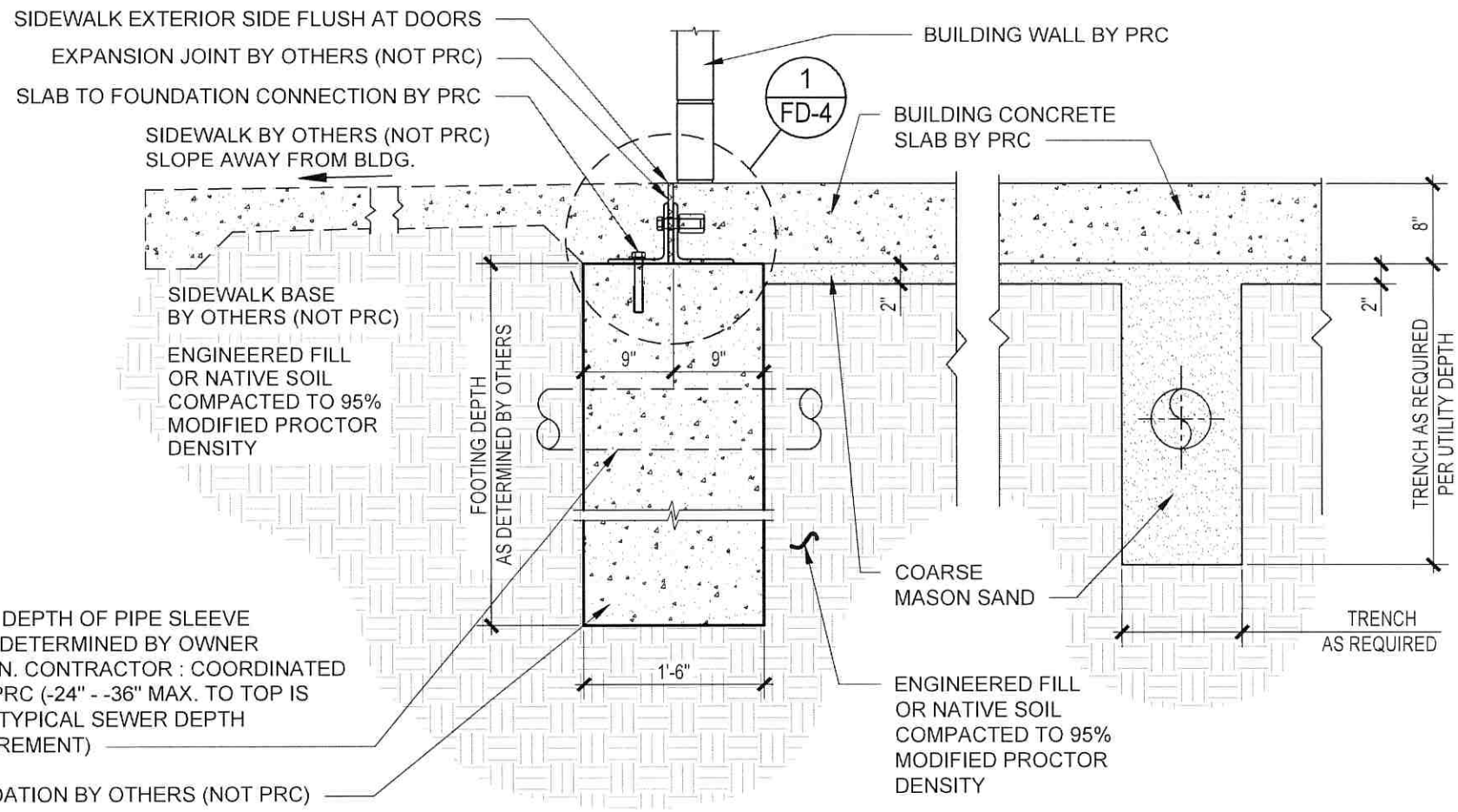
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BUILDING TYPE:	**RESTROOM BUILDING**	DATE: -	DRAWN BY: -
PROJECT:	-	PROJECT #: -	
		SHEET: **FD-2**	
		2 OF 4	

NOTES:

1. **BOTTOM OF PRE-FAB BLDG. MANUFACTURERS SLAB IS DEAD FLAT. TOP OF FOOTINGS & COMPACTED BACK FILL MUST BE DEAD LEVEL. POUR FOOTING WITH LASER TRANSIT TO VERIFY TOP OF FOOTING. IF SHIM PLATES ARE REQUIRED A CHANGE ORDER IS REQUIRED.**

2. **REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF; FIELD VERIFIED BY OTHERS**



1 / FD-3 **TYPICAL FOUNDATION SECTION DETAIL**

SCALE: NOT TO SCALE

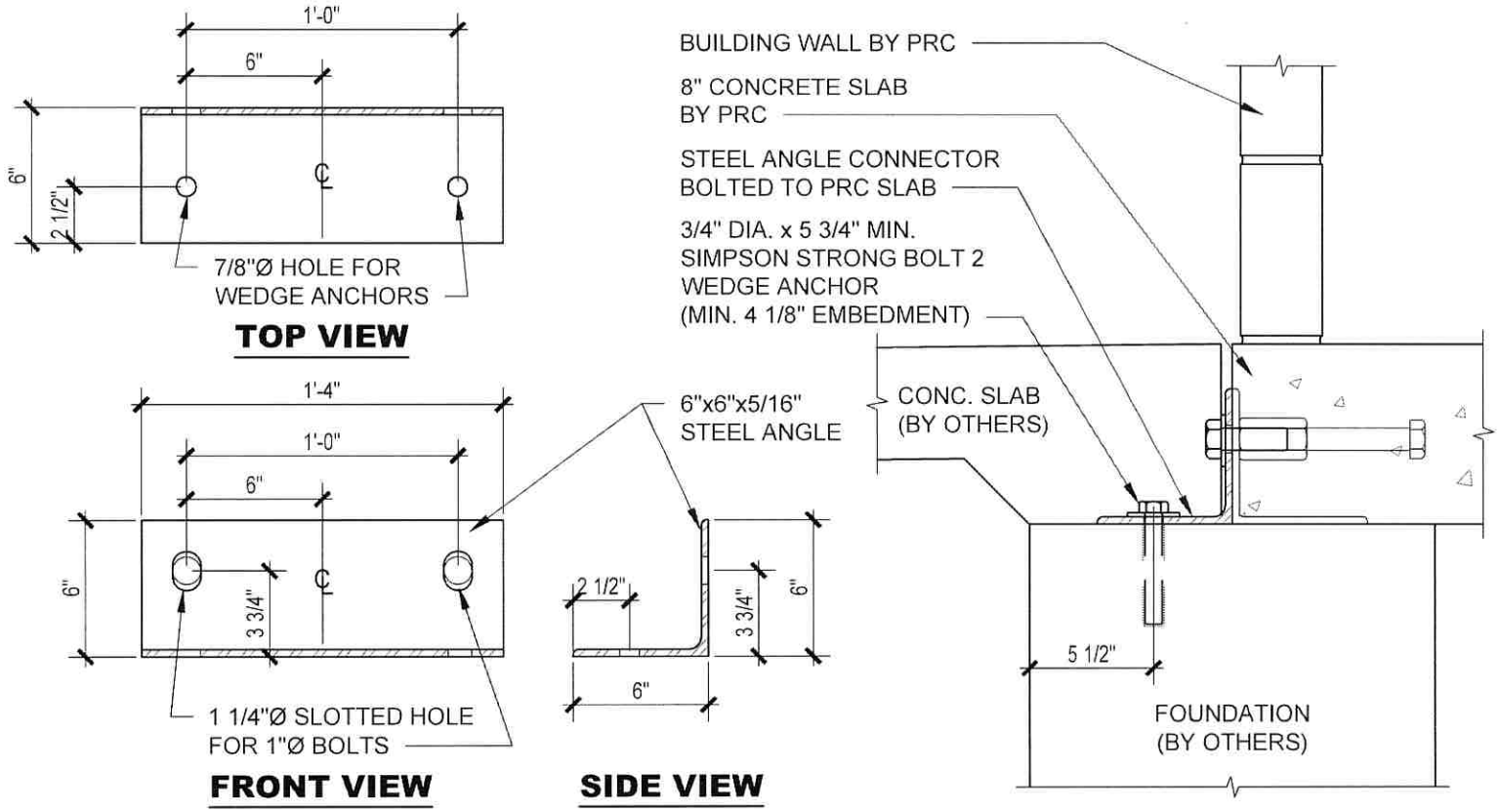
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BUILDING TYPE: **RESTROOM BUILDING**	DATE: -	DRAWN BY: -
	PROJECT #: -	
PROJECT: -	SHEET: 3 OF 4	**FD-3**

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NOTE:
QUANTITY AND LOCATIONS OF ANCHORS TO BE DETERMINED BY PRC ENGINEER



1
FD-4

SLAB TO FOUNDATION ANCHOR DETAIL (BY PRC)

SCALE: NOT TO SCALE

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BUILDING TYPE: **RESTROOM BUILDING**		DATE: -	DRAWN BY: -
		PROJECT #: -	
PROJECT: -		SHEET: **FD-4**	
		4 OF 4	

~NOT FOR CONSTRUCTION ~ PRELIMINARY DESIGN DRAWING ONLY ~ DO NOT SCALE, DIMENSIONS PRESIDE

Exhibit E

Prevailing Wage Order #31
State of Missouri – Jackson County

Missouri
Division of Labor Standards
WAGE AND HOUR SECTION

MICHAEL L. PARSON, Governor

Annual Wage Order No. 31

Section 048
JACKSON COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: **March 8, 2024**

Last Date Objections May Be Filed: **April 8, 2024**

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	$69.50
Boilermaker	$39.44*
Bricklayer-Stone Mason	$62.06
Carpenter	$64.94
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	$58.02
Plasterer	
Communication Technician	$62.38
Electrician (Inside Wireman)	$70.32
Electrician Outside Lineman	$61.40
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	$93.11
Glazier	$59.07
Ironworker	$70.66
Laborer	$52.42
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	$50.24
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	$66.05
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	$54.25
Plumber	$78.88
Pipe Fitter	
Roofer	$60.69
Sheet Metal Worker	$76.38
Sprinkler Fitter	$69.92
Truck Driver	$54.27
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.
**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.

Heavy Construction Rates for
JACKSON County

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	$65.11
Millwright	
Pile Driver	
Electrician (Outside Lineman)	$90.71
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	$51.85
General Laborer	
Skilled Laborer	
Operating Engineer	$60.48
Group I	
Group II	
Group III	
Group IV	
Truck Driver	$53.04
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.

OVERTIME
and
HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

Exhibit F

Example Contract

EFFECTIVE DATE:	TERMINATION DATE:	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	
Attention:	Attention:
Department:	Phone:
Phone:	

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____ 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$**_____ unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor

or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq.* RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products

hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor

shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

d. Professional Liability Insurance: Contractor agrees to maintain professional liability insurance in the amount of $1,000,000 per claim and in the aggregate during the term of this contract. (If not applicable, delete this subparagraph)

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this contract in its contract price. Contractor's obligation under this contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this contract.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the

Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. "On-site employees" are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction."

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity,*

enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

DRAFT

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the _____ of _____ (hereinafter "Company"), whose business address is _____, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ _____
Affiant / Contractor Printed Name

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
SEAL Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Advisor agrees to comply with Missouri law regarding the Anti- Discrimination Against Israel Act, and execution of this Superseding Addendum constitutes Advisor's certification of compliance with the Anti- Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. **Entire Contract**. This contract contains the entire contract of the parties. No modification, amendment, or waiver of any of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CONTRACTOR: _____

By:_____
Name:_____
Title: _____

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor		
Scope of Work (Job Description)	Attachments: 1) Prevailing Wage Order #___, by reference	
Start Date		
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline		
Reimbursable Expenses	☐ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $_____ per hour ☐ Incremental payments as follows: ☐ ____% retainage held until completion of project.	

Exhibit G

HUD Form 1040 Wage Requirements

A. APPLICABILITY

The Project or Program to which the construction work covered by this Contract pertains is being assisted by the United States of America, and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

1. Minimum wages and fringe benefits

i. All laborers and mechanics employed or working upon the site of the work (or otherwise working in construction or development of the project under a development statute), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of basic hourly wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. As provided in 29 CFR 5.5(d) and (e), the appropriate wage determinations are effective by operation of law even if they have not been attached to the contract. Contributions made or costs reasonably anticipated for bona fide fringe benefits under the Davis-Bacon Act (40 U.S.C. 3141(2)(B)) on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(v) of these contract clauses; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics must be paid the appropriate wage rate and fringe benefits on the wage determination for the classification(s) of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided,* That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classifications and wage rates conformed under 29 CFR 5.5(a)(1)(iii)) and the Davis-Bacon poster (WH-1321) must be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

ii. Frequently recurring classifications

A. In addition to wage and fringe benefit rates that have been determined to be prevailing under the procedures set forth in 29 CFR part 1, a wage determination may contain, pursuant to § 1.3(f), wage and fringe benefit rates for classifications of laborers and mechanics for which conformance requests are regularly submitted pursuant to 29 CFR 5.5(a)(1)(iii), provided that:

1. The work performed by the classification is not performed by a classification in the wage determination for which a prevailing wage rate has been determined;
2. The classification is used in the area by the construction industry; and
3. The wage rate for the classification bears a reasonable relationship to the prevailing wage rates contained in the wage determination.

B. The Administrator will establish wage rates for such classifications in accordance with 29 CFR 5.5(a)(1)(iii)(A)(3). Work performed in such a classification must be paid at no less than the wage and fringe benefit rate listed on the wage determination for such classification.

iii. Conformance

A. The contracting officer must require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract be

classified in conformance with the wage determination. Conformance of an additional classification and wage rate and fringe benefits is appropriate only when the following criteria have been met:

1. The work to be performed by the classification requested is not performed by a classification in the wage determination; and
2. The classification is used in the area by the construction industry; and
3. The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

B. The conformance process may not be used to split, subdivide, or otherwise avoid application of classifications listed in the wage determination.

C. If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken will be sent by the contracting officer by email to DBAconformance@dol.gov. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

D. In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer will, by email to DBAconformance@dol.gov, refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

E. The contracting officer must promptly notify the contractor of the action taken by the Wage and Hour Division under 29 CFR 5.5 (a)(1)(iii)(C) and (D). The contractor must furnish a written copy of such determination to each affected worker or it must be posted as a part of the wage determination. The wage rate (including fringe benefits where appropriate) determined pursuant to 29 CFR 5.5 (a)(1)(iii)(C) or (D) must be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

iv. Fringe benefits not expressed as an hourly rate

Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor may either pay the benefit as stated in the wage determination or may pay another bona fide fringe benefit or an hourly cash equivalent thereof.

v. Unfunded plans

If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided,* That the Secretary of Labor has found, upon the written request of the contractor, in accordance with the criteria set forth in 29 CFR 5.28, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

vi. Interest In the event of a failure to pay all or part of the wages required by the contract, the contractor will be required to pay interest on any underpayment of wages.

2. **Withholding**

   i. **Withholding requirements**

   The U. S. Department of Housing and Urban Development may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for the full amount of wages and monetary relief, including interest, required by the clauses set forth in 29 CFR 5.5(a) for violations of this contract, or to satisfy any such liabilities required by any other Federal contract, or federally assisted contract subject to Davis-Bacon labor standards, that is held by the same prime contractor (as defined in 29 CFR 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to Davis-Bacon labor standards requirements and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld. In the event of a contractor's failure to pay any laborer or mechanic, including any apprentice or helper working on the site of the work (or otherwise working in construction or development of the project under a development statute) all or part of the wages required by the contract, or upon the contractor's failure to submit the required records as discussed in 29 CFR 5.5(a)(3)(iv), HUD may on its own initiative and after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

   ii. **Priority to withheld funds**

   The Department has priority to funds withheld or to be withheld in accordance with 29 CFR 5.5(a)(2)(i) or (b)(3)(i), or both, over claims to those funds by:

   A. A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;
   B. A contracting agency for its reprocurement costs;
   C. A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;
   D. A contractor's assignee(s);
   E. A contractor's successor(s); or
   F. A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901-3907.

3. **Records and certified payrolls**

   i. **Basic record requirements**

   A. Length of record retention. All regular payrolls and other basic records must be maintained by the contractor and any subcontractor during the course of the work and preserved for all laborers and mechanics working at the site of the work (or otherwise working in construction or development of the project under a development statute) for a period of at least 3 years after all the work on the prime contract is completed.

   B. Information required Such records must contain the name; Social Security number; last known address, telephone number, and email address of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act); daily and weekly number of hours actually worked in total and on each covered contract; deductions made; and actual wages paid.

   C. Additional records relating to fringe benefits. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(v) that the wages of any laborer or mechanic include the amount of any

costs reasonably anticipated in providing benefits under a plan or program described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act, the contractor must maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits.

D. **Additional records relating to apprenticeship** Contractors with apprentices working under approved programs must maintain written evidence of the registration of apprenticeship programs, the registration of the apprentices, and the ratios and wage rates prescribed in the applicable programs.

ii. **Certified payroll requirements**

A. **Frequency and method of submission** The contractor or subcontractor must submit weekly, for each week in which any DBA- or Related Acts-covered work is performed, certified payrolls to HUD if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the certified payrolls to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to HUD. The prime contractor is responsible for the submission of all certified payrolls by all subcontractors. A contracting agency or prime contractor may permit or require contractors to submit certified payrolls through an electronic system, as long as the electronic system requires a legally valid electronic signature; the system allows the contractor, the contracting agency, and the Department of Labor to access the certified payrolls upon request for at least 3 years after the work on the prime contract has been completed; and the contracting agency or prime contractor permits other methods of submission in situations where the contractor is unable or limited in its ability to use or access the electronic system

B. **Information required** The certified payrolls submitted must set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i)(B), except that full Social Security numbers and last known addresses, telephone numbers, and email addresses must not be included on weekly transmittals. Instead, the certified payrolls need only include an individually identifying number for each worker (*e.g.*, the last four digits of the worker's Social Security number). The required weekly certified payroll information may be submitted using Optional Form WH-347 or in any other format desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at *https://www.dol.gov/sites/dolgov/files/WHD/legacy/files/wh347.pdf* or its successor website. It is not a violation of this section for a prime contractor to require a subcontractor to provide full Social Security numbers and last known addresses, telephone numbers, and email addresses to the prime contractor for its own records, without weekly submission by the subcontractor to the sponsoring government agency (or the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records).

C. **Statement of Compliance** Each certified payroll submitted must be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor, or the contractor's or subcontractor's agent who pays or supervises the payment of the persons working on the contract, and must certify the following:

1. That the certified payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information and basic records are being maintained under 29 CFR 5.5 (a)(3)(i), and such information and records are correct and complete;
2. That each laborer or mechanic (including each helper and apprentice) working on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly

from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3; and

3. That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification(s) of work actually performed, as specified in the applicable wage determination incorporated into the contract.

D. **Use of Optional Form WH-347** The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 will satisfy the requirement for submission of the "Statement of Compliance" required by 29 CFR 5.5(a)(3)(ii)(C).

E. **Signature** The signature by the contractor, subcontractor, or the contractor's or subcontractor's agent must be an original handwritten signature or a legally valid electronic signature.

F. **Falsification** The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 3729.

G. **Length of certified payroll retention** The contractor or subcontractor must preserve all certified payrolls during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

iii. **Contracts, subcontracts, and related documents** The contractor or subcontractor must maintain this contract or subcontract and related documents including, without limitation, bids, proposals, amendments, modifications, and extensions. The contractor or subcontractor must preserve these contracts, subcontracts, and related documents during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

iv **Required disclosures and access**

A. **Required record disclosures and access to workers** The contractor or subcontractor must make the records required under 29 CFR 5.5(a)(3)(i)–(iii), and any other documents that HUD or the Department of Labor deems necessary to determine compliance with the labor standards provisions of any of the applicable statutes referenced by 29 CFR 5.1, available for inspection, copying, or transcription by authorized representatives of HUD or the Department of Labor, and must permit such representatives to interview workers during working hours on the job.

B. **Sanctions for non-compliance with records and worker access requirements** If the contractor or subcontractor fails to submit the required records or to make them available, or refuses to permit worker interviews during working hours on the job, the Federal agency may, after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, that maintains such records or that employs such workers, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available, or to permit worker interviews during working hours on the job, may be grounds for debarment action pursuant to 29 CFR 5.12. In addition, any contractor or other person that fails to submit the required records or make those records available to WHD within the time WHD requests that the records be produced will be precluded from introducing as evidence in an administrative proceeding under 29 CFR part 6 any of the required records that were not provided or made available to WHD. WHD will take into consideration a reasonable request from the contractor or person for an extension of the time for submission of records. WHD will determine the reasonableness of the request and may consider, among other things, the location of the records and the volume of production.

C. **Required information disclosures** Contractors and subcontractors must maintain the full Social Security number and last known address, telephone number, and email address of each covered worker, and must provide them upon request to HUD if the agency is a party to

the contract, or to the Wage and Hour Division of the Department of Labor. If the Federal agency is not such a party to the contract, the contractor, subcontractor, or both, must, upon request, provide the full Social Security number and last known address, telephone number, and email address of each covered worker to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to HUD, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or other compliance action.

4. **Apprentices and equal employment opportunity**

i. **Apprentices**

A. **Rate of pay** Apprentices will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship (OA), or with a State Apprenticeship Agency recognized by the OA. A person who is not individually registered in the program, but who has been certified by the OA or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice, will be permitted to work at less than the predetermined rate for the work they perform in the first 90 days of probationary employment as an apprentice in such a program. In the event the OA or a State Apprenticeship Agency recognized by the OA withdraws approval of an apprenticeship program, the contractor will no longer be permitted to use apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

B. **Fringe benefits** Apprentices must be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringe benefits must be paid in accordance with that determination.

C. **Apprenticeship ratio** The allowable ratio of apprentices to journeyworkers on the job site in any craft classification must not be greater than the ratio permitted to the contractor as to the entire work force under the registered program or the ratio applicable to the locality of the project pursuant to 29 CFR 5.5(a)(4)(i)(D). Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in 29 CFR 5.5(a)(4)(i)(A), must be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under this section must be paid not less than the applicable wage rate on the wage determination for the work actually performed.

D. **Reciprocity of ratios and wage rates** Where a contractor is performing construction on a project in a locality other than the locality in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyworker's hourly rate) applicable within the locality in which the construction is being performed must be observed. If there is no applicable ratio or wage rate for the locality of the project, the ratio and wage rate specified in the contractor's registered program must be observed.

ii **Equal employment opportunity** The use of apprentices and journeyworkers under this part must be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

5 **Compliance with Copeland Act requirements.** The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6 **Subcontracts.** The contractor or subcontractor must insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (11), along with the applicable wage determination(s) and such other clauses or contract modifications as the U.S. Department of Housing and
Urban Development may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses and wage determination(s) in any lower tier subcontracts. The prime contractor is responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and may be subject to debarment, as appropriate.

7 **Contract termination: debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8 **Compliance with Davis-Bacon and Related Act requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9 **Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. **Certification of eligibility**.

i. By entering into this contract, the contractor certifies that neither it nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of 40 U.S.C. 3144(b) or 29 CFR 5.12(a).

ii. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of 40 U.S.C. 3144(b) or 29 CFR 5.12(a).

iii. The penalty for making false statements is prescribed in the U.S. Code, Title 18 Crimes and Criminal Procedure, 18 U.S.C. 1001.

11 **Anti-retaliation** It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

i. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

ii. Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

iii. Cooperating in any investigation or other compliance action, or testifying in any proceeding under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5; or

iv. Informing any other person about their rights under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5.

B. **Contract Work Hours and Safety Standards Act (CWHSSA)**

The Agency Head must cause or require the contracting officer to insert the following clauses set forth in 29 CFR 5.5(b)(1), (2), (3), (4), and (5) in full, or (for contracts covered by the Federal Acquisition Regulation) by reference, in any contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses must

be inserted in addition to the clauses required by 29 CFR 5.5(a) or 4.6. As used in this paragraph, the terms "laborers and mechanics" include watchpersons and guards.

1. **Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in 29 CFR 5.5(b)(1) the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages and interest from the date of the underpayment. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchpersons and guards, employed in violation of the clause set forth in 29 CFR 5.5(b)(1), in the sum of $31 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 CFR 5.5(b)(1).
3. **Withholding for unpaid wages and liquidated damages**

i. **Withholding process** The U.S Department of Housing and Urban Development or the recipient of Federal assistance may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for any unpaid wages; monetary relief, including interest; and liquidated damages required by the clauses set forth in 29 CFR 5.5(b) on this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor (as defined in 29 CFR 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to the Contract Work Hours and Safety Standards Act and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld.

ii **Priority to withheld funds** The Department has priority to funds withheld or to be withheld in accordance with 29 CFR 5.5(a)(2)(i) or (b)(3)(i), or both, over claims to those funds by:

- **A.** A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;
- **B.** A contracting agency for its reprocurement costs;
- **C.** A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;
- **D.** A contractor's assignee(s);
- **E.** A contractor's successor(s); or
- **F.** A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901-3907.

4. ***Subcontracts***. The contractor or subcontractor must insert in any subcontracts the clauses set forth in 29 CFR 5.5(b)(1) through (5) and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor is responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 CFR 5.5(b)(1) through (5). In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss,

due to any workers of lower-tier subcontractors, and associated liquidated damages and may be subject to debarment, as appropriate.

5 **Anti-retaliation** It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

- **i.** Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the Contract Work Hours and Safety Standards Act (CWHSSA) or its implementing regulations in 29 CFR part 5;
- **ii.** Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under CWHSSA or 29 CFR part 5;
- **iii.** Cooperating in any investigation or other compliance action, or testifying in any proceeding under CWHSSA or 29 CFR part 5; or
- **iv.** Informing any other person about their rights under CWHSSA or 29 CFR part 5.

C. CWHSSA required records clause In addition to the clauses contained in 29 CFR 5.5(b), in any contract subject only to the Contract Work Hours and Safety Standards Act and not to any of the other laws referenced by 29 CFR 5.1, the Agency Head must cause or require the contracting officer to insert a clause requiring that the contractor or subcontractor must maintain regular payrolls and other basic records during the course of the work and must preserve them for a period of 3 years after all the work on the prime contract is completed for all laborers and mechanics, including guards and watchpersons, working on the contract. Such records must contain the name; last known address, telephone number, and email address; and social security number of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid; daily and weekly number of hours actually worked; deductions made and actual wages paid. Further, the Agency Head must cause or require the contracting officer to insert in any such contract a clause providing that the records to be maintained under this paragraph must be made available by the contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the (write the name of agency) and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview workers during working hours on the job.

D. Incorporation of contract clauses and wage determinations by reference Although agencies are required to insert the contract clauses set forth in this section, along with appropriate wage determinations, in full into covered contracts, and contractors and subcontractors are required to insert them in any lower-tier subcontracts, the incorporation by reference of the required contract clauses and appropriate wage determinations will be given the same force and effect as if they were inserted in full text.

E. Incorporation by operation of law The contract clauses set forth in this section (or their equivalent under the Federal Acquisition Regulation), along with the correct wage determinations, will be considered to be a part of every prime contract required by the applicable statutes referenced by 29 CFR 5.1 to include such clauses, and will be effective by operation of law, whether or not they are included or incorporated by reference into such contract, unless the Administrator grants a variance, tolerance, or exemption from the application of this paragraph. Where the clauses and applicable wage determinations are effective by operation of law under this paragraph, the prime contractor must be compensated for any resulting increase in wages in accordance with applicable law.

F. HEALTH AND SAFETY

The provisions of this paragraph (F) are applicable where the amount of the prime contract exceeds **$100,000**.

1. No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his or her health and safety, as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.
2. The contractor shall comply with all regulations issued by the Secretary of Labor pursuant to 29 CFR Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96), 40 U.S.C. § 3701 et seq.
3. The contractor shall include the provisions of this paragraph in every subcontract, so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

"General Decision Number: MO20240082 04/19/2024

Superseded General Decision Number: MO20230082

State: Missouri

Construction Type: Building

Counties: Bates, Caldwell, Clay, Jackson, Lafayette and Ray Counties in Missouri.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	• Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least $17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	• Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least $12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at http://www.dol.gov/whd/govcontracts.

Modification Number Publication Date

0 01/05/2024
1 04/19/2024

ASBE0027-006 10/01/2023

	Rates	Fringes
HEAT & FROST INSULATOR (Includes Duct, Pipe and Mechanical Systems)	$ 43.70	34.08

BRMO0015-021 06/01/2023

	Rates	Fringes
BRICKLAYER	$ 40.53	16.69

BRMO0018-003 07/05/2023

	Rates	Fringes
TILE SETTER	$ 34.09	20.36

CARP1011-005 05/01/2023

	Rates	Fringes
CARPENTER	$ 43.28	21.25

ELEC0124-012 08/28/2023

	Rates	Fringes
ELECTRICIAN	$ 47.37	25.89

ELEC0124-013 08/28/2023

	Rates	Fringes
ELECTRICIAN (Communication Technician)	$ 47.37	25.89

ELEV0012-005 01/01/2023

	Rates	Fringes
ELEVATOR MECHANIC	$ 55.78	43.52

ENGI0101-052 04/01/2023

	Rates	Fringes
OPERATOR: Forklift	$ 41.19	21.12

ENGI0101-053 04/01/2023

	Rates	Fringes
OPERATOR: Crane	$ 43.34	21.12

ENGI0101-054 04/01/2023

	Rates	Fringes
OPERATOR:		

Backhoe/Excavator/Trackhoe.....$ 42.53 21.12
OPERATOR: Bobcat/Skid
Steer/Skid Loader.....$ 42.53 21.12

ENGI0513-026 05/01/2023

	Rates	Fringes
POWER EQUIPMENT OPERATOR: Oiler	$ 34.61	29.50

ENGI0513-027 05/07/2023

	Rates	Fringes
POWER EQUIPMENT OPERATOR: Bulldozer	$ 41.01	29.63

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* IRON0010-003 04/01/2024

	Rates	Fringes
IRONWORKER	$ 38.00	33.56

LABO0110-007 03/01/2023

	Rates	Fringes
LABORER: Pipelayer	$ 32.46	14.70

LABO0264-009 04/01/2023

	Rates	Fringes
LABORER: Common or General	$ 31.60	18.25

LABO1104-007 03/01/2023

	Rates	Fringes
LABORER: Mason Tender - Cement/Concrete	$ 29.13	14.20

PLAS0518-015 04/01/2023

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER	$ 36.03	20.50

PLUM0008-021 06/01/2023

	Rates	Fringes
PLUMBER	$ 54.28	23.79

PLUM0533-014 06/01/2023

	Rates	Fringes
PIPEFITTER	$ 53.56	24.70

ROOF0020-023 06/01/2023

	Rates	Fringes

ROOFER.....$ 37.60 21.58

SFMO0314-002 10/01/2023

	Rates	Fringes
SPRINKLER FITTER.....$	43.04	24.35

SHEE0002-036 07/01/2023

	Rates	Fringes
SHEET METAL WORKER.....$	50.43	26.45

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* UAVG-MO-0001 10/10/2023

	Rates	Fringes
LABORER: Mason Tender - Brick...$	32.10	15.82

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* UAVG-MO-0002 10/10/2023

	Rates	Fringes
OPERATOR: Roller.....$	37.81	29.57

SUMO2020-011 10/10/2023

	Rates	Fringes
OPERATOR: Loader.....$	38.39	17.55
PAINTER.....$	24.14	9.67

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of

each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

* an existing published wage determination
* a survey underlying a wage determination
* a Wage and Hour Division letter setting forth a position on a wage determination matter
* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"

Exhibit H

Section 3 Clause

Section 3 CLAUSE
24 CFR Part 135.38, Effective July 1, 2021

All Section 3 covered contracts shall include the following clause (referred to as the Section 3 clause):

*A. The work to be performed under this Contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("***Section 3***"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, including persons who are recipients of HUD assistance for housing, with a preference for both targeted workers living in the service area or neighborhood of the Development and YouthBuild participants, as defined at 24 CFR Part 75 ("***Section 3 Regulations***).*

B. The Parties agree to comply with HUD's regulations in Section 3 Regulations, which implement Section 3. As evidenced by their execution of this Contract, the Parties certify that they are under no contractual or other impediments that would prevent them from complying with Section 3 Regulations.

C. The Award Recipient, Contractor, or Development Owner agrees to send to each labor organization or representative of workers with which the Award Recipient, Contractor, or Development Owner has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference and shall set forth the following: (i) minimum number and job titles subject to hire, (ii) availability of apprenticeship and training positions, (iii) qualifications for each (iv) the name and location of the person(s) taking applications for each of the positions, and (v) the anticipated date the work shall begin.

D. The Award Recipient, Contractor, or Development Owner agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in Section 3 Regulations, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor violates the regulations in Section 3 Regulations. The Award Recipient, Contractor, or Development Owner will not subcontract with any subcontractor where the Award Recipient, Contractor, or Development Owner has notice or knowledge that the subcontractor has been found in violation of the regulations in Section 3 Regulations.

E. The Award Recipient, Contractor, or Development Owner will certify that any vacant employment positions, including training positions, that are filled (i) after a contractor is selected but before the contract is executed, and (ii) with persons other than those to whom the regulations of Section 3 Regulations require employment opportunities to be directed, were not filled to circumvent the Award Recipient, Contractor, or Development Owner's obligations under Section 3 Regulations.

F. Noncompliance with HUD's regulations in Section 3 Regulations may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

By:_____[signature required]

_____

(Print/type name and title)

Date:_____

ATTACHMENT B

Purchase, Installation and Site Work of a Prefabricated Restroom Building

Proposal

Company Name: Tandem Paving Co., Inc.

	Item Cost	Item Total
	Purchase of restroom facility from The Public Restroom Company	$313,000.00
	Demo Cost	$38,435.00
	Site Prep	$27,600.00
	Bring Utilities to site	$23,600.00
	Footings and foundation	$12,900.00
	Concrete ADA accessible sidewalk/Apron	$16,250.00
	Backfill and seed all disturbed areas	$6,500.00
	Other – Describe: Bonds & Survey Staking	$11,685.00
	Permit Application is required by the awarded contractor, but Permit Fees are waived.	
TOTAL PRICE		$449,970.00

Print Name: David D. Smith IV Signature:

Date: 6/7/2024

Comments: Work to be completed by May 1, 2025 pending delivery of restroom from Public Restroom Company by April 1, 2025.

Purchase, Installation and Site Work of a Prefabricated Restroom Building

Vendor Information & Signature Page

Vendor Name: Tandem Paving Co., Inc.

Vendor Owner: David D. Smith IV

Years in Business: 51 yrs

Vendor Address: 617 SE Industrial Drive

Blue Springs, MO 64014

Vendor Phone Number: 816-229-6398

Vendor Email: dave@tandempaving.com

Number of Employees: 35

Management person is responsible for direct contact with the City of Blue Springs and the services required for this Request for Proposal (RFP)

Name: David D. Smith IV

Title: President

Phone Number: 816-215-8294

Email Address: dave@tandempaving.com

Signature of Authorized Representative

6/7/2024

Date

Print Officer's Name: David D. Smith IV

Section 3 CLAUSE
24 CFR Part 135.38, Effective July 1, 2021

All Section 3 covered contracts shall include the following clause (referred to as the Section 3 clause):

*A. The work to be performed under this Contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("***Section 3***"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, including persons who are recipients of HUD assistance for housing, with a preference for both targeted workers living in the service area or neighborhood of the Development and YouthBuild participants, as defined at 24 CFR Part 75 ("***Section 3 Regulations***).*

B. The Parties agree to comply with HUD's regulations in Section 3 Regulations, which implement Section 3. As evidenced by their execution of this Contract, the Parties certify that they are under no contractual or other impediments that would prevent them from complying with Section 3 Regulations.

C. The Award Recipient, Contractor, or Development Owner agrees to send to each labor organization or representative of workers with which the Award Recipient, Contractor, or Development Owner has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference and shall set forth the following: (i) minimum number and job titles subject to hire, (ii) availability of apprenticeship and training positions, (iii) qualifications for each (iv) the name and location of the person(s) taking applications for each of the positions, and (v) the anticipated date the work shall begin.

D. The Award Recipient, Contractor, or Development Owner agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in Section 3 Regulations, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor violates the regulations in Section 3 Regulations. The Award Recipient, Contractor, or Development Owner will not subcontract with any subcontractor where the Award Recipient, Contractor, or Development Owner has notice or knowledge that the subcontractor has been found in violation of the regulations in Section 3 Regulations.

E. The Award Recipient, Contractor, or Development Owner will certify that any vacant employment positions, including training positions, that are filled (i) after a contractor is selected but before the contract is executed, and (ii) with persons other than those to whom the regulations of Section 3 Regulations require employment opportunities to be directed, were not filled to circumvent the Award Recipient, Contractor, or Development Owner's obligations under Section 3 Regulations.

F. Noncompliance with HUD's regulations in Section 3 Regulations may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

By: _____ [signature required]

David D. Smith IV, President
(Print/type name and title)

Date: 6/7/2024

ATTACHMENT A

REQUEST FOR PROPOSALS

Purchase, Installation and Site Work of a Prefabricated Restroom Building

CITY OF BLUE SPRINGS, MO PARKS AND RECREATION DEPARTMENT

Proposal Due Date: Sealed proposals will be received at the Blue Springs Parks and Recreation Department, 425 NE Mock Ave., Blue Springs, MO 64014 until 1:00 p.m. on Friday, June 7, 2024.

Project Description: The Blue Springs Parks and Recreation Department is requesting proposals for the purchase and installation of a prefabricated restroom building including the construction of site prep, footing, utilities to site, site restoration at Rotary Park. The attached drawings will provide the basis of the bid for the facility. The project is located at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014.

Project Funding: Funding for this project is through funds received from the federal governments Community Development Block Grant (CDBG) funding. All proposals will be required to comply with all federal requirements related to CDBG funding.

Completion of the Work: All work covered by the contract documents shall be completed on an agreed upon date with the awarded contractor with a target date of prior to May 1, 2025.

Contractor Selection: The selected contractor will purchase specified prefabricated restroom building from The Public Restroom Company, construct footings, bring utilities to site as specified, concrete apron and site restoration for the restroom facility as outlined in the specifications within this document. The selection of a contractor is the purpose of this solicitation.

Obtaining RFP Documents and Plans: All documents and plans associated with this Request for Proposals are included within this document. Any additional revisions will be made through addendums issued on the City of Blue Springs website at www.bluespringsgov.com/bids.aspx

Project Administration: All questions relative to this project prior to the opening of proposals, shall be directed to the Director of Parks and Recreation. It shall be understood, however, that no specification interpretations will be made by telephone, nor will any "or equal" products be considered for approval prior to award of contract.

Owner's Rights Reserved: The Owner reserves the right to reject any or all proposals and to make award in the interest of the Owner.

SUMMARY SHEET

Purchase, Installation and Site Work of a Prefabricated Restroom Building

BLUE SPRINGS PARKS AND RECREATION

1. Project Sponsor: Blue Springs Parks and Recreation

2. Project Location: Rotary Park, 600 NW Vesper St., Blue Springs, MO 64014

3. Requested Services: A qualified and licensed Contractor for the purchase of specified prefabricated restroom building from The Public Restroom Company; site prep, layout as included in Civil Documents, utilities to building, concrete slab, site restoration and associated items as outlined in this RFP for the installation of prefabricated restroom building supplied by The Public Restroom Company.

4. Proposal Due Date: 1:00 pm, Friday, June 7, 2024

5. Proposal Format: One (1) hard copy sets of the proposal are required (8 ½ x 11). Responses to this request will be made in accordance with the guidelines and information provided herein. The City will evaluate each proposal received based upon the evaluation criteria shown in Section VI of this RFP. The City also reserves the right to interview respondents or to request product demonstrations as part of the proposal evaluation process and to reject any or all proposals.

6. Submit proposals to: Justin Stuart, Director of Parks and Recreation
   City of Blue Springs
   425 NE Mock Ave.
   Phone: (816) 228-0105
   Email: jstuart@bluespringsgov.com

   Clearly marked: "RFP Submittal for Purchase, Installation and Site Work of a Prefabricated restroom Building"

REQUEST FOR PROPOSALS
Purchase, Installation and Site Work of a Prefabricated Restroom Building
BLUE SPRINGS PARKS AND RECREATION

I. INTRODUCTION

This Request for Proposal is intended to provide footings and utilities as well as the purchase of a specified prefabricated restroom facility from The Public Restroom Company to be placed in Rotary Park. The city chose The Public Restroom Company to construct the specific facility and install the prefabricated unit at the site. The city is seeking a contractor to purchase the specified prefabricated restroom building from The Public Restroom Company, demo existing building, construct the footings, slabs/apron, utilities, site prep and site restoration. The location of the buildings will be at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014. The work to be performed as part of this proposal is contained in the Scope of Work and must provide ADA compliant access and features.

II. SCOPE OF WORK

The Facility will be built on City owned property located at Rotary Park, 600 NW Vesper St, Blue Springs, MO 64014. Facility layout should follow the Olsson Footing Design included as Exhibit A and any soil requirements outlined in the Geotechnical Report Exhibit B (**use the Geotechnical report for soil conditions only, the building specs do not apply in section 6 which has been omitted**). It is understood that the actual building area could be adjusted, based upon the recommendations of the contractor and with staff approval following the opening of proposals. In addition to the purchase of the specified prefabricated restroom building and construction of the footings & utilities for the restroom facility, the proposal shall include all other items listed within the document. Access to the site shall be allowed from the existing parking lot that surrounds the site. Temporary construction fencing will be required to protect the project and others who may use the park during the construction process. The contractor shall provide the work and materials necessary to construct the Restroom facility completely, including demo of existing building, all construction materials, footings, sidewalks, apron, utilities and site preparation and site restoration. All work and materials necessary to meet the project requirements as outlined in Exhibit A and B shall be included in the submitted proposals. All damage to existing pavement and grounds is to be repaired at contractor's expense, if any. Please see the following general summary of work:

CONSTRUCTION of one Park Restroom Facility and utilities:

- Site Prep as required in the Exhibit A – Olsson Footing Design
- Site Prep as required in Exhibit B – Geotechnical Report (**use the Geotechnical report for soil conditions only, the building specs do not apply in section 6 which has been omitted).**
- Purchase of specified prefabricated restroom building from The Public Restroom Company; documents attached as Exhibit C
- Demo of existing Restroom Building.
- Removal and disposal of excess materials
- Construction of footings, utilities, and all other associated work at the Park Restroom Building location including all materials.
- Form and pour all footings as outlined in Exhibit A – Olsson Footing Design.

- Bring all utilities inside the building as outlined in Exhibit D – The Public Restroom Company Installation Requirements to include water, sewer, electric and gas and connections as required.
- Apply for all building permits (fees will be waived by the City)
- Create concrete sidewalk meeting all ADA requirements up to the new building entry doors, as outlined.
- Install any drives or sidewalks to the building as specified.
- Backfill and seed surrounding disturbed area.
- Restoration of any improvements damaged during construction.

III. OBJECTIVES AND TASKS:

1. Site layout - The successful contractor will need to visit the site prior to submitting a proposal and make observations and judgements related to construction. Any concerns or need for clarification should be brought up with the City prior to the proposal closing date.

2. Design - The design will be in accordance with the attached specification in Exhibit A, Exhibit B, Exhibit C and Exhibit D by the successful contractor after the project has been awarded but may be adjusted based upon any additional final parameters defined by the City and the awarded contractor. The successful contractor will meet with City staff to finalize any deviations to the design and layout, that may or may not be accepted by the City. A preconstruction meeting will be needed prior to commencing work. At this meeting all coordination items between the Contractor and the City will need to be discussed.

3. Construction - The project will follow a detailed construction schedule. The Contractor will **submit a recommended timeline for review by the City with the proposal.** Compliance to the schedule is of the utmost importance to the City.

4. Final Acceptance - It is anticipated that the Contractor will have their work complete so that the facility is ready for use on or before May 1. 2025; **however the date is negotiable and should be noted in your submittal**. Additional construction time may be given in consideration for bad weather days. It should be assumed by all bidders, that May 1. 2025, is the acceptance date unless noted otherwise on the submission. Any deviation to the schedule will only be considered once the project is awarded and is not to be assumed that it will be granted.

IV. QUALIFICATIONS OF RESPONDENTS

Respondents to this request shall be able to demonstrate ability to comply with the following minimum requirements:

A. The contractor must be able to show performance of work and provide references on (3) three projects of similar size and scope during the past (5) five years (complete References Sheet).

B. The contractor shall meet the requirements of a Licenses and Certified Contractor to do such work.

C. The contractor must be able to demonstrate the capabilities and background of qualified personnel and firm profile.

D. The contractor must be registered with the Missouri Secretary of State and provide proof of such registration.

E. All RFP responses submitted will be good for 90 days from the submittal date of June 7, 2024.

V. REQUIREMENTS FOR PROPOSAL SUBMITTAL

A. A Letter of Introduction
B. The main body of the proposal must be limited to 5 printed pages, single or double spaced, one side of the printed sheet only, in addition to appropriate brochures and equipment submittals if providing
C. The proposal must include the names, addresses, telephone numbers, and current licenses and Certifications of the Contractor
D. All key personnel that will be assigned to the project, and their anticipated involvement in the project – Site Superintendent
E. Past projects that relate to similar city or government construction of a similar size, scope, etc., and the name & telephone number of a contact person from that entity, who will be familiar enough with the past project to give a reference (complete References Sheet).
F. A statement of the Contractor's abilities or attributes that will give an indication of the expertise to complete the project on-time and on-budget
G. An itemized cost schedule with any cost breakdown information for the construction of the footings, slab/apron, outlined utilities, site prep and site restoration
H. A detailed time-line schedule for the completion of the project
I. The contractor shall provide at the contractor's expense insurance as outlined in the Authorized Work section of this document for said contractor and employees in connection with their work under this contract **
J. The contractor may be required to indemnify and hold harmless the City and others as listed against and from all liability, claims, damages, demands and cost, including attorney fees of every kind and nature and attributable to bodily injury, sickness, disease or death or to damage or destruction of property resulting from or in any manner arising out of or in connection with the project and the performance of the work under this contract **
K. The contractor must be registered with the Missouri Secretary of State and provide proof of such registration.
L. **All pricing should include all rates as applicable with regard to Missouri Prevailing Wage Order #31 for Jackson County, MO and wage rates paid on construction work for this project shall be at least equal to the Davis-Bacon Federal Wage Rates and HUD 4010 Federal Labor Standards. Wages should be the higher rate of the two, to meet all requirements. Attached as Exhibit G is the HUD Form 1040 Wage requirements. To receive the entire Federal Wage Rate go to : https://beta.sam.gov/wage-determination/MO20200001/0/document to view the entire document. Also, must comply with Exhibit H, Section 3 Clause, sign and return with proposal.** Minority Business Enterprises (MBE's) and Women Business Enterprises (WBE's) are encouraged to submit proposals. Federal wage rates are subject to modification. The bid notice will be amended if the wage rate is modified.
M. Payment and Performance Bonds are required if the bid total is higher than $50,000 as per State of Missouri Statue and should accompany the RFP submission.

** Items I & J regarding insurance only apply to the winning contractor. Insurance is not needed with the submission of the proposal.

VI. EVALUATION PROCEDURE / CRITERIA FOR SELECTING CONTRACTOR

Since the Proposal's reliability is essential to the City's planning and budgeting, selection of the proposal will not be based solely on cost. The selection of the best proposal will be based mainly but not entirely on the following criteria.

CRITERIA:

1. Qualifications & Direct Experience – Includes performance and references (including the specific personnel listed) for similar size and scope of projects (see References Sheet attached).
2. Compliance with the requirements of this Request for Proposal.
3. Proposed construction schedule and timeline.
4. Cost

NOTE: The Proposal should be clear, concise, and refrain from extensive narrative. It shall provide an understanding of the Contractor's ability to supply a satisfactory product in the timeframe and costs required. Additional communication with the contractors may be initiated by the City prior to final selection.

VII. AUTHORIZATION TO BEGIN WORK

The selected provider of these services will be given a notice of intent to contract within one week of proposals being received. Once the notice of intent is given, an agreement such as Attachment F – Example Contract will be provided to the contractor for review and signatures. The selected contractor will then be required to sign the agreement and submit the following documents with the agreement:

1. Proof of Insurance with the City of Blue Springs potentially named as additional insured with liability limits of $1,000,000 per occurrence and $2,000,000 in aggregate, $1,000,000 automobile liability and worker compensation at the statutory limits for the State of Missouri
2. Signed and notarized affidavits
3. E-verification with the Department of Homeland Security MOU
4. W9
5. Business Entity registration with the Missouri Secretary of State
6. Certificate of Insurance with the City of Blue Springs named as additional insured.
7. Payment Bond if bid is greater than $50,000
8. DUNS number and proof of SAM.gov registration

Once documents have been received, the agreement will be sent to City Council for approval. Once approved, staff and contractor will set a start date for construction and follow the submitted detailed construction schedule.

It is anticipated from time of proposal submissions to contract approval, the contract should be approved within 60 days. All proposals shall be honored for 90 days.

Purchase, Installation and Site Work of a Prefabricated Restroom Building

Vendor Information & Signature Page

Vendor Name: _____

Vendor Owner: _____

Years in Business: _____

Vendor Address: _____

_____

Vendor Phone Number: _____

Vendor Email: _____

Number of Employees: _____

Management person is responsible for direct contact with the City of Blue Springs and the services required for this Request for Proposal (RFP)

Name: _____

Title: _____

Phone Number: _____

Email Address: _____

_____ _____

Signature of Authorized Representative Date

Print Officer's Name: _____

Purchase, Installation and Site Work of a Prefabricated Restroom Building

Proposal

Company Name: _____

	Item Cost	Item Total
	Purchase of restroom facility from The Public Restroom Company	
	Demo Cost	
	Site Prep	
	Bring Utilities to site	
	Footings and foundation	
	Concrete ADA accessible sidewalk/Apron	
	Backfill and seed all disturbed areas	
	Other – Describe:	
	Permit Application is required by the awarded contractor, but Permit Fees are waived.	
TOTAL PRICE		

Print Name: _____ Signature: _____

Date: _____

Comments: _____

_____

_____

_____

_____

_____

Purchase, Installation and Site Work of a Prefabricated Restroom Building
References

REFERENCES

Please list a minimum of two prefer three corporate or municipal customers for whom you have performed this type of work in the past for.

Reference #1

Name of Company: _____

Contact Name: _____

Phone Number: _____

Reference #2

Name of Company: _____

Contact Name: _____

Phone Number: _____

Reference #3

Name of Company: _____

Contact Name: _____

Phone Number: _____

Exhibit A

Olsson Footing Design

CONSTRUCTION DOCUMENTS

FOR

RESTROOM REPLACEMENT
ROTARY PARK AND WARD PARK

IN

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

Sheet List Table	
Sheet Numb er	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES
C102	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN – ROTARY PARK
C301	GRADING PLAN – WARD PARK
C400	UTILITY PLAN
C500	STANDARD DETAILS

UTILITY AND GOVERNING AGENCY CONTACT INFORMATION

CITY OF BLUE SPRINGS
903 WEST MAIN STREET
BLUE SPRINGS, MO 64015
PHONE: 816.228.0110

CITY OF BLUE SPRINGS: ENGINEERING SERVICE MANAGER
JEFF SELL, P.E.
903 W MAIN STREET
BLUE SPRINGS, MO 64015
PHONE: 816.228.0121
EMAIL: JSELL@BLUESPRINGSGOV.COM

CITY OF BLUE SPRINGS: WASTEWATER
JEFF MOCK
920 SE SUNNYSIDE SCHOOL ROAD
BLUE SPRINGS, MO 64014
PHONE: 816.228.0121
EMAIL: JMOCK@BLUESPRINGSGOV.COM

CITY OF BLUE SPRINGS: POLICE CHIEF
BOB MUENZ
1100 SW SMITH STREET
BLUE SPRINGS, MO 64015
PHONE: 816.228.0164
EMAIL: BMUENZ@BLUESPRINGSGOV.COM

SPIRE GAS
JOHN HARREL
7500 E. 35TH TERRACE
KANSAS CITY, MO 64129
PHONE: 816.756.5261
EMAIL: JOHN.HARREL@SPIREENERGY.COM

EVERGY SERVICE CENTER
GARY JONES
1125 SE US-40 HIGHWAY
BLUE SPRINGS, MO 64014
PHONE: 816.220.5013
EMAIL: gary.jones@evergy.com

AT&T
SCOTT KELLOUGH
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE: 816.275.1221
EMAIL: SK1158@ATT.COM



LOCATION MAP
ROTARY PARK



LOCATION MAP
WARD PARK

ROTARY PARK

Horizontal Control is based upon GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83, holding MoDOT Station Blue 2. Distances are Ground Distances in US Survey Feet, Holding Grid = Ground at CP #103, utilizing a Combined Adjustment Factor of 0.9998040.

Elevations Datum: NAVD 1988

Grasen Bench Mark #1: Chiseled Square Cut w/Punch Mark @ P.I. at the Back of Curb in the Parking Lot Southeast of Office Depot and the Southeast corner of the Parking Lot on the North Side of Vesper Road
N 1039443.1536
E 2854348.0790
ELEV.: 912.81

Grasen Bench Mark #2: Chiseled Square Cut at the Northeast Corner of a Headwall at the Southeast Quadrant of 7 Highway and Vesper Road
ELEV.: 899.27

Grasen Control Point #101
Drilled Hole in Concrete Curb
Project Coordinates
N 1039443.1550
E 2854348.0723
1.) 8.54' West P.I. on Concrete Curb
2.) 5.40' North to the Edge of a Storm Ditch
3.) 117.90' East to a Power Pole near NW Vesper St. entrance to Zaxby's Box-0-0.

WARD PARK

Horizontal Control is based upon GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83, holding MoDOT Station Blue 2. Distances are Ground Distances in US Survey Feet, Holding Grid = Ground Scaled from 0,0 and utilizing a Combined Adjustment Factor of 0.9985040.

Elevations Datum: NAVD 1988

Grasen Bench Mark #1: Chiseled Square Cut w/Punch Mark @ the North corner of parking lot at the top of curb P.I.
N 1034455.3350
E 2848339.7610
ELEV.: 899.79

Grasen Control Point #100
1/2" Rebar w/Yellow Grasen Control Cap
Project Coordinates
N 1034471.6040
E 2848360.8480
1.) 45.00' NE P.I. at the Edge of Concrete.
2.) 33.39' SE to the Edge of Concrete.
3.) 24.80' West to the Back of Curb

Grasen Control Point #101
1/2" Rebar w/Yellow Grasen Control Cap
Project Coordinates
N 1034423.2410
E 2848231.7910
1.) 8.35' NE to the Edge of Asphalt
2.) 12.3' East to the West Edge of Tatum Court
3.) 8.35' NW to the Edge of Asphalt

PREPARED BY
OLSSON
7301 W 133RD STREET SUITE 200
OVERLAND PARK, KS 66213
PH: (913) 381-1170
FAX: (913)381-1174

DEVELOPER
CITY OF BLUE SPRINGS
903 W MAIN STREET
BLUE SPRINGS, MO 64015
PH: (816) 228-0110

GENERAL LEGEND

- PROPERTY LINE
- PROPERTY SET BACK
- EASEMENT LINE
- EXISTING WATER PIPE
- EXISTING UNDERGROUND POWER CONDUIT
- EXISTING NATRUAL GAS PIPE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — WATER SERVICE
- UGE — POWER SERVICE
- G — GAS SERVICE
- SS — SANITARY SERVICE
- SD — STORM SEWER

THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES !!STOP!! CALL BEFORE YOU DIG!!

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

STATE OF MISSOURI
TERRY D PARSONS
NUMBER PE-2010021055
NATIONAL ENGINEER

NO.	DATE	REVISIONS DESCRIPTION	BY

COVER SHEET
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

BLUE SPRINGS, MO

2024

DESIGNED	NLR
DRAWN BY	DMT
CHECKED BY	TDP
DATE	10/16/2024

SHEET
C100

DWG: F:\2024\0501-0800\0024-01748\40-Design\AutoCAD\Final Plans\Sheets\SURVEY\C_TITLE1_0240174B.dwg USER: bmmitch
DATE: Apr 17, 2024 - 2:14pm XREFS: C_SITE1_0240174B

GENERAL NOTES:

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", 1(800)344-7483 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. (STOP!!! CALL BEFORE YOU DIG!)
2. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF BLUE SPRINGS, MO, EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF MISSOURI STATE LAW WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
8. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
9. THE CONTRACTOR SHALL LIMIT THE REMOVAL OF TREES TO THE LIMITS OF DEMOLITION SHOWN ON THE DEMOLITION PLAN.
10. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
11. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
12. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
13. ALL DISTURBED AREAS SHALL BE STABILIZED AS SHOWN ON THE GENERAL LAYOUT PLAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
15. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
16. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
17. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PROVIDED BY OLSSON, DATED NOVEMBER 8, 2023 AND ALL ADDENDUMS.
18. THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
20. NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
21. THE CONTOUR LINES SHOWN ARE FOR MASS GRADING PURPOSES.
22. EXISTING CONTOURS REPRESENT MASS GRADING ELEVATIONS.
23. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS OTHERWISE SHOWN BY CONTOURS OR SPOT ELEVATIONS.
24. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE IN THE BORROW AREA.
25. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING POOR LAYERS UNDERLYING THE PROJECT SITE. ALL POOR EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
26. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
27. BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON ASSOCIATES (OA), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OA, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY OA AND THE ELECTRONIC FILES TRANSFERRED HEREWITH, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. OA SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IT ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OA, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OA OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OA.
28. DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE. NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.
29. GENERAL CONSTRUCTION NOTE REGARDING SEQUENCING OF EROSION CONTROL – ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN, EXCEPT THAT SILT FENCE WHICH IS TO BE PLACED ALONG THE BACK OF CURB FOR PROTECTION OF THE STREET. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL ALL UTILITIES ARE IN PLACE. THE SILT FENCE THAT IS PLACED ALONG THE BACK OF THE CURB OR RIGHT-OF-WAY WILL BE INSTALLED IMMEDIATELY AFTER THE CURB IS CONSTRUCTED. EROSION AND SEDIMENTATION CONTROLS ARE TEMPORARY AND MUST BE REMOVED BY THE CONTRACTOR AFTER CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA IS AT LEAST 70% PERMANENTLY VEGETATED.
30. THIS PROJECT SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA STANDARDS AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
31. ALL WATER LINES SHALL BE INSTALLED PER CITY STANDARDS. ALL WATER LINES SHALL BE A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN.
32. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, SHALL MEET KCMMB STANDARDS AND SPECIFICATIONS, AND SHALL BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
33. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
34. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
    A. CONTROL JOINTS SPACED AT INTERVALS NOT GREATER THAN 12 FEET AND TOOLED TO 1/3 THE SLAB THICKNESS.
    B. CONSTRUCTION JOINTS AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
    C. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES. CONSTRUCTED WITH A 1/2" NONEXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A TROWELED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
    D. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
35. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS NOT SHOWN ON PLANS. CONTRACTOR SHALL INSTALL NECESSARY CONDUIT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION SCOPE WITH SERVICE PROVIDER.
36. ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.

GENERAL UTILITY NOTES

1. THE SIZE AND LOCATION OF SERVICES SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVING UNDER PAVING AREAS WHERE NECESSARY.
3. INSTALL ALL PIPE LENGTHS, BENDS AND FITTINGS NECESSARY FOR UTILITY CONNECTIONS.
4. CONTRACTOR SHALL VERIFY ALL CROSSING ELEVATIONS AND LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF STORM LINES AND ALL UTILITY SERVICE CONNECTIONS. ANY CONFLICTS SHALL BE MADE KNOWN TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY FIRE SERVICE SIZE WITH SPRINKLER DESIGNER/CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION OF METER/BACKFLOW PREVENTER AND SERVICES. NOTIFY ENGINEER OF ALTERATIONS.
6. CONTRACTOR RESPONSIBLE FOR PAYING ALL TAP AND CONNECTION FEES AND SHALL CONTRACT AND PAY FOR ANY REQUIRED SUB CONTRACTORS BY UTILITY COMPANIES.
7. REFERENCE MEP PLANS FOR BUILDING CONNECTIONS.
8. CONTRACTOR TO REPAIR ALL AREA DAMAGED BY CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
9. BACK FLOW PREVENTION TO BE PROVIDED INSIDE BUILDING. SEE MEP AND ARCHITECTURAL PLANS FOR DETAILS.
10. LOCATION FOR POWER SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE. CONTRACTOR TO VERIFY FINAL LOCATION AND DESIGN WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH OWNER, STORM SEWER INSTALLATION AND UTILITY COMPANIES PRIOR TO INSTALLATION TO AVOID CONFLICTS. NOTIFY ENGINEER AND ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
12. WATER METER CANNOT BE INSTALLED IN THE BUILDING.
13. CONTRACTOR SHALL COORDINATE CABLE/FIBER OPTIC CONDUIT AND SERVICE INSTALLATION WITH UTILITY COMPANY.
14. ALL TAPS AND CONNECTIONS FOR FIRE AND DOMESTIC WATER SERVICES ARE TO BE IN ACCORDANCE WITH THE CITY OF BLUE SPRINGS STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR TO COORDINATE POWER ROUTING TO MONUMENT SIGNS NOT SHOWN ON PLANS.
16. ALL ROOF DRAIN AND DOWNSPOUT HEADER PIPES SHALL BE 12" HDPE PIPE AND INSTALLED AT 1.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED WITHIN THIS PLAN. ALL BENDS AND FITTINGS NEEDED TO BUILD ROUTING AS SHOWN SHALL BE INCLUDED IN BID.
17. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY FITTINGS TO COMPLETE ROOF DRAIN AND DOWNSPOUT CONNECTIONS TO BUILDINGS. ALL ROOF DRAIN AND DOWNSPOUT CONNECTIONS / FITTINGS, INCLUDING BUT NOT LIMITED TO BENDS AND TEES, SHALL BE MADE OF HDPE PIPE UNLESS OTHERWISE NOTED WITHIN THIS PLAN.

olsson
2301 Main Street Kansas City, MO 64108
TEL 913.381.1170 www.olsson.com

HENRY M. PARTEE NUMBER PE-2010018595 12/12/2023 NATIONAL ENGINEER

REV. NO.	DATE	DESCRIPTION	BY
		REVISIONS	

GENERAL NOTES
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

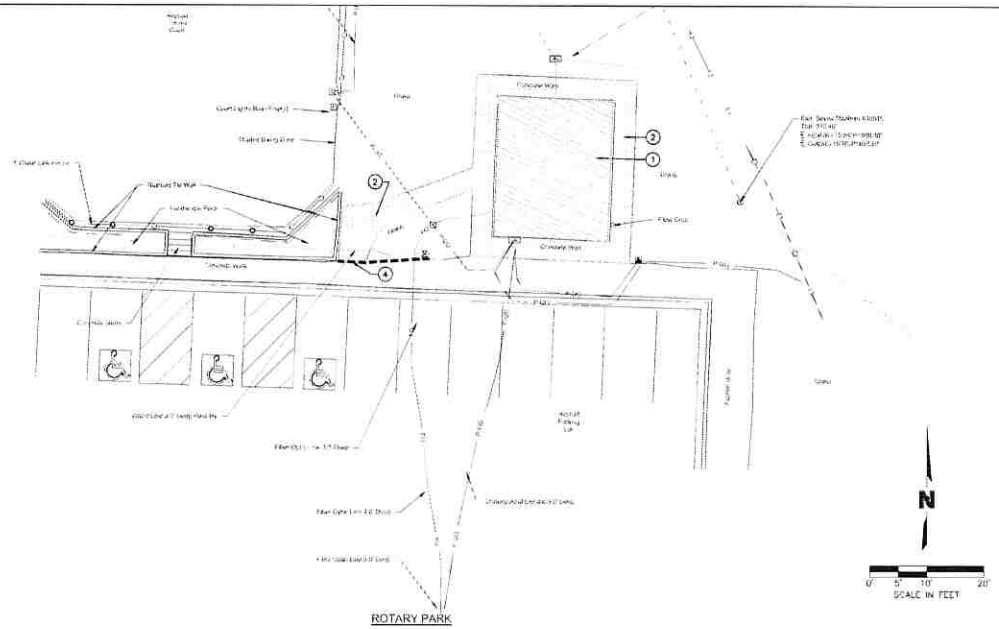
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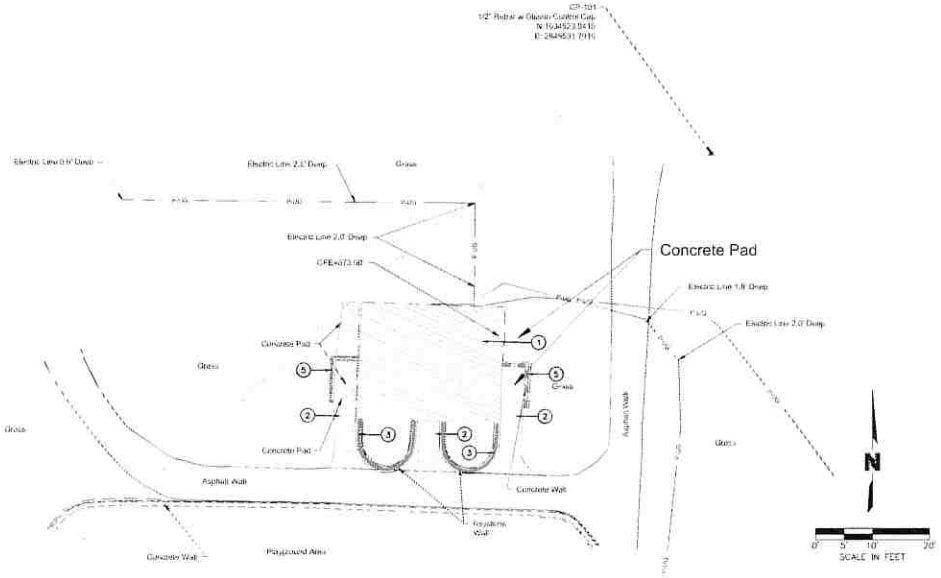
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DESIGNED BY	HMP
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DATE	12/12/2024

SHEET
C101

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USER: bshmidt





DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT KANSAS ONE CALL AT 1-800-344-7233 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
6. ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
7. DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
8. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
9. ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES UNDER FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
12. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOORS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
15. REMOVE AND SALVAGE ALL EXISTING SIGNAGE IN THE DEMOLITION AREA. ALL SALVAGED LIGHT POLES, YARD LIGHTS, SIGNAGE & FLAG POLES, SHALL BE RETURNED TO CITY OF BLUE SPRINGS PUBLIC WORKS, INCLUDING FIXTURES, BASES AND WIRING.
16. ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

KEY NOTE LEGEND	
1	REMOVE EXISTING BUILDING
2	REMOVE EXISTING PAVEMENT
3	REMOVE EXISTING KEYSTONE WALL
4	SAWCUT EXISTING PAVEMENT
5	REMOVE EXISTING CONCRETE WALL

LEGEND

GAS LINE	GAS VALVE	TELEPHONE MANHOLE
OVERHEAD POWER LINE	GAS METER	TELEPHONE PEDESTAL
SANITARY SEWER LINE	SPRINKLER BOX	TELEPHONE CABINET
STORM LINE	SANITARY SEWER MANHOLE	TRAFFIC SIGNAL BOX
UNDERGROUND POWER LINE	STORM SEWER MANHOLE	TRAFFIC SIGNAL POLE
UNDERGROUND TELEPHONE LINE	SANITARY SEWER CLEANOUT	CABLE BOX
WATER LINE	ELECTRIC BOX	FIBER OPTIC BOX
SECTION CORNER	BREAKER BOX	TELEVISION PEDESTAL
ALUMINUM MONUMENT	ELECTRIC METER	TELEPHONE BOOTH
SET 1/2" REBAR W/LC 114 CAP BY CONCRETE	TRANSFORMER	AIR CONDITIONING UNIT
FOUND 1/2" REBAR	POWER POLE	GRATE INLET
FIRE HYDRANT	POWER POLE/W LIGHT	WOOD POST
WATER VALVE	GUY WIRE	BOLLARD
WATER METER	LIGHT POLE	STEEL POST
WATER METER PIT	YARD LIGHT	COLUMN
	BOREHOLE LOCATION	FLAG POLE
		BUSH
		SIGN
		TREE

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www.olsson.com

TERRYE PARSONS
NUMBER PE-2010018560
07/31/2025
KANSAS
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REVISIONS DESCRIPTION	BY

DEMOLITION PLAN
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

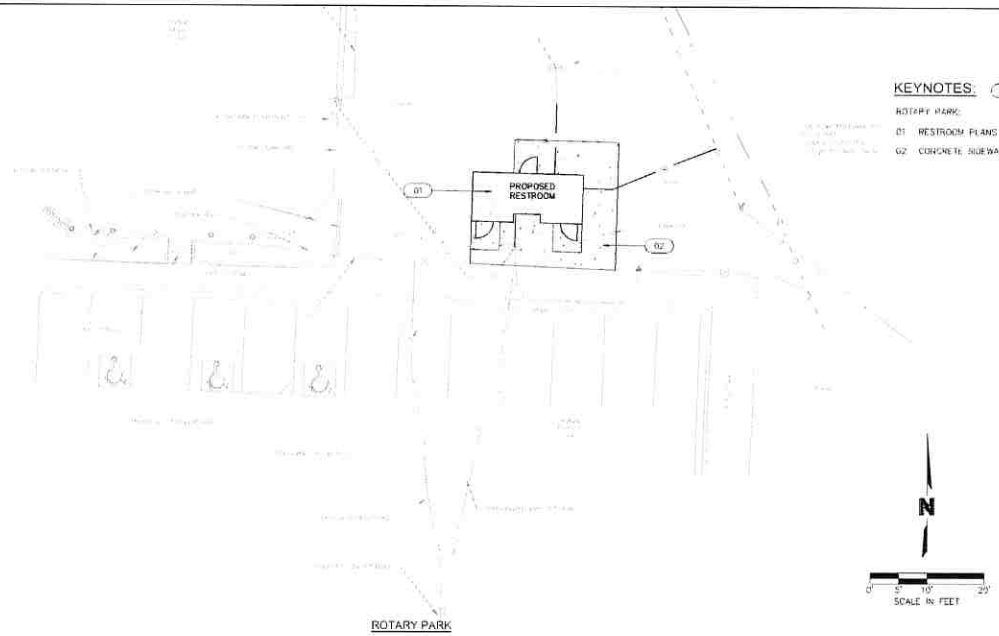
BLUE SPRINGS, MO

2024

DESIGNED	RLB
DRAWN BY	TMD
CHECKED BY	TMD
APPROVED	TDP, EMP
PROJECT NO.	024017746
DATE	07/31/2024

SHEET
C102

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ROTARY PARK

KEYNOTES: (01)

ROTARY PARK:

01 RESTROOM PLANS

02 CONCRETE SIDEWALK

LEGEND

PROPERTY LINE

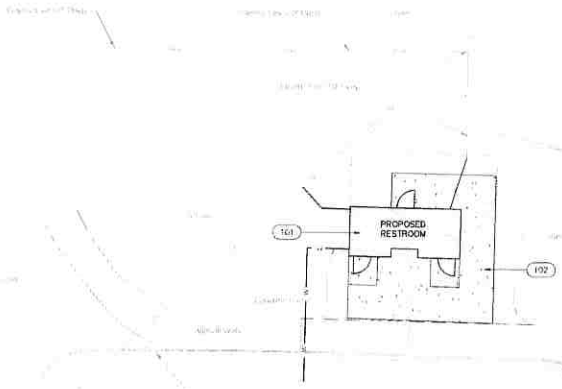
ASPHALT TRAIL/PAVEMENT

PCC PAVEMENT

SILT FENCE

CONSTRUCTION FENCE

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E 2648531.7310



WARD PARK

KEYNOTES: (16A)

WARD PARK:

101 RESTROOM PLANS

102 CONCRETE SIDEWALK





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www.olsson.com

STATE OF MISSOURI
TERRY E. PARSONS
NUMBER PE-2010010055
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	BY

SITE PLAN
CONSTRUCTION DOCUMENTS

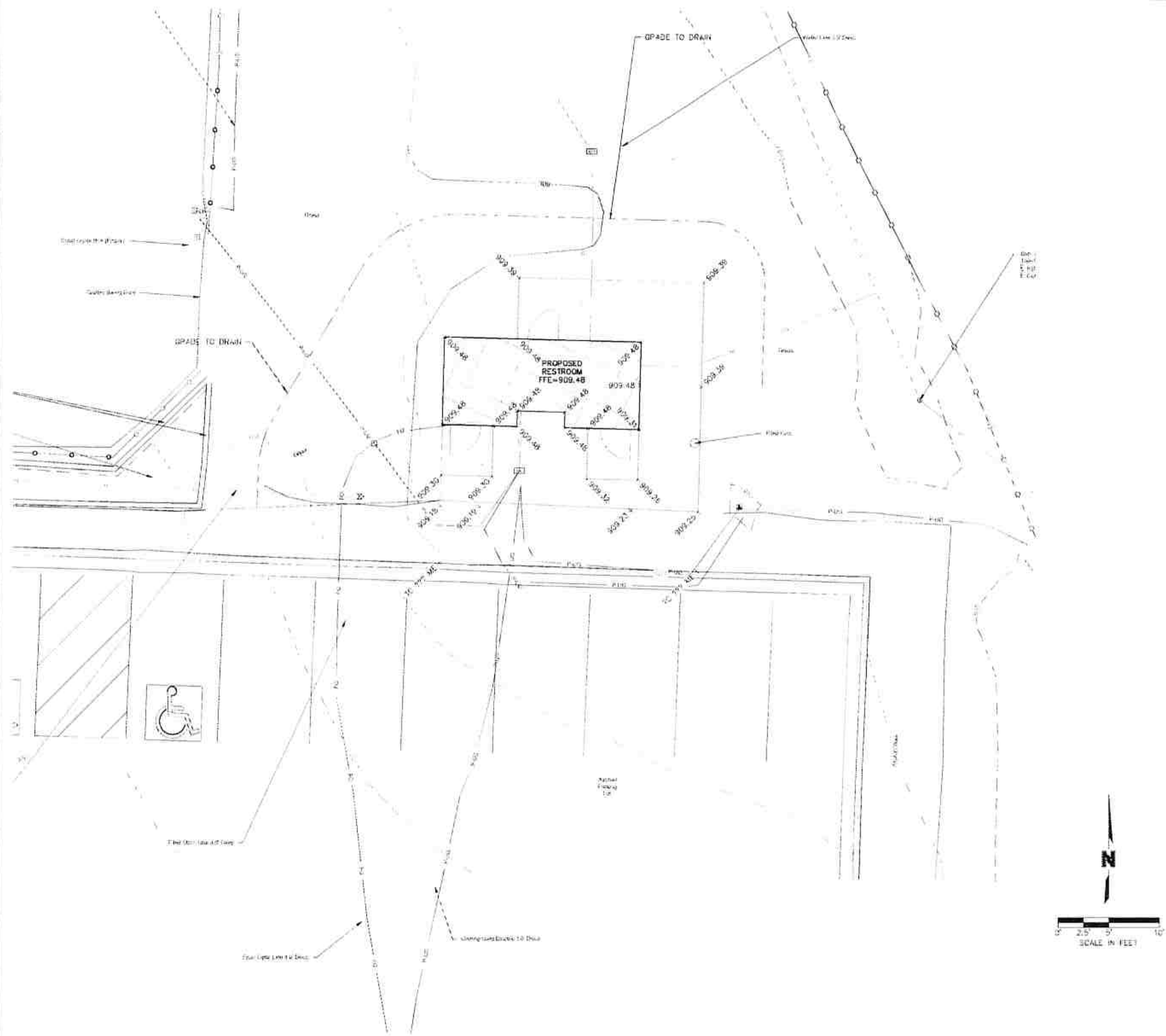
RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

BLUE SPRINGS, MO

2024

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ROTARY PARK

NOTES:

1. CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.

TC=	TOP OF CURB
FG=	FINISHED GRADE WITHIN GREENSPACE
TS=	TOP OF STRUCTURE
TF=TC=	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HI PT=	HIGH POINT
LP=	LOW POINT
ME=	MATCH EXISTING
FFE=	FINISH FLOOR ELEVATION AT TOP OF SLAB

LEGEND

— — — — —	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
—— 995 ——	PROPOSED MAJOR CONTOUR
—— 998 ——	PROPOSED MINOR CONTOUR

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STATE OF MISSOURI
TERRY M. PARSONS
NUMBER
PE-2016016500
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

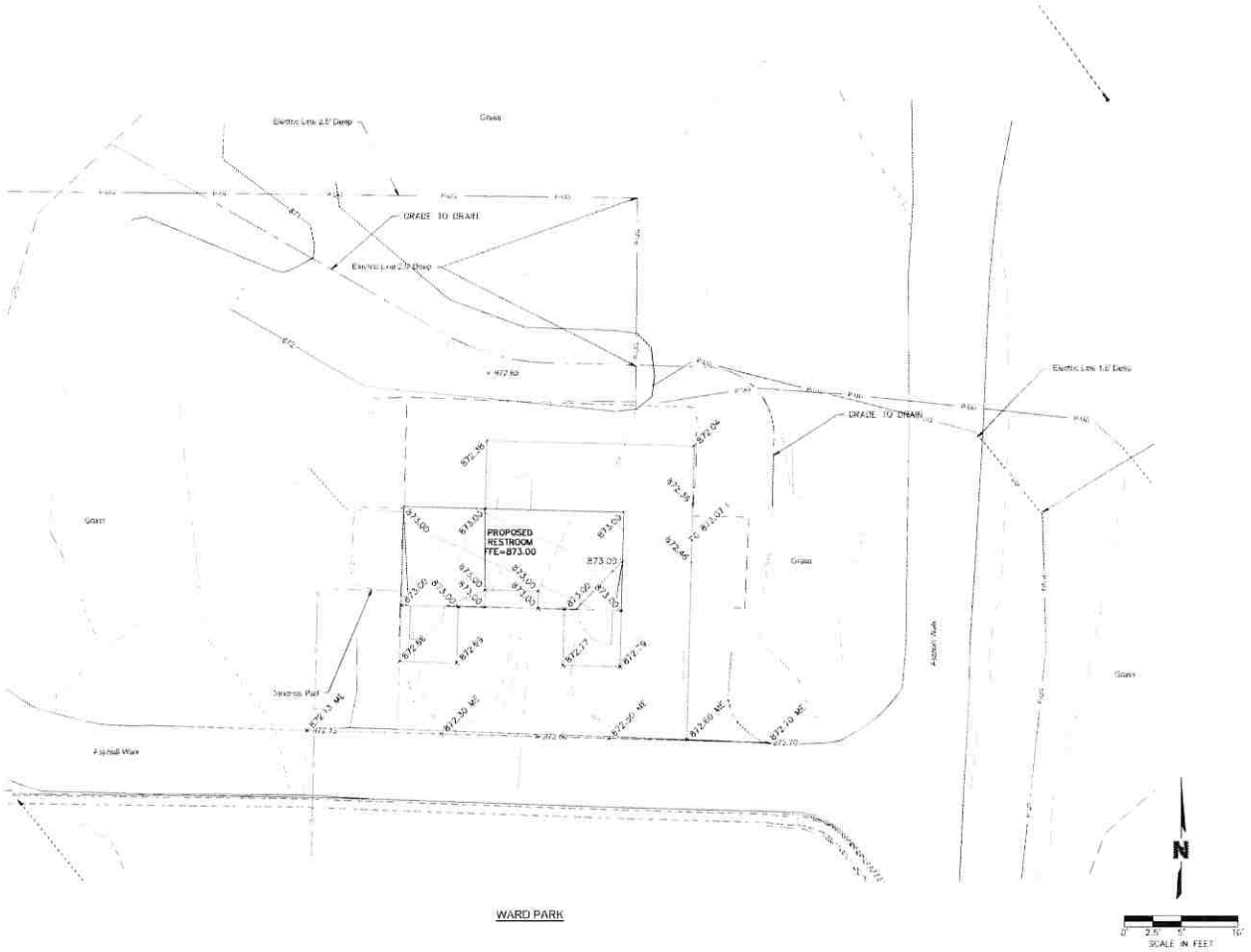
GRADING PLAN - ROTARY PARK
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

2024

BLUE SPRINGS, MO

SHEET
C300



WARD PARK

NOTES:

1. CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%
3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.

TC=	TOP OF CURB
FG=	FINISHED GRADE WITHIN GREENSPACE
TS=	TOP OF STRUCTURE
TF=TC=	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HI/PT =	HIGH POINT
LP=	LOW POINT
ME=	MATCH EXISTING
FFE=	FINISH FLOOR ELEVATION AT TOP OF SLAB

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 998 PROPOSED MAJOR CONTOUR
- 998 PROPOSED MINOR CONTOUR

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STATE OF MISSOURI
TERRY D. PARSONS
NUMBER PE-2010016155
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISION DESCRIPTION	BY

REVISIONS

GRADING PLAN - WARD PARK
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

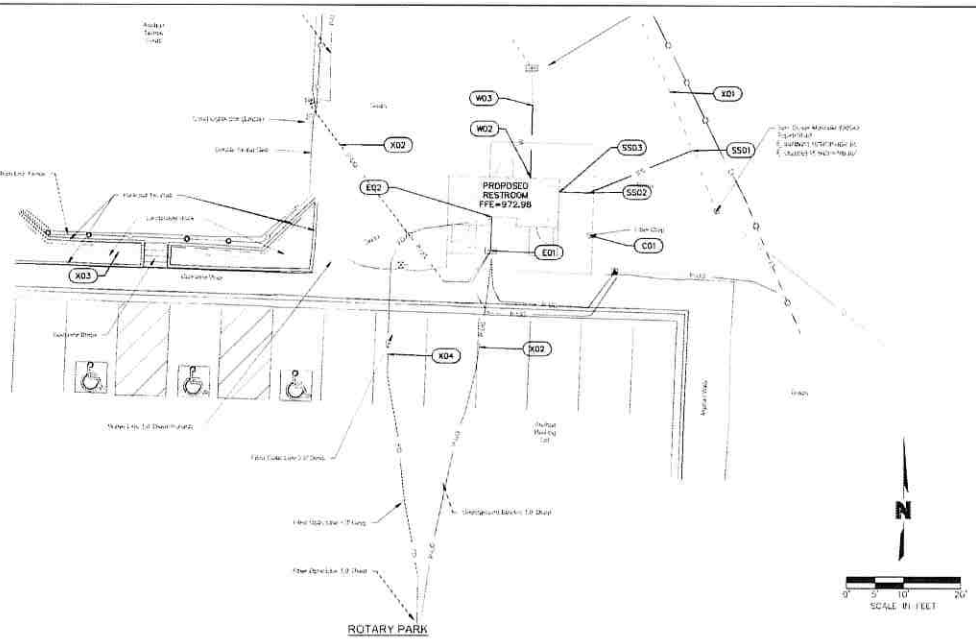
BLUE SPRINGS, MO

2024

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QUALITY CHECK	
CHECKED BY	TMP
APPROVED BY	SUBMITTED
SUBMITTED	
Date	APRIL 2024

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USER: rsimmons



UTILITY KEYNOTES: (X1)

ROTARY PARK

EXISTING:

- X01 EXISTING 4"PVC SANITARY SERVICE LINE TO REMAIN
- X02 EXISTING UNDERGROUND POWER TO REMAIN
- X03 EXISTING 1½" WATER METER IN PIT TO REMAIN
- X04 EXISTING UNDERGROUND FIBER TO REMAIN

ELECTRICAL:

- E01 RELOCATE EXISTING METER TO WALL OF PROPOSED BUILDING. PRESERVE LIGHTING CONTROL FOR TENNIS COURTS. CONTRACTOR TO RELOCATE EXISTING 2" PVC CONDUIT FOR UNDERGROUND SERVICE. INSTALL CONDUIT AND SERVICE PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS. LOCATION AND FINAL CONDUIT NUMBER AND SIZE PER COORDINATION WITH UTILITY PROVIDER.
- E02 CONNECT TO BUILDING SERVICE RE:MEP

SANITARY SEWER SERVICE:

- SS01 CONNECT TO EXISTING 4" SANITARY SERVICE WITH STANDARD CLEANOUT (FL=921.72)
  INSTALL 40 LF OF 4" PVC (SDR=26) WITH FITTINGS AS SHOWN
  PRIOR TO BEGINNING CONSTRUCTION – CONTRACTOR SHALL LOCATE EXISTING SANITARY SEWER SERVICE, VERIFYING LOCATION AND DEPTH AND REPORT ANY DISCREPANCIES TO ENGINEER.
- SS02 INSTALL 45° ELBOW (FL=922.04)
- SS03 CONNECT SERVICE LINE TO BLDG. RE: MEP
  INV. EL. =922.30

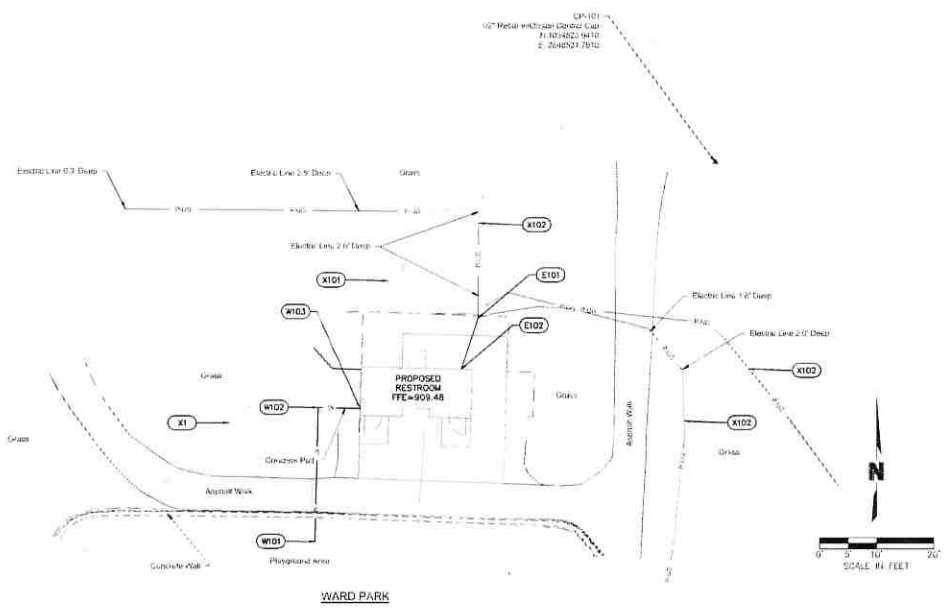
DOMESTIC WATER:

CONTRACTOR SHALL VERIFY EXISTING METER AND SERVICE LINE AND REPORT ANY DISCREPANCIES TO ENGINEER.

- W01 INSTALL 12 LF OF 1½" TYPE K COPPER WITH FITTINGS FOR DOMESTIC WATER SERVICE (MIN COVER=42"). CONNECT TO EXISTING SERVICE LINE AND ROUTE TO PROPOSED BUILDING CONNECTION (RE:MEP)
- W02 CONNECT SERVICE LINE TO BLDG. RE:MEP.

COMMUNICATION:

- C01 RELOCATE FIBER DROP TO BUILDING. COORDINATE WITH PROVIDER.



UTILITY KEYNOTES: (X1)

WARD PARK

EXISTING:

- X101 EXISTING SANITARY MAIN TO REMAIN
- X102 EXISTING UNDERGROUND POWER TO REMAIN

ELECTRICAL:

- E101 CONTRACTOR TO INSTALL EXISTING 3" PVC CONDUIT FOR KCPL UNDERGROUND SERVICE. INSTALL CONDUIT AND SERVICE PER KCPL STANDARDS AND SPECIFICATIONS. LOCATION AND FINAL CONDUIT NUMBER AND SIZE PER COORDINATION WITH KCPL.
- E102 CONNECT TO BUILDING SERVICE RE:MEP
- E103 INSTALL TRANSFORMER PAD PER KCPL STANDARDS

SANITARY SEWER SERVICE:

- SS101 INSTALL 6x6x4 PVC TEE ON EXISTING 8" SANITARY MAIN (FL=918.03)
  INSTALL 60 LF OF 4" PVC (SDR=26) WITH FITTINGS AS SHOWN
  PRIOR TO BEGINNING CONSTRUCTION – CONTRACTOR SHALL LOCATE EXISTING SANITARY SEWER SERVICE, VERIFYING LOCATION AND DEPTH AND REPORT ANY DISCREPANCIES TO ENGINEER.
- SS102 INSTALL STANDARD CLEANOUT (FL=918.57)
- SS103 INSTALL 45° ELBOW (FL=918.90)
- SS104 CONNECT SERVICE LINE TO BLDG. (FL=919.18 RE:MEP)

DOMESTIC WATER:

CONTRACTOR SHALL VERIFY EXISTING METER AND SERVICE LINE AND REPORT ANY DISCREPANCIES TO ENGINEER.

- W101 TAP EXISTING 12" DIP MAIN. INSTALL 73 LF OF 1½" TYPE K COPPER WITH FITTINGS FOR DOMESTIC WATER. CONNECT TO EXISTING METER AND ROUTE TO PROPOSED BUILDING CONNECTION PER CITY STANDARDS (RE:MEP)
- W102 INSTALL METER PIT PER CITY STANDARDS AND INSTALL 1½" CITY PROVIDED METER.
- W103 CONNECT SERVICE LINE TO BLDG. RE:MEP

LEGEND

- PROPERTY LINE
- W — W — INSTALL WATER LINE
- UGE — UGE — INSTALL ELECTRICAL LINE
- SS — SS — INSTALL SANITARY SEWER SERVICE

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JERRY M. PARSONS
NUMBER PE-2010018595
07/31/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION
		BY

UTILITY PLAN
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

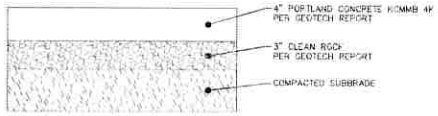
BLUE SPRINGS, MO

2024

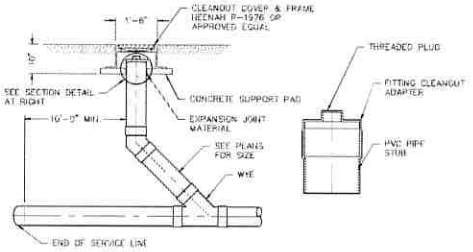
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drawn by	TMT
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project no.	024-01741
date	07/31/2024

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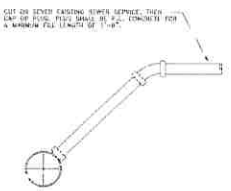
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USER: bsimmich



PCC PAVEMENT SECTION
NOT TO SCALE



ONE-WAY WYE CLEANOUT DETAIL
NOT TO SCALE



SANITARY SEWER SERVICE DEMOLITION

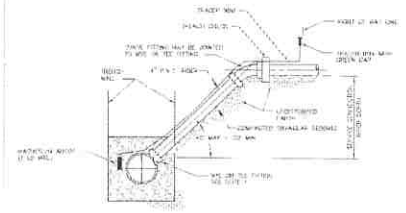
NOTE: CONTACT BLUE SPRINGS PUBLIC WORKS AT (816)228-0195 BEFORE PERFORMING DISCONNECTION.

Blue Springs Missouri

STANDARD DETAILS
SEWER SERVICE DEMOLITION

NO.	DATE	BY	REVISIONS
1	11/24	BD	REVISED PER CITY

DRAWN BY: SPJ | DATE: 12-17-2023
DESIGN BY: CAH/DB | SCALE: NOT SCALE
APPROVED BY:



SEWER SERVICE CONNECTION DETAIL

NOTES:

1. WHEN THREE OR MORE SEWER SERVICE CONNECTIONS ARE REQUIRED WITHIN A TWENTY FOOT SECTION TO SEWER MAIN, ADJACENT TO SEPARATE LEAKED TREE OR APPROVED EQUAL, MUST BE USED WITH 4" SWEEPS WHEREVER THE ALIGNMENT ALLOWS. MINIMUM 4" WYE OR TEE TYPE JOINT.
2. SEWER SERVICE LINE SHALL BE CONSTRUCTED OF SDR 26 PVC PIPE AND HAVE A SLOPE OF AT LEAST 2%.
3. SEWER SERVICE LINE SHALL EXTEND TO 10' OR FINAL PLAT DEDICATION, WHICHEVER IS GREATER, AND FOR NEW CONSTRUCTION A CLEAN OUT DESIGNATION OF SEWER TYPE AND TRACER WIRES SHALL BE TERMINATED / MARKED WITH A MARKING STAKE, 48" ABOVE GRADE AND PAINTED GREEN.
4. SERVICE LINES SHALL BE PLACED ON UNDISTURBED EARTH. WHERE SERVICE LINES CROSS UNDER SEWER MAIN TRENCH, TRENCH SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12" ON EITHER SIDE OF THE TRENCH. TRENCH SHALL BE BACKFILLED WITH GRANULAR BEDDING.
5. TRACER WIRE IS REQUIRED ON ALL SANITARY SERVICES. LOCATE FROM THE SEWER MAIN TO THE POINT OF MAX. USE. TRACER WIRE SHALL BE CONTINUOUS FROM SERVICE INVERT WYE, #12 AWG, WITH MAIN LINES COLORED INSULATION OR APPROVED EQUAL. TRACER WIRE SHALL BE INSULATED USING COPPERHEAD UNIVERSAL SPLICE CONNECTORS OR APPROVED EQUAL. TRACER WIRE SHALL BE SPLICED USING COPPERHEAD UNIVERSAL SPLICE CONNECTORS. TRACER WIRES SHALL NOT BE TAPED TO THE PIPE OR THE SEWER SERVICE STUB WITH PLASTIC TAPE, EVER!!
6. TERMINATION REQUIRED. IN-LINE BOXES SHALL BE USED OR APPROVED EQUAL. TRACER WIRE SHALL BE COILED LEAVE WIRE UNDER TRACER WIRE SHALL BE FLUSH WITH FINISH GRADE. INSPECT - LOCATE THE SANITARY SEWER SERVICE IN THE FIELD TO BE USED.

BREAK IN SEWER CONNECTIONS SHALL:

1. BE ONLY ALLOWED WITH PRIOR APPROVAL FROM THE CITY OF BLUE SPRINGS PUBLIC WORKS DEPARTMENT (816) 228-0195.
2. MUST USE MISSION TO DEFINE CONNECTION METHODS USING MATERIALS/METHODS SPECIFIED HERE OR APPROVED EQUAL.
3. SHALL BE INSPECTED BY PUBLIC WORKS PRIOR TO BACKFILLING.

Blue Springs Missouri

STANDARD DETAILS
SANITARY SEWER SERVICE

NO.	DATE	BY	REVISIONS
1	11/24	BD	REVISED PER CITY
2	12/24	BD	GENERAL UPDATE
3	04/28	TSC	GENERAL UPDATE

DRAWN BY: SPJ | DATE: 11-12-24
DETAIL NO.: SAN-01 | SCALE: NO SCALE
APPROVED BY:



TRENCH SANITARY SEWER EMBEDMENT

TYPICAL SANITARY SEWER EMBEDMENT

LEGEND	
D	NOMINAL PIPE DIAMETER
	TRENCH WIDTH
	SAND OR GRANULAR BACKFILL (PLOT PER C)
	GRANULAR BEDDING

MINIMUM PIPE CLEARANCES (IN)		
D	PIPE SIDE CLEARANCE (SEL/PROP)	PIPE BOTTOM CLEARANCE (SEL/PROP)
12"-18"	6/6	6/6
21"-30"	9/9	9/9

SANITARY SEWER BEDDING GRADATION LIMITS (% PASSING)	
SIEVE SIZE	% PASS
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-5
NO. 8	0-2

NOTES:

1. GRANULAR BEDDING SHALL MEET THE GRADATION REQUIREMENTS OF THE TABLE ABOVE. MATERIAL TO BE PLACED IN LIFTS NOT MORE THAN 8" LOOSE AND COMPACTED BY TAMPING WITH A SHOVEL OR BY VIBRATING.
2. TAMPED GRANULAR BACKFILL (NDOT SEC 23) THIS MATERIAL SHALL BE USED FOR ALL CUTTING AND PROPOSED STREET CROSSINGS FOR MAIN AND SERVICE LATERAL CONSTRUCTION.
3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM LUMPS AND STONES LARGER THAN 6" AND COMPACTED TO 90% MAXIMUM DENSITY.

SANITARY SEWER EMBEDMENT DETAILS

Blue Springs Missouri

STANDARD DETAILS
SANITARY SEWER EMBEDMENT

NO.	DATE	BY	REVISIONS
1	11/24	DB	REVISED PER CITY
2	04/28	TSC	GENERAL UPDATE

DRAWN BY: SPJ | DATE: 11-12-24
DETAIL NO.: SAN-02 | SCALE: NO SCALE
APPROVED BY:

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REV. NO.	DATE	BY	REVISIONS DESCRIPTION

REVISIONS

STANDARD DETAILS
CONSTRUCTION DOCUMENTS

RESTROOM REPLACEMENT
ROTARY PARK & WARD PARK

BLUE SPRINGS, MO

2024

DESIGNED: RLB
DRAWN BY: TMT
CHECKED BY:
QA/QC: TMT
SUBMITTED: 7/31/2024
Date: 07/31/2024

SHEET
C501

DWG: F:\2024\015R-020001\024-01746\40-Design\AutoCAD\Final Plans\Sheets\SDNAS_DTL01_024017461.dwg USER: bkimmich
DATE: Apr 17, 2024 - 2:05pm XREFS: C_PBLK_024017461

BUILDING CODE AND STANDARDS

2018 INTERNATIONAL BUILDING CODE (IBC 2018) WITH STANDARDS AS REFERENCED IN IBC CHAPTER 35

STRUCTURAL DESIGN LOADS

	UNIFORM (PSF)	CONCENTRATED (LB)
DEAD LOAD - ACTUAL WEIGHT OF MATERIALS USED (ADD TO THE FOLLOWING)		
ROOFING - MISC	10 PSF	
FLOOR LIVE & MISC LOADS		
BATHROOMS	60 PSF	
ROOF LIVE LOAD	20 PSF	
SNOW DESIGN DATA		
GROUND SNOW LOAD, P_g	20 PSF	
FLAT ROOF SNOW LOAD, P_f	20 PSF	
SNOW EXPOSURE FACTOR, C_e	1.0	
SNOW LOAD IMPORTANCE FACTOR, I_s	1.0	
THERMAL FACTOR, C_t	1.0	
WIND DESIGN DATA		
BASIC WIND SPEED, V_{ULT}	115 MPH (3 SEC GUST)	
RISK CATEGORY	II	
WIND EXPOSURE	C	
INTERNAL PRESSURE COEFFICIENT, (GCi)	+/-0.18	
EARTHQUAKE DESIGN DATA		
RISK CATEGORY	II	
SEISMIC IMPORTANCE FACTOR	1.0	
SITE CLASS	D	
SPECTRAL RESPONSE COEFFICIENTS	S_S = 0.096 g, S_1 = 0.109 g	
DESIGN SPECTRAL RESPONSE COEFFS	S_{DS} = 0.154 g, S_{D1} = 0.174 g	
SEISMIC DESIGN CATEGORY	B	
GEOTECHNICAL DESIGN DATA		
NET ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF	

MATERIAL DATA

CONCRETE & REINFORCING

CONCRETE WEIGHT	ALL CONCRETE SHALL BE NORMAL WEIGHT
28 DAY CONCRETE STRENGTH (MIN'Y. at 28 days)	4,500 PSI (AE) - EXTERIOR FLATWORK 4,500 PSI (AE) - FOOTINGS AND FOUNDATION WALLS
MAX WATER CEMENT RATIO	0.45 (UNLESS OTHERWISE NOTED)
CEMENT TYPE	PORTLAND (TYPE I/II - ASTM C150)
AGGREGATES	REGULAR WEIGHT AGGREGATE (TYPE - ASTM C33)
ADMIXTURES	ASTM C494
AIR ENTRAINMENT	ASTM C260
REINFORCING STEEL	ASTM A615, GRADE 60, DEFORMED
WELDABLE REINFORCING STEEL	ASTM A706, GRADE 60, DEFORMED
PREFORMED EXPANSION JOINT FILLER	ASTM D1751

GENERAL NOTES

1. THE STRUCTURAL DRAWINGS ARE TO BE INCORPORATED AND USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH GENERAL ARRANGEMENT DRAWINGS AND IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
2. OLSSON SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CHARGE OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. OLSSON SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OVER, THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND GUYING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. ALL BRACING AND GUYING MEMBERS AND CONNECTIONS SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE IMPOSED LOADS. TEMPORARY MEMBERS AND CONNECTIONS SHALL NOT BE REMOVED UNTIL PERMANENT MEMBERS ARE IN PLACE AND FINAL CONNECTIONS ARE MADE.
5. THE CONTRACTOR SHALL VERIFY FIELD AS-BUILT DIMENSIONS, ELEVATIONS, AND MEMBER SIZES AS SHOWN ON THE CONTRACT DRAWINGS FOR THE EXISTING CONSTRUCTION PRIOR TO THE DETAILING OR FABRICATION OF ANY NEW STRUCTURAL ELEMENT. THE CONTRACTOR SHALL COMMENT ANY CONSTRUCTION RELATED DISCREPANCIES PRIOR TO THE SCHEDULED START OF ANY DETAILING OR FABRICATION. THE CONTRACTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE STRUCTURAL ENGINEER FOR REVIEW.
6. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND/OR SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. NO FIELD MODIFICATIONS TO ANY STRUCTURAL COMPONENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER. THIS INCLUDES BUT IS NOT LIMITED TO, REVISIONS DUE TO MISLOCATION, MISFIT, OR ANY OTHER CONSTRUCTION ERRORS.
8. NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN AS INDICATED ON APPROVED SHOP DRAWINGS) UNTIL THE LOCATION HAS BEEN APPROVED BY THE STRUCTURAL ENGINEER.
9. PROVIDE SLEEVE LAYOUTS FOR ALL PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR ALL TRADES. LAYOUTS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
10. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED. SEE GENERAL ARRANGEMENT DRAWINGS FOR DETAILS AND DIMENSIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS.
11. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED IN A MANNER SO AS NOT TO EXCEED THE ALLOWABLE CAPACITY OF THE CONSTRUCTION.
12. FOR LOCATIONS AND DIMENSIONS OF SLEEVES, CURBS, OPENINGS, AND DEPRESSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS, SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATION OF PROFILE ITEMS WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT.
13. EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, CONDUITS, AND INSERTS, SHALL BE IN PLACE BEFORE CONCRETE PLACEMENT.
14. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
15. THE CONTRACTOR SHALL TAKE EXTRAORDINARY PRECAUTIONS CONCERNING PRESERVATION OF THE BUILDING DURING DEMOLITION AND NEW CONSTRUCTION WORK. FOR THIS REASON, THE STRUCTURAL ENGINEER DOES NOT ASSUME ALL RESPONSIBILITY FOR THE PRESERVATION OF THE PROPERTY.

SHOP DRAWINGS

1. ALL SHOP DRAWING SUBMITTALS SHALL BE AS DESCRIBED IN THE PROJECT SPECIFICATIONS OR IN THESE NOTES.
2. SHOP DRAWINGS AND RELATED MATERIALS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE STRUCTURAL ENGINEER.
3. THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMISSIONS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AS-FIELD METHODS, TECHNIQUES, SEQUENCES, AND OPERATION OF CONSTRUCTION, TECHNICAL CONSENT, COORDINATION OF TRADES, DIMENSIONAL ACCURACY, SAFETY PRECAUTIONS, AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL APPROVE AND SO STAMP EACH SUBMISSION.
5. SHOP SUBMITTALS SHALL BE SUBMITTED IN A DIGITAL FORMAT. MULTIPLE COPIES OF DRAWINGS WILL NOT BE ENTERED UP WITH REVIEW COMMENTS.
6. THE STRUCTURAL DRAWINGS SHALL NOT BE USED AS BACKGROUNDS FOR THE PREPARATION OF ANY SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW.
7. ANY DEVIATIONS FROM THE ORIGINAL DESIGN OR DESIGN CRITERIA AS SPECIFIED ON THE "FOR CONSTRUCTION" DESIGN DOCUMENTS OF THE PROJECT SHALL BE BOLD / NOTED AND BUBBLED ON THE SHOP DRAWINGS THAT ARE SUBMITTED FOR APPROVAL TO BRING TO THE EOR'S ATTENTION.
8. ALL CHANGES TO RESUBMITTED SHOP DRAWINGS SHALL BE BUBBLED.

EARTHWORK

1. TO TOP FILL BEFORE YOU DIG! THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 AND COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. NOTIFY THE STRUCTURAL ENGINEER WHENEVER CONFLICTS ARE ENCOUNTERED.
2. REFERENCE THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY OLSSON, DATED 4-5-2024. CONTRACTOR SHALL OBTAIN A COPY OF SAID REPORT AND ANY AVAILABLE ADDENDA OR SUPPLEMENTS AND FOLLOW ALL REQUIREMENTS SPECIFIED THEREIN.
3. SHALLOW FOUNDATIONS: CONTIGUOUS WALL FOOTINGS HAVE BEEN DESIGNED TO BEAR ON FINE-GRAINED SOILS OR COMPACTED ENGINEERED FILL. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC SOIL PREPARATION REQUIREMENTS.
4. GENERAL CONTRACTOR SHALL COMPACT EXPOSED FOOTING BOTTOMS AND EXPOSED AGGREGATE PIER SURFACES WITH HAND-OPERATED MECHANICAL COMPACTION EQUIPMENT AFTER EACH FOOTING EXCAVATION IS COMPLETED AND PRIOR TO PLACING STEEL OR CONCRETE.
5. ALL UNSUITABLE SOILS SHALL BE REMOVED WITHIN THE EXCAVATION AREA OF THE FOUNDATIONS. ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL.
6. FOUNDATIONS EXPOSED TO FROST SHALL BE PLACED SUCH THAT THE BOTTOM OF FOUNDATION IS AT LEAST 30" BELOW THE ADJACENT FINISHED GRADE.
7. ENCOUNTER UNSUITABLE BEARING CONDITIONS BE ENCOUNTERED DURING EXCAVATION, NOTIFY THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
8. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR RE-PREPARATION AND RE-APPROVAL OF THE SUBGRADE.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER FROM SEEPING FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.
10. BECAUSE OF ANY EXISTING SUBGRADE INTERFERENCES, OTHER THAN THOSE INTERFERENCES SHOWN OR INDICATED ON THE CIVIL CONSTRUCTION DOCUMENTS, ARE NOT CURRENTLY AVAILABLE DURING EACH MATERIAL WORK INTERFERENCE MAY BE DISCOVERED, CONTRACTOR SHALL DOCUMENT CONSTRUCTION RELATED DIMENSIONS OF ALL INTERFERENCES. CONTRACTOR SHALL FURNISH THE ABOVE INFORMATION IN THE FORM OF DETAILED SKETCHES TO THE STRUCTURAL ENGINEER FOR REVIEW.
11. THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS AND THE SUBSURFACE SOILS FOR EXCAVATION PERFORMANCE AND ESTABLISH SPECIFIC CONSTRUCTION PROCEDURES AND SEQUENCES PRIOR TO EXCAVATION. CONTRACTOR SHALL SUBMIT THESE PROCEDURES AND SEQUENCES TO THE OWNER'S SOIL TESTING LABORATORY, OWNER'S REPRESENTATIVE, AND STRUCTURAL ENGINEER.
12. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL THE PERMANENT BELOW-GRADE LATERAL BRACING SYSTEM IS IN PLACE AND THE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.
13. SLABS-ON-GRADE SHALL BE PLACED OVER A 4" FREE DRAINING GRAVEL CAPILLARY BREAK LAYER UNDER THE LOW VOLUME CHANGE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECH REPORT FOR FURTHER INFORMATION.
14. REFER TO THE TESTING AND INSPECTION SECTION OF THESE NOTES FOR THE FOUNDATION TESTING AND INSPECTION REQUIREMENTS.

POST-INSTALLED ANCHORS

1. EXPANSION ANCHORS:
   A. ALL EXPANSION ANCHORS INSTALLED INTO CONCRETE SHALL BE HILTI KWIK BOLT TZ OR APPROVED EQUIVALENT.
      a. MINIMUM EMBEDMENT, UNLESS OTHERWISE NOTED, SHALL BE:
         - 4" FOR 1/2" DIAMETER
         - 5" FOR 5/8" DIAMETER
         - 6" FOR 3/4" DIAMETER
   B. ALL EXPANSION ANCHORS INSTALLED INTO GROUT FILLED CONCRETE MASONRY SHALL BE HILTI KWIK BOLT 3 OR APPROVED EQUIVALENT.
      a. MINIMUM EMBEDMENT, UNLESS OTHERWISE NOTED, SHALL BE:
         - 4" FOR 1/2" DIAMETER
         - 5" FOR 5/8" DIAMETER
         - 6" FOR 3/4" DIAMETER
   C. ALL EXPANSION ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
   D. SUBSTITUTE EXPANSION ANCHORS, QUALIFIED PER ACI 355.2 AND ICC-ES AC193, SPEC. HEAVY DUTY, TYPE 4 MAY BE USED ONLY AFTER SUBMISSION OF TEST DATA ON DESIGN CHARTS AND APPROVAL BY ENGINEER.
2. ADHESIVE ANCHORS:
   A. EPOXY-SET HIT-HY 200 WITH SAFE-SET APPLICATION OR AUTHORIZED EQUAL, UNLESS OTHERWISE SPECIFIED.
   B. MINIMUM EMBEDMENT SHALL BE 7 DIAMETERS UNLESS OTHERWISE SPECIFIED ON LIMITED BY THICKNESS OF CONCRETE.
3. ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED BY QUALIFIED INDIVIDUALS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL POST-INSTALLED ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENT VERSIONS OF ACI 355.2 OR ACI 355.4.

STRUCTURAL CONCRETE

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:
   A. ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   B. ACI 302 - "GUIDE TO CONCRETE FLOOR AND SLAB CONSTRUCTION"
   C. ACI 311 - "ACI MANUAL OF CONCRETE INSPECTION"
   D. ACI 304 - "GUIDE FOR PROPORTIONING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
   E. ACI 315 - "GUIDE TO PRESENTING REINFORCING STEEL DETAILS"
   F. ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
   G. ACI 347 - "GUIDE TO FORMWORK FOR CONCRETE"
2. CONCRETE MIX FOR INTERIOR CONCRETE SLABS-ON-GRADE SHALL ADHERE TO THE FOLLOWING CRITERIA:
   A. FLY ASH MAY NOT EXCEED 15% OF PORTLAND CEMENT CONTENT BY MASS.
      a. DO NOT USE POZZOLANS IN MIXES FOR EXPOSED FLOOR SLABS.
   B. AGGREGATE SHALL BE WELL GRADED WITH 1-1/2" MAXIMUM SIZE.
   C. THE MIX SHALL CONTAIN NO ADMIXTURES THAT EXACERBATE SHRINKAGE.
3. CURE SPECIFIC CONCRETE ELEMENTS AS INDICATED BELOW:
   A. SLAB ON GRADE: MOISTURE RETAINING COVER CURING
4. LABORATORY TEST REPORTS OR MATERIAL CERTIFICATES FOR CONCRETE MATERIALS AND MIX DESIGN TEST DATA IN CONFORMANCE WITH ACI STANDARDS SHALL BE SUBMITTED FOR REVIEW FOR EACH TYPE OF CONCRETE TO BE USED. EACH SUBMITTED MIX DESIGN SHALL IDENTIFY THE APPLICATION FOR WHICH THE MIX WILL BE USED.
5. THE CONTRACTOR SHALL SUBMIT CHECKED, DETAILED REINFORCEMENT SHOP DRAWINGS SHOWING THE LOCATIONS AND DETAILING OF ALL FOOTINGS, WALLS, PIERS, BEAMS, COLUMNS, SLABS, CONSTRUCTION JOINTS, CONTROL JOINTS, ETC. PRIOR TO FABRICATION. DETAILS SHALL INCLUDE BAR SIZES, LAPS, SPACING, AND PLACEMENT.
6. THE MINIMUM CONCRETE COVER FOR CAST-IN-PLACE (NON-PRESTRESSED) CONCRETE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. CONCRETE CAST AGAINST/PERMANENTLY EXPOSED TO EARTH: 3"
   B. CONCRETE EXPOSED TO EARTH OR WEATHER:
      a. NO. 5 THROUGH NO. 18 BARS: 2"
      b. NO. 4 BAR, W31 OR D31 WIRE, AND SMALLER: 1-1/2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      a. SLABS, WALLS, JOISTS:
         - NO. 14 AND NO. 18 BARS: 1-1/2"
         - NO. 11 BAR AND SMALLER: 3/4"
      b. BEAMS, COLUMNS:
         - PRIMARY REINFORCEMENT: 1-1/2"
         - TIES, STIRRUPS, SPIRALS: 1-1/2"
7. PROVIDE LAP SPLICES AS INDICATED BELOW UNLESS OTHERWISE NOTED IN THE DRAWINGS:

BAR SIZE	SPLICE LENGTH TOP BARS*	SPLICE LENGTH OTHER BARS
#3	24"	18"
#4	32"	25"
#5	40"	31"
#6	48"	37"
#7	70"	54"
#8	80"	62"
#9	90"	69"
#10	92"	72"

*TOP BAR CONDITION OCCURS WHERE HORIZONTAL REINFORCEMENT IS PLACED SUCH THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST BELOW THE SPLICE.

8. ALL HOOKS SHALL BE "STANDARD" PER ACI SPECIFICATIONS.
9. MECHANICAL COUPLERS CAPABLE OF SUSTAINING 125% OF THE BAR ULTIMATE TENSILE CAPACITY MAY BE USED IN LIEU OF LAP SPLICES.
10. CORNER BARS MATCHING HORIZONTAL BARS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS.

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STATE OF MISSOURI
JOSEPH A. CIESIELSKI
NUMBER PE-2010020161
04/17/2024
PROFESSIONAL ENGINEER

ISSUE NO.	DATE	REVISION DESCRIPTION
		REVISIONS

GENERAL NOTES

WARD PARK & ROTARY PARK RESTROOM BUILDINGS

BLUE SPRINGS, MO

2024

Drawn by	NAK
Checked by	CJC
Approved by	CJC
QA/QC by	
Project No.	024.01184
Drawing No.	
Date	04.17.2024

SHEET
S000

IBC SCHEDULE OF SPECIAL INSPECTION SERVICES

INSPECTION ITEM REQUIRED	FREQUENCY CONTINUOUS	FREQUENCY PERIODIC	CODE REFERENCE	REMARKS
GENERAL				
CONDUCT WEEKLY PHYSICAL OBSERVATION, OF THE STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO THE CONSTRUCTION DOCUMENTS AND PREPARE WEEKLY REPORTS OF OBSERVATIONS DESCRIBING WORK PERFORMED AND NOTING DEFICIENCIES		X		
EARTHWORK				
VERIFY MATERIAL BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		ALL FOOTING AND PIER CAP EXCAVATIONS SHALL BE OBSERVED AND APPROVED PRIOR TO CONCRETE PLACEMENT
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		TEST EACH SOURCE
DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
DURING PLACEMENT OF COMPACTED FILL, INSPECT, DRAINAGE AND VERIFY THAT SITE HAS BEEN PROTECTED PROPERLY		X		
OBSERVE PROOF ROLLING OF SUBGRADE PRIOR TO FILL PLACEMENT				COORDINATE FREQUENCY WITH GEOTECHNICAL REQUIREMENTS
TESTING AND EVALUATION OF IN-PLACE DENSITY OF COMPACTED FILL IN WORK PROJECTED		X		ONE DENSITY TEST FOR EACH LIFT, DRIVE OPERATION OR 1500 SQ FT OF PER AREA
INSPECT VARIOUS MITIGATION FOR CONFORMANCE WITH DRAWINGS AND WRITTEN INSTALLATION INSPECTIONS		X		

IBC SCHEDULE OF SPECIAL INSPECTION SERVICES

INSPECTION ITEM REQUIRED	FREQUENCY CONTINUOUS	FREQUENCY PERIODIC	CODE REFERENCE	REMARKS
CONCRETE & REINFORCING STEEL				
INSPECT REINFORCEMENT AND VERIFY PLACEMENT PRIOR TO CLOSING OF FORMS AND ARRIVAL OF CONCRETE TO THE JOB SITE		X	IBC 1908.4 ACI 318: CH 25 26.6.1 - 26.6.2.2	
REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706		X	ANSI/AWS D1.4 ACI 318: 26.6.4	
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"		X		
c. INSPECT ALL OTHER WELDS	X			
OBSERVE & VERIFY PLACEMENT OF EMBEDDED METAL ITEMS PRIOR TO CONCRETE PLACEMENT	X			
INSPECT ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2	
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:				SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE PRESCRIPTION REQUIRED FOR THE ANCHOR ISSUED BY AN APPROVED AGENCY IN ACCORDANCE WITH 17.8.2 IN ACI 318 OR OTHER QUALIFICATION PROCEDURE. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF THE WORK
a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X		ACI 318: 17.8.2.4	
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE		X	ACI 318: 17.8.2	
VERIFY USE OF REQUIRED MIX DESIGN		X	IBC 1904.1, 1904.2, 1908.2, ACI 318: CH. 19, 26.4.3, 26.4.4	
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		IBC 1908.10, ASTM C172 C31 ACI 318: 26.5, 26.12	ADDITIONAL CYLINDERS SHALL BE MADE AS NEEDED FOR EARLY FORM REMOVAL, NOTE: THIS WILL CAUSE CYLINDERS TO BE REQUESTED FOR AN ACCEPTABLE TEST
SAMPLE CONCRETE SPECIMENS FOR STRENGTH TESTS TO BE PERFORMED IN LAB. A MINIMUM OF FIVE (5) CYLINDERS SHALL BE MADE. TEST ONE AT 7 DAYS AND TWO AT 28 DAYS. THE 5TH CYLINDER SHALL BE HELD IN RESERVE	X			OBTAIN ONE COMPOSITE SAMPLE FOR EACH 150 CUBIC YARDS OR FRACTION THEREOF OF EACH CONCRETE MIX PLACED EACH DAY. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE STRENGTH TESTS FOR EACH CONCRETE MIX, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED
PERFORM CONCRETE STRENGTH TESTING		X		
MAINTAIN A SPREADSHEET SHOWING DATE, SEQUENTIAL ORDER OF STRENGTH TEST FOR IBC AND PROVIDE RUNNING AVERAGE	X		ACI 214.4R-10	
INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		IBC 1908.9, 1908.7, 1908.8 ACI 318: 26.5	
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	IBC 1908.8 ACI 318: 26.5.3.2.b, 26.5.3.5.c	
VERIFY THAT THE NECESSARY DESIGN STRENGTH HAS BEEN REACHED PRIOR TO THE REMOVAL OF FORMS		X		

STRUCTURAL ABBREVIATIONS:

AB	ANCHOR BOLT	KLF	KIPS PER LINEAR FOOT
ABV	ABOVE FINISHED FLOOR	LB #	POUNDS
AHU	AIR HANDLING UNIT	LH	LEFT HAND
ALT	ALTERNATE	LL	LIVE LOAD
APPROX	APPROXIMATE(LY)	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECTURAL	LLV	LONG LEG VERTICAL
BF	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BLDG	BUILDING	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BOT	BOTTOM	MEP	MECHANICAL, ELECTRICAL, PLUMBING
BRG	BEARING	MFR	MANUFACTURER
C	CONNECTION	MIN	MINIMUM
CA	CAISSON	MISC	MISCELLANEOUS
CIP	CAST-IN-PLACE	N	NOT APPLICABLE
CJ	CONTROL JOINT	NOM	NOMINAL
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OCEW	ON CENTER EACH WAY
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONN	CONNECTION	PEMB	PRE-ENGINEERED METAL BUILDING
CONST	CONSTRUCTION	PJF	PREMOLDED JOINT FILLER
CONT	CONTINUOUS(LY)	PL	PLATE
CPD	CAPPED	PLF	POUNDS PER LINEAR FOOT
DBA	DEFORMED BAR ANCHOR	PSF	POUND PER SQUARE FOOT
DBL	DOUBLE	PSI	POUND PER SQUARE INCH
DET	DETAIL	PT	POST TENSIONED
DIA	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R	RADIUS
DL	DEAD LOAD	REINF	REINFORCED
DP	DRILLED PIER	REQ	REQUIRE(D)
DWG	DRAWING	RH	RIGHT HAND
EA	EACH	RO	ROUGH OPENING
ECC	ECCENTRICITY	RTU	ROOF TOP UNIT
EF	EACH FACE	SF	SQUARE FOOT
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEV	ELEVATION	SPEC	SPECIFICATION
EOR	ENGINEER OF RECORD	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	T	TENSION
ES	EACH SIDE	TBD	TOP AND BOTTOM
ETA	EACH WAY	TEW	TOP AND BOTTOM EACH WAY
EWEF	EACH WAY / EACH FACE	TOF	TOP OF
FF	FINISHED FLOOR	TOS	TOP OF STEEL
FND	FOUNDATION	TYP	TYPICAL
FT	FEET (FOOT)	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	V	SHEAR
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GB	GRADE BEAM	W	WITH
GL	GLUE LAMINATE TIMBER	WO	WITHOUT
HORIZ	HORIZONTAL	WSW	WELDED WIRE REINFORCEMENT
HS	HEADED STUD		
ID	INSIDE DIAMETER		
K	KIP (1000 POUNDS)		

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STATE OF MISSOURI
JOSEPH A. LOMBARDI
NUMBER 2012018966
NOTARIAL SEAL
4/17/2024

NO.	REVISION DESCRIPTION	DATE
	REVISIONS	

SPECIAL INSPECTIONS

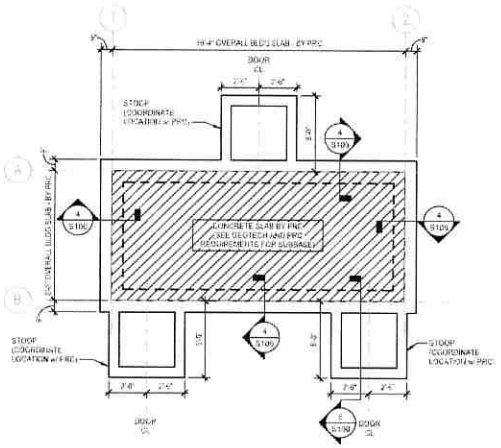
WARD PARK & ROTARY PARK RESTROOM BUILDINGS

BLUE SPRINGS, MO

2024

DRAWN BY	RMR
CHECKED BY	CJD
APPROVED BY	CJD
QA/QC BY	
PROJECT NO.	024-01744
DRAWING NO.	
DATE	04.17.2024

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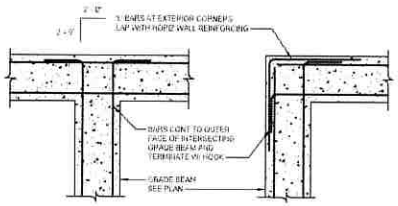


1 WARD & ROTARY PARK RESTROOM FOUNDATION PLAN

SCALE = 1/4" = 1'-0"

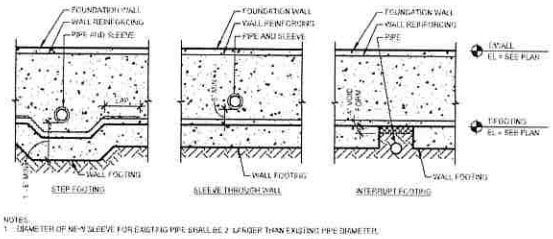
PLAN NOTES:

1. TOP OF SLAB ON GRADE AND FINISHED FLOOR ELEVATION = 100'-0"
   WARD PARK (CMB ELEVATION = 977.00', UNO.
   ROTARY PARK (CTB ELEVATION = 950.48') UNO
2. TOP OF FOOTING / GRADE BEAM ELEVATION = PER 4" UNO. SEE PRC REQUIREMENTS FOR GRADE BEAM LEVEL
3. SEE CIVIL DRAWINGS FOR SITE PLAN / GENERAL ARRANGEMENT



2 TYPICAL FOOTING CORNER REINFORCING

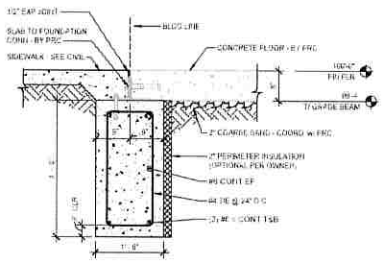
SCALE = 3/4" = 1'-0"



NOTES:
1. DIAMETER OF NEW SLEEVE FOR EXISTING PIPE SHALL BE 2" LARGER THAN EXISTING PIPE DIAMETER.

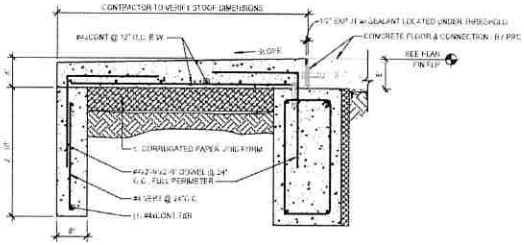
3 TYPICAL FOUNDATION WALL PENETRATION

SCALE = 3/4" = 1'-0"



4 TYPICAL GRADE BEAM SECTION

SCALE = 3/4" = 1'-0"



5 TYPICAL STRUCTURAL STOOP

SCALE = 3/4" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER D. MEEK
NUMBER PE-2010020744
4/17/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISION DESCRIPTION
		REVISIONS

FOUNDATION PLAN AND DETAILS

WARD PARK & ROTARY PARK RESTROOM BUILDINGS

BLUE SPRINGS, MO

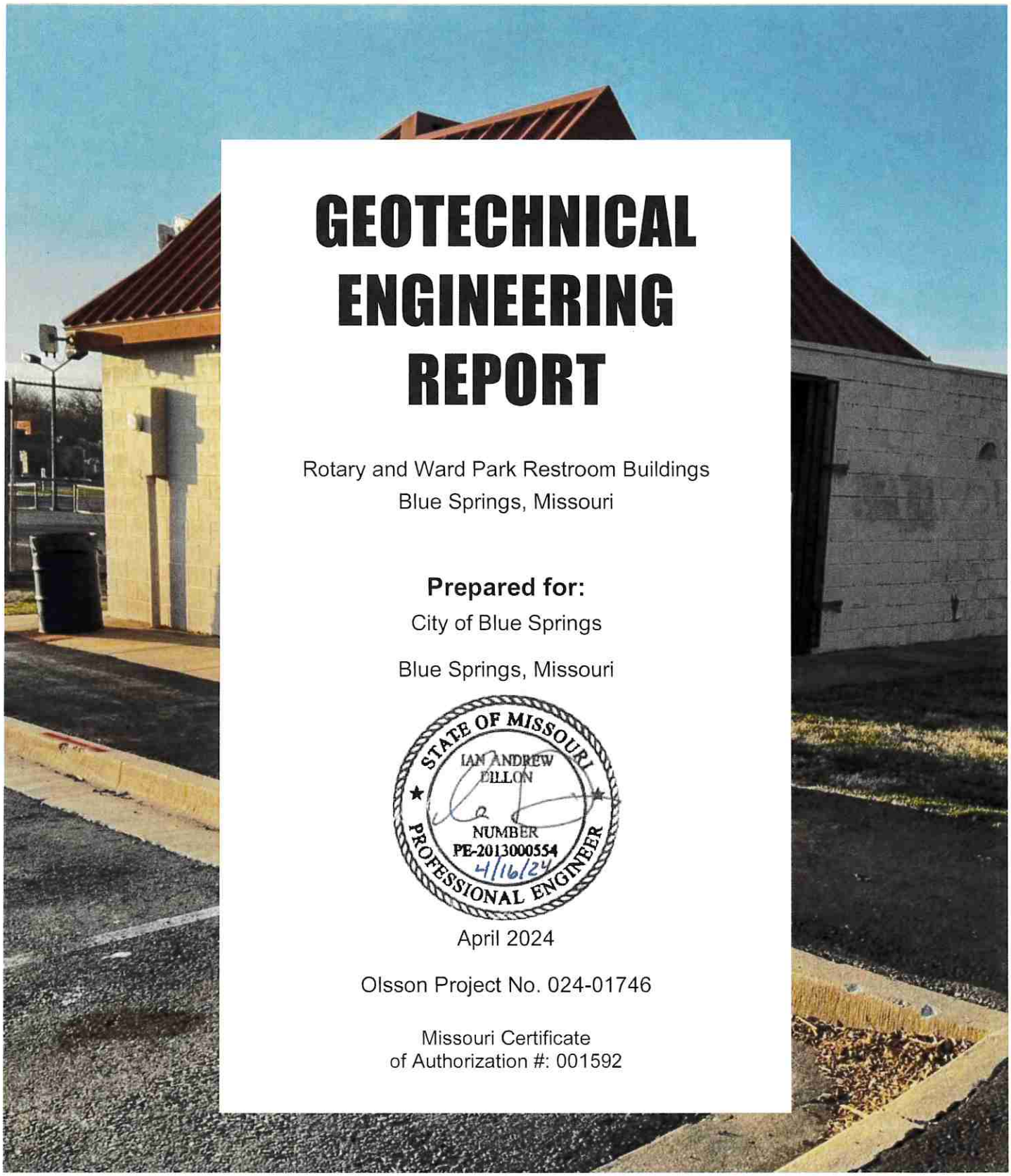
2024

Project No.	1-0-0
Checked By	CDM
Approved By	CDM
Contract No.	
Drawing No.	
Date	04-17-2024

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S100

Exhibit B

GEOTECHNICAL ENGINEERING REPORT



GEOTECHNICAL ENGINEERING REPORT

Rotary and Ward Park Restroom Buildings
Blue Springs, Missouri

Prepared for:
City of Blue Springs

Blue Springs, Missouri

STATE OF MISSOURI
IAN ANDREW DILLON
NUMBER PE-2013000554
4/16/24
PROFESSIONAL ENGINEER

April 2024

Olsson Project No. 024-01746

Missouri Certificate
of Authorization #: 001592

olsson®

April 16, 2024

City of Blue Springs
Attn: Dennis Dovel
903 W Main Street
Blue Springs, Missouri

RE: Geotechnical Engineering Report
Ward and Rotary Park Restroom Replacement Buildings
Blue Springs, Missouri
Olsson Project No. 024-01746

Dear Mr. Dovel:

In general accordance with our "Master Agreement Work Order #40" dated December 14, 2023, Olsson, Inc. has completed the authorized geotechnical exploration for the above referenced project. The enclosed report summarizes our project understanding, presents the findings of the exploration and laboratory testing, discusses the observed subsurface conditions, and based on those conditions, provides our geotechnical engineering recommendations for the planned new Rotary Park and Ward Park Restroom Structures.

A boring location map, boring logs, and a description of our exploration program, is provided in **Appendix A**. Laboratory test results are presented in **Appendix B**.

We appreciate the opportunity to provide our geotechnical engineering services for this project. and are prepared to provide construction phase services as well. If you have any questions or need further assistance, please contact us at your convenience.

Respectfully submitted,
Olsson, Inc.
Missouri Certificate of Authority No. 001592

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APPENDICES

Appendix A: Exploration Map, Logs, and Information
Appendix B: Laboratory Test Results

EXECUTIVE SUMMARY

This Executive Summary provides a limited overview of the report and is subject to any and all clarifications, conditions, contingencies, limitations and/or qualifications that may exist in the body of this report.

The Ward Park and Rotary Park Restroom upgrades are planned to consist of replacing two existing restroom structures (one at each park) with two new at-grade single-story, concrete masonry unit (CMU) block structures with grade supported slabs.

Existing fill was encountered within the borings for the proposed new Ward Park and Rotary Park restrooms. Following site stripping, this fill should be further evaluated during construction by proofrolling and, if necessary, test pits. Any unsuitable fill observed during this time should be removed from beneath the proposed new restroom building(s). While we anticipate some of the existing fill could remain in place beneath the new buildings, the project should include a contingency budget in the event that a greater amount of unsuitable fill is encountered at the site.

The clay soils encountered at the sites have a moderate to high potential to shrink and swell as soil moisture contents fluctuate. While these materials are generally considered suitable for support of foundations, we recommend placing a layer of low volume change material below the building floor slabs to help reduce the amount of future subgrade volume change that could result in movement of the slabs.

1. PROJECT UNDERSTANDING

The proposed new restroom structures will be located at Ward Park and Rotary Park. Ward Park is located at 1000 SW 22nd Street in Blue Springs, Missouri. Rotary Park is located at 600 NW Vesper Street in Blue Springs, Missouri. Based on information provided by the Client, our understanding of the proposed restroom upgrades is summarized in **Table 1**.

Table 1. Project Information.

Structure	Boring	Approximate Footprint Size	Maximum Anticipated Loads
Restroom at Ward Park[1]	B-1	20' X 9'	4 kips per linear foot for walls
Restroom at Rotary Park[1]	B-2		

1. The existing restroom building will be removed and replaced with a new building. The new restroom building will be a single-story, lightly loaded, concrete masonry unit (CMU) block structure with a steel roof and grade supported slab. We anticipate that the finished floor will be located within 3 feet of the existing ground surface.

Our review of readily available aerial photographs indicate that each site has been in its current layout since at least 1990. We have not been given any documentation regarding development of the existing sites (including fill placement). At the time of our exploration, the Ward Park site contained an asphaltic concrete path that wrapped around a single-story, cinder block restroom structure (Figure 1a). The Rotary Park site contained an at-grade sidewalk wrapping around a single-story cinder block restroom structure (Figure 1b). Both sites are relatively flat, generally grading downward from east to west. Elevations across the Rotary Park site range from 906 to 910 feet. Elevations across the Ward Park site ranged from 869 to 876 feet. We have not reviewed any information regarding existing foundation support for the existing structures, nor have we been informed of any floor slab or foundation related distress in the existing buildings.

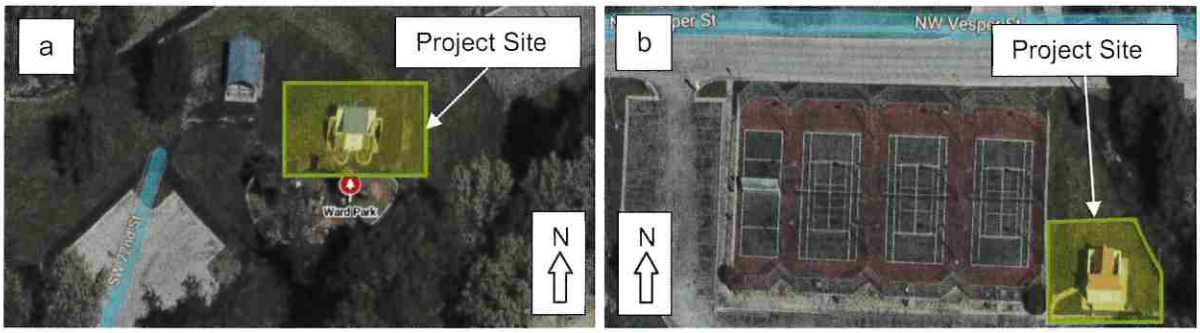


Figure 1. Aerial Photographs/Project Location: (a) Ward Park and (b) Rotary Park.

The recommendations presented in this report are applicable to each of the two project sites. If grading plans and/or loads differ significantly than expected, Olsson should be retained to review the information and provide additional recommendations, as necessary.

2. SUBSURFACE CONDITIONS

2.1 Subsurface Profile

Olsson performed one boring near the existing restroom structure at each site. The appended borehole reports represent subsurface conditions at the specific boring locations at the time of our field exploration; variations may occur beyond the borings. The stratification lines shown on the logs represent the approximate boundary between material types. However, the transition between layers may be gradual.

The subsurface soils encountered at the boring location at the Ward Park site consisted of 11.5 feet of previously placed fill material over highly weathered limestone and shale bedrock. Samples of the fill from the boring were generally very stiff to stiff, grading to firm with increasing depth and consisted of a mixture of low to high plasticity (lean to fat) clay, gravel, and broken limestone.

The subsurface soils encountered at the boring location at the Rotary Park site consisted of 3 feet of previously placed fill material over firm to stiff, native low plasticity (lean) clay over highly weathered limestone and shale bedrock. Samples of the fill from the boring were very stiff and consisted of a mixture of low to high plasticity (lean to fat) clay and gravel.

As documentation related to the placement of the existing fill encountered at each site was not available for our review at the time of this report, the extent, composition, and consistency of the fill could differ from what is shown on the borehole reports.

2.2 Water Level Observations

The drill crew measured water levels at the borings during drilling and immediately upon completion of drilling. Water was observed in the boreholes during these times at respective depths of 10 feet and 10.5 feet at Ward Park and 12 feet and 8 feet at Rotary Park.

The above observations provide an indication of the on-site water levels at the time the borings were drilled but should not be construed to represent a permanent or absolute condition. Variations and uncertainties exist with relatively short-term water level observations in boreholes. Subsurface water levels will fluctuate over time with variations in precipitation, site grading, water level in the nearby drainage creeks, and adjacent land use. Perched water conditions can also develop in seams of loose or granular soil, within existing fill, and near the soil/bedrock interface. Long-term monitoring with piezometers generally provides a more representative indication of the potential range of subsurface water conditions. Such monitoring was not completed as part of this exploration. Olsson can provide additional monitoring upon written request of the Owner and/or Olsson's client. The possibility of groundwater fluctuations should be considered when developing the design and construction plans for this project.

3. GEOTECHNICAL CONSIDERATIONS

Prior to construction of the proposed new restroom structures, the existing concrete structures within proposed construction areas will be demolished. We recommend that demolition include complete removal of all foundation elements, slabs, sidewalks, and any other below grade elements such as abandoned utility lines and any loose, low-density fills associated with prior construction. A representative of Olsson should observe the exposed grades in these areas following overexcavation and prior to placement of new fill. Excavations created by demolition and removal of existing structures should be backfilled with structural fill, placed, and compacted as recommended in this report.

Existing fill and possible fill soils extending to depths of up to 11.5 feet and 3 feet were encountered in our borings at Ward Park and Rotary Park, respectively. The existing fill generally consisted of a mixture of clay and gravel. Based on results of laboratory tests performed on samples recovered from the fill, these materials generally appear to have been placed with some compactive effort, although the moisture contents and densities of the recovered samples varied. We should be provided with field compaction test results, topographic plans, and records of past development, if they become available. Since we do not have records regarding placement of the fill, we recommend further observation and testing of the existing fill (as described in the **Section 5** of this report) to help evaluate if the fill will provide suitable support for shallow foundations and grade-supported floor slabs. If unsuitable materials are encountered, the existing fill should be removed and replaced with structural fill as recommended in this report. The recommendations presented herein are intended to allow support of the structure on shallow foundations bearing within stiff, native clay soils, new structural fill or suitable existing fill.

The clay soils encountered at these sites have a moderate to high potential to shrink and swell as soil moisture contents fluctuate. We recommend placing a layer of low volume change material below the building floor slabs to help reduce the amount of future subgrade volume change that could result in movement of the slabs. However, the risk of future subgrade volume change (either shrink or swell) cannot be completely eliminated. Some movements of footings and floor slabs supported on, or above clay soils will normally occur and should be expected. The recommendations in this report are intended to reduce the potential for extreme movements and the resulting damage caused by volume changes in clay soils. Because weather related conditions (extended wet or dry periods, sub-freezing temperatures, etc.) cannot be controlled, some cosmetic distress (e.g. cracking in floor slabs) should still be expected if clay soils become very wet or very dry.

4. STRUCTURES DESIGN

4.1 Shallow Foundations

Based on the results of our exploration and engineering evaluation, the proposed structures may be supported on a conventional shallow foundation system. Based on conversations with the project structural engineer, we understand that the restroom building foundations will be designed for a net allowable bearing pressure of 1,500 pounds per square foot (psf). Assuming the recommendations in **Section 5** are implemented (including further observation, testing, and possible reworking of existing fill within the footprint of proposed new structures) and that the finished floor elevation (FFE) of the proposed structure is within 3 feet of existing grades at each site, the interior and exterior foundations will be supported on suitable existing fill, new structural fill, and/or stiff native clay. In our opinion, these bearing materials can support the anticipated structural loads.

Design parameters for shallow foundations supported in suitable materials are tabulated below.

Table 2. Shallow Foundation Design Parameters.

Design Parameter		Recommended Value
Net Allowable Bearing Pressure[1]	Suitable existing fill, new structural fill, and/or stiff native clay	1,500 psf
Estimated Total Settlement[2]		Order of 1 inch or less
Estimated Differential Settlement[2]		1/2 inch
Minimum Exterior Foundation Depth (Frost Protection)		3 feet
Minimum Interior Foundation Depth		2 foot
Minimum Foundation Size(s)		12 inches for earth formed trench footings 18 inches for continuous footings 30 inches for isolated column footings

1. The net allowable bearing pressure is the bearing pressure in excess of the minimum surrounding overburden pressure at the foundation level. The net allowable soil bearing pressure may be increased by 1/3 for transient loads such as wind or seismic loads.

2. Foundation settlement estimates are based on the anticipated structural loads as described in the Project Understanding section of this report and our experience. If higher loads are anticipated, Olsson should be contacted to update the recommendations of this report.

Lightly loaded interior partition walls (applying less than 750 pounds per linear foot (plf)) may be supported directly on the slab-on-grade floor. Depending on the floor slab design and the specific wall loads, it may be necessary to increase the floor slab reinforcement or provide a

thickened slab cross-section below the interior walls. For interior walls with loads greater than 750 plf, we recommend a footing be installed, independent of the floor slab, to properly distribute the wall loads to the underlying soils and reduce the potential for floor slab damage.

An ultimate soil-concrete friction coefficient of 0.35 may be used to evaluate sliding resistance of shallow foundations supported on undisturbed native soils or properly compacted structural fill.

Olsson should observe foundation bearing materials at the footing locations. Softer and unsuitable soils should be carefully over-excavated and replaced with structural fill. Alternatively, the foundations may need to be extended through these soils to bear on suitable material. After foundation subgrades have been observed and evaluated by an Olsson representative, concrete should be placed as soon as possible to avoid subjecting the exposed soils to drying, wetting, or freezing conditions. If foundation subgrade soils are subject to such conditions, Olsson should be contacted to reevaluate the foundation bearing materials.

4.2 Floor Slabs

A free draining compacted granular leveling course (e.g., ASTM C-33 Size No. 57 aggregate or similar) should be placed below the floor slabs to provide uniform slab support. The leveling course should be at least four inches thick.

We recommend the upper 18 inches of soil subgrade below the 4-inch-thick capillary break consist of compacted low volume change (LVC) materials. The LVC should consist of densely graded granular materials with at least 15 percent of the materials fines passing the No. 200 sieve (e.g., MoDOT Type-5 aggregate) or lean clay soil exhibiting a liquid limit less than 45, and a plasticity index less than 25. The LVC material should be placed and compacted in accordance with the recommendations provided in **Section 5** of this report.

Care should be taken to maintain the recommended subgrade moisture content and density between site grading operations and placement of the floor slab. Periodic applications of water may be necessary to maintain the proper moisture content of the subgrade.

In many construction projects, floor slab areas are disturbed by construction equipment traffic and are exposed to the elements between completion of grading operations and placement of the floor slab. Therefore, we recommend that the final floor slab subgrade be proofrolled and evaluated for moisture content and density immediately prior to placement of the granular leveling course or floor slab concrete. Unsuitable soils should be moisture conditioned and recompacted in accordance with **Table 3**.

Provided the recommendations presented in this report are implemented, a subgrade modulus of 150 pounds per square inch per inch (psi/in or pci) may be used to design the floor slab.

If moisture vapor transmission through the concrete slab is a concern (e.g., if moisture-sensitive floor coverings will be used), a vapor barrier should be used. The vapor barrier should be installed per ACI guidelines. If used, care should be taken to minimize any damage to the barrier during construction, and any visual damage should be repaired prior to aggregate placement (e.g., granular drainage material or concrete).

The procedures recommended above will reduce future subgrade volume change and resultant floor slab movement. Common construction practice is to tie the slab-on-grade into the foundation elements to limit the impact of differential movement at doorways. However, depending on many factors—including the size and shape of the floor area, the location of construction joints in the slab, the rigidity of the slab and foundation connection, and the magnitude of movement that occurs—cracks within the floor slab should be anticipated. Leaking utility lines or water allowed to accumulate beneath the slab could lead to significant slab movement.

4.3 Seismic Site Classification

For this project site, the soil conditions encountered at the boring are consistent with Site Class "C" as defined by ASCE 7.

4.4 Utilities and Landscaping

Bedding material below and above for site utilities should be in accordance with local building codes. The remaining utility trench should consist of cohesive structural fill placed in accordance with **Table 3**. We also recommend clay plugs or water stops be installed where utility lines enter the building. Clay plugs should extend a minimum of 5 feet from the building exterior.

To reduce the effects of moisture fluctuations in and around the structures caused by landscaping and maintenance, we recommend the following:

- Downspout drainage should discharge onto splash blocks extending at least 5 feet away from the building.
- Incorporate splash blocks for external hose connections to prevent localized flooding of foundation or backfill soils. Cutoff valves should be installed inside the building to prevent unauthorized use of external hose connections.
- Restrict the type and location of landscaping vegetation around the proposed structure. Maintain a minimum distance between the structure and trees or shrubs equal to the mature radius of the tree or shrub plus 3 feet. Plant native and decorative grasses at least 5 feet from buildings. Poorly placed vegetation can result in settlement induced by desiccation or uplift caused by root growth. These recommendations may be modified in

consultation with a landscape architect.

- Ensure that irrigation near the building is carefully controlled and minimized. Avoid installing sprinklers adjacent to foundation or retaining walls and inform building maintenance personnel of the importance of avoiding excessive watering.

5. EARTHWORK AND CONSTRUCTION CONSIDERATIONS

5.1 Demolition of Existing Facilities

All existing structures and any associated foundations, slabs-on-grade, or pavements within the proposed structure should be removed. We recommend existing utilities within the proposed structure be removed or relocated. Abandoned utilities that cannot be removed should be plugged with grout or concrete to reduce the potential for future collapse or transmission of water into the subgrade soils. All demolition debris should be removed from the site and disposed of in accordance with applicable regulations.

The base of demolition excavations should be observed by an Olsson representative prior to placement of structural fill. Excavations resulting from demolition activities should be backfilled with structural fill in accordance with the recommendations provided in **Section 5.3** of this report.

5.2 Site Preparation

5.2.1 General

Following demolition and removal of the existing restroom structures, vegetation and any loose, soft, wet, frozen, or otherwise unsuitable materials should be stripped from construction areas. These materials should be carefully separated to avoid incorporation of organic materials into structural fills on site. We recommend site stripping be performed during dry weather conditions. Operation of heavy equipment on the site during wet conditions could result in excessive rutting and mixing of organic debris with the underlying soils.

Following site stripping, the building area should be undercut below planned final subgrade elevation to allow placement of a minimum 4-inch-thick granular leveling course in addition to an 18-inch-thick layer of low volume change fill below the floor slabs. The undercut area should extend a minimum of 5 feet laterally outside all building wall lines. Where grades (following stripping of organic soils) are more than 18 inches below design slab subgrade level, further undercutting of stable, native clay soils would probably not be required.

Existing fill remaining within the building areas following stripping of topsoil and initial undercutting should be thoroughly evaluated. A representative of Olsson should observe the excavation of test pits into the existing fill to further evaluate the composition, lateral extent, and consistency of this material. If soft or desiccated soils, rubble, large rock fragments or otherwise unsuitable materials are encountered during excavation of the test pits, these materials should be removed and replaced with structural fill.

Prior to placement of fill in areas below grade and after completion of stripping and undercutting operations, the exposed ground surface should be proof rolled with a loaded tandem-axle dump truck having a minimum gross weight of 20 tons (or similar equipment providing an equivalent soil load) to help delineate soft or disturbed areas. An Olsson representative should observe the proofrolling test. Unstable and unsuitable areas identified by proofrolling should be removed to expose stable material and backfilled with structural fill.

Upon completion of proofrolling, and prior to any fill placement, the moisture content of the exposed grade should be evaluated in all construction areas. Where moisture contents are outside the recommended range for structural fill, the exposed grade should be scarified, moisture conditioned and recompacted in accordance with **Section 5.3** of this report. The required depth of scarification, moisture conditioning and recompaction will depend on soil conditions at the time of construction. Once the subgrade has been conditioned and compacted, structural fill should be placed in the below grade areas in accordance with the recommendations herein.

Soils which cannot be adequately densified in-place should be removed and replaced with approved structural fill or stabilized under the direction of an Olsson representative. The extent of areas requiring removal or stabilization will depend on the conditions observed at the time of construction. Undercut areas should be backfilled with stable fill material similar in composition to the surrounding soils.

If necessary, one or more layers of crushed stone may be considered to stabilize areas where wet soil or water are present. Chemical stabilization methods such as fly ash, cement kiln dust (CKD), or Portland cement could also be considered with direction from the geotechnical engineer.

5.3 Structural Fill

All structural fill and backfill should consist of approved materials, free of organic matter (organic content less than five percent), debris, and particle sizes larger than three inches. Imported fill materials may be required at these sites. Imported cohesive fill materials, if used, should generally exhibit a liquid limit (LL) less than 50 and a plasticity index (PI) less than 25. Prior to use on this site, samples of all proposed fill materials should be submitted to Olsson for standard Proctor compaction testing and classification. In our opinion, the native clay soils encountered at the Rotary Park site appear suitable for use as structural fill; however, they should not be use as LVC fill directly below building floor slabs. The existing fill soils encountered at each site appear suitable for reuse as structural fill provided any unsuitable materials, if encountered, are separated from the clay soil.

We recommend that structural fill and backfill be compacted in accordance with the criteria provided in **Table 3**. An Olsson representative should observe fill placement operations and perform field density tests, as required.

Table 3. Structural Fill Placement Guidelines.

Area of Fill Placement	Material	Compaction (ASTM D698 - Standard Proctor)	Moisture Content (Percent of Optimum)
Granular Structural Fill – 4" below floor slabs	ASTM C-33 No. 57 Aggregate	95%*	As necessary to obtain density
Low Volume Change (LVC) – 18" below base of granular layer	MoDOT Type-5 Baserock	95%	As necessary to obtain density
Cohesive Structural Fill	On-site Cohesive Soils	95%	Optimum to +4 percent
Structural fill – Imported	LL < 50 PI < 25	95%	Optimum to +4 percent
** Or 70 percent Relative Density as described below*			

Suitable fill materials should be placed in loose lifts of 8 inches or less. To facilitate compaction within small excavations (i.e., in utility trenches) vibrating plate compactors, jumping jack compactors, or walk behind sheepsfoot compactors may be used. Loose lift thicknesses of 4 inches or less are recommended where small compaction equipment are used.

The moisture content of suitable borrow soils at the time of compaction should generally be maintained between the ranges specified in **Table 3**. Depending on the soils encountered on site, more stringent moisture limits and/or adjustments to moisture contents may be necessary to achieve compaction levels that meet project specifications.

5.4 Drainage Considerations

Water should not be allowed to collect at the ground surfaces near foundation, or floor slab areas, either during or after construction. Provisions should be made to quickly remove accumulating seepage water or storm water runoff from excavations. Undercut or excavated areas should be sloped toward one corner to allow rainwater or surface runoff to be quickly collected and gravity drained or pumped from construction areas. Subgrade soils that are exposed to precipitation or runoff should be evaluated by ***Olsson*** prior to the placement of any new fill, reinforcing steel, or concrete, to determine if corrective action is required.

To minimize concerns related to improper or inadequate drainage, we recommend the following:

- Site grading should provide for efficient drainage of seepage, rainfall, and surface runoff away from new structures.
- Roof runoff should be collected and transferred directly to the storm sewer system or directed to a location with positive and rapid drainage away from new structures and pavements.
- External hose connections in unpaved areas should incorporate splash blocks to prevent accidental flooding of foundation bearing or backfill soils. External hose connections should have cut-off valves inside the building to prevent accidental or unauthorized use.
- Maintenance personnel should be informed of the potential problems associated with watering near the building.

6. CONCLUSIONS AND REPORT LIMITATIONS

6.1 Construction Testing and Observations

We recommend that all earthwork during construction be monitored by a representative of Olsson, including site preparation (e.g., proofrolling and excavation of test pits), placement of all structural fill and trench backfill, and preparation slab subgrades. The purpose of these services would be to provide Olsson the opportunity to observe the soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

6.2 Limitations

The conclusions and recommendations presented in this report are based on the information available regarding the proposed construction, geotechnical information obtained from our field exploration and laboratory testing, as well as our experience with similar projects. Our borings and testing represent a limited statistical sampling of the subsurface. Conditions may be encountered during construction that are substantially different from those encountered in this exploration and adjustments to design and construction may be necessary.

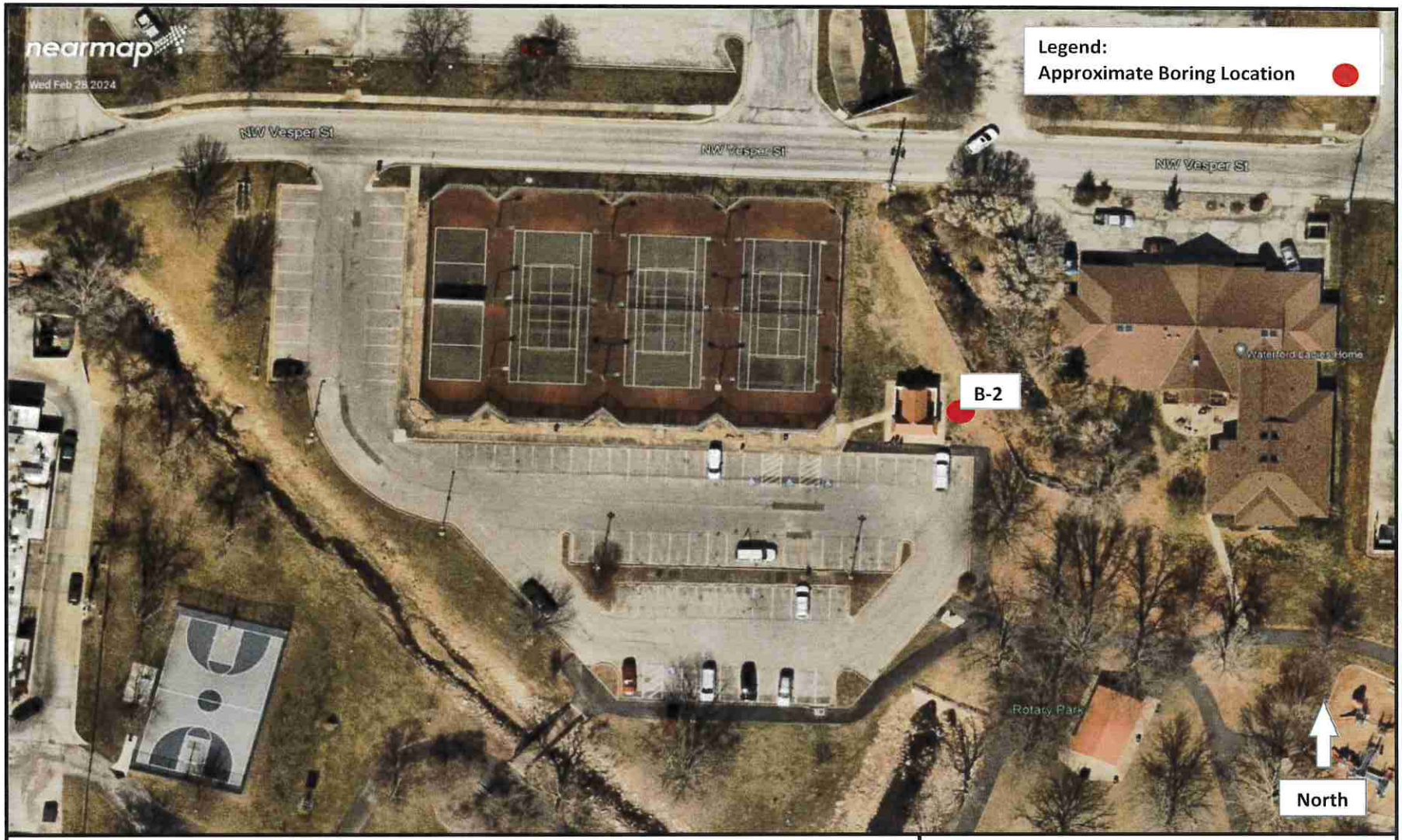
In the event of any changes in the nature of the proposed project as outlined in this report, the opinions in this report cannot be considered valid unless Olsson reviews the changes, and the opinions of this report are modified or affirmed by Olsson.

The scope of this exploration did not include any environmental assessment for the presence of wetlands and/or hazardous or toxic materials in the soil or groundwater on or near the site. Any statements in this report regarding odors, discoloration, or suspicious conditions are strictly for the information of our client.

This report is based on generally accepted professional geotechnical engineering practice at the time of this report, within this geographic area. No warranty, express or implied, is intended or made. This report has been prepared for the exclusive use of City of Blue Springs and their authorized representatives for specific application to the discussed project.

APPENDIX A

Exploration Maps, Logs, and Information



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Bornig Exploration Map

Scale:	Not to Scale
Project No.	024-01746
Approved by:	RRS
Date:	4/16/2024

Rotary Park Restroom Replacement

Blue Springs, Missouri



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Scale:	Not to Scale
Project No.	024-01746
Approved by:	RRS
Date:	4/16/2024

Bornig Exploration Map

Ward Park Restroom Replacement

Blue Springs, Missouri

SYMBOLS AND NOMENCLATURE

DRILLING NOTES

DRILLING AND SAMPLING SYMBOLS

SS:	Split-Spoon Sample (1.375" ID, 2.0" OD)	HSA:	Hollow Stem Auger	NE:	Not Encountered
U:	Thin-Walled Tube Sample (3.0" OD)	CFA:	Continuous Flight Auger	NP:	Not Performed
CS:	Continuous Sample	HA:	Hand Auger	NA:	Not Applicable
BS:	Bulk Sample	CPT:	Cone Penetration Test	% Rec:	Percent of Recovery
MC:	Modified California Sampler	WB:	Wash Bore	WD:	While Drilling
GB:	Grab Sample	FT:	Fish Tail Bit	IAD:	Immediately After Drilling
SPT:	Standard Penetration Test Blows per 6.0"	RB:	Rock Bit	AD:	After Drilling
		PP:	Pocket Penetrometer	CI:	Cave In

DRILLING PROCEDURES

Soil samples designated as "U" samples on the boring logs were obtained in using Thin-Walled Tube Sampling techniques. Soil samples designated as "SS" samples were obtained during Penetration Test using a Split-Spoon Barrel sampler. The standard penetration resistance 'N' value is the number of blows of a 140 pound hammer falling 30 inches to drive the Split-Spoon sampler one foot. Soil samples designated as "MC" were obtained in using Thick-Walled, Ring-Lined, Split-Barrel Drive sampling techniques. Recovered samples were sealed in containers, labeled, and protected for transportation to the laboratory for testing.

WATER LEVEL MEASUREMENTS

Water levels indicated on the boring logs are levels measured in the borings at the times indicated. In relatively high permeable materials, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels is not possible with only short-term observations.

SOIL PROPERTIES & DESCRIPTIONS

Descriptions of the soils encountered in the soil test borings were prepared using Visual-Manual Procedures for Descriptions and Identification of Soils.

PARTICLE SIZE

Boulders	12 in. +	Coarse Sand	4.75mm-2.0mm	Silt	0.075mm-0.005mm
Cobbles	12 in.-3 in.	Medium Sand	2.0mm-0.425mm	Clay	<0.005mm
Gravel	3 in.-4.75mm	Fine Sand	0.425mm-0.075mm		

COHESIVE SOILS

Consistency	Unconfined Compressive Strength (Qu) (tsf)
Very Soft	<0.25
Soft	0.25 – 0.5
Firm	0.5 – 1.0
Stiff	1.0 – 2.0
Very Stiff	2.0 – 4.0
Hard	> 4.0

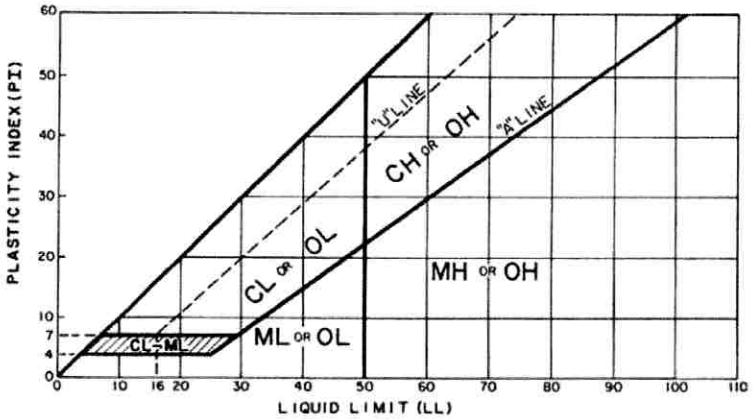
COHESIONLESS SOILS

Relative Density	'N' Value
Very Loose	0 – 3
Loose	4 – 9
Medium Dense	10 – 29
Dense	30 – 49
Very Dense	≥ 50

COMPONENT %

Description	Percent (%)
Trace	<5
Few	5 - 10
Little	15 - 25
Some	30 - 45
Mostly	50 - 100

PLASTICITY CHART



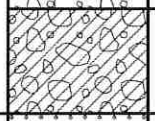
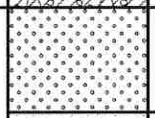
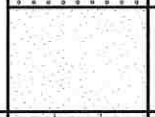
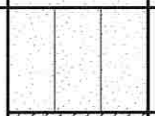
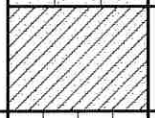
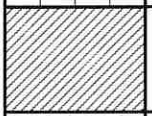
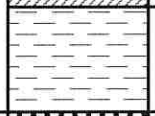
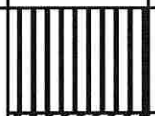
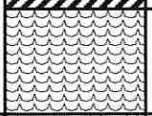
ROCK QUALITY DESIGNATION (RQD)

Description	RQD (%)
Very Poor	0 – 25
Poor	25 – 50
Fair	50 – 75
Good	75 – 90
Excellent	90 – 100

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SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

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BOREHOLE REPORT NO. B-1

Sheet 1 of 1

PROJECT NAME	CLIENT
Ward Park	City of Blue Springs Missouri
PROJECT NUMBER	**LOCATION**
024-01746	Blue Springs Missouri

Shelby Tube ☒ Split Spoon

ELEVATION (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	DEPTH (ft)	SAMPLE TYPE NUMBER	CLASSIFICATION (USCS)	BLOWS/6" N-VALUE	UNC. STR. (tsf)	MOISTURE (%)	DRY DENSITY (pcf)	LL/PI (%)	ADDITIONAL DATA/ REMARKS
	APPROX. SURFACE ELEV. (ft): 873		0								
	ROOT ZONE 0.5'										
	FILL										
	dark brown lean to fat clay (CL/CH), moist, gravel			U 1				23.7	101.7		PP = 4.5+ tsf
870											
	grades to lean clay, moist, gravel			U 2	CL			22.6		49/27	PP = 2.25 tsf
			5								
	grades to dark brown, moist, trace broken limestone										
865											
				U 3				31.5			PP = 0.5 tsf
	▽		10								
	▼										
	11.5'										
	HIGHLY WEATHERED LIMESTONE										
860	13.5'										
	HIGHLY WEATHERED SHALE										
	gray			SS 4		9-18-24 N=42		18.9			
	15.0'		15								

BASE OF BORING AT 15.0 FEET

WATER LEVEL OBSERVATIONS	
WD	▽ 10.0 ft
IAD	▼ 10.5 ft
AD	▼ Not Performed

OLSSON, INC.
1700 E. 123RD STREET
OLATHE, KANSAS 66061

STARTED:	3/20/24	FINISHED:	3/20/24
DRILL CO.:	CFS	DRILL RIG:	SIMEO
DRILLER:	KADEN	LOGGED BY:	BLAKE
METHOD: CONTINUOUS FLIGHT AUGER			

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BOREHOLE REPORT NO. B-2

Sheet 1 of 1

PROJECT NAME	CLIENT
Rotary Park	City of Blue Springs Missouri
PROJECT NUMBER	**LOCATION**
024-01746	Blue Springs Missouri

■ Shelby Tube ⊠ Split Spoon

ELEVATION (ft)	MATERIAL DESCRIPTION	GRAPHIC LOG	DEPTH (ft)	SAMPLE TYPE NUMBER	CLASSIFICATION (USCS)	BLOWS/6" N-VALUE	UNC. STR. (tsf)	MOISTURE (%)	DRY DENSITY (pcf)	LL/PI (%)	ADDITIONAL DATA/ REMARKS
	APPROX. SURFACE ELEV. (ft): 909		0								
	ROOT ZONE 0.5'										
	FILL *Dark brown fat clay, moist, gravel* 3.0'			U 1				24.9	94.9		PP = 3.0 tsf
905	*LEAN CLAY* *Stiff, tan with gray, moist* 5.0'		5	U 2	CL		1.4	25.0	96.8	49/28	
	grades to firm										
900	▼		10	U 3			0.9	25.3	98.8		
	11.5'										
	▽ *HIGHLY WEATHERED LIMESTONE* 13.0'										
895	*HIGHLY WEATHERED SHALE* *tan and gray with interbeded limestone* 15.0'		15	SS 4		30-50/2"		19.8			

BASE OF BORING AT 15.0 FEET

WATER LEVEL OBSERVATIONS	
WD	▽ 12.0 ft
IAD	▼ 8.5 ft
AD	▼ Not Performed

OLSSON, INC.
1700 E. 123RD STREET
OLATHE, KANSAS 66061

STARTED:	3/20/24	FINISHED:	3/20/24
DRILL CO.:	CFS	DRILL RIG:	SIMEO
DRILLER:	KADEN	LOGGED BY:	BLAKE
METHOD: CONTINUOUS FLIGHT AUGER			

Field Exploration

Our drill crew advanced the borings for this exploration with a truck-mounted drill rig using continuous-flight augers. Borings were located in the field by the drill crew using a hand-held GPS unit. The approximate locations of the borings are shown on the Boring Location Map.

Samples were obtained using the methods and at the depths shown on the logs. Recovered samples were sealed in containers, labeled, and protected for transportation to the laboratory for testing.

We interpolated the ground surface elevation at the boring locations using a topographic map provided by Olsson. The surface elevations at the boring locations, rounded to the nearest foot, are presented on the boring logs.

The drill crew prepared field boring logs during drilling operations. The field logs include drilling and sampling methods, sampling intervals, groundwater measurements, and general descriptions of the observed soil conditions. The final boring logs represent our engineering interpretation of the field logs based on visual classification and laboratory testing of the collected samples.

APPENDIX B

Laboratory Test Results

OLSSON, INC.
1700 E. 123RD STREET
OLATHE, KANSAS 66061

SUMMARY OF LABORATORY RESULTS

PROJECT NAME: Ward Park and Rotary Park
CLIENT: City of Blue Springs Missouri
PROJECT NUMBER: 024-01746
PROJECT LOCATION: Blue Springs Missouri

BORING NUMBER	SAMPLE I.D.	SAMPLE DEPTH (ft)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	SATURATION (%)	UNCONFINED STRENGTH (tsf)	STRAIN (%)	ATTERBERG LIMITS			P-200	USCS CLASS.
									LIQUID LIMIT	PLASTIC LIMIT	PLASTIC INDEX		
B-1	U-1	1.0 - 3.0'	23.7	101.7	0.657	97.5							
B-1	U-2	3.0 - 5.0'	22.6						49	22	27		CL
B-1	U-3	8.0 - 10.0'	31.5										
B-1	SS-4	13.5 - 15.0'	18.9										
B-2	U-1	1.0 - 3.0'	24.9	94.9	0.775	86.6							
B-2	U-2	3.0 - 5.0'	25.0	96.8	0.742	91.0	1.4	2.2	49	21	28		CL
B-2	U-3	8.0 - 10.0'	25.3	98.8	0.706	96.9	0.9	2.6					
B-2	SS-4	13.5 - 14.2'	19.8										

WARD PARK AND ROTARY PARK RESTROOM REPLACEMENT BUILDINGS

Blue Springs, Missouri

April 2024

Olsson Project No. 024-01746

Exhibit C

The Public Restroom Company
Specified Restroom Facility

Price Proposal: **Rotary Park - City of Blue Springs, MO**
Date: **May 3, 2024**
Reference: **11725**
Sourcewell: **Contract # 081721-PRM**

Our Offer to Sell:

1. **Restroom Building delivered to site @ $ 249,860**
   Public Restroom Company (PRC) herein bids to *furnish (building only per plans and specifications, delivered to site with all costs except installation including applicable taxes excluding retention.* (Retention is not allowed as this is materials or a product fully assembled before shipment to the site and therefore not subject to retention.)

2. **Installation: Turnkey Installation of the Building above @ $ 29,593 with retention allowed.**
   Public Restroom Company also includes in this two-part quotation our turnkey installation package for this building. Our national factory authorized installation team will:
   a. Arrive onsite to confirm and verify the Owner/General Contractor provided scope of work in preparation for installation including access to the site.
   b. Verify the building pad size, building corners, finished slab elevation, utility depth and location, meter size and distance from building, and compaction compliance.
   c. Excavate the utility trenches for placement of our prefabricated underground piping tree for the buildings plumbing and electrical, set the kit in place, provide the water test for inspection before backfilling, and then place the site adjacent coarse sand you provide to us alongside the building pad and screed it level for final building placement. We will need onsite water availability for wetting the sand bed before building placement to consolidate the pad.
   d. Set the building on the site pad.
   e. Connect the utility piping stub ups to the building piping stub down building points of connection for water, sewer, and electrical conduit to the building internal electrical panel.

3. **Owner/General Contractor Final Tie In of Utilities and other site work:**
   a. The Owner/Contractor is responsible for making all **final plumbing connections** at the 6' POC locations.
   b. The Owner/Contractor is responsible for pulling wire and completing all final tie-ins to the electrical panel from the 6' POC location.
   c. The Owner/Contractor is responsible for preparing the pad/foundation. PRC will trench through provided pad/foundation to run utilities to 6' POC locations.

4. **Total Cost of building and installation @ $ 279,453**

OWNER/GENERAL CONTRACTOR SCOPE OF WORK WITH/WITHOUT FOOTINGS:

Scope of Work Background:
Owner/General Contractor shall survey the site, establish survey for the building pad and prefabricated building slab elevation and front corners, excavate for building footings (if required), locate footing sleeves for electrical, waste, and water, pour the footings (if required), furnish sand base adjacent to subgrade pad, and provide location for utility POC's nominally 6' outside the foundation.

Preparation of Building Pad:
Owner/General Contractor is responsible for providing the building subgrade pad or when required footings to frost depth per Public Restroom Company design specifications. PRC will provide detailed drawings for the subgrade building pad, utilities POC's, and if required the footings, attached to this scope of work.

Subgrade Pad/Foundation Requirements:

1. Owner/General Contractor shall survey the building site and provide a finished slab elevation for the prefabricated building. The building pad size we require is larger than the final actual building footprint. Provide building front corner stakes with 10' offsets.
2. Excavate the existing site to the depth of the required footings to local code if required.
3. Furnish coarse concrete sand adjacent to subgrade pad so PRC can cut the utility trenches, install underground utilities, and screed sand.
4. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Owner/General Contractor verification of site access to allow Building Delivery:

1. You certify to PRC that suitable delivery access to the proposed building site is available. Suitable access is defined as 14' minimum width, 16' minimum height, and sufficient turning radius for a crane and 70' tractor-trailer.
2. Our cost is based upon the crane we provide being able to get within 35' from the building center and for the delivery truck to be no more than 35' from the crane center picking point.
3. If the path to the building site traverses curbs, underground utilities, landscaping, sidewalks, or other obstacles that could be damaged, it is the Owner/General Contractor 's responsibility for repair and all costs, if damage occurs.
4. If trench plating is required, it shall be the cost responsibility of the Owner/General Contractor.
5. If unseen obstacles are present when site installation begins, it is the Owner/General Contractor responsibility to properly mark them and verbally notify PRC before installation.
6. If weather becomes an issue for safety or site installation delays due to weather, Owner/General Contractor or PRC with General Contractor's confirmation may call-off set. If building set is stopped, relocation of the building modules to an onsite or offsite location may incur additional costs to Owner/General Contractor.

Installation Notice and Site Availability:
PRC will provide sufficient notice of delivery of the prefabricated building. The Owner/General Contractor shall make the site available during the delivery period. During the delivery period, on an improved site, Owner should stop site watering several days before delivery to minimize the impact on the soils for the heavy equipment needed for installation.

Caution: ***If site is not ready for our field crew to perform their installation and if no notice of delay in readiness from Owner/General Contractor is received, PRC will provide a change order for re-mobilization on a daily basis until the site is ready for us. Ready means that the site pad is completed, the corner required survey stakes are in place, the slab elevation stakes are in place, the location of the front of the building is confirmed on site, and access to the site is available from an improved roadway. Owner/General Contractor shall sign the change order before we will continue delivery.***

Public Restroom Company will "turn-key" set the buildings including the hook up of utilities inside the building (only) when they are available. PRC will use its own factory trained staff for the installation.

Utility Connections:

1. PRC to complete all internal building plumbing connections and connections from the electrical panel to building's fixtures. The Owner/ Contractor is responsible for making the **final plumbing connections** at the 6' POC locations.
2. The Owner/Contractor is responsible for pulling the wire and completing the final tie-in to the electrical panel from the 6' POC location.
3. The Owner/Contractor is responsible for commissioning the building once final utility connections are made. This includes flushing & testing all water service lines before final startup.

Special Conditions, Permits, and Inspection Fees:
Follow any published specifications governing local building procedures for applicable building permit fees, health department fees, all inspection fees, site concrete testing fees, and compaction tests, if required by Owner. PRC is responsible for all required State inspections and final State insignia certification of the building, if applicable.

Jurisdiction for Off-site Work:
Jurisdiction, for permitting and inspection of this building shall be either the State agency who manages prefabricated building compliance in the state or the local CBO (when the State does not provide certification.) If the responsibility for building inspection is the local CBO, we will provide a certified plan set, calculations, and a third-party engineer inspection report for any and all closed work the local official cannot see.

PUBLIC RESTROOM COMPANY SCOPE OF WORK:

Our In Plant/Off-Site Construction Scheduling System:
PRC has several off-site manufacturing centers in the United States, strategically located, with the proper equipment and trained staff to fabricate our custom buildings to our high-quality fit and finish standards. PRC manages quality control in our off-site production facility to comply with the approved drawings and provides an inspection certification and photos as required. When proprietary materials, which we have designed and fabricated, are part of the project, PRC supplies the manufacturing centers with these proprietary PRC components. We then schedule the in-plant construction process to coordinate with your delivery date through our Operations Division field staff. We guaranty on time at cost delivery weather permitting.

Special Payment and Progress Billing Terms:
Invoicing begins on the 30th of the month following an order and/or the acceptance of the proposal/contract. The first progress billing invoice will be issued for the commencement of design and engineering of architectural plans. This will be 10% of the contracted amount. Once construction begins invoicing will commence monthly based on plant percentage of completion, supported by photographs.

In the event of project stoppage, additional fees may be assessed for re-mobilization, storage, crane costs, etc. ***Our discounted project costs are based upon timely payments. Delays in payment could change delivery schedules and project costs.***

Delivery and Installation:

Site Inspection:
PRC staff, upon site arrival, will verify the required dimensions of the building pad and the corner locations/elevation. We will also verify the delivery path from an accessible road or street and install the underground utilities to the point of connection nominally 6' from the exterior of the building.

Installation:
PRC will install the building turn-key, except for any exclusion (listed under "Exclusions," herein.)

Installation of Utilities under the Prefabricated Building:
We fabricate off-site an underground utilities (water, and DWV piping and fittings) preassembled plumbing and electrical tree. Our site staff will set the underground tree into code depth excavated trenches and our staff will install the coarse concrete sand to bed the piping per our submitted drawing.

We provide all the buildings under-slab piping including the driven electrical ground rod. The Owner/General Contractor brings utility services to within 6' of the pad and are responsible for final connections at that point.

Connection of Utilities Post Building Placement:
After placement of the building on the pad by PRC, our field staff will tie in the water and sewer connection "inside" the building only and terminate at a point of connection (POC) outside the building clearly marked for each utility service. The Owner/General Contractor is responsible for final utility point of service connections at the nominal 6' from building locations.

Electrical:
PRC provides the electrical conduit to the POC 6' from the building. The Owner/General Contractor pulls the wire and ties it off on the electrical panel.

Plumbing:
PRC provides the POC up to 6' from the building footprint and the Owner/General Contractor connects the water to our stub out location.

Sewer:
Some sites depending on the local jurisdiction will require an outside house trap which Owner/General Contractor shall install if needed. PRC will provide you with a sewer point of connection including a clean out to which Owner/General Contractor will terminate the site sewer service.

Testing of Water, Sewer, and Electrical in Plant and Final Site Utility Connection:
Before the building leaves the manufacturing center, PRC certifies a pressure water piping test, DWV, and the electrical connections for compliance with code. While the building is fully tested for leaks at the plant before shipment, road vibration may loosen some plumbing slip fittings and require tightening once the building services (water) is completed. Owner/General Contractor is responsible for minor fitting tightening to handle small slip fitting leaks caused by transportation.

Time of Completion:
PRC estimates a 240 calendar day schedule to complete our scope of work from receipt of written notice to proceed together with signed approved architectural submittals; including final construction documents and structural calculations from all authorities required to approve them.

Exclusions/Exceptions:

1. **Access issues for delivery of the building by a clear unobstructed path of travel from an improved roadway to the final installation pad or foundation may cause site delays and extra cost at each site. This exclusion covers sites whose access is limited by trees, inaccessible roadways, overhead power lines at location where crane will lift building, grade changes disallowing our delivery trailers with only 4" of clearance to grade, berms, or uneven site grades, or when the path of travel is over improvements such as sidewalks, all of which are not within the scope of work by PRC. On some sites without on-site storage availability for buildings that cannot be set, relocation to a proximal crane yard and later relocated to the site for installation, will incur additional fees at rates that vary depending on local rates. PRC will provide written costs for this additional work by change order.**

2. If weather on site causes site delivery issues, the delivery may have to be diverted to an off-site location and the additional costs will be a change order to the bid. Our staff works with the Owner/General Contractor in advance to make sure sound decisions for delivery are made to avoid this issue. But sometimes Owner/General Contractor take risks for weather, but this risk is clearly at the Owner/General Contractor risk, not PRC.
3. Sidewalks outside the building footprint.
4. Trench plates or matting needed for protection of site soils, sidewalks, hardscaping, or site utilities shall be the responsibility of the Owner/General Contractor. Any site soils damage or other site improvements if damaged during installation shall be the responsibility of the Owner/General Contractor.
5. Not responsible for removing any soil, sand, or other debris as a result of trenching or installation.
6. Survey, location of building corners, finish floor elevation, excavation, and construction of subgrade building pad and footings (if required) per PRC plans.
7. Soil conditions not suitable for bearing a minimum of 1500 PSF with compaction to 90% maximum dry density shall require Owner/General Contractor correction before building placement. If no soils testing report is available before bid, Owner/General Contractor must verify site supporting soils at a minimum of 1500 PSF because that is the least we can place our structures on or Owner/General Contractor or engineer of record must design a foundation system to meet the imposed loads of site placement.
8. Improper water pressure, an undersized meter, or improper water volume flow to the building may necessitate a change order for installation of a building internal diaphragm tank to provide the minimum flow rate and static pressure of up to 60 PSI and a minimum of 40 PSI to properly flush the fixtures. Building water service chlorination, post installation, shall be by Owner/General Contractor.
9. Our bid included crane costs are based on a maximum 35' radius from the center pin of the crane (10' back from the rear of the crane) to the building center point of the furthest building module roof. If additional distance requires a larger crane, additional costs will be assessed by change order to the Owner/General Contractor.
10. Bonds, building permits, a site survey, special inspection fees, minor trash removal (nominally one pickup truck of shipping materials), final utility connections to the on-site water, sewer and electrical are by the Owner/General Contractor. Since the building is fully inspected and tested in plant, minor plumbing leaks (if water is not available when building site work installation is completed) is by the Owner/ General Contractor.
11. Site Traffic Control, if applicable, shall be by Owner/ General Contractor, not PRC.
12. Any equipment installation, site work or special inspections other than described within this proposal, shall be by Owner/General Contractor.
13. Backflow certification if applicable by Owner/ General Contractor.
14. Any Fire Suppression Systems by others, not by PRC.
15. Any future transformers, related shut offs, and disconnects for electrical is by others, not by PRC.
16. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Insurance and Prevailing Wage Certification:
PRC shall comply with the required insurance requirements, wage reports, and safety requirements for the project, including OSHA regulations.

Special Insurance to protect the Building before acceptance:
As PRC requires payment for each month of off-site construction, and since the building is not on owner property where their insurance will cover the building, we maintain a special policy that insures the property even when paid for off-site until the building is finally accepted by the owner. This special policy protects the Owner's custom ordered materials to be used in the fabrication of the building during this period. PRC provides this Stock Throughput Policy to cover the building materials from supplier to manufacturer, while it is being built off-site, while in transit to the job site, during and after it is installed on-site until final acceptance. This special policy has a $1,000,000 coverage limit. This exceeds the cost of any single building we have offered for sale herein.

Errors and Omissions Insurance:
Our firm employs licensed architects, engineers, and drafting staff to provide design of our buildings. Since these buildings are required to meet accessibility standards and building codes on site, and since we are the designer, we carry Errors and Omissions Insurance (E & O) to protect our clients from any errors. The policy covers a limit of up to $2,000,000 per occurrence and is more clearly explained in the insurance certificates we provide after receipt of a purchase order.

WARRANTY:
All work performed by PUBLIC RESTROOM COMPANY (called "Company") shall be warranted to the Owner to be of good quality, free of faults and defects in material, workmanship, and title for 5 years from last date of installation if building is installed by Company or 1 year if building is installed by Owner or Owner's agent without on-site supervision by Company. Company warranty on building shell including exterior walls, concrete 8" slab/foundation, and roof system is warranted for 20 years structurally. The Company will repair or replace at their sole option any defects in work upon proper notice to the below stated address below.

Owner/General Contractor selected parts and materials that are not PRC approved will not be covered under PRC's 5 year component warranty. These selections will be covered only by any available manufacturer warranty.

Our Company extended warranties shall be Company only and shall have no effect on any required Performance, Payment, or Warranty Bonds where Surety shall assume no liability to the Company, the Owner, or any third parties should the Company fail for any reason to deliver acceptable maintenance warranties beyond the one year period. The warranty extension is solely between the owner and PRC and not the general contractor, bonding company, or architect/engineer of record.

This warranty applies only if all work performed by Company has been fully paid for, including change orders if applicable. Company has no responsibility for any neglect, abuse, or improper handling of building product.

The warranties expressed herein are exclusive, and are in lieu of all other warranties expressed or implied, including those of merchantability and fitness.

There are no warranties which extend beyond those described on the face of this Warranty. The foregoing shall constitute the full liability of the Company and be the sole remedy to the Owner.

Term of Offer to Sell and Owner/General Contractor Acceptance:
This offer is valid for acceptance within 90 days or when a part of a public bid for the applicable duration imposed within the Owner's bid documents. Acceptance is by approving our post bid preliminary notice to begin drawings subject to final Owner/General Contractor approval of our submittals and receipt of a contract or a purchase order/contract.

Special Notice of Possible Project Cost Increases as a Result of Late Payments:
In the event of delayed or late payment, PRC shall have the right to remedies including late charges, overall project total cost increases, and other damages as allowed by applicable law. The contract price quoted herein is a discounted price based upon our receipt of progress payments as invoiced on the agreed billing schedule of PRC. In the event of non-payment, PRC will provide a 5 day written notice to cure and if payment is still not received, the discounted price for the payment due may increase, to an undetermined amount, to cover work stoppage, remobilization, cancellation of materials and subsequent restocking charges, resale of the contracted building to another party, storage fees, additional crane fees, travel and per diem costs for field crews, and any other cost applicable to the project, as allowed by law. Interest if applicable to non-payment will be assessed at the maximum amount allowed by law or 18% whichever is greater.

Termination:
Upon Termination for any reason, Owner/General Contractor shall be liable for the cost of all work performed up to the date of termination. Additionally, Owner/General Contractor shall pay for off-site demolition and disposal of the partially or fully fabricated building as well as any non-returnable materials which were custom-ordered to complete fabrication in PRC's factory location. Any returned materials are subject to return and restocking fees at the Owner/General Contractor expense.

Venue for Contract Jurisdiction:
Public Restroom Company requires all contracts accepted by our firm to hold that the venue for legal jurisdiction for this contract offer and acceptance shall be Douglas County, Nevada. In the event of your default, PRC shall be entitled to the full amount due including reasonable attorney fees, costs, storage, expenses of physical recovery, and statutory interest, as allowed by law.

No modifications to this offer shall be authorized unless confirmed in writing by the President of Public Restroom Company.

Offered by: Public Restroom Company by _____
Charles E. Kaufman IV, President

This provides conditional acceptance of this preliminary purchase order for this building subject to acceptance of the submittals, furnished by Public Restroom Company. Once you accept the preliminary submittals, this shall become a final purchase agreement or at your discretion the final purchase order or a contract may be substituted with this attached.

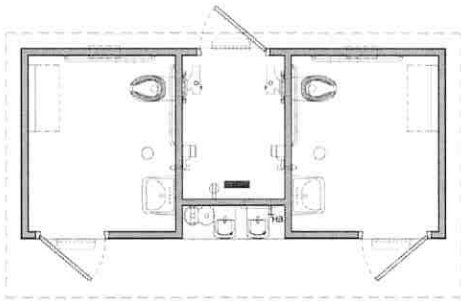
Accepted by:

_____	_____
Authorized Signature	Date Signed
_____	_____
Printed Name	Legal Entity Name and Address

PROJECT REF#: 11725







FLOOR PLAN

SCALE: NOT TO SCALE

RESTROOM BUILDING
BLUE SPRINGS, MISSOURI

ROTARY PARK

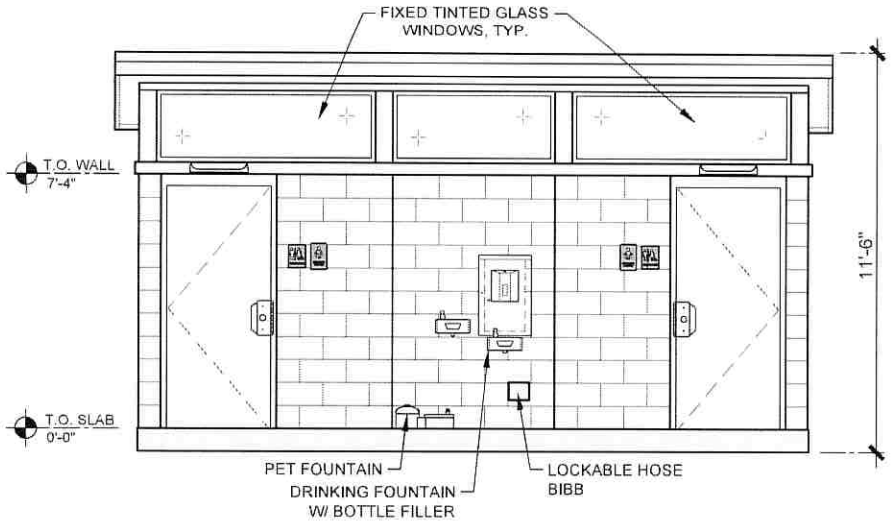
ARTIST IMPRESSION: 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.

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Building Better Places To Go.℠

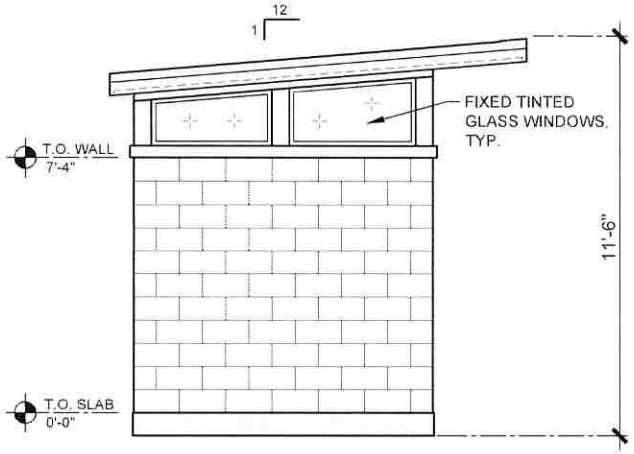
www.PublicRestroomCompany.com
2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448

PROJECT REF#: 11725



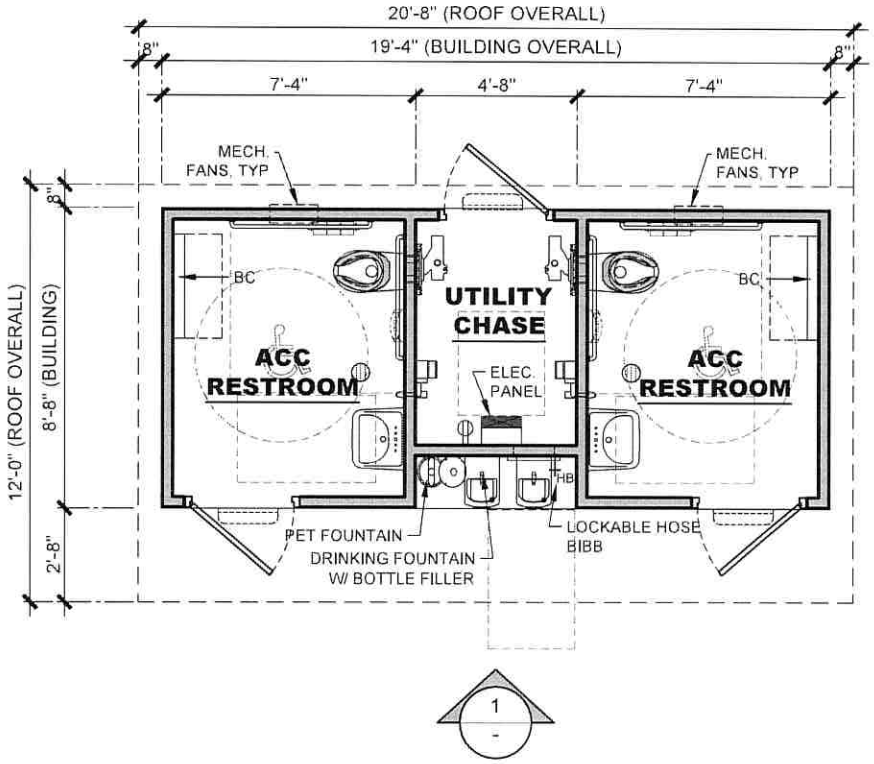
ELEVATION 1

SCALE:3/16"=1'-0"



ELEVATION 2

SCALE:3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'0"

PUBLIC RESTROOM COMPANY Building Better Places To Go.SM	BUILDING TYPE: **RESTROOM BUILDING**	REVISION #	REVISION 4 DAT	SHEET#
			DRAWN BY: EOR	
	PROJECT: **ROTARY PARK BLUE SPRINGS, MO**	PROJECT #: **11725**	STARTDATE:	MAX. PERSON / HOUR: **90 S**
			DRAWN BY: EOR	

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Ph: 888-888-2060 | Fax: 888-888-1448

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Exhibit D

The Public Restroom Company
Installation Guidelines

OWNER / GENERAL CONTRACTOR AND PUBLIC RESTROOM COMPANY RESPONSIBILITIES

PUBLIC RESTROOM COMPANY RESPONSIBILITIES:

1. PROVIDE FULL ARCHITECTURAL PLANS AND ENGINEERING CALCULATIONS, STAMPED BY STATE GOVERNING AGENCY SUITABLE FOR GENERAL CONTRACTOR TO FILE FOR REQUIRED BUILDING PERMIT.
2. FURNISH AND INSTALL UNDERGROUND UTILITIES UNDER SLAB (INCLUDING TRENCHING) EXTENDING 6 FEET MAX. BEYOND THE BUILDING LINE, MIN. OF 24" - MAX OF 36" BELOW GRADE.
3. FURNISH AND INSTALL SLAB TO FOUNDATION ANCHORS PER DETAILS INCLUDED HEREIN. APPLICABLE ONLY TO BUILDINGS WITH FOUNDATIONS.

GENERAL NOTES:

1. THE DIFFERENCE IN THE ELEVATION BETWEEN THE FINISH FLOOR OF THE BUILDING AT EXTERIOR DOORS AND THE SIDEWALK OUTSIDE IS 1/4" MAX. PRC RECOMMENDS SIDEWALK TO BE FLUSH WITH FINISH FLOOR AT ALL DOORS.
2. THE PLAN & DETAILS HEREIN ARE SPECIFIC TO THE BUILDING SIZE AND MODULE CONFIGURATION OF THIS BUILDING MODEL.

OWNER / GENERAL CONTRACTOR RESPONSIBILITIES:

1. PREPARE BUILDING PAD AND OR FOUNDATION.
2. PROVIDE SITE PLAN & ENGINEERED FOUNDATION PLAN (IF APPLICABLE) AND ATTACH IT TO THE PUBLIC RESTROOM COMPANY'S DEPARTMENT OF HOUSING APPROVED DOCUMENTS AND OBTAIN NECESSARY PERMITS FROM LOCAL JURISDICTION.
3. VERIFY AND SCHEDULE NECESSARY INSPECTIONS WITH LOCAL JURISDICTION FOR SITE PERFORMED WORK BY OTHERS, AND FOR UNDER BUILDING SLAB PLUMBING CONNECTIONS MADE BY PRC.
4. COORDINATE SEWER INVERT ELEVATION WITH THE PUBLIC RESTROOM COMPANY PRIOR TO BUILDING INSTALLATION, VERIFY & COORDINATE LOCATION OF EXISTING UTILITIES INCLUDING WATER METER SIZE, TYPE, AND LOCATION OF EXISTING UTILITIES COMING INTO THE BUILDING SUPPLIED BY PRC
5. MAKE FINAL UTILITY CONNECTIONS (INCLUDING NECESSARY UTILITY BOXES).
6. PREPARE SITE FOR MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1,500 psf, WITH SUB-GRADE COMPACTED TO 90% M.D.D.
7. SUPPLY AND STOCK PILE REQUIRED QUANTITY OF COARSE MASON SAND WITHIN BUILDING PROXIMITY FOR USE BY PRC FOR UTILITY TRENCH BACKFILL.
8. PROJECTS WITH FOOTINGS: PROVIDE SLEEVES IN FOOTINGS ACCORDING TO UTILITY LOCATION PLAN AND PAD / FOUNDATION PLAN DIRECTION.

GENERAL SITE CONDITION LIABILITY NOTE:

PUBLIC RESTROOM COMPANY (PRC) PROVIDES BUILDING PAD / FOUNDATION PLAN DRAWINGS FOR PLACEMENT OF OUR BUILDING ON SITE FOUNDATIONS / PADS FOR **REFERENCE ONLY**. PRC DRAWINGS DO NOT INCORPORATE SITE DESIGN FOR LOCAL CODES, SOILS CONDITIONS, FOOTING REQUIREMENTS, AND / OR ANY OTHER CONTRIBUTING SITE FACTORS UP TO AN INCLUDING HIGH WATER TABLES. IT IS THE RESPONSIBILITY OF THE OWNER / GENERAL CONTRACTOR TO PROVIDE A PROPER SITE DESIGN TO ACCOMMODATE THE BUILDING AS WELL AS PROVIDE PROPER SITE CRITERIA SO PRC MAY MODEL SEWER, WATER, AND ELECTRICAL DESIGNS WITHIN THE BUILDING. OUR BUILDING DESIGN INCLUDES AN 8" THICK REINFORCED CONCRETE SLAB AND ASSUMES FULL SLAB BEARING ON SOILS WITH A MINIMUM OF 1500 PSF BEARING CAPACITY. OUR BUILDING DESIGNS SURCHARGE THE SOIL BENEATH THE MAT SLAB AT APPROXIMATE 208 PSF. ANY BUILDING FOUNDATION IN ADDITION TO THE INTEGRAL MAT SLAB ARE SHOWN FOR **REFERENCE ONLY** AND SHOULD BE VERIFIED BY A LICENSED SOILS ENGINEER TO CONFORM WITH REQUIRED CODES. **PRC ASSUMES NO LIABILITY FOR THE OWNER OR GENERAL CONTRACTOR ACCEPTANCE OF THESE TYPICAL DRAWINGS WITHOUT VERIFICATION BY A LICENSED SOILS / FOUNDATION ENGINEER.**

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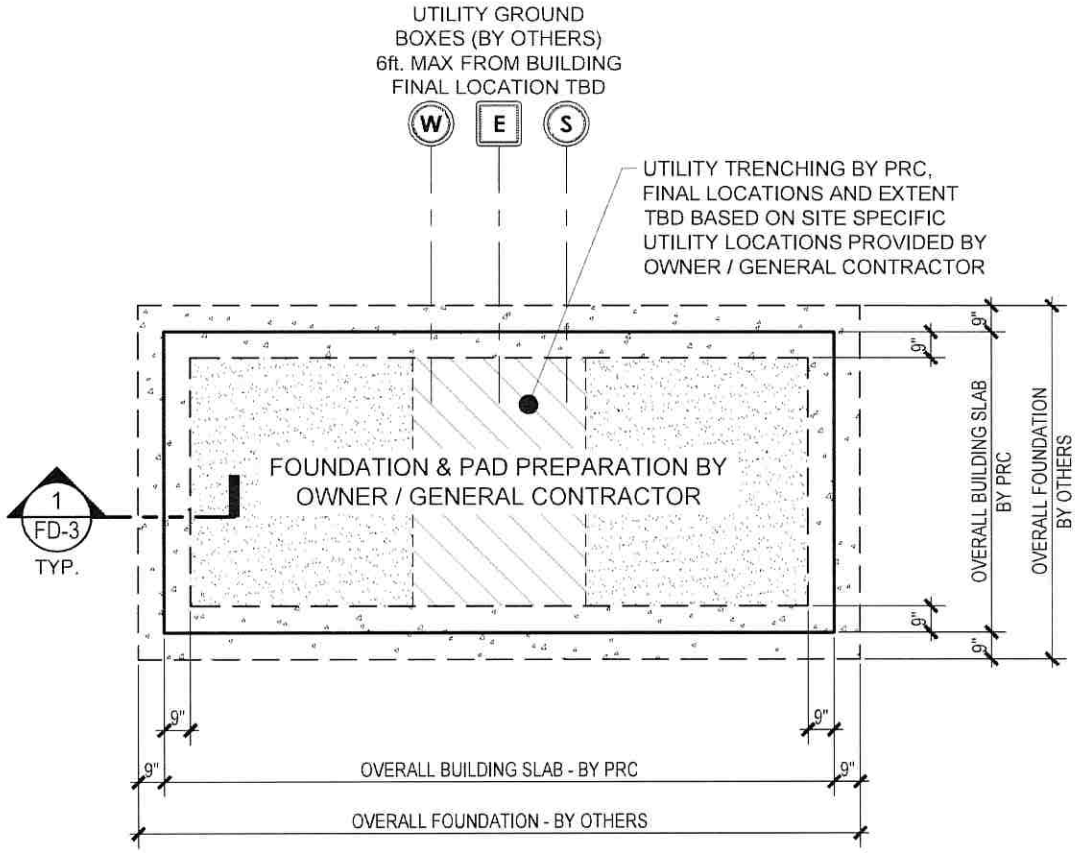
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BUILDING TYPE:	**RESTROOM BUILDING**	DATE: -	DRAWN BY: -
		PROJECT #: -	
PROJECT: -		SHEET:	**FD-1**
		1 OF 4	

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NOTES:

1. **BOTTOM OF PRE-FAB BLDG. MANUFACTURERS SLAB IS DEAD FLAT. TOP OF FOOTINGS & COMPACTED BACK FILL MUST BE DEAD LEVEL. POUR FOOTING WITH LASER TRANSIT TO VERIFY TOP OF FOOTING. IF SHIM PLATES ARE REQUIRED A CHANGE ORDER IS REQUIRED.**
2. **REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF; FIELD VERIFIED BY OTHERS**



1 / FD-2 EXAMPLE FOUNDATION / PAD PREPARATION PLAN

SCALE: NOT TO SCALE

EXAMPLE FOR REFERENCE ONLY

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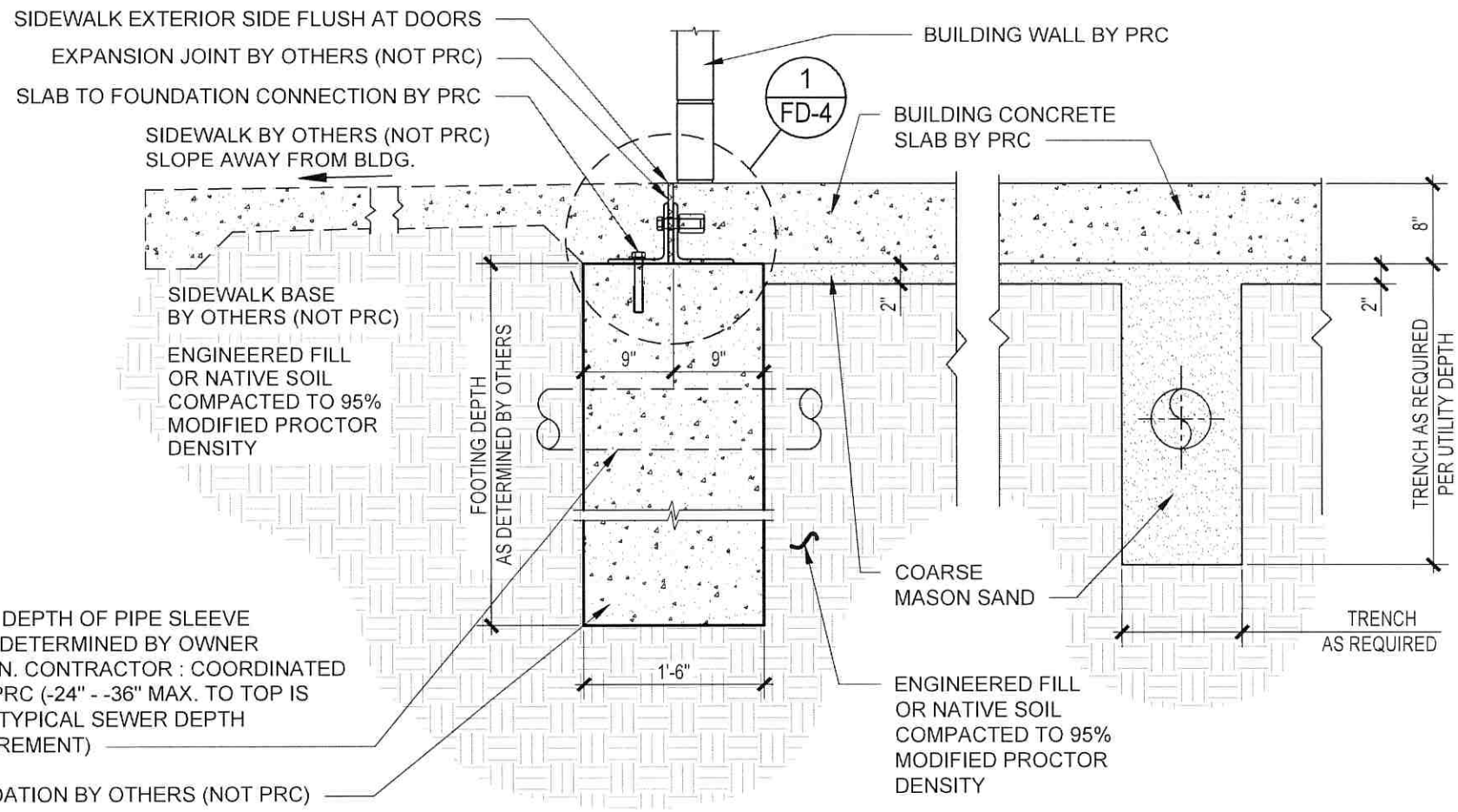
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BUILDING TYPE:	**RESTROOM BUILDING**	DATE: -	DRAWN BY: -
PROJECT:	-	PROJECT #: -	
		SHEET: **FD-2**	
		2 OF 4	

NOTES:

1. **BOTTOM OF PRE-FAB BLDG. MANUFACTURERS SLAB IS DEAD FLAT. TOP OF FOOTINGS & COMPACTED BACK FILL MUST BE DEAD LEVEL. POUR FOOTING WITH LASER TRANSIT TO VERIFY TOP OF FOOTING. IF SHIM PLATES ARE REQUIRED A CHANGE ORDER IS REQUIRED.**

2. **REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF; FIELD VERIFIED BY OTHERS**



1 / FD-3 **TYPICAL FOUNDATION SECTION DETAIL**

SCALE: NOT TO SCALE

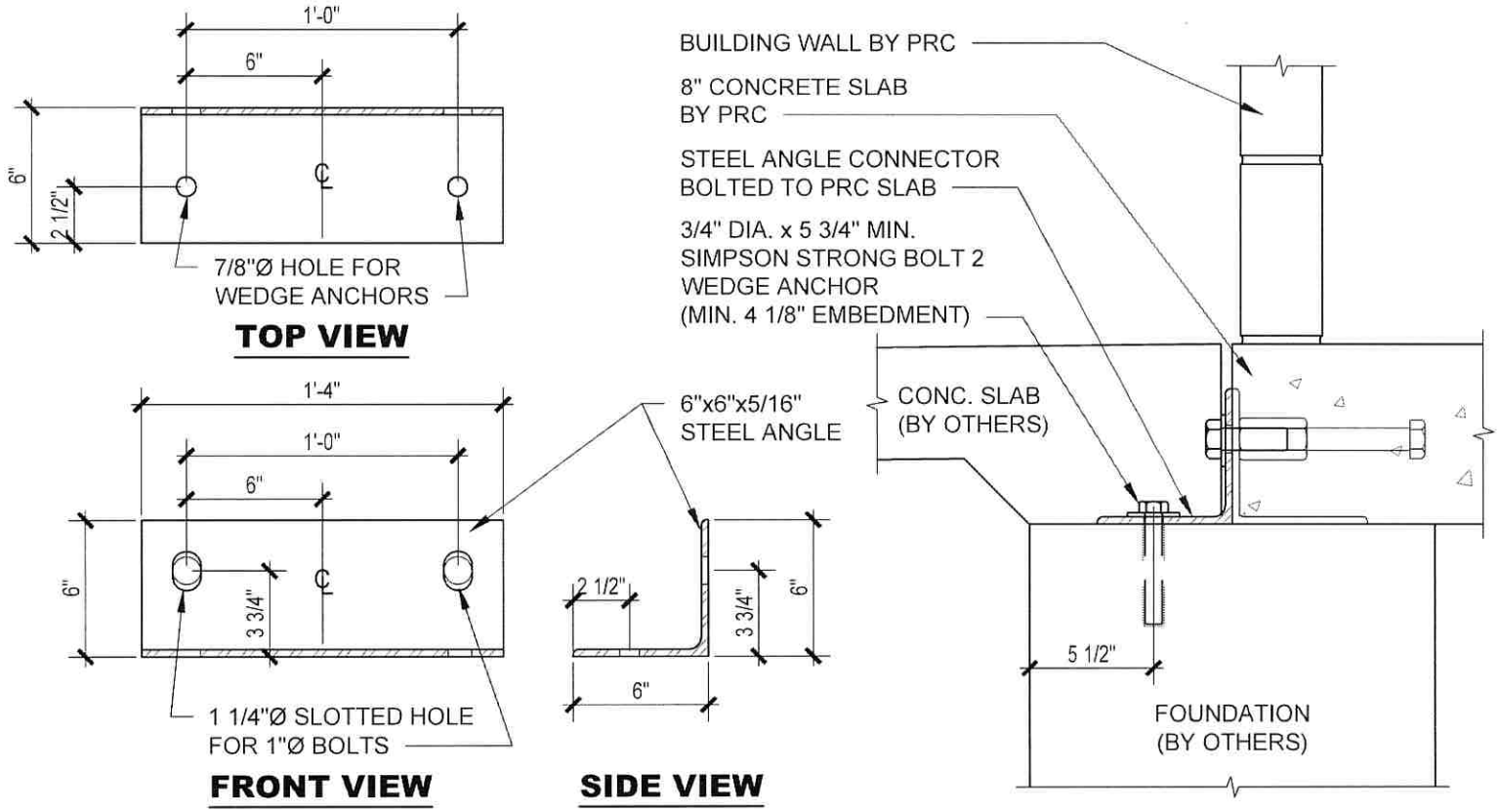
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BUILDING TYPE: **RESTROOM BUILDING**	DATE: -	DRAWN BY: -
	PROJECT #: -	
PROJECT: -	SHEET: 3 OF 4	**FD-3**

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NOTE:
QUANTITY AND LOCATIONS OF ANCHORS TO BE DETERMINED BY PRC ENGINEER



1
FD-4

SLAB TO FOUNDATION ANCHOR DETAIL (BY PRC)

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BUILDING TYPE: **RESTROOM BUILDING**		DATE: -	DRAWN BY: -
		PROJECT #: -	
PROJECT: -		SHEET: **FD-4**	
		4 OF 4	

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Exhibit E

Prevailing Wage Order #31
State of Missouri – Jackson County

Missouri
Division of Labor Standards
WAGE AND HOUR SECTION

MICHAEL L. PARSON, Governor

Annual Wage Order No. 31

Section 048
JACKSON COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
Todd Smith, Director
Division of Labor Standards

Filed With Secretary of State: **March 8, 2024**

Last Date Objections May Be Filed: **April 8, 2024**

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	$69.50
Boilermaker	$39.44*
Bricklayer-Stone Mason	$62.06
Carpenter	$64.94
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	$58.02
Plasterer	
Communication Technician	$62.38
Electrician (Inside Wireman)	$70.32
Electrician Outside Lineman	$61.40
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	$93.11
Glazier	$59.07
Ironworker	$70.66
Laborer	$52.42
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	$50.24
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	$66.05
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	$54.25
Plumber	$78.88
Pipe Fitter	
Roofer	$60.69
Sheet Metal Worker	$76.38
Sprinkler Fitter	$69.92
Truck Driver	$54.27
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.
**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.

Heavy Construction Rates for
JACKSON County

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	$65.11
Millwright	
Pile Driver	
Electrician (Outside Lineman)	$90.71
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	$51.85
General Laborer	
Skilled Laborer	
Operating Engineer	$60.48
Group I	
Group II	
Group III	
Group IV	
Truck Driver	$53.04
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.

OVERTIME
and
HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

Exhibit F

Example Contract

EFFECTIVE DATE:	TERMINATION DATE:	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	
Attention:	Attention:
Department:	Phone:
Phone:	

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____ 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **$**_____ unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor

or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq.* RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products

hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor

shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

d. Professional Liability Insurance: Contractor agrees to maintain professional liability insurance in the amount of $1,000,000 per claim and in the aggregate during the term of this contract. (If not applicable, delete this subparagraph)

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this contract in its contract price. Contractor's obligation under this contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this contract.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the

Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

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20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. "On-site employees" are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction."

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity,*

enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

DRAFT

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the _____ of _____ (hereinafter "Company"), whose business address is _____, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ _____
Affiant / Contractor Printed Name

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
SEAL Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Advisor agrees to comply with Missouri law regarding the Anti- Discrimination Against Israel Act, and execution of this Superseding Addendum constitutes Advisor's certification of compliance with the Anti- Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. **Entire Contract**. This contract contains the entire contract of the parties. No modification, amendment, or waiver of any of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CONTRACTOR: _____

By:_____
Name:_____
Title: _____

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor		
Scope of Work (Job Description)	Attachments: 1) Prevailing Wage Order #___, by reference	
Start Date		
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline		
Reimbursable Expenses	☐ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $_____ per hour ☐ Incremental payments as follows: ☐ ____% retainage held until completion of project.	

Exhibit G

HUD Form 1040 Wage Requirements

A. APPLICABILITY

The Project or Program to which the construction work covered by this Contract pertains is being assisted by the United States of America, and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

1. Minimum wages and fringe benefits

i. All laborers and mechanics employed or working upon the site of the work (or otherwise working in construction or development of the project under a development statute), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of basic hourly wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. As provided in 29 CFR 5.5(d) and (e), the appropriate wage determinations are effective by operation of law even if they have not been attached to the contract. Contributions made or costs reasonably anticipated for bona fide fringe benefits under the Davis-Bacon Act (40 U.S.C. 3141(2)(B)) on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(v) of these contract clauses; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics must be paid the appropriate wage rate and fringe benefits on the wage determination for the classification(s) of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided,* That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classifications and wage rates conformed under 29 CFR 5.5(a)(1)(iii)) and the Davis-Bacon poster (WH-1321) must be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

ii. Frequently recurring classifications

A. In addition to wage and fringe benefit rates that have been determined to be prevailing under the procedures set forth in 29 CFR part 1, a wage determination may contain, pursuant to § 1.3(f), wage and fringe benefit rates for classifications of laborers and mechanics for which conformance requests are regularly submitted pursuant to 29 CFR 5.5(a)(1)(iii), provided that:

1. The work performed by the classification is not performed by a classification in the wage determination for which a prevailing wage rate has been determined;
2. The classification is used in the area by the construction industry; and
3. The wage rate for the classification bears a reasonable relationship to the prevailing wage rates contained in the wage determination.

B. The Administrator will establish wage rates for such classifications in accordance with 29 CFR 5.5(a)(1)(iii)(A)(3). Work performed in such a classification must be paid at no less than the wage and fringe benefit rate listed on the wage determination for such classification.

iii. Conformance

A. The contracting officer must require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract be

classified in conformance with the wage determination. Conformance of an additional classification and wage rate and fringe benefits is appropriate only when the following criteria have been met:

1. The work to be performed by the classification requested is not performed by a classification in the wage determination; and
2. The classification is used in the area by the construction industry; and
3. The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

B. The conformance process may not be used to split, subdivide, or otherwise avoid application of classifications listed in the wage determination.

C. If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken will be sent by the contracting officer by email to DBAconformance@dol.gov. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

D. In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer will, by email to DBAconformance@dol.gov, refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

E. The contracting officer must promptly notify the contractor of the action taken by the Wage and Hour Division under 29 CFR 5.5 (a)(1)(iii)(C) and (D). The contractor must furnish a written copy of such determination to each affected worker or it must be posted as a part of the wage determination. The wage rate (including fringe benefits where appropriate) determined pursuant to 29 CFR 5.5 (a)(1)(iii)(C) or (D) must be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

iv. Fringe benefits not expressed as an hourly rate

Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor may either pay the benefit as stated in the wage determination or may pay another bona fide fringe benefit or an hourly cash equivalent thereof.

v. Unfunded plans

If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided,* That the Secretary of Labor has found, upon the written request of the contractor, in accordance with the criteria set forth in 29 CFR 5.28, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

vi. Interest In the event of a failure to pay all or part of the wages required by the contract, the contractor will be required to pay interest on any underpayment of wages.

2. **Withholding**

   i. **Withholding requirements**

   The U. S. Department of Housing and Urban Development may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for the full amount of wages and monetary relief, including interest, required by the clauses set forth in 29 CFR 5.5(a) for violations of this contract, or to satisfy any such liabilities required by any other Federal contract, or federally assisted contract subject to Davis-Bacon labor standards, that is held by the same prime contractor (as defined in 29 CFR 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to Davis-Bacon labor standards requirements and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld. In the event of a contractor's failure to pay any laborer or mechanic, including any apprentice or helper working on the site of the work (or otherwise working in construction or development of the project under a development statute) all or part of the wages required by the contract, or upon the contractor's failure to submit the required records as discussed in 29 CFR 5.5(a)(3)(iv), HUD may on its own initiative and after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

   ii. **Priority to withheld funds**

   The Department has priority to funds withheld or to be withheld in accordance with 29 CFR 5.5(a)(2)(i) or (b)(3)(i), or both, over claims to those funds by:

   A. A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;
   B. A contracting agency for its reprocurement costs;
   C. A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;
   D. A contractor's assignee(s);
   E. A contractor's successor(s); or
   F. A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901-3907.

3. **Records and certified payrolls**

   i. **Basic record requirements**

   A. Length of record retention. All regular payrolls and other basic records must be maintained by the contractor and any subcontractor during the course of the work and preserved for all laborers and mechanics working at the site of the work (or otherwise working in construction or development of the project under a development statute) for a period of at least 3 years after all the work on the prime contract is completed.

   B. Information required Such records must contain the name; Social Security number; last known address, telephone number, and email address of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act); daily and weekly number of hours actually worked in total and on each covered contract; deductions made; and actual wages paid.

   C. Additional records relating to fringe benefits. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(v) that the wages of any laborer or mechanic include the amount of any

costs reasonably anticipated in providing benefits under a plan or program described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act, the contractor must maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits.

D. **Additional records relating to apprenticeship** Contractors with apprentices working under approved programs must maintain written evidence of the registration of apprenticeship programs, the registration of the apprentices, and the ratios and wage rates prescribed in the applicable programs.

ii. **Certified payroll requirements**

A. **Frequency and method of submission** The contractor or subcontractor must submit weekly, for each week in which any DBA- or Related Acts-covered work is performed, certified payrolls to HUD if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the certified payrolls to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to HUD. The prime contractor is responsible for the submission of all certified payrolls by all subcontractors. A contracting agency or prime contractor may permit or require contractors to submit certified payrolls through an electronic system, as long as the electronic system requires a legally valid electronic signature; the system allows the contractor, the contracting agency, and the Department of Labor to access the certified payrolls upon request for at least 3 years after the work on the prime contract has been completed; and the contracting agency or prime contractor permits other methods of submission in situations where the contractor is unable or limited in its ability to use or access the electronic system

B. **Information required** The certified payrolls submitted must set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i)(B), except that full Social Security numbers and last known addresses, telephone numbers, and email addresses must not be included on weekly transmittals. Instead, the certified payrolls need only include an individually identifying number for each worker (*e.g.*, the last four digits of the worker's Social Security number). The required weekly certified payroll information may be submitted using Optional Form WH-347 or in any other format desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at *https://www.dol.gov/sites/dolgov/files/WHD/legacy/files/wh347.pdf* or its successor website. It is not a violation of this section for a prime contractor to require a subcontractor to provide full Social Security numbers and last known addresses, telephone numbers, and email addresses to the prime contractor for its own records, without weekly submission by the subcontractor to the sponsoring government agency (or the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records).

C. **Statement of Compliance** Each certified payroll submitted must be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor, or the contractor's or subcontractor's agent who pays or supervises the payment of the persons working on the contract, and must certify the following:

1. That the certified payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information and basic records are being maintained under 29 CFR 5.5 (a)(3)(i), and such information and records are correct and complete;
2. That each laborer or mechanic (including each helper and apprentice) working on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly

from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3; and

3. That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification(s) of work actually performed, as specified in the applicable wage determination incorporated into the contract.

D. **Use of Optional Form WH-347** The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 will satisfy the requirement for submission of the "Statement of Compliance" required by 29 CFR 5.5(a)(3)(ii)(C).

E. **Signature** The signature by the contractor, subcontractor, or the contractor's or subcontractor's agent must be an original handwritten signature or a legally valid electronic signature.

F. **Falsification** The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 3729.

G. **Length of certified payroll retention** The contractor or subcontractor must preserve all certified payrolls during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

iii. **Contracts, subcontracts, and related documents** The contractor or subcontractor must maintain this contract or subcontract and related documents including, without limitation, bids, proposals, amendments, modifications, and extensions. The contractor or subcontractor must preserve these contracts, subcontracts, and related documents during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

iv **Required disclosures and access**

A. **Required record disclosures and access to workers** The contractor or subcontractor must make the records required under 29 CFR 5.5(a)(3)(i)–(iii), and any other documents that HUD or the Department of Labor deems necessary to determine compliance with the labor standards provisions of any of the applicable statutes referenced by 29 CFR 5.1, available for inspection, copying, or transcription by authorized representatives of HUD or the Department of Labor, and must permit such representatives to interview workers during working hours on the job.

B. **Sanctions for non-compliance with records and worker access requirements** If the contractor or subcontractor fails to submit the required records or to make them available, or refuses to permit worker interviews during working hours on the job, the Federal agency may, after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, that maintains such records or that employs such workers, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available, or to permit worker interviews during working hours on the job, may be grounds for debarment action pursuant to 29 CFR 5.12. In addition, any contractor or other person that fails to submit the required records or make those records available to WHD within the time WHD requests that the records be produced will be precluded from introducing as evidence in an administrative proceeding under 29 CFR part 6 any of the required records that were not provided or made available to WHD. WHD will take into consideration a reasonable request from the contractor or person for an extension of the time for submission of records. WHD will determine the reasonableness of the request and may consider, among other things, the location of the records and the volume of production.

C. **Required information disclosures** Contractors and subcontractors must maintain the full Social Security number and last known address, telephone number, and email address of each covered worker, and must provide them upon request to HUD if the agency is a party to

the contract, or to the Wage and Hour Division of the Department of Labor. If the Federal agency is not such a party to the contract, the contractor, subcontractor, or both, must, upon request, provide the full Social Security number and last known address, telephone number, and email address of each covered worker to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to HUD, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or other compliance action.

4. **Apprentices and equal employment opportunity**

i. **Apprentices**

A. **Rate of pay** Apprentices will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship (OA), or with a State Apprenticeship Agency recognized by the OA. A person who is not individually registered in the program, but who has been certified by the OA or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice, will be permitted to work at less than the predetermined rate for the work they perform in the first 90 days of probationary employment as an apprentice in such a program. In the event the OA or a State Apprenticeship Agency recognized by the OA withdraws approval of an apprenticeship program, the contractor will no longer be permitted to use apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

B. **Fringe benefits** Apprentices must be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringe benefits must be paid in accordance with that determination.

C. **Apprenticeship ratio** The allowable ratio of apprentices to journeyworkers on the job site in any craft classification must not be greater than the ratio permitted to the contractor as to the entire work force under the registered program or the ratio applicable to the locality of the project pursuant to 29 CFR 5.5(a)(4)(i)(D). Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in 29 CFR 5.5(a)(4)(i)(A), must be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under this section must be paid not less than the applicable wage rate on the wage determination for the work actually performed.

D. **Reciprocity of ratios and wage rates** Where a contractor is performing construction on a project in a locality other than the locality in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyworker's hourly rate) applicable within the locality in which the construction is being performed must be observed. If there is no applicable ratio or wage rate for the locality of the project, the ratio and wage rate specified in the contractor's registered program must be observed.

ii **Equal employment opportunity** The use of apprentices and journeyworkers under this part must be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

5 **Compliance with Copeland Act requirements.** The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6 **Subcontracts.** The contractor or subcontractor must insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (11), along with the applicable wage determination(s) and such other clauses or contract modifications as the U.S. Department of Housing and
Urban Development may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses and wage determination(s) in any lower tier subcontracts. The prime contractor is responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and may be subject to debarment, as appropriate.

7 **Contract termination: debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8 **Compliance with Davis-Bacon and Related Act requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9 **Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. **Certification of eligibility**.

i. By entering into this contract, the contractor certifies that neither it nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of 40 U.S.C. 3144(b) or 29 CFR 5.12(a).

ii. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of 40 U.S.C. 3144(b) or 29 CFR 5.12(a).

iii. The penalty for making false statements is prescribed in the U.S. Code, Title 18 Crimes and Criminal Procedure, 18 U.S.C. 1001.

11 **Anti-retaliation** It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

i. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

ii. Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

iii. Cooperating in any investigation or other compliance action, or testifying in any proceeding under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5; or

iv. Informing any other person about their rights under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5.

B. **Contract Work Hours and Safety Standards Act (CWHSSA)**

The Agency Head must cause or require the contracting officer to insert the following clauses set forth in 29 CFR 5.5(b)(1), (2), (3), (4), and (5) in full, or (for contracts covered by the Federal Acquisition Regulation) by reference, in any contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses must

be inserted in addition to the clauses required by 29 CFR 5.5(a) or 4.6. As used in this paragraph, the terms "laborers and mechanics" include watchpersons and guards.

1. **Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in 29 CFR 5.5(b)(1) the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages and interest from the date of the underpayment. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchpersons and guards, employed in violation of the clause set forth in 29 CFR 5.5(b)(1), in the sum of $31 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 CFR 5.5(b)(1).
3. **Withholding for unpaid wages and liquidated damages**

i. **Withholding process** The U.S Department of Housing and Urban Development or the recipient of Federal assistance may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for any unpaid wages; monetary relief, including interest; and liquidated damages required by the clauses set forth in 29 CFR 5.5(b) on this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor (as defined in 29 CFR 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to the Contract Work Hours and Safety Standards Act and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld.

ii **Priority to withheld funds** The Department has priority to funds withheld or to be withheld in accordance with 29 CFR 5.5(a)(2)(i) or (b)(3)(i), or both, over claims to those funds by:

- **A.** A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;
- **B.** A contracting agency for its reprocurement costs;
- **C.** A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;
- **D.** A contractor's assignee(s);
- **E.** A contractor's successor(s); or
- **F.** A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901-3907.

4. ***Subcontracts***. The contractor or subcontractor must insert in any subcontracts the clauses set forth in 29 CFR 5.5(b)(1) through (5) and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor is responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 CFR 5.5(b)(1) through (5). In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss,

due to any workers of lower-tier subcontractors, and associated liquidated damages and may be subject to debarment, as appropriate.

5 **Anti-retaliation** It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

- **i.** Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the Contract Work Hours and Safety Standards Act (CWHSSA) or its implementing regulations in 29 CFR part 5;
- **ii.** Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under CWHSSA or 29 CFR part 5;
- **iii.** Cooperating in any investigation or other compliance action, or testifying in any proceeding under CWHSSA or 29 CFR part 5; or
- **iv.** Informing any other person about their rights under CWHSSA or 29 CFR part 5.

C. CWHSSA required records clause In addition to the clauses contained in 29 CFR 5.5(b), in any contract subject only to the Contract Work Hours and Safety Standards Act and not to any of the other laws referenced by 29 CFR 5.1, the Agency Head must cause or require the contracting officer to insert a clause requiring that the contractor or subcontractor must maintain regular payrolls and other basic records during the course of the work and must preserve them for a period of 3 years after all the work on the prime contract is completed for all laborers and mechanics, including guards and watchpersons, working on the contract. Such records must contain the name; last known address, telephone number, and email address; and social security number of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid; daily and weekly number of hours actually worked; deductions made and actual wages paid. Further, the Agency Head must cause or require the contracting officer to insert in any such contract a clause providing that the records to be maintained under this paragraph must be made available by the contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the (write the name of agency) and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview workers during working hours on the job.

D. Incorporation of contract clauses and wage determinations by reference Although agencies are required to insert the contract clauses set forth in this section, along with appropriate wage determinations, in full into covered contracts, and contractors and subcontractors are required to insert them in any lower-tier subcontracts, the incorporation by reference of the required contract clauses and appropriate wage determinations will be given the same force and effect as if they were inserted in full text.

E. Incorporation by operation of law The contract clauses set forth in this section (or their equivalent under the Federal Acquisition Regulation), along with the correct wage determinations, will be considered to be a part of every prime contract required by the applicable statutes referenced by 29 CFR 5.1 to include such clauses, and will be effective by operation of law, whether or not they are included or incorporated by reference into such contract, unless the Administrator grants a variance, tolerance, or exemption from the application of this paragraph. Where the clauses and applicable wage determinations are effective by operation of law under this paragraph, the prime contractor must be compensated for any resulting increase in wages in accordance with applicable law.

F. HEALTH AND SAFETY

The provisions of this paragraph (F) are applicable where the amount of the prime contract exceeds **$100,000**.

1. No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his or her health and safety, as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.
2. The contractor shall comply with all regulations issued by the Secretary of Labor pursuant to 29 CFR Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96), 40 U.S.C. § 3701 et seq.
3. The contractor shall include the provisions of this paragraph in every subcontract, so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

"General Decision Number: MO20240082 04/19/2024

Superseded General Decision Number: MO20230082

State: Missouri

Construction Type: Building

Counties: Bates, Caldwell, Clay, Jackson, Lafayette and Ray Counties in Missouri.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	• Executive Order 14026 generally applies to the contract. • The contractor must pay all covered workers at least $17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	• Executive Order 13658 generally applies to the contract. • The contractor must pay all covered workers at least $12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at http://www.dol.gov/whd/govcontracts.

Modification Number Publication Date

0 01/05/2024
1 04/19/2024

ASBE0027-006 10/01/2023

	Rates	Fringes
HEAT & FROST INSULATOR (Includes Duct, Pipe and Mechanical Systems)	$ 43.70	34.08

BRMO0015-021 06/01/2023

	Rates	Fringes
BRICKLAYER	$ 40.53	16.69

BRMO0018-003 07/05/2023

	Rates	Fringes
TILE SETTER	$ 34.09	20.36

CARP1011-005 05/01/2023

	Rates	Fringes
CARPENTER	$ 43.28	21.25

ELEC0124-012 08/28/2023

	Rates	Fringes
ELECTRICIAN	$ 47.37	25.89

ELEC0124-013 08/28/2023

	Rates	Fringes
ELECTRICIAN (Communication Technician)	$ 47.37	25.89

ELEV0012-005 01/01/2023

	Rates	Fringes
ELEVATOR MECHANIC	$ 55.78	43.52

ENGI0101-052 04/01/2023

	Rates	Fringes
OPERATOR: Forklift	$ 41.19	21.12

ENGI0101-053 04/01/2023

	Rates	Fringes
OPERATOR: Crane	$ 43.34	21.12

ENGI0101-054 04/01/2023

	Rates	Fringes
OPERATOR:		

Backhoe/Excavator/Trackhoe.....$ 42.53 21.12
OPERATOR: Bobcat/Skid
Steer/Skid Loader.....$ 42.53 21.12

ENGI0513-026 05/01/2023

	Rates	Fringes
POWER EQUIPMENT OPERATOR: Oiler	$ 34.61	29.50

ENGI0513-027 05/07/2023

	Rates	Fringes
POWER EQUIPMENT OPERATOR: Bulldozer	$ 41.01	29.63

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* IRON0010-003 04/01/2024

	Rates	Fringes
IRONWORKER	$ 38.00	33.56

LABO0110-007 03/01/2023

	Rates	Fringes
LABORER: Pipelayer	$ 32.46	14.70

LABO0264-009 04/01/2023

	Rates	Fringes
LABORER: Common or General	$ 31.60	18.25

LABO1104-007 03/01/2023

	Rates	Fringes
LABORER: Mason Tender - Cement/Concrete	$ 29.13	14.20

PLAS0518-015 04/01/2023

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER	$ 36.03	20.50

PLUM0008-021 06/01/2023

	Rates	Fringes
PLUMBER	$ 54.28	23.79

PLUM0533-014 06/01/2023

	Rates	Fringes
PIPEFITTER	$ 53.56	24.70

ROOF0020-023 06/01/2023

	Rates	Fringes

ROOFER.....$ 37.60 21.58

SFMO0314-002 10/01/2023

	Rates	Fringes
SPRINKLER FITTER.....$	43.04	24.35

SHEE0002-036 07/01/2023

	Rates	Fringes
SHEET METAL WORKER.....$	50.43	26.45

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* UAVG-MO-0001 10/10/2023

	Rates	Fringes
LABORER: Mason Tender - Brick...$	32.10	15.82

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* UAVG-MO-0002 10/10/2023

	Rates	Fringes
OPERATOR: Roller.....$	37.81	29.57

SUMO2020-011 10/10/2023

	Rates	Fringes
OPERATOR: Loader.....$	38.39	17.55
PAINTER.....$	24.14	9.67

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of

each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

* an existing published wage determination
* a survey underlying a wage determination
* a Wage and Hour Division letter setting forth a position on a wage determination matter
* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

==========

END OF GENERAL DECISION"

Exhibit H

Section 3 Clause

Section 3 CLAUSE
24 CFR Part 135.38, Effective July 1, 2021

All Section 3 covered contracts shall include the following clause (referred to as the Section 3 clause):

*A. The work to be performed under this Contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("***Section 3***"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, including persons who are recipients of HUD assistance for housing, with a preference for both targeted workers living in the service area or neighborhood of the Development and YouthBuild participants, as defined at 24 CFR Part 75 ("***Section 3 Regulations***).*

B. The Parties agree to comply with HUD's regulations in Section 3 Regulations, which implement Section 3. As evidenced by their execution of this Contract, the Parties certify that they are under no contractual or other impediments that would prevent them from complying with Section 3 Regulations.

C. The Award Recipient, Contractor, or Development Owner agrees to send to each labor organization or representative of workers with which the Award Recipient, Contractor, or Development Owner has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference and shall set forth the following: (i) minimum number and job titles subject to hire, (ii) availability of apprenticeship and training positions, (iii) qualifications for each (iv) the name and location of the person(s) taking applications for each of the positions, and (v) the anticipated date the work shall begin.

D. The Award Recipient, Contractor, or Development Owner agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in Section 3 Regulations, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor violates the regulations in Section 3 Regulations. The Award Recipient, Contractor, or Development Owner will not subcontract with any subcontractor where the Award Recipient, Contractor, or Development Owner has notice or knowledge that the subcontractor has been found in violation of the regulations in Section 3 Regulations.

E. The Award Recipient, Contractor, or Development Owner will certify that any vacant employment positions, including training positions, that are filled (i) after a contractor is selected but before the contract is executed, and (ii) with persons other than those to whom the regulations of Section 3 Regulations require employment opportunities to be directed, were not filled to circumvent the Award Recipient, Contractor, or Development Owner's obligations under Section 3 Regulations.

F. Noncompliance with HUD's regulations in Section 3 Regulations may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

By:_____[signature required]

_____

(Print/type name and title)

Date:_____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: May 30, 2024 **CONTRACT NO.**

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☒ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving a contract in the amount of $166,271.00 with MJWK Enterprises, Inc dba Empire Netting & Fence for Driving Range Netting and Pole Replacement at Adams Pointe Golf Course.

BACKGROUND/JUSTIFICATION

The City of Blue Springs owns the Adams Pointe Golf Club, and operates the facility through a professional management firm, Orion Management Solutions. The driving range at the golf course is a very popular and heavily utilized facility. The driving range is bordered on the north side by NE Coronado Dr. There is currently a pole and netting system that is approximately 30 ft tall that protects NE Coronado Dr from errant golf balls. Due to the improvements in equipment technology and improvement in golf development, the occurrence of golf balls being hit beyond the net has become more common, thus the existing net is not at a sufficient height to stop all golf balls from entering the NE Coronado Dr roadway.

An RFP was developed and posted publicly for the replacement of the existing pole and net system with a new 50ft tall steel pole and net structure. There were 3 responses received and the lowest bid was Empire Netting & Fence from Waverly, NE, with a price of $166,271. Once the contract has been approved, Empire Netting & Fence will begin procuring the supplies needed and obtain stamped engineered designs. The contractor will work with Adams Pointe Golf Club staff to limit interruptions to operations, but the driving range will need to be closed for a time for the work to be completed. The contractor estimates a 2-3 week shut down of the driving range to allow this work to be completed in a safe manner for all involved.

This project will be funded utilizing Reserve PO#23-0838 in the amount of $156,378.44 with the remaining $9,892.56 to be paid via a budget amendment transfer of General Funds.

Staff recommends the approval of a contract with MJWK Enterprises, Inc dba Empire Netting & Fence for the replacement of the driving range poles and netting at Adams Pointe Golf Club.

FINANCIAL IMPACT

Contractor:	MJWK Enterprises, Inc dba Empire Netting & Fence
Amount of Request/ Contract:	$166,271
Amount Budgeted:	$156,378.44 Reserve PO#23-0838
Budget Year:	FY 2024-25
Funding Source/Account #:	420-73000-544100 CIP-Misc PO# 23-0838 - $156,378.44
Account Balance:	$156,378.44 Date: 5/28/2024

Additional Funds Needed:	$9,892.56
Funding Source/Account #:	Budget amendment transfer of General Funds
Revenue to be Received:	NA
Revenue Account No.	NA

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 1, 2024	October 1, 2024
Years and Months Contract in effect	**Number of times renewable**
4 months	

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contract attached as Exhibit A.

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☒	
Certificate of Insurance:	☒	
E-Verify Affidavits:	☒	
E-Verify proof of enrollment:	☒	
Bond:	☐	
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	NA

Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☒	
Bid/RFP/RFQ: (submit all)	☒	
Bid/RFP/RFQ Tabulation:	☐	NA
Bid Waiver: (less than three bids)	☒	
Contractor address and email:	☒	14650 Woodstock Blvd Waverly, NE 68462 tylerr@empire-fence.com
Project Exemption Certificate needed:	☐	
Other:	☐	

A RESOLUTION APPROVING A CONTRACT WITH MJWK ENTERPRISES, INC DBA EMPIRE NETTING & FENCE FOR DRIVING RANGE NETTING AND POLE REPLACEMENT AT ADAMS POINTE GOLF CLUB

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the

contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Contract; and

WHEREAS, the Parks and Recreation Department prepared specifications and secured quotations for the Driving Range Netting and Pole Replacement at Adams Pointe Golf Club; and

WHEREAS, the Department received three bids and now recommends that the City award a contract to MJWK Enterprises, Inc dba Empire Netting & Fence, for work based on scope of services in the amount of $166,271.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with MJWK Enterprises, Inc dba Empire Netting & Fence for the Driving Range Netting and Pole Replacement at Adams Pointe Golf Club in the amount of $166,271.00. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract including submitting a FY 2023-24 budget amendment to Council for approval.

Section 3. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July, 2024.

CITY OF BLUE SPRINGS

ATTEST:

Chris Lievsay, Mayor

Erin Ford, City Clerk

EFFECTIVE DATE: June 17, 2024	TERMINATION DATE: October 1, 2024	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	**MJWK Enterprises, Inc** **Dba Empire Netting & Fence** **14650 Woodstock Blvd** **Waverly, NE 68462**
Attention: Justin Stuart	Attention: Tyler Rzepka
Department: Parks and Recreation	Phone: 913-218-6535
Phone: 816-228-0105	

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this 2nd day of July 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications. The terms of the City's Request for Proposals dated April 12, 2024 are incorporated by reference as if fully set forth herein.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **($166,271)** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date

of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq*. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products

hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor

shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this contract in its contract price. Contractor's obligation under this contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this contract.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction.”

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors*.

The following Affidavit shall be used by the Contractor and any subcontractors that are

required to sign:

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Jayme Pavel, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is Jayme Pavel and I am currently the President of Empire Netting + Fence (hereinafter "Company"), whose business address is 14650 Woodstock Blvd Waverly, NE 68462, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ Jayme Pavel
Affiant / Contractor — Printed Name

Subscribed and sworn to before me this 1st day of July, 2024.

SEAL — GEN GENERAL NOTARY - State of Nebraska, Melissa Shepherd, My Comm. Exp. Nov. 23, 2025

Melissa Shepherd
Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Advisor agrees to comply with Missouri law regarding the Anti- Discrimination Against Israel Act, and execution of this Superseding Addendum constitutes Advisor's certification of compliance with the Anti- Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. Warranty. Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantees all materials, equipment furnished, and work performed for a period of two (2) years from the date of completion and acceptance of the work that the completed work is free from all defects due to faulty materials or workmanship. The date of completion for all scopes of work shall be the last date of acceptance of all work in this contract. Contractor shall, within ten (10) days' notice from the City, correct any work found to be defective, incorrect or not in accordance with bid specifications.

29. Liquidated Damages. Time of completion of the work by the Contractor is of the essence. Should Contractor fail to complete the work within the time specified in this contract, Contractor shall be liable to the City in the amount of $500.00 per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

30. Site. Contractor shall at all times, during the performance of the work, keep the project site clean and free from debris resulting from the work. Prior to discontinuing work in an area, Contractor shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste, and surplus materials.

31. Performance Bond. Prior to commence of work and ending upon acceptance of the work by the City, Contractor shall maintain a performance bond in a form acceptable to the City Attorney, in an amount equal to 100% of the total cost of completing the work, as determined by the City, conditioned upon the faithful performance of the provisions, terms and conditions of the contract. The performance bond shall name the City as an

obligee and copies of certifications of such bond shall be delivered to the City prior to the commencement of construction.

32. Maintenance Bond. Prior to acceptance of the Work, Contractor shall provide a maintenance bond in a form acceptable to the City Attorney and in an amount equal to 50% of the cost of the Work as approved by the City, which shall be in effect for a term of two (2) years from the date that the City issues a certificate of substantial completion for such work covered by the bond, conditioned upon the faithful performance of the provisions, terms and conditions of this contract. The maintenance bond shall name the City as an obligee and copies of the certificates such bond shall be delivered to the City.

33. **Entire Contract**. This contract contains the entire contract of the parties. No modification, amendment, or waiver of any of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

MJWK ENTERPRISES, INC dba EMPIRE NETTING & FENCE

By: _____
Name: Jayme Pavel
Title: President

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor	MJWK Enterprises, Inc dba Empire Netting & Fence	
Scope of Work (Job Description)	Provide all labor, material and equipment necessary to install a new driving range netting system. The new system will be 400 linear feet and 50" tall. The netting system shall be supported with new steel poles, sized to meet the required loading demands per applicable codes and as designed by a licensed structural engineer All poles will be spaced 50' on center and will be directly embedded into ground as designed by a licensed structural engineer. New horizontal and vertical cables shall be installed upon support poles to frame and support new netting panels. All netting panels shall be custom fabricated to fit between each pole span and per all cabling spaces. The entire installation and materials and design must be certified by an engineer stamp licensed in Missouri. Proposals should also include the removal of the 9 existing steel poles and netting. Attachments: 1) Prevailing Wage Order #31, by reference 2) RFP 3) RFP Response	
Start Date	June 17, 2024	
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline	December 31, 2024	
Reimbursable Expenses	☒ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$ 166,271.00	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$ 166,271.00	Total maximum amount to be paid to Contractor

Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☒ Monthly payments as billed based on percentage of work completed ☐ Incremental payments as follows: ☐ ____% retainage held until completion of project.

ATTACHMENT 1

PLAY NATURALLY
BLUE SPRINGS
PARKS & RECREATION

City of Blue Springs, Missouri

Parks and Recreation

Request for Proposals

Replacement of Driving Range poles and netting at Adams Pointe Golf Club

April 12, 2024

City of Blue Springs, Missouri
Proposal Instructions

PURPOSE

The purpose of this Request for Proposal (RFP) is to obtain competitive proposals from qualified companies capable of the Replacement of the Driving Range poles and netting at Adams Pointe Golf Club. The RFP states the overall scope of services desired and specific functionality as well as required vendor qualifications.

This RFP provides prospective companies with sufficient information to enable them to prepare and submit proposals for consideration by the City of Blue Springs, Missouri (hereafter referred to as "the City") to satisfy the needs as outlined in the scope of services.

The selected vendor will furnish, deliver, and install 400 linear feet of 50' tall netting and 9 steel support poles that are designed and approved by a license structural engineer. The term of the agreement will be for the job to be started and finished as soon as possible once the bid is awarded and contracts signed. The selected vendor will work with Golf Course staff to determine appropriate times to complete the work with minimal disruptions to the golf course operations.

SCHEDULE OF ACTIVITIES

Release and advertisement of RFP: April 12, 2024
Deadline for submission of questions: April 19, 2024
Proposal submission deadline: April 26, 2024 at 1:00pm
Anticipated approval by City: May 2024

PROPOSAL SUBMISSION

Sealed proposals must be received by the City of Blue Springs, Missouri; Parks and Recreation, 425 NE Mock Ave., Blue Springs, Missouri 64014 prior to April 26, 2024, at 1:00 P.M. (prevailing central time). Each proposal shall consist of two original of the complete proposal. The submittal must include all attachments and signatures, where applicable.

It is the responsibility of the proposer to ensure that their proposal is received in the Parks and Recreation Office, prior to the deadline. Companies mailing proposals should allow ample mail delivery time to ensure timely receipt of their proposals. Proposals received after the deadline for receipt of proposals will not be opened or considered.

Proposals must be clearly identified as a proposal for the City of Blue Springs, Missouri "RFP for Driving Range Net Replacement Project" and must show such information on the outside of the proposal packet.

Proposals will not be accepted by facsimile or email transmittal. Do not staple or submit bid in any type of binder; binder clips are acceptable.

To make deliveries (including deliveries of the proposals for this project), the delivery vendor or bidder may hand deliver the RFP during office hours of Monday – Friday 8:00 am – 6:00 pm utilizing the Fieldhouse entrance(425 NE Mock Ave) located on the east side of the building. Mailed proposals are accepted with regular mail service each day.

The delivery is to be left with the front desk attendant. Do not leave deliveries or bids at the Blue Springs Fieldhouse without confirmation from City staff. All proposals will be opened and evaluated in private by City staff.

QUESTIONS

All questions must be submitted in writing to Justin Stuart, Director of Parks and Recreation, no later than 1:00 P.M. (CST) on April 19, 2024 via email jstuart@bluespringsgov.com. The City will respond to all questions by the end of day on April 22, 2024 from Respondents online as an addendum. Answers to questions will only be distributed via addendum and posted on our website. www.bluespringsgov.com/bids.aspx

AMENDMENTS TO RFP

In the event it should be necessary to revise any portion of this RFP, addenda will be provided to all proposers who received the original RFP from the City of Blue Springs as well as posted on the City's website under bid postings. This does not relieve the submitting company the responsibility of regularly checking the City website listed below for updates regarding any addenda associated with this proposal request. Addenda are available on our website at: www.bluesringsgov.com/bids.aspx . All companies shall be licensed, insured, and bonded and shall furnish satisfactory evidence to the City that they have previously performed/provided the types of services as specified below.

TERMS AND CONDITIONS

QUALIFICATIONS:
All companies shall be licensed, insured, and bonded and shall furnish satisfactory evidence to the City that they have previously performed/provided the types of services as specified below.

LAWS AND ORDINANCES, REGULATIONS, LICENSING FEES:
Firm shall conform to all rules, regulations, ordinances, laws, or directives set forth by the City of Blue Springs and/or the State of Missouri and Jackson County, Missouri.

LAW GOVERNING:
All State of Missouri and/or Federal Laws shall be hereby specifically made a part of this contract as set forth herein. The Vendor shall comply with all federal, state and local laws, ordinances, rules, and regulations relative to the performance of the Agreement and shall procure and maintain all necessary licenses and permits. The City agrees to cooperate as may be reasonably necessary in order to enable Vendor to comply with this provision.

NON-DISCRIMINATING:
The Contractor, its employees and subcontractors, agree not to commit unlawful discrimination and agree to comply with applicable provisions of the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.

Firm shall comply with Section 285.525 – 285.550 RSMo regarding enrollment in a federal work authorization program. **A signed, notarized affidavit (attached) and supporting documentation affirming enrollment in a federal work authorization program must be submitted with proposal. Failure to comply with this provision may result in rejection of proposal.**

E-VERIFY:
Company shall be E-verify compliant and shall provide documentation to support this requirement within the proposal including the memorandum of understanding (MOU) and the electronic signature page completed in its entirety.

Prevailing Wage and Performance Bonds
Any proposal response that is over $50,000 is subject to providing payment bonds at the expense of the Contractor and should be included in the price submitted. Any proposal that is over $75,000 must adhere to prevailing wage guidelines. Should prevailing wage be required the prevailing wage rate for this proposal shall be Wage Order 31 for Jackson County, Missouri.

METHOD OF AWARD / SELECTION:
The proposals will be evaluated in private by the City. A response summary of proposals will be available by contacting Justin Stuart, Director of Parks and Recreation. The response summary will only include the names of the companies that submitted proposals that were delivered by the required RFP submittal date and time. Until award of the contract, the Responses shall be held in confidence and shall not be available for public review.

TERMS/CANCELLATION AND DAMAGES:
This is a one-time contract and is not renewable for any future work with the City of Blue Springs. This contract is for this specific job and this specific job only. Any changes to the scope of work must go through the project manager before the task is completed for approval.

If the City, because of the Vendor's breach, terminates this Contract, the City shall have the right to purchase service elsewhere and to charge the Vendor with any additional cost incurred. Notwithstanding the above, the Vendor shall not be relieved of any liability to the City for damages sustained by the City by virtue of any breach of this contract by the Vendor and the City may withhold any payments to the Vendor until such time as the amount of such damages due the City from the Vendor shall be determined.

TERMINATION - FAILURE TO PERFORM:
In the event that the Vendor shall fail to carry out or comply with any of the covenants, conditions, and agreements as stated herein, the City may notify the Vendor of such failure or default and demand that the same be remedied within ten days; and, in the event of the failure of the Vendor to so remedy the same within said period, the City will thereupon have the right to cancel and terminate the Agreement without further notice to the Vendor, and will be entitled to pursue legal remedies to seek redress.

PRICING:
Vendor agrees to hold submitted pricing for up to six months.

RENEWAL & EXTENSION:
This is a one-time contract and is not renewable for any future work with the City of Blue Springs. This contract is for this specific job and this specific job only. Any changes to the scope of work must go through the project manager before the task is completed for approval.

AWARD REQUIREMENTS:
Once the City is prepared to award the contract to the selected company, the company will need to provide the following documents to the City.

- Signed contract agreement
- Current certificate of insurance
- Affidavirt of Compliance provided in document
- E-Verify MOU

- Letter of Bonding Capacity if required by State Statute as outlined.
- W9

Once all of these items are received and fully executed, then the City will issue the Notice to Proceed.

It is the desire of the City to award a single contract for the entire scope of services outlined in this request for proposals. All proposals are subject to staff analysis. The City of Blue Springs reserves the right to accept or reject any and all proposals received.

CONTACT WITH CITY OF BLUE SPRINGS PERSONNEL:
As specified above, all contact with the City should be channeled through the Director of Parks and Recreation. No contact with other City employees, officials, or City Council members is to be made by responding proposers throughout the entire process.

RESPONSE MATERIAL OWNERSHIP:
All proposals become the property of the City of Blue Springs, Missouri upon receipt and will only be returned to the proposer at the City's option. Selection or rejection of the proposal will not affect this right. The City shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP. Disqualification of a proposal does not eliminate this right.

PROPRIETARY INFORMATION:
All material submitted in response to this RFP will become public record and will be subject to inspection after an Intent to Award notice is issued. Any material requested to be treated as proprietary or confidential must be clearly identified and easily separable from the rest of the proposal. Such request must include justification for the request and approval by City staff. Neither cost or pricing information nor a total proposal will be considered proprietary.

CONFIDENTIALITY:
The Vendor agrees that it will not permit the disclosure or duplication of any information received from the City or stored on City systems unless such disclosure or duplication is specifically authorized in writing by the City, or as required by law.

The City agrees that it will not disclose or duplicate any information designated in advance by the Vendor as "Confidential/Proprietary" information to any person (other than City personnel who must have access to such information) unless such duplication, use or disclosure is specifically authorized in writing by the Vendor or is required by law. The term "Confidential/Proprietary" does not include ideas, techniques, or concepts that are in the public domain.

EVALUATION RIGHTS:
The City reserves the right to: a) reject any or all proposals, or to make no award, b) require modifications to initial proposals, c) make partial or multiple awards, or d) further negotiate costs submitted in proposals. The City reserves the right to award the contract in any manner deemed in the best interest of its citizens.

REJECTION OF PROPOSALS:
The City of Blue Springs, Missouri reserves the right to reject any or all proposals received in response to this RFP, or to cancel this RFP if it is in the best interest of the City to do so. Failure to furnish all information or to follow the proposal format requested in this RFP may disqualify the proposal. Any exception to the Scope of Work must be identified in the proposal.

INCURRING COSTS:
The City of Blue Springs, Missouri shall not be obligated or be liable for any cost incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this solicitation shall be borne by the proposer.

SUBMISSION OF PROPOSALS AND SUPPLEMENTAL MATERIALS:
Proposals shall be submitted to the Director of Parks and Recreation. If supplemental materials are required or requested, then they must be submitted to the Director of Parks and Recreation as part of the proposal. Supplemental materials will not be accepted after the proposals have been opened, unless requested by the Director of Parks and Recreation. Submission or distribution by the company of unsolicited supplemental materials to City employees or Officials may result in rejection of the proposal.

DISCRIMINATION POLICY:
The City of Blue Springs advises the public that it does not discriminate against any person on account of race, color, religion, creed, sex, age, ancestry, or national origin, and that such nondiscrimination is extended to procurement of materials and/or the provision of municipal services.

WAIVER:
The City reserves the right to waive any variances from the original RFP in cases where the variances are considered to be in the best interest of the City.

INSURANCE:
The firm or company that is awarded a contract shall maintain during the life of the agreement and furnish to the City the appropriate Professional Liability, Commercial General Liability, and Workers Compensation insurance certificates listing the City of Blue Springs as an "Additional Insured" during the Term of the Agreement, and a copy of such "Additional Insured" endorsement must accompany the certificate. The minimum requirements are as follows:

Comprehensive General Liability Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as additional insured on the policy

Comprehensive Automobile Liability - $1,000,000 combined single limit with City named as an additional insured on the policy

Workers Compensation – statutory requirement

INDEMNITY:

The Vendor shall, at all times, fully indemnify, hold harmless, and defend the City and its officers, members, agents, and employees from and against any and all claims and demands, actions, causes of action, and cost and fees of any character whatsoever made by anyone whomsoever on account of or in any way growing out of the performance of this contract by the Vendor and its employees, or because of any act or omission, neglect or misconduct of the Vendor, its employees and agents or its subcontractors including, but not limited to, any claims that may be made by the employees themselves for injuries to their person or property or otherwise.

Such indemnity shall not be limited by reason of the enumeration of any insurance coverage herein provided.

Nothing contained herein shall be construed as prohibiting the City, its directors, officers, agents, or its employees, from defending through the selection and use of their own agents, attorneys and experts, any claims, actions or suits brought against them.

The Vendor shall likewise be liable for the cost, fees and expenses incurred in the City's or the Vendor's defense of any such claims, actions, or suits.

PAYMENT TERMS AND CONDITIONS:

The City's payment terms are Net 30 days. The City is exempt from Missouri sales and use taxes and will not pay taxes for any product or service. A copy of the City's tax-exempt certificate shall be presented to the firm or company that is awarded a contract.

FINALITY:

The Agreement with appendices constitutes the entire agreement between the parties and supersedes all prior oral representations or agreements, if any. The Agreement may not be altered or amended except by a subsequent writing signed by both parties.

Inquiries concerning this Request for Proposals must be directed to:

Justin Stuart
Director, Parks and Recreation
City of Blue Springs, Missouri
425 NE Mock Ave.
Blue Springs, Missouri 64014
Phone: (816) 228-0105
jstuart@bluespringsgov.com

END OF TERMS AND CONDITIONS

SCOPE OF SERVICES

Replacement of Driving Range poles and netting at Adams Pointe Golf Club – Provide all labor, material and equipment necessary to install a new driving range netting system. The new system will be 400 linear feet and 50" tall. The netting system shall be supported with new steel poles, sized to meet the required loading demands per applicable codes and as designed by a licensed structural engineer All poles will be spaced 50' on center and will be directly embedded into ground as designed by a licensed structural engineer. New horizontal and vertical cables shall be installed upon support poles to frame and support new netting panels. All netting panels shall be custom fabricated to fit between each pole span and per all cabling spaces. The entire installation and materials and design must be certified by an engineer stamp licensed in Missouri.

Proposals should include the stamped engineered drawing plans of the driving range netting system.

Proposals should also include the removal of the 9 existing steel poles and netting. Poles to be cut down and stock piled on site.

Specifications:

-Barrier Netting-

A .Netting: LFS #970 polyester netting. The netting shall be made using four needle Rachel knotless construction, manufactured with UV treated yarn and additionally coated with a black resin dye and bonding treatment.

B. Size: 2½" stretch mesh, 1" single bar measure. 116.7 average single mesh break strength, determined in accordance with ISO standard1806.

C. Attachment Twine: Black #48 braided polyester twine, 375 lb tensile strength, impregnated with UV inhibitor.

D. Rope Border and Interior Riblines: Black 3/8" braided synthetic cover, parallel synthetic core, 3,500 lb. tensile strength. The rope boarder shall be attached to the net using a black UV dye treated #48 braided polyester twine with a minimum 375 lb. tensile strength. The attachment twine shall not be continuously tied to the net, but rather shall be tied at 6" on center for the full length of the rope boarder.

-STEEL POLES- 9 each –steel support poles

A .Steel poles are to be steel pipe, made of A500 grade B/C pipe (min). Minimum Pipe size to be as per engineering requirements.

B. Steel poles shall be painted with black primer and black epoxy paint

C. Steel poles shall be sized so as to withstand 8% solid wind loading in accordance with ACSE 7-05 Stamped engineer drawing by MO licensed engineer to be provided with submittals.

D. Maximum dead load top deflection of steel support poles shall not exceed H/90. Steel support poles shall be designed accordingly.

E. Netting support pole foundations shall be per engineer drawings

Steel Pole Installation

1. Poles shall be placed plumb and true with spacing as per drawings; embedment shall be per engineer drawings. Poles shall be fabricated so that top horizontal cable be no less than 2" below the top of steel poles.
2. Pole borings shall be as indicated on drawings.
3. Poles shall be backfilled using 3,000 PSI concrete or as specified by the engineer of record

-HARDWARE & CABLE

A. All hardware shall be galvanized unless specified differently, and shall conform to one of the following standards ANSI, ASTM, IEEE, and/or NEMA. Hardware components shall be matched so as to meet or exceed load capacity of the cable.
B. Bolts: All bolts shall be minimum of 5/8 diameter and have minimum breaking strength equivalent to 10% greater the breaking strength of cable terminating to bolt. Bolts shall be hot dipped galvanized.
C. Cable Clamps: Three bolt curved cable clamps are required at each pole to support all horizontal cables. One bolt clamps are required to support the vertical cable on every pole at every horizontal cable intersection except for the top and bottom horizontal cable.
D. Vertical Rollers shall be used to terminate the vertical cables at top and bottom of each pole. Rollers shall be 1 7/8" in diameter and 7/8" thick with an 11/16" hole in the center.
E. 2 ¼" x 3/16" Square Washers shall be used to reinforce both sides of bolt holes in poles.
F. Helical Anchors: All guy wire locations shall terminate into a 10" single helical power hub with ¾" diameter x 7' anchor rod with twin eye.
G. Guy Guards: All guy wire shall include a high visible guy guard, minimum of 8' in length. Attachment- short lock strap. Preformed Products or similar.
H. All horizontal cables shall terminated to the pole using a 5/8" Thimble eyenut.
I. Attachment clips shall be 9/32" galvanized steel carabineer attachment snap.
J. Cable: All cable shall be minimum of 5/16" galvanized steel Extra High Strength (EHS) 1x7 strand cable. All cable terminated via matching size pre-formed grip.

-Hardware and Netting Installation

1. All hardware to be installed using through bolted connections properly reinforced on each side of the pole.
2. Lock washers shall be installed at each bolted connection as per drawing.
3. Guy hooks shall be used to attach guy cables to the poles.
4. Attachment clips are to be attached to the rope boarder at 2' on center. Clips shall be installed so as to attach to the support cable and rope boarder only. The clip shall not be attached so as to encompass the net or attachment twine. Continuously sewn rope

boarders and riblines that require clipping the net with the rope boarder will not be allowed.

5. Vertical cables shall be installed on each pole.
6. Horizontal cables shall be installed parallel to the ground and each other.
7. Cables shall be tensioned with sufficient force to minimize sag between support poles.
8. Cross or "X" bracing cables shall not be used between the poles.
9. Netting Pannels shall be fabricated to fit exactly to all cable and pole locations.
10. Rope borders shall be installed at the net perimeter and all horizontal cable locations. Rope borders shall be constructed using a 3/8" rope with black synthetic cover, and a minimum tensile strength of 3,500 lbs.

-All equipment and shipping costs must be included
- Any damaged caused to the ground, asphalt, concrete or surrounding landscape should be repaired and is the responsibility of the contractor.
- Work must be performed in an expected amount of time once the winning bid is assigned, and a timeframe is agreed upon between the contractor and the City of Blue Springs.
-Public utility line locates, if needed, are the responsibility of the selected vendor
-Owner representative shall inspect all completed work and formally approve final completion of project.
-On site visits can be arranged to view the job by contacting Randy Shatzer at rshatzer@orion-mgmt.com or by phone at 816-729-2046

END OF SCOPE OF SERVICES

SUBMITTAL SHEET

Driving Range Net and Pole Replacement

Bidder must complete the information on this page. Please move this page to the front of the packet in your sealed bid to make it easier for reading the bids.

1. Total Price for removal of existing net system and the installation of new poles and netting for 400 linear feet and 50ft tall driving range netting system (must include prevailing wage rates)

   $_____

2. Payment Bond(if not included in price above) $_____

3. Total Price(includes prevailing wage rate and payment bonds) $_____

Company Information

_____	_____
Company Name	Please Print Name
_____	_____
Address	Signature
_____	_____
City/State/Zip Code	Title
_____	_____
Phone	Email
_____	_____
Tax ID NO	Date

Provide at least four (4) references of current or past clients for which comparable services were provided. Include the following information for each reference:
• Agency/firm name • Address, city, state, zip • Contact information

Signature of proposer indicates that the proposer understands and will comply with all terms and conditions and all other specifications made a part of this Request for Proposals and any subsequent award or contract. All terms, conditions and representations made in this invitation will become an integral part of the contract.
In compliance with this Request for Proposal and to all the conditions imposed herein, the undersigned offers and agrees to provide Replacement of Driving Range Poles and Netting at Adams Pointe Golf Club for the City of Blue Springs in accordance with the scope of services and intent of the request for proposals contained herein.

EFFECTIVE DATE:	TERMINATION DATE:	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	
Attention:	Attention:
Department:	Phone:
Phone:	Tax ID Number:

CONTRACTOR CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____ 2024, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, as described in the Maximum Payment section of ***Exhibit 1*** for this contract and Paragraph 7.b which cannot be exceeded unless this contract is amended. The Contractor shall notify the City if Contractor anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance**. Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Contractor for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed, the sum of **($_____)** unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor

or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, and materials as required of the Contractor under this contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq.* RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products

hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant RSMo 34.353, as amended, if this contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also*, Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**. This contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this contract and on each anniversary of such insurance coverage during the term of this contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor

shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability: Minimum limit $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability: $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation: statutory requirements.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this contract in its contract price. Contractor's obligation under this contract to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this contract.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. This contract, and any part of it, is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses with regard to sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Payment Bond.** If this contract is estimated to exceed $50,000 and is a public works contracts which involves the erection, construction, alteration, repair or improvement of any building, road, street, public utility or other public facility owned by the City, every contractor for such work shall furnish to the City a bond with good and sufficient sureties in the amount of the contract, or such other amount fixed by the City, and such bond, among other conditions, shall be conditioned for the payment of any and all materials, incorporated, consumed or used in connection with the construction of such public work, and all insurance premiums, both for compensation, and for all other kinds of insurance, said work, and for all labor performed in such work whether by subcontractor or otherwise, such that said bond and the giving thereof, shall comply with Section 107.170 RSMo.

22. **Prevailing Wage**. If this contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said contract shall be one hundred dollars ($100) per worker, per day.

23. **OSHA Requirements** under Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. "On-site employees" are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction."

24. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, is in excess of five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by sworn affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. (*Note: If the contract is not in excess of five thousand dollars, this provision does not apply and the affidavit need not be signed.*) Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.*

The following Affidavit shall be used by the Contractor and any subcontractors that are

required to sign:

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the _____ of _____ (hereinafter "Company"), whose business address is _____, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ _____
Affiant / Contractor Printed Name

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
SEAL Notary Public

25. **Anti-Discrimination Against Israel Act.** Pursuant to Section 34.600, RSMo, Advisor agrees to comply with Missouri law regarding the Anti- Discrimination Against Israel Act, and execution of this Superseding Addendum constitutes Advisor's certification of compliance with the Anti- Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

26. **Notices**. All notices required or permitted under this contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

27. **Jurisdiction**. This contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence.

28. **Entire Contract**. This contract contains the entire contract of the parties. No modification, amendment, or waiver of any of the provisions of this contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CONTRACTOR: _____

By:_____
Name:_____
Title: _____

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
John Mullane, Interim City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor		
Scope of Work (Job Description)	Attachments: 1) Prevailing Wage Order #___, by reference	
Start Date		
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline		
Reimbursable Expenses	☐ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $_____ per hour ☐ Incremental payments as follows: ☐ ____% retainage held until completion of project.	

ATTACHMENT 2

SUBMITTAL SHEET

Driving Range Net and Pole Replacement

Bidder must complete the information on this page. Please move this page to the front of the packet in your sealed bid to make it easier for reading the bids.

1. Total Price for removal of existing net system and the installation of new poles and netting for 400 linear feet and 50ft tall driving range netting system (must include prevailing wage rates)

$ 164,300

2. Payment Bond(if not included in price above) $ 1,971.60

3. Total Price(includes prevailing wage rate and payment bonds) $ 166,271.60

Company Information

Empire Netting & Fence	Jayme Pavel
Company Name	Please Print Name
14650 Woodstock Blvd	[signature]
Address	Signature
Waverly, NE 68462	President
City/State/Zip Code	Title
402-682-7658	jayme@empire-fence.com
Phone	Email
26-4804369	4-25-2024
Tax ID NO	Date

Provide at least four (4) references of current or past clients for which comparable services were provided. Include the following information for each reference:
• Agency/firm name • Address, city, state, zip • Contact information

Signature of proposer indicates that the proposer understands and will comply with all terms and conditions and all other specifications made a part of this Request for Proposals and any subsequent award or contract. All terms, conditions and representations made in this invitation will become an integral part of the contract.
In compliance with this Request for Proposal and to all the conditions imposed herein, the undersigned offers and agrees to provide Replacement of Driving Range Poles and Netting at Adams Pointe Golf Club for the City of Blue Springs in accordance with the scope of services and intent of the request for proposals contained herein.

Empire Fence & Netting
PO Box 553
Waverly Ne 68462
P: 402-429-7472
Email: Tylerr@empire-fence.com

Solutions for all your fence and netting needs!

Adams Pointe Driving Range	**Date: 4/26/2024**

Netting Scope of work –
Demo Existing Net & Poles

- Demo Existing Wood poles Plumb with ground
- Set aside Wood Poles on site

Provide and install:
9 Pole Inline Golf Netting System 50' Tall x 400' Long
(2) 12.75" Steel Poles 50' Above Ground Level with 12' Embedment in 24" Dia Hole
(7) 14" Steel Poles 50' Above Ground Level with 13' Embedment in 30" Dia Hole
20,000 SF of #970 Polyester Knotless Netting UV Treated Black
Cables Hardware, Snap Clips

TOTAL: $164,300.00

Includes Engineered Drawings
All Materials Provided by Unlimited Sports Solutions

Standard Notes & Exclusions – Unless otherwise noted

- No surveying and / or staking included
- No grading, grubbing, clearing, or staking of fencing location lines
- Retainage will not apply to temporary fencing
- Sleeves or sonotubes are not provided
- Mow curb/strip are not provided
- Providing, running, or installation of electrical or conduit is not included
- Installing of grounding or components is not included
- Not responsible for cable locating in post tension construction
- Providing or installing of rebar in concrete footings is not included
- No project specific employee background, drug screening or DMV history will be added if required.
- No demo or removal of any existing fences or structures
- Not responsible for compliance with local zoning or regulations
- Not responsible for obtaining permits or inspection
- Prevailing wages are included
- No engineer's report
- No rock drilling and/or core drilling
- Private utilities to be located by others in accordance with state standards. In the event these utilities are damaged because of improper locating Empire Netting & Fence will not be responsible for damages and associated costs.
- No removal of hazardous materials
- Not responsible for damages caused by others

- Hydrovac is not included
- Sales Tax not included

Payment Terms:

- By accepting this proposal as indicated by my signature, I acknowledge the scope of work to be completed, understand all proposal notes, and guarantee payment according to the terms set forth in this proposal.
- Estimate is valid for 6 months
- Additional fees will be added for special billing processes such as Textura

Terms & Conditions

1. Terms and Acceptance. By signing this proposal, the Buyer has completely reviewed and agreed with the prices, specifications and the Buyer is authorizing Empire Netting & Fence to complete the specified work. If not signed by the Buyer, Seller shall have no obligations under this agreement.
2. Payment Terms. Balance due within 15 days of completion. If payment is withheld without approval, the contract amount will increase by 5%. Services and handling charges of 1.5% per month, 18% per annum applies to delinquent accounts that are not paid within the 15 days of project completion.
3. Warranties. Empire Netting & Fence, as fence contractor for the above referenced project does hereby warrant that for a period of one year from the date of project completion, the work will remain free from all defects in workmanship and materials, except as noted below. This warranty is extended to the original owner and is non-transferrable. No warranty will be applied to any fence projects, or portions of work which are repairs or add-ons to existing fences, railings, netting, or posts, and do not involve completely new fence installations. Seller does not warranty damage to the materials installed caused by excessive irrigation, failure to keep fences free of excessive vegetation, soil contraction due to insufficient hydration or other causes. Seller uses only prime lumber materials but makes no warranty that wood products will not naturally warp or split over time. If you require repairs, to a fence or structure constructed with wood products, which are due to warping, splitting, or any other natural characteristic of wood, labor charges will apply. Although Seller generally purchases lumber materials from the same sources to ensure consistency, we do not guarantee consistency in coloration. If any person, firm or corporation other than Seller, performs or attempts to perform any repairs, modifications, or other changes to the completed work, then this warranty will become null and void. Some fence material including ornamental steel and aluminum, and vinyl fence products, have a manufacturer's warranty which many apply for periods longer than that of the Seller.
4. Returns. Goods cannot be returned without Seller's prior agreement and permission. If Seller authorizes a return, Buyer is responsible for return freight and a 15% minimum restocking fee.
5. Modifications. This bid is based off documents provided, any deviation in material or services may require adjustment to time, material, and cost. Change orders will be submitted to the Buyer and performed only after Buyer approval and signature. All modifications shall be in writing and shall be affixed to the original bid.
6. Claims. Buyer assumes full responsibility for damage to marked and unmarked underground utility, telephone, T.V., cable or sprinkler systems. Buyer agrees or allows Empire Netting & Fence to locate the fence within 18 inches of buried utilities. Buyer agrees to defend, hold harmless and indemnify Empire Netting & Fence against all claims, liabilities and expenses for trespass and damage arising out of location of said fence, railing, bollards, posts, and netting.
7. Installation. All installations shall be performed by the Seller. If any person, firm or corporation other than Empire Netting & Fence performs or attempts to perform any repairs, then the warranty will be null and void. Changes to installation of fencing, netting, bollards, gates, railings, or any materials agreed upon between the Buyer and Seller, due to varying ground and structure conditions are not the responsibility of the Seller.
8. Delays. This contract is subject to Seller's ability to obtain some or all the materials from remote manufacturers or suppliers within the time estimated on the Bid. Seller shall be diligent to obtain all materials but shall not be liable for any delay in delivery or shipment of the Materials or any part or portion thereof arising from the cause wholly or partly beyond Seller's control. Seller will not be responsible for any costs incurred for delays caused by Buyer, owner, Architect, inclement weather, site accessibility or any conditions beyond the control of Seller. Agreed upon installation dates is based on site availability and receiving all necessary approved drawings.
9. Force Majeure. In no event shall the Seller be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by directly or indirectly, forces beyond its control, including without limitation, strikes, work stoppages, accidents, acts of war or terrorism, civil or military disturbances, nuclear or natural catastrophes or acts of God and interruptions, loss or malfunctions of utilities, communications or computer services; it being understood that the Buyer shall use reasonable efforts which are consistent with accepted practices to resume performance as soon as practicable under the circumstances.
10. 40-hour Work Week. The regular work week for a full-time employee is Monday through Friday 7:00 AM to 4:00 PM, 40 hours.
11. *Hidden or Changed Conditions. Any work not indicated in the plans or specifications, that must be added, repaired, or replaced because of hidden, concealed, or changed conditions, or that is required for compliance with building codes or other regulations, shall result in a change order, and shall be paid for in full by the Owner, subject to the terms and conditions of this contract.*

Empire

PO Box 553, Waverly, NE 68462
www.empire-fence.com
info@empire-fence.com

REFERENCES

Lansing Lugnuts
Nick Grueser
505 E. Michigan Ave.
Lansing, MI 48912
(517) 485-4500
ngrueser@lansinglugnuts.com

Cedar Rapids Kernels
Scott Wilson
950 Rockford Road SW
Cedar Rapids, Iowa 52404
(319) 896-7612
scott@kernels.com

Iowa Cubs
Jeff Tilley
Principal Park
One Line Drive
Des Moines IA 50309
(515) 280-2633
jefft@iowacubs.com

Luther College
Renae Hartl
Regents Center 100
700 College Drive
Decorah, Iowa 52101
(563) 387-1575
hartre01@luther.edu

Sanctuary Golf Course
Jim Lehmann
485 N Marley Rd
New Lenox, IL
(815) 382-2743

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 11, 2024

SUBMITTED BY: Sheryl Morgan **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☒ Other

ISSUE/REQUEST

Pursuant to Blue Springs Home Rule Charter Section 4.4.C – Powers and Duties; Appointments: The Mayor, with the advice and consent of the majority of the Council, shall appoint all members of committees, boards, and commissions. A slate of 2024 appointments and reappointments will be submitted to Council for approval.

BACKGROUND/JUSTIFICATION

A list of Mayoral appointments and reappointments to the City's boards and commissions is as follows:

Economic Development Council:
Reappointment — Susan Culpepper, Council Liaison

Land Bank:
New appointment: — Brian Bough

Main Center Redevelopment Corporation:
Reappointment:
Gailen Snyder
Jen Hauschild
Jacob Greco II
Gailen Snyder, President
Kent Edmondson, Council Liaison
New appointment:
Roger Corbin
Jen Hauschild, Vice President
Jacob Greco II, Secretary
Katie Tholen, Council Liaison

Park Commission:
New appointment: — Nick Tepesch

Public Safety Citizens Advisory Board:
New appointment:
Hayley Prins
Matt Calhoun, Vice Chair

Solid Waste Management:
New appointment:
David Mann
David Mann, Chair

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 15, 2024	April 30, 2025

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

N/A

REVIEWED BY:

Requesting Director: ***Sheryl Morgan***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
July 15, 2024

EXHIBITS FOR PUBLIC HEARING

BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL) REZONING AND GENERAL DEVELOPMENT PLAN (RZ-05-24-9161) & (GDP-05-24-9162)

EXHIBIT #1 City Council Information Form dated July 9, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on June 22, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference); Bill approving the Rezoning and Bill approving the General Development Plan

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 9, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the Applicant, Bryan Rahn, for Valley Oaks Investments LLC, on behalf of the property owners, Valley Oaks Investments LLC and the City of Blue Springs for consideration to rezone from "AG-County"(Agriculture-Jackson County) to "LI" (Light Industrial) (RZ-05-24-9161) for a 46.92+/- acre industrial/manufacturing development and a General Development Plan (GDP-05-24-9162) for the Blue Springs Business and Technology Park (Blue Springs Industrial) for property located at 2305 NE Jefferson Rd. Upon conclusion of the public hearing, a Bill rezoning the property to Light Industrial, and a Bill approving the General Development Plan, will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The applicant is requesting approval of a rezoning from "AG-County" (Agriculture-Jackson County) to "LI" (Light Industrial) and a General Development Plan for the development of an approximate 47-acre industrial park located north of NE Jefferson Street in between NE 20th Street and NE 27th Street. The proposed industrial park consists of eight general industrial buildings ranging in size from approximately 40,000 square feet up to approximately 100,000 square feet, for a total of approximately 612,700 square feet. The tenant mix may include a number of land uses permitted in the "LI" zoning district, including, but not limited to, manufacturing, warehousing, wholesale, and distribution uses. Due to the location and size of the development, the applicant is requesting to rezone to "LI" (Light Industrial) base zoning district and not be a part of the "ADP-O" (Adams Dairy Pkwy. Overlay), similar to the zoning requested by Faurecia and Blue Springs Logistics (PepsiCo).

The applicant submitted the proposed development under the name "Blue Springs Business and Technology Park"; however, the drawings provided for the rezoning and general development plan have the title "Blue Springs Industrial". Both project names have been used on various documents throughout the development review process. In order to avoid confusion in the future and for project tracking, staff recommends that both names be utilized for the final formal approvals as Blue Springs Business and Technology Park (Blue Springs Industrial) for the Rezoning and General Development Plan, as well as the Preliminary Plat that was approved by the Planning Commission on July 8, 2024,

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 16, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of Rezoning application.

Staff recommends approval of the General Development Plan with Alternative Development Standards application with one condition:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan as noted in the staff report or modified with Alternative Development Standards with a future Site Plan Design Review.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	July 8, 2024
Action:	Recommend approval of the Rezoning: 8 Aye, 0 No Recommend approval of the General Development Plan: 8 Aye, 0 No Approved the Preliminary Plat: 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on June 22, 2024; 185 ft. Notification Map; Names/addresses of property owners within 185 ft. of site; Copy of letter sent to said property owners; Title IV, Land Use Section – Blue Springs Code of Ordinances (by reference); 2014 Comprehensive Plan (by reference);
2. Bill approving the Rezoning;
3. Bill approving the General Development Plan

REVIEWED BY:

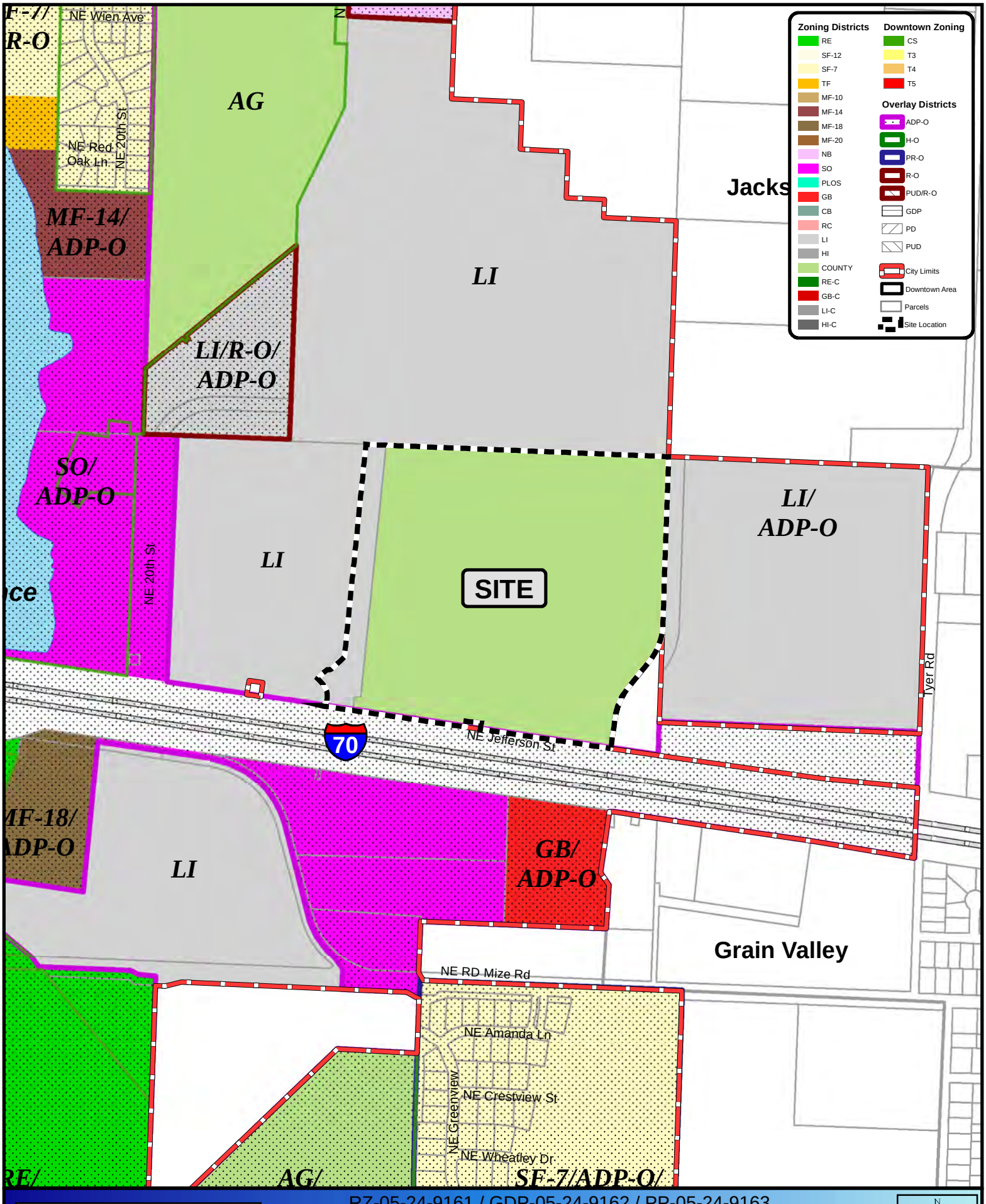
Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***



The City of Blue Springs Missouri

RZ-05-24-9161 / GDP-05-24-9162 / PP-05-24-9163
BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK
36-600-04-29-00-0-00-000
SITE LOCATION MAP

N
1 inch = 500 feet
Date: 9/20/2022



The City of Blue Springs Missouri

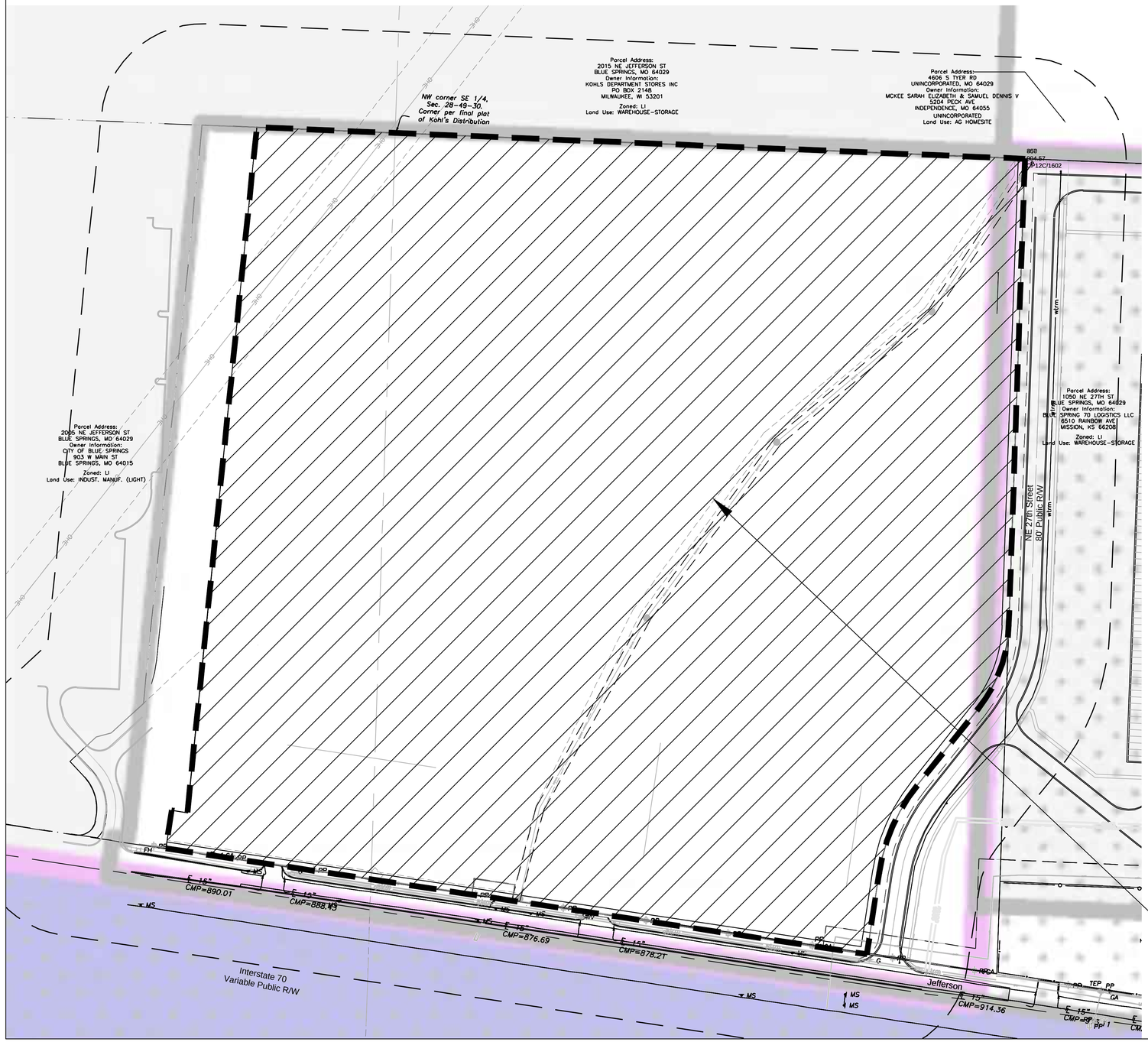
RZ-05-24-9161 / GDP-05-24-9162 / PP-05-24-9163
BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK
36-600-04-29-00-0-00-000
SITE LOCATION MAP

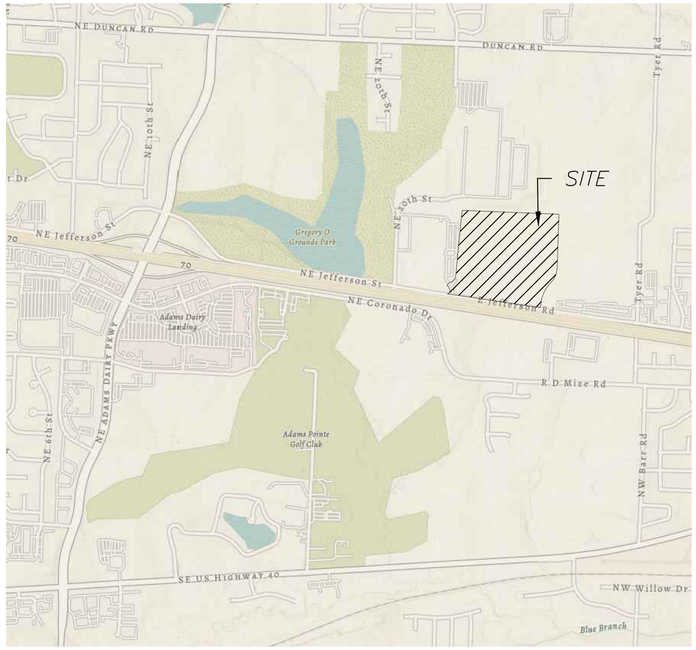
Date:06/10/2024

N

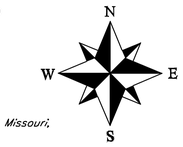
1 inch = 600 feet

REZONING EXHIBIT
BLUE SPRINGS INDUSTRIAL
Part of the SW 1/4 of
Section 28, Township 49 N, Range 30 W
Blue Springs, Jackson County, Missouri





VICINITY MAP



PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Jackson, State of Missouri, and is described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 46 AT PAGE 8.

REVISIONS

DATE	

REZONING EXHIBIT

Part of the SW 1/4 of
Section 23, Township 49 N, Range 30 W
Blue Springs, Jackson County, Missouri

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	28	49 N	30 W	Jackson	BLUE SPRINGS INDUST

DRAWN BY	SCALE	DATE OF PREPARATION
M. Schlicht, PLS, PE	1"=100'	August 31, 2022

PROFESSIONAL SEAL



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162;
PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #2

Received
06/20/2024 10:03:24 AM

BLUE SPRINGS INDUSTRIAL

General Development Plan

Part of the SW 1/4 Section 23, Township 49 N, Range 30 W
A Subdivision in Blue Springs, Jackson County, Missouri

BOUNDARY DESCRIPTION

The Land referred to herein below is situated in the County of Jackson, State of Missouri, and is described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

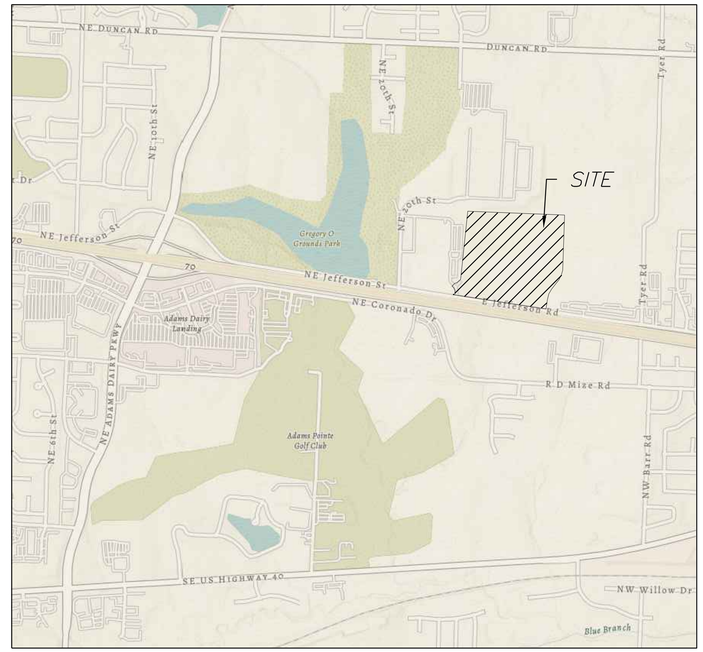
BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 46 AT PAGE 8.

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.002 ~ EXISTING CONDITIONS
C.100 ~ OVERALL SITE PLAN
C.101 ~ SITE PLAN
C.102 ~ SITE PLAN
C.103 ~ SITE PLAN
C.104 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN

Developer:
VALLEY OAKS INVESTMENTS LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029





VICINITY MAP

Site Data Table :

Lot Area:	2,044,005 Sq. Ft. (46.92 Ac.)
Building #1	71,250 sf
Building #2	100,800 sf
Building #3	100,800 sf
Building #4	58,000 sf
Building #5	38,000 sf
Building #6	100,800 sf
Building #7	100,800 sf
Building #8	42,250 sf
Total Buildings	612,700 total sq. ft
Parking Required	613 Spaces
Parking Provided	837 Spaces
Floor-Area-Ratio	29.97%
Max Building Height	40.00'
Pavement Area	813,268.42 sf
Total Impervious Area	1,425,968 sf (69.8% of Site)
Current Zoning:	Unincorporated Jackson Co.
Proposed Zoing:	LI, Light Industrial

Sanitary Sewer Service
Sanitary sewer main will be extended from the existing sanitary main located on the north of NE Jefferson Road.

Water Service
Water will be extended to the site from the existing City of Blue Springs water located on the north of NE Jefferson Road.

Storm Sewer
Storm sewer system will be installed to convey the storm water runoff to the detention facility, which will meet the current standards of APWA Section 5600. The system will serve as a regional facility for the entire site.

Storm Water Detention
The increase in storm water runoff will be controlled by the proposed retention facility located in Tract A. The flows will be reduced to meet APWA Section 5600 required flow rates. BMP facilities will be provided within the pond system.

N
W E
S

LEGEND:

Existing Underground Power	UGP
Existing Conc. Curb & Gutter	
Existing Wood Fence	X X
Existing Gas Main	G
Existing Water Main	X-W/M
Existing Storm Sewer	X-STM
Existing Sanitary Sewer	X-SAN
Existing Underground Telephone	UGT
Existing Overhead Power	OHE
Proposed Storm Sewer	ST ST ST
Proposed Sanitary Sewer	SS
Proposed Underground Power	UGT
Proposed Gas Service	GAS
Proposed Water	W W
Proposed Electrical Service	UGP

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 556-2200
MISSOURI GAS ENERGY ~ 756-5261
AT&T ~ 753-4333
COMCAST CABLE ~ 795-1100
CITY OF BLUE SPRINGS PUBLIC WORKS ~ 228-0195
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483
PWSD#13 OF JACKSON COUNTY ~ 816-578-2249

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

Cover Sheet
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
REGISTERED PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.001

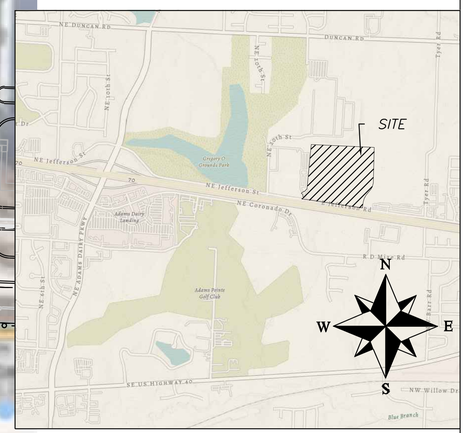
BLUE SPRINGS INDUSTRIAL
SITE PLAN RENDERING
Blue Springs, Jackson County, Missouri

North

GRAPHIC SCALE
0 40' 80' 160'

SITE PLAN RENDERING
SCALE: 1" = 80'





VICINITY MAP
N.T.S

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN RENDERING
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
Matthew J. Schlicht
NUMBER
2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25236
NE PE E-14335

REVISIONS

C.100

Parcel Address:
2015 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
KOHLS DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE, WI 53201

Zoned: LI
Land Use: WAREHOUSE-STORAGE

Parcel Address:
4606 S TYER RD
UNINCORPORATED, MO 64029
Owner Information:
MCKEE SARAH ELIZABETH & SAMUEL DENNIS V
5204 PECK AVE
INDEPENDENCE, MO 64055
UNINCORPORATED
Land Use: AG HOMESITE

North

GRAPHIC SCALE
0 40' 80' 160'

OVERAL SITE PLAN

SCALE: 1" = 80'

20' Building Setback
46 Parking Stalls
43 Parking Stalls
65 Parking Stalls
65 Parking Stalls
Lot 5
269,852.77 S.F.
6.19 Ac
Building 5
380' x 100'
38,000 sf
89 Spaces
Relocated Sanitary Main
Building 4
580' x 100'
58,000 sf
130 Spaces
Lot 4
233,580.77 S.F.
5.36 Ac
Dock Area
Dock Area
20' Building Setback
42 Parking Stalls
20' Building Setback
51 Parking Stalls
50' Access Esmt
50' Access Esmt
60' Access Esmt
20' Building Setback
20' Building Setback
40' Building Setback
40' Building Setback
850
004.57
CP12C/1302
w/cm
w/cm
w/cm
Lot 7
284,092.23 S.F.
6.52 Ac
Building 7
560' x 180'
100,800 sf
120 Spaces
Lot 6
222,927.46 S.F.
5.12 Ac
Building 6
560' x 180'
100,800 sf
102 Spaces
Lot 3
223,992.78 S.F.
5.14 Ac
Building 2
560' x 180'
100,800 sf
102 Spaces
Building 3
560' x 180'
100,800 sf
102 Spaces
Lot 2
243,164.47 S.F.
5.58 Ac
59 Parking Stalls
60 Parking Stalls
61 Parking Stalls
61 Parking Stalls
51 Parking Stalls
52 Parking Stalls
Dock Area
50' Access Esmt
Dock Area
50' Access Esmt
Dock Area
50' Access Esmt
NE 27th Street
80' Public R/W
Parcel Address:
1050 NE 27TH ST
BLUE SPRINGS, MO 64029
Owner Information:
BLUE SPRING 70 LOGISTICS LLC
6510 RAINBOW AVE
MISSION, KS 66208

Zoned: LI
Land Use: WAREHOUSE-STORAGE

Parcel Address:
2005 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
CITY OF BLUE SPRINGS
903 W MAIN ST
BLUE SPRINGS, MO 64015

Zoned: LI
Land Use: INDUST. MANUF. (LIGHT)

20' Building Setback
50' Access Esmt
20' Building Setback
20' Building Setback
50' Access Esmt
20' Building Setback
6 Parking Stalls
26 Parking Stalls
39 Parking Stalls
Dock Area
Lot 8
232,155.79 S.F.
5.33 Ac
Building 8
325' x 130'
42,250 sf
106 Spaces
Tract A
112,815.85 S.F.
2.59 Ac
Detention
Relocated Sanitary Main
50' Access Esmt
Dock Area
LOT 1
273210.55
6.27 AC.
Building 1
375' x 190'
71,250 sf
76 Spaces
40' Building Setback
40' Building Setback
43 Parking Stalls
38 Parking Stalls
38 Parking Stalls
40' Building Setback
Parcel Address:
30100 E JEFFERSON RD
UNINCORPORATED, MO 64029
Owner Information:
NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801

UNINCORPORATED
Land Use: AUTO DEALERSHIP

Interstate 70
Variable Public R/W

Jefferson

Parking Stalls are
9.0' Wide x 18.5' Long
Drive aisle is 26' Wide

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50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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Missouri
Engineering 2006002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

OVERALL SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25228
NE PE E-14335

REVISIONS

C.100

NW corner SE 1/4,
Sec. 28-49-30.
Corner per final plat
of Kohl's Distribution

Lot 5
269,852.77 S.F.
6.19 Ac

Building 5
380' x 100'
38,000 sf
89 Spaces

Lot 7
284,092.23 S.F.
6.52 Ac

Building 7
560' x 180'
100,800 sf
120 Spaces

Lot 6
222,927.46 S.F.
5.12 Ac

Building 6
560' x 180'
100,800 sf
102 Spaces

GRAPHIC SCALE
0 20' 40' 80'

North

SITE PLAN
SCALE: 1" = 40'

SITE DATA TABLE - LOT 5

Lot Size		269,852.77 S.F.	6.19 AC.
Building Floor Area		38,000 S.F.	
Building Construction Type		Type 3	
		Existing	Proposed
Zoning District		LI, Light Industrial District	LI, Light Industrial District
Land Use			(See Note Below)
		Allowed	Proposed
Building Height		38'	38'
Floor Area Ratio			14.08
		Required	Proposed
Setbacks	North	40 FT. FRONT	
	East	20 FT. LEFT	
	South	20 FT. REAR	
	West	20 FT. RIGHT	
Off-street Parking	Regular Spaces	38	86
	Loading Spaces	0	0
	Handicap Spaces	2	3
	Guest Spaces*		

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

SITE DATA TABLE - LOT 6

Lot Size		222,927.46 S.F.	5.12 AC.
Building Floor Area		100800 S.F.	
Building Construction Type		Type 3	
		Existing	Proposed
Zoning District		LI, Light Industrial District	LI, Light Industrial District
Land Use			(See Note Below)
		Allowed	Proposed
Building Height		38'	38'
Floor Area Ratio			45.22
		Required	Proposed
Setbacks	North	20 FT. LEFT	32.90'
	East	20 FT. REAR	104.08'
	South	20 FT. RIGHT	33'
	West	40 FT. FRONT	68.38'
Off-street Parking	Regular Spaces	110	99
	Loading Spaces	0	0
	Handicap Spaces	4	3
	Guest Spaces*		

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be preser

SITE DATA TABLE - LOT 7

Lot Size		284,092.23 S.F.	6.52 AC.
Building Floor Area		100,800 S.F.	
Building Construction Type		Type 3	
		Existing	Proposed
Zoning District		LI, Light Industrial District	LI, Light Industrial District
Land Use			(See Note Below)
		Allowed	Proposed
Building Height		38'	38'
Floor Area Ratio			35.48
		Required	Proposed
Setbacks	North	20 FT. LEFT	32.94'
	East	20 FT. REAR	95'
	South	20 FT. RIGHT	14.93'
	West	40 FT. FRONT	60.27'
Off-street Parking	Regular Spaces	101	116
	Loading Spaces	0	0
	Handicap Spaces	4	4
	Guest Spaces*		

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be presen

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

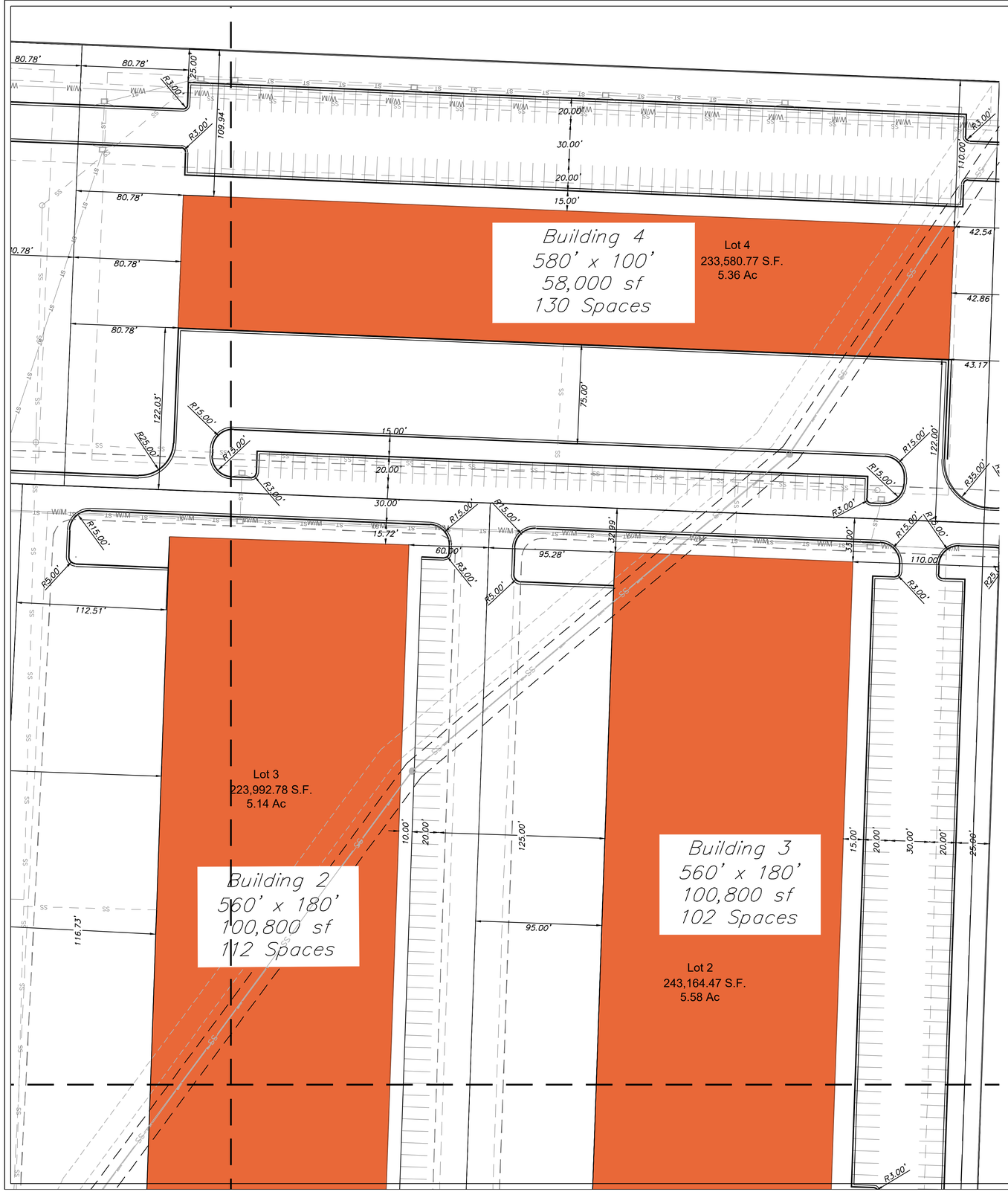
Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.101



GRAPHIC SCALE
0 20' 40' 80'

North

SITE PLAN
SCALE: 1" = 40'

SITE DATA TABLE - LOT 4

Lot Size		233,580.77 S.F.		5.36aC.
Building Floor Area		58,000 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				24.83
		Required		Proposed
Setbacks	North	40 FT.	FRONT	109.94'
	East	20 FT.	LEFT	42.54'
	South	20 FT.	REAR	122'
	West	20 FT.	RIGHT	80.78'
Off-street Parking	Regular Spaces	58		126
	Loading Spaces	0		0
	Handicap Spaces	3		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

SITE DATA TABLE - LOT 3

Lot Size		223992.78 S.F.		5.14 Ac.
Building Floor Area		100800 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				45.00
		Required		Proposed
Setbacks	North	20 FT.	RIGHT	15.72'
	East	40 FT.	FRONT	60'
	South	20 FT.	LEFT	30.98'
	West	20 FT.	REAR	112.51'
Off-street Parking	Regular Spaces	101		99
	Loading Spaces	0		0
	Handicap Spaces	4		3
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

SITE DATA TABLE - LOT 2

Lot Size		243164.47 S.F.		5.58 Ac.
Building Floor Area		100,800 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				41
		Required		Proposed
Setbacks	North	20 FT.	RIGHT	33'
	East	40 FT.	FRONT	110'
	South	20 FT.	LEFT	32.99'
	West	20 FT.	REAR	95'
Off-street Parking	Regular Spaces	101		108
	Loading Spaces	0		0
	Handicap Spaces	4		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

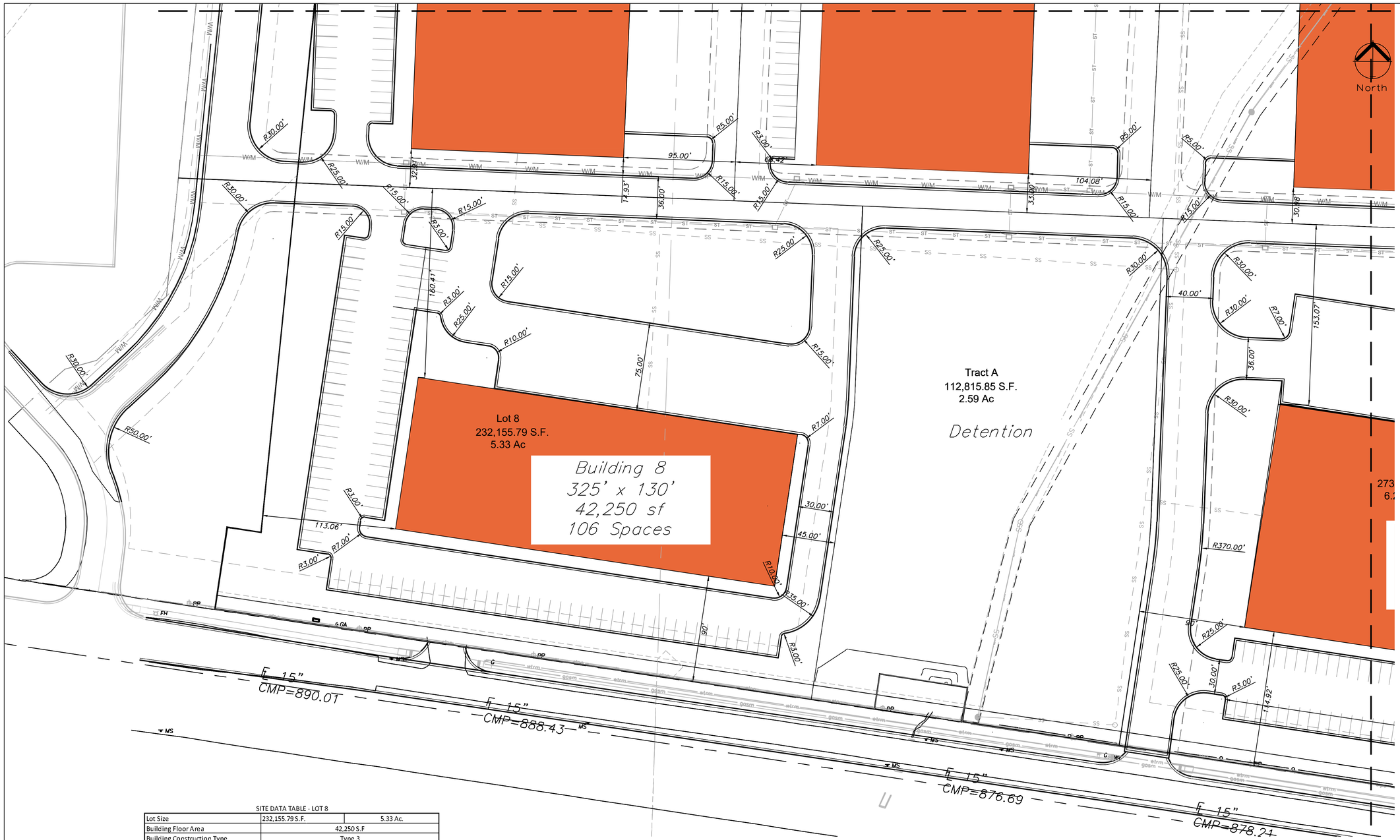
SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
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NE PE E-14335

REVISIONS

C.102



SITE DATA TABLE - LOT 8

Lot Size		232,155.79 S.F.		5.33 Ac.
Building Floor Area		42,250 S.F		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				18.20
		Required		Proposed
Setbacks	North	20 FT.	REAR	160.41'
	East	20 FT.	RIGHT	45'
	South	40 FT.	FRONT	90'
	West	20 FT.	LEFT	113.06'
Off-street Parking	Regular Spaces	42		102
	Loading Spaces	0		0
	Handicap Spaces	2		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
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PROFESSIONAL ENGINEER

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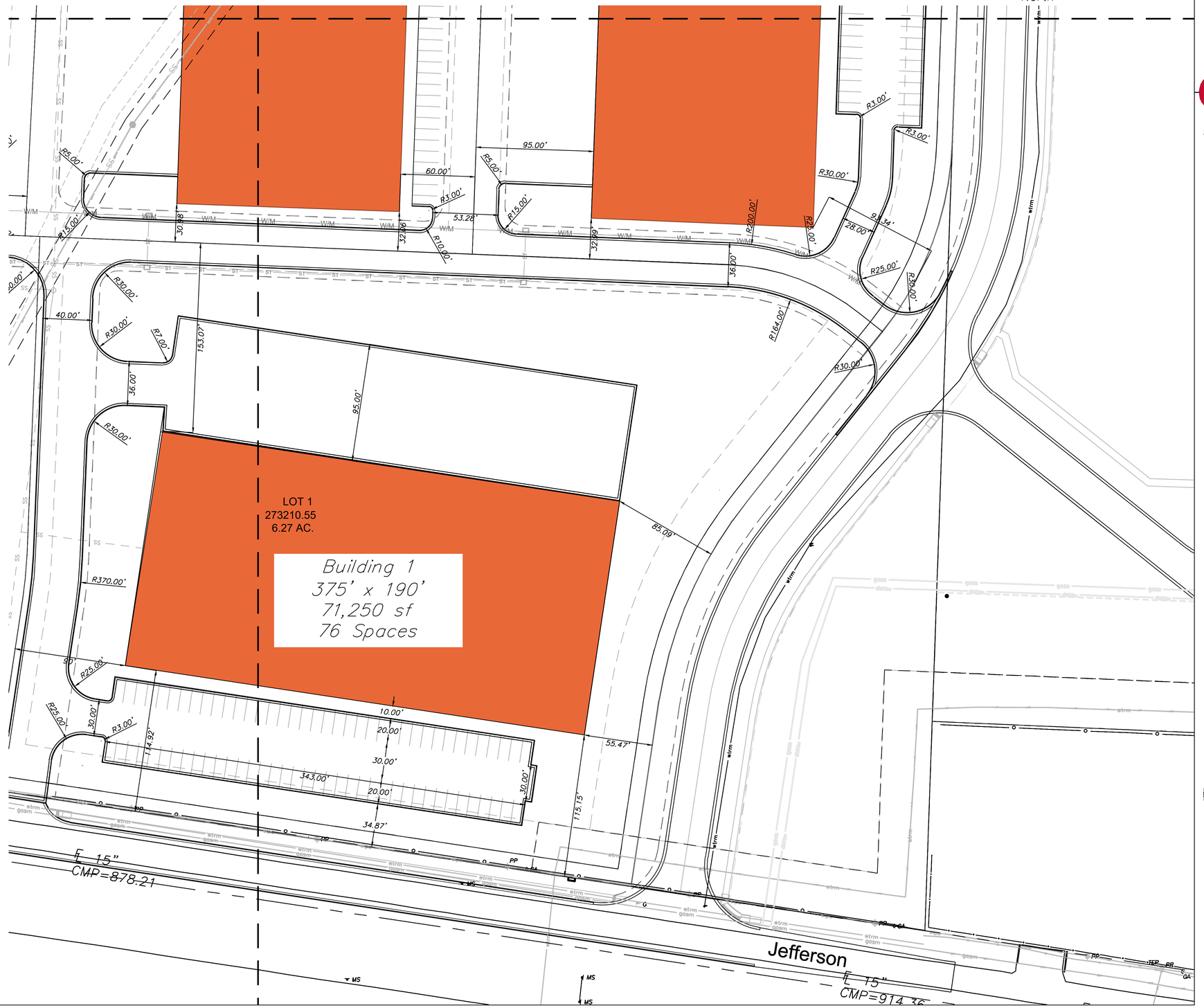
REVISIONS

C.103

GRAPHIC SCALE
0 20' 40' 80'

SITE PLAN
SCALE: 1" = 40'

North



SITE DATA TABLE - LOT 1

Lot Size		273,210.55 S.F.		6.27 Ac.
Building Floor Area		71,250 S.F.		
Building Construction Type		Type 3		
		Existing		Proposed
Zoning District		LI, Light Industrial District		LI, Light Industrial District
Land Use				(See Note Below)
		Allowed		Proposed
Building Height		38'		38'
Floor Area Ratio				26.08
		Required		Proposed
Setbacks	North	20 FT.	REAR	153.07'
	East	20 FT.	RIGHT	55.47'
	South	40 FT.	FRONT	114.92'
	West	20 FT.	LEFT	90'
Off-street Parking	Regular Spaces	71		72
	Loading Spaces	0		0
	Handicap Spaces	3		4
	Guest Spaces*			

NOTE: All land uses allowed by right in the Light Industrial zoning district are being proposed and could be present

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

SITE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.104

NW corner SE 1/4, Sec. 28-49-30. Corner per final plot of Kohl's Distribution

Building 5
380' x 100'
38,000 sf
89 Spaces

Building 4
580' x 100'
58,000 sf
130 Spaces

Building 7
560' x 180'
100,800 sf
120 Spaces

Building 6
560' x 180'
100,800 sf
102 Spaces

Building 2
560' x 180'
100,800 sf
112 Spaces

Building 3
560' x 180'
100,800 sf
102 Spaces

Building 8
325' x 130'
42,250 sf
106 Spaces

Building 1
375' x 190'
71,250 sf
76 Spaces

Detention

NE 27th Street
80' Public R/W

Interstate 70
Variable Public R/W

Jefferson

GRAPHIC SCALE
0 40' 80' 160'

North

GRADING PLAN
SCALE: 1" = 80'

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

GRADING PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.200

GRAPHIC SCALE
0 15' 30' 60'

North

UTILITY PLAN
SCALE: 1" = 30'

Relocated Sanitary Sewer
Sewer Relocation will be completed when required based on overall development of the site

Relocated Sanitary Sewer
Sewer Relocation will be completed when required based on overall development of the site

Relocated Sanitary Sewer
Sewer Relocation will be completed when required based on overall development of the site

Building 1
375' x 190'
71,250 sf
76 Spaces

Building 2
560' x 180'
100,800 sf
112 Spaces

Building 3
560' x 180'
100,800 sf
102 Spaces

Building 4
580' x 100'
58,000 sf
130 Spaces

Building 5
380' x 100'
38,000 sf
89 Spaces

Building 6
560' x 180'
100,800 sf
102 Spaces

Building 7
560' x 180'
100,800 sf
120 Spaces

Building 8
325' x 130'
42,250 sf
106 Spaces

Detention

Ex. Sanitary Manhole
Top=889.80
Inv. In (NE) 880.06
Inv. Out (SW) 880.04

Ex. Sanitary Manhole
Top=881.94
Inv. In (NE) 872.22
Inv. Out (SW) 872.14

Ex. Sanitary Manhole
Top=875.06
Inv. In (NE) 864.90
Inv. Out (SW) 864.84

Ex. Sanitary Manhole
Top=874.00
Inv. In (NE) 865.84
Inv. Out (SW) 865.80

Ex. Sanitary Manhole
Top=895.79
Inv. In (NE) 887.59
Inv. Out (SW) 887.55

Ex. Sanitary Manhole
Top=895.79
Inv. In (NE) 887.59
Inv. Out (SW) 887.55

NE 27th Street
80' Public R/W

Interstate 70
Variable Public R/W

Jefferson

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

UTILITY PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
Matthew J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.300

Parcel Address:
2015 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
KOHLS DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE, WI 53201

Zoned: LI
Land Use: WAREHOUSE-STORAGE

Parcel Address:
2005 NE JEFFERSON ST
BLUE SPRINGS, MO 64029
Owner Information:
CITY OF BLUE SPRINGS
903 W MAIN ST
BLUE SPRINGS, MO 64015

Zoned: LI
Land Use: INDUST. MANUF. (LIGHT)

Building 5
380' x 100'
38,000 sf
89 Spaces

Building 4
580' x 100'
58,000 sf
130 Spaces

Building 7
560' x 180'
100,800 sf
120 Spaces

Building 6
560' x 180'
100,800 sf
102 Spaces

Building 2
560' x 180'
100,800 sf
112 Spaces

Building 3
560' x 180'
100,800 sf
102 Spaces

Building 8
325' x 130'
42,250 sf
106 Spaces

Detention

Building 1
375' x 190'
71,250 sf
76 Spaces

NE 27th Street
80' Public R/W

Interstate 70
Variable Public R/W

Jefferson

North

GRAPHIC SCALE
0 15' 30' 60'

LANDSCAPE PLAN
SCALE: 1" = 30'

Lan scape Matri Ta le

Parcel oning GB	Buffer Details			Calculations	Propose Units				Su totals	
Location of Buffer	Length of property line	Buffer Type	Buffer Wi th	Plant Unit Calculation	Sha e Trees pu	rnamental pu	Conifers pu	Shru s l pu	Total Propose Units	A o e/ Below Re uire
North Property Lin oning LI	1 0 43	B	1	1 0 4 /100 P U					80	3
East Property Line NE 2 th St	1 24 22	B	1	1 24 4 /100 8 P U					00	14
South Property Line NE Jefferson St	14 83	B	1	14 4 /100 P U					0	
West Property Line oning LI	138 0	C	2	1388 0/100 833 P U					840	
Parking Lot Lan scaping 20 pa per 10 parking spaces	841 Spaces	N/A	N/A	841 20/10 1, 82 P U					1 00	18
Cumulati e Totals				4 33					4 80	4

Any o erages on property line uffers can e counte towar s open space lan scaping plant units
It shoul e note that property line uffers cannot e less than the minimum re uirements for any in i i ual uffer area

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	--		AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2.5" CAL
	--		WHITE PINE PINUS SYLVESTRIS	6' Ht
	--		BURNING BUSH EUONYMUS ALATA "COMPACTUS"	#3 POT
	--		HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	--		OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	2.5" CAL

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BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

Project: BLUE SPRINGS INDUSTRIAL
Issue Date: June 12, 2024

LANDSCAPE PLAN
General Development Plan for:
BLUE SPRINGS INDUSTRIAL
Blue Springs, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
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REVISIONS

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06/13/2024 8:25:31 AM



Layout Page Table		
Label	Title	Description
A-1		RENDERINGS
A-2	ELEVATIONS BLDG # 2	BLDGS. # 3,6,7
A-3	FLOORPLAN BLDG # 2	BLDG #s 3 & 6,7
A-4	ELEVATIONS	BUILDING # 4, BLDG # 5
A-5	FLOORPLANS	BLDGS # 4 & # 5
A-6	ELEVATIONS	BUILDING # 1 BLDG. # 8
A-7	FLOORPLANS	BLDGS # 1 & # 8



BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

RENDERINGS

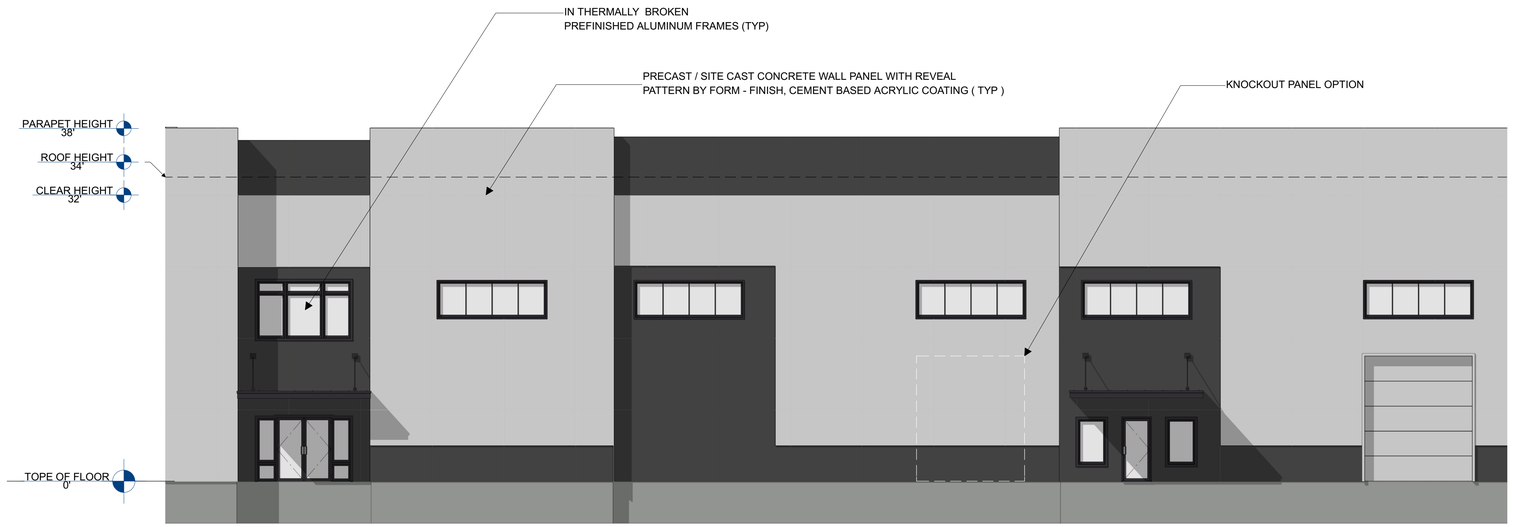
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-1

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05/28/2024 9:37:46 AM

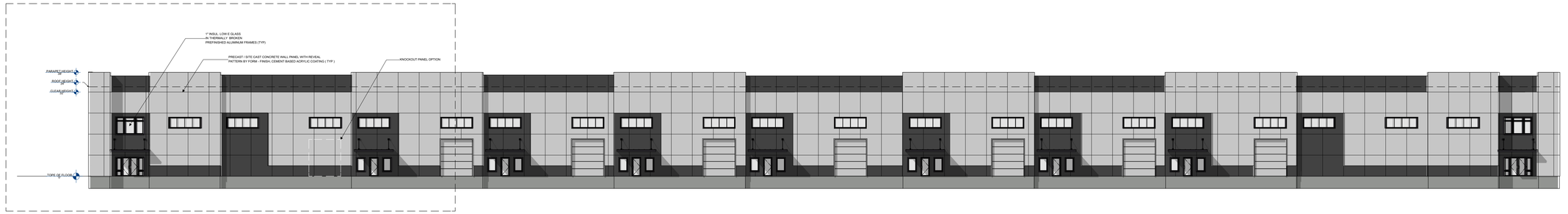


Partial Exterior Elevation Front Scale 3/16" = 1'

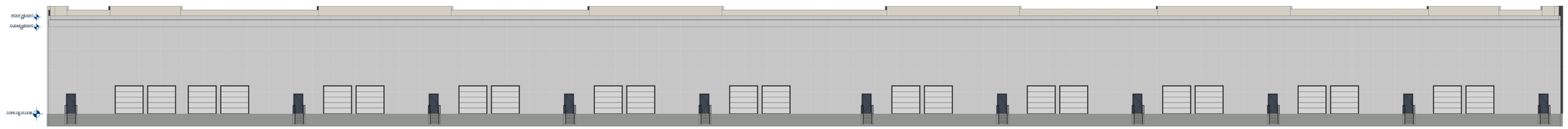
SW 7070 SITE WHITE

SW 7075 WEB GRAY

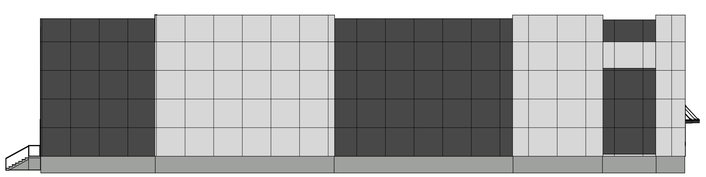
ALL EXTERIOR MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM COLLECTOR OR ARTERIAL STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS OR A COMBINATION OF THESE MATERIALS



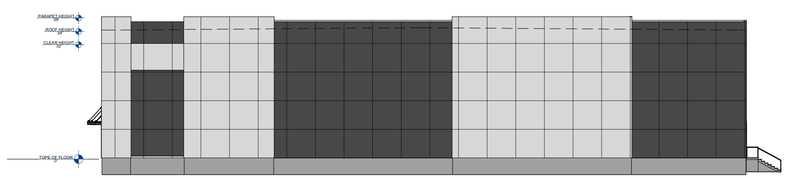
Exterior Elevation Front



Exterior Elevation Rear



Exterior Elevation Side



Exterior Elevation Side

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

ELEVATIONS BLDG # 2
BLDGS. # 3,6,7
SUBSTANCIALLY SIMILAR

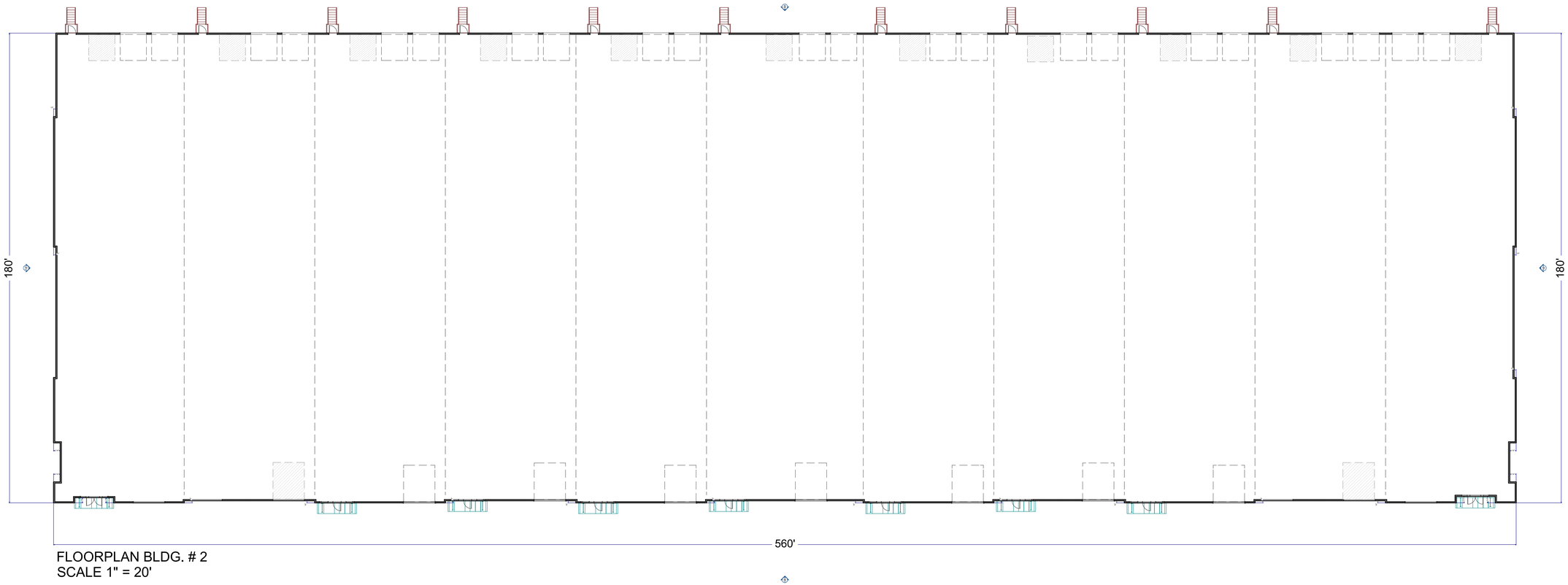
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-2

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FLOORPLAN BLDG. # 2
SCALE 1" = 20'

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

FLOORPLAN BLDG # 2
BLDG #s 3 & 6,7
SUBSTANCIALLY SIMILAR

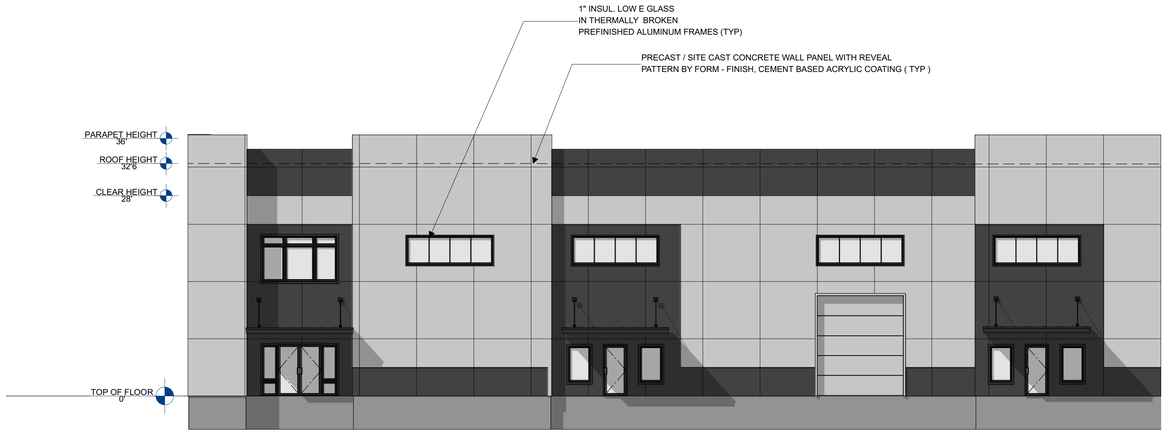
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-3

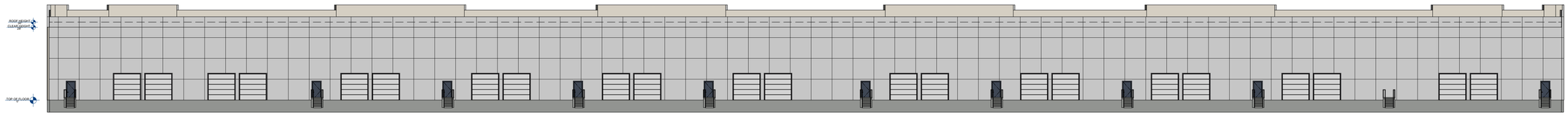
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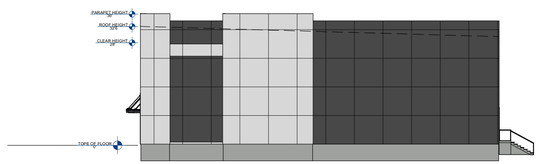
Exterior Elevation Front
Scale 1" = 10'



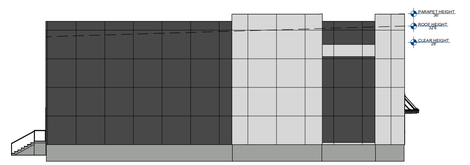
Exterior Elevation Front



Exterior Elevation Rear



Exterior Elevation Right



Exterior Elevation Left

SW 7070 SITE WHITE

SW 7075 WEB GRAY

ALL EXTERIOR MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM COLLECTOR OR ARTERIAL STREETS. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS OR A COMBINATION OF THESE MATERIALS

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

ELEVATIONS
BUILDING # 4, BLDG # 5
SUBSTANCIALLY SIMILAR

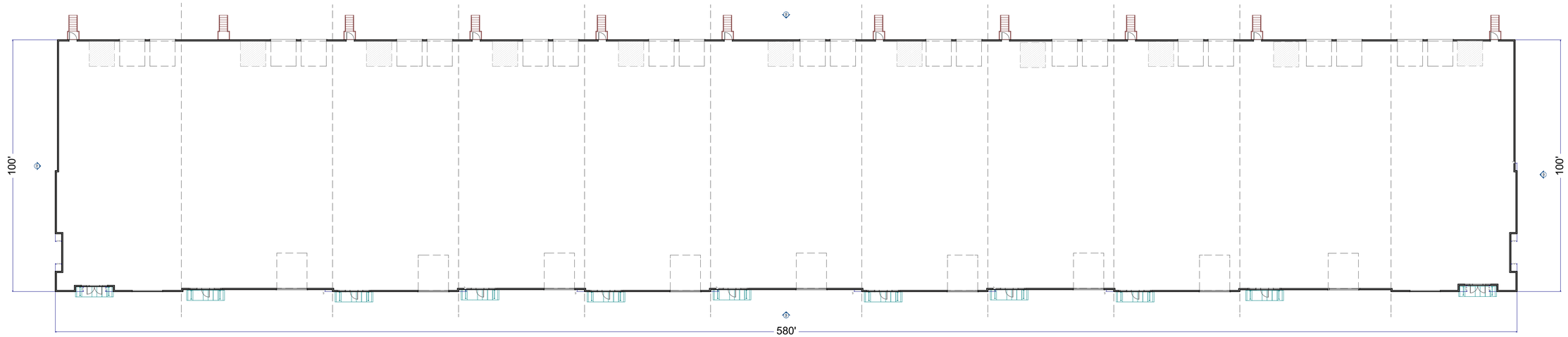
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

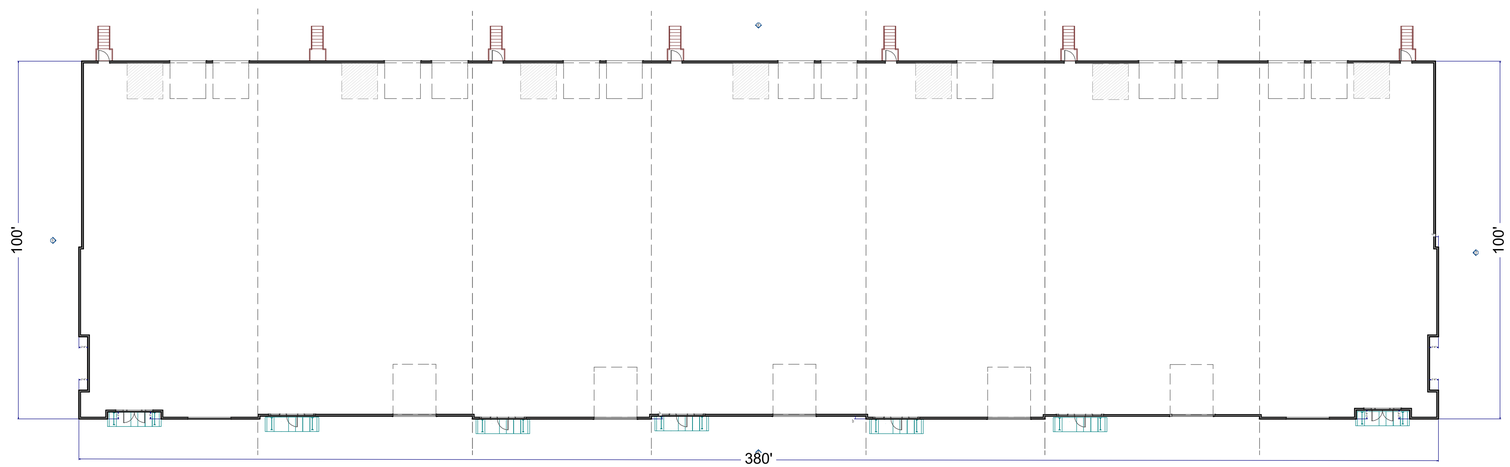
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UNLESS OTHERWISE LABELED

SHEET:
A-4

Received
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FLOORPLAN BUILDING # 4
SCALE 1" = 20'



FLOORPLAN BUILDING # 5
SCALE 1" = 20'

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

FLOORPLANS
BLDGS # 4 & # 5

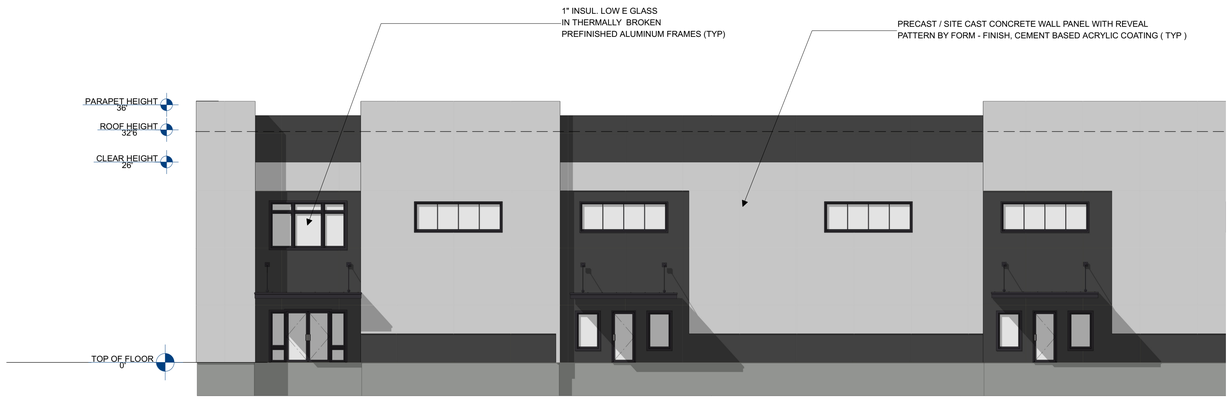
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

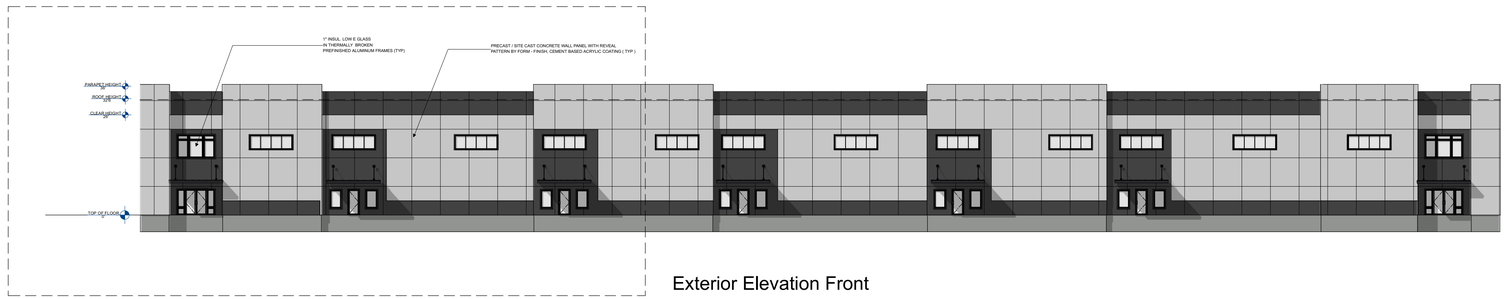
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UNLESS OTHERWISE LABELED

SHEET:
A-5

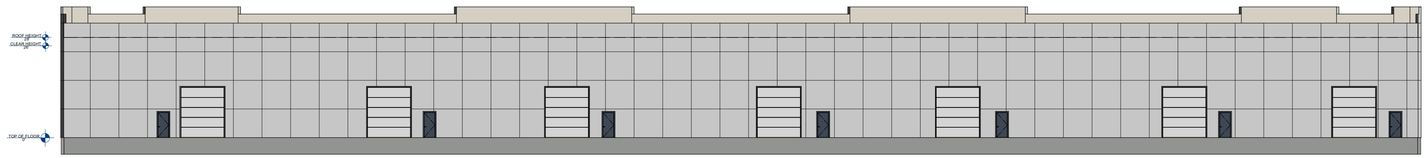
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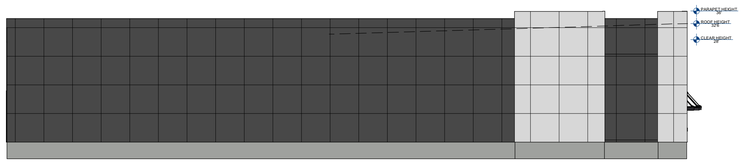
Exterior Elevation Front
Scale 1" = 10'



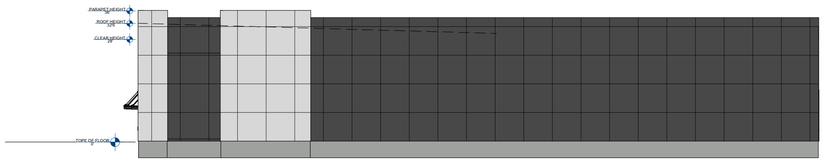
Exterior Elevation Front



Exterior Elevation Rear



Exterior Elevation Left



Exterior Elevation Right



SW 7070 SITE WHITE



SW 7075 WEB GRAY

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BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

ELEVATIONS
BUILDING # 1 BLDG. # 8
SUBSTANCIALLY SIMILAR

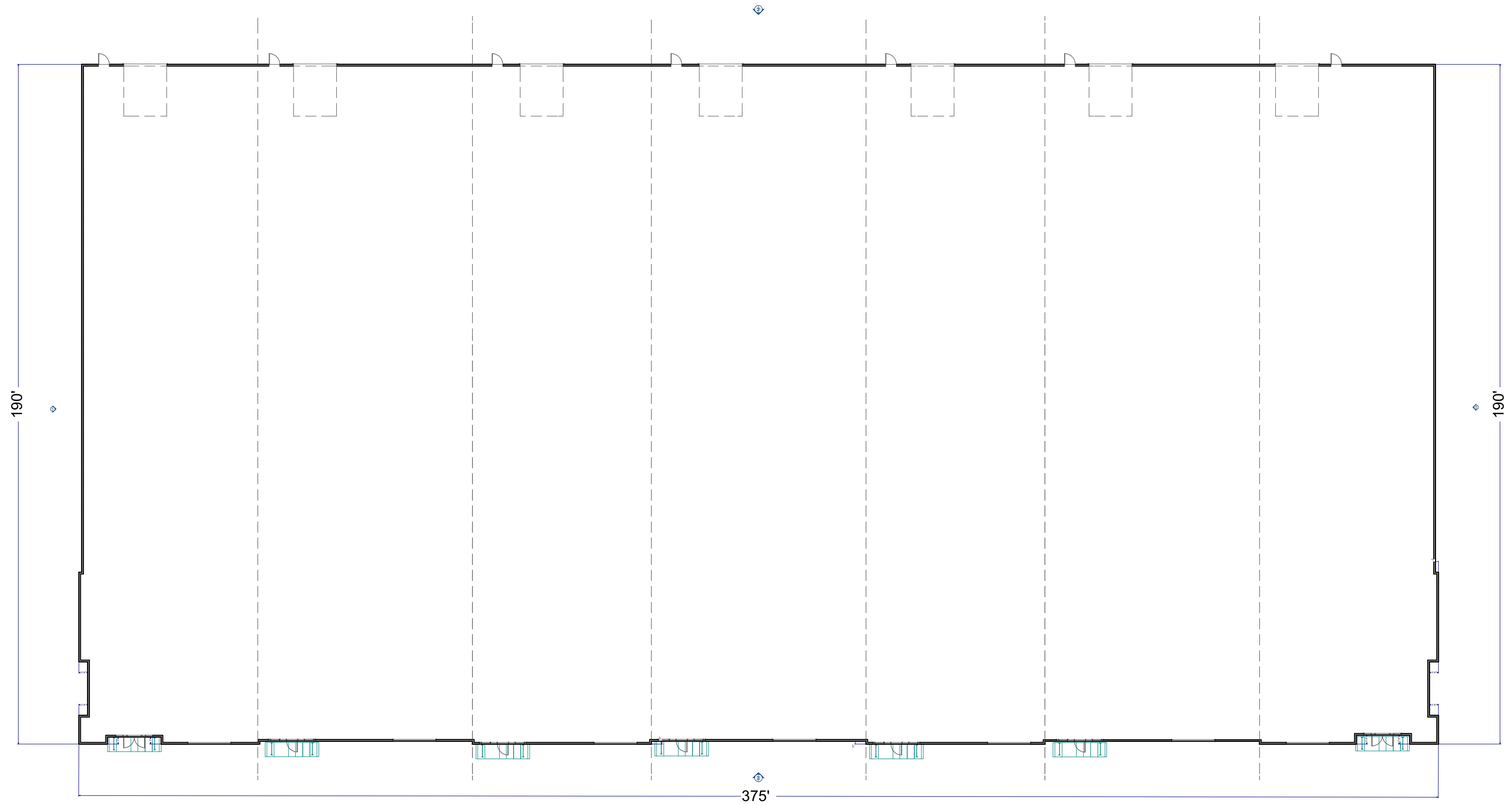
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

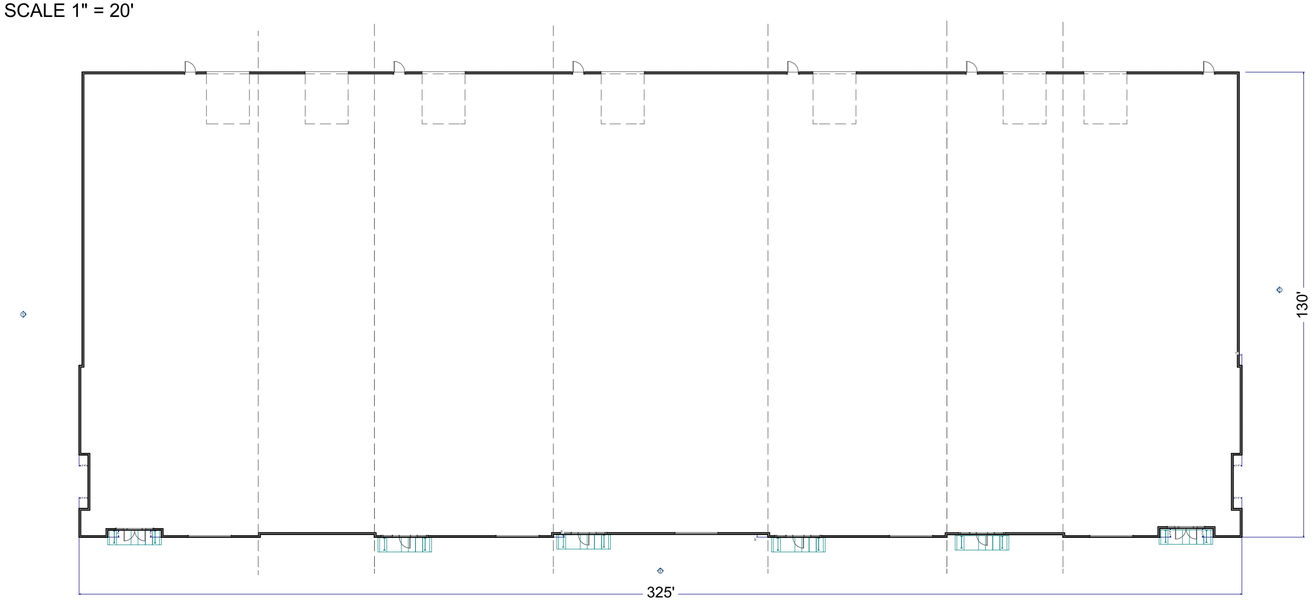
SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-6

Received
05/28/2024 9:37:48 AM



FLOORPLAN BLDG # 1
SCALE 1" = 20'



FLOORPLAN BLDG # 8
SCALE 1" = 20'

BLUE SPRINGS
BUSINESS & TECHNOLOGY PARK

FLOORPLANS
BLDGS # 1 & # 8

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/23/2024

SCALE:
1" = 20'
UNLESS OTHERWISE LABELED

SHEET:
A-7

Received
05/28/2024 9:37:48 AM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
PC MEETING:	7/8/2024
CC MEETING:	7/15/2024
BOA MEETING:	n/a
NEWSPAPER:	7/22/2024
NOTICE LETTERS:	7/21/2024
PLANNER:	Mike Mallon

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Blue Springs Business and Technology Park

Project Name

2305 NE JEFFERSON RD UNINCORPORATED MO, 64029 Attached

Project Address (Parcel ID if No Address Assigned or Multiple Addresses) | **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
Unincorporated Jackson Co	INDUSTRIAL/LOFT SPAC	LI	INDUST. MANUF.	46.92	8

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☒ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☒ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Bryan Rahn	VALLEY OAKS INVESTMENTS LLC	816-229-8115	bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Digitally signed by f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Date: 2024.05.23 13:13:03 -05'00' 5-23-24

Applicant Signature **Date**

Name of Property Owner	Phone	Email Address
VALLEY OAKS INVESTMENTS LLC	816-229-8115	BRYAN@COUNTRYCLUB-HOMES.COM

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Digitally signed by f3c9c699-bfc2-4df0-bb52-04e9986a61a2 Date: 2024.05.23 13:13:14 -05'00' 5-23-24

Property Owner Signature

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #3

Received
05/28/2024 9:38:55 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

Rezoning and preliminary plat for Blue Springs Business and Technology Park

Received
05/28/2024 9:38:57 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Bryan Rahn	Valley Oaks Investments LLC		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-229-8115		

DEVELOPER

Name	Company Name		
VALLEY OAKS INVESTMENTS LLC	VALLEY OAKS INVESTMENTS LLC		
Address	**City**	**State**	**Zip**
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
BRYAN@COUNTRYCLUB-HOMES.COM	816-229-8115		

ENGINEER

Name	Company Name		
Matt J. Schlicht	Engineering Solutions		
Address	**City**	**State**	**Zip**
50 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
mschlicht@es-kc.com	816-623-9888	816-623-9849	

ARCHITECT

Name	Company Name		
NATHAN BOEN	POWELL CWM		
Address	**City**	**State**	**Zip**
3200 S. ST. RT. 291 BLDG 1	INDEPENDENCE	MO	64057
Email	**Phone**	**Fax**	
nboen@powellcwm.com	816-642-2435		

SURVEYOR

Name	Company Name		
Matt J. Schlicht	Engineering Solutions		
Address	**City**	**State**	**Zip**
50 SE 30th Street	Lee's Summit	MO	64082
Email	**Phone**	**Fax**	
mschlicht@es-kc.com	816-623-9888	816-623-9849	

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
CURT PETERSON	POLSINELLI PC		
Address	**City**	**State**	**Zip**
900 W 48TH PLACE SUITE 900	KANSAS CITY	MO	64112
Email	**Phone**	**Fax**	
CPetersen@Polsinelli.com	913-234-7458		

OTHER CONTACT

Name	Company Name		
TONY WARD	VALLEY OAKS INVESTMENTS LLC		
Address	**City**	**State**	**Zip**
1120 EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029
Email	**Phone**	**Fax**	
tony@COUNTRYCLUB-HOMES.COM	816-229-8115		

Received
05/28/2024 9:38:57 AM

FEE CALCULATION TABLE

	APPLICATION	FEE		TOTAL
	ANNEXATION			
ANNX	Annexation	$468 **+ Public Hearing[1]**		$ _____
DEAX	De-Annexation	$468 **+ Public Hearing[1]**		$ _____
	LAND USE			
CUP	Conditional Use	$468 **+ Public Hearing[1]**		$ _____
RZ	Rezoning	$468 **+ Public Hearing[1]**		$ _____
	General Development Plan	$0 **+ Public Hearing[1]**		$ _____
	LAND SUBDIVISION			
PP	Plat – Preliminary	$440 + $4 per lot	#_____**lot(s)**	$ _____
PF	Plat – Final	$270 + $2 per lot	#_____**lot(s)**	$ _____
MSP	Minor Subdivision Plat	$110		$ _____
MLLA	Minor Lot Line Adjustment	$110		$ _____
	MASTER DEVELOPMENT PLANS			
PDC	PD Concept Plan	$506 + $22 per acre **+ Public Hearing[1]**	#_____**acre(s)**	$ _____
PDF	PD Final Plan	$275		$ _____
PUDC	Amended PUD Concept Plan	$506 + 22 per acre **+ Public Hearing[1]**	#_____**acre(s)**	$ _____
PUDF	PUD Final Plan	$242		$ _____
PROC	Amended PR-O Concept Plan	$506 + 22 per acre **+ Public Hearing[1]**	#_____**acre(s)**	$ _____
PROF	PR-O Final Plan	$242		$ _____
RMP	Redevelopment Modification Plan	$605 **+ Public Hearing[1]**		$ _____
	SITE DEVELOPMENT			
AR	Appearance Review	$242		$ _____
SPDR	Site Plan / Design Review (SPDR)	$605		$ _____
ASPDR	Administrative SPDR	$550 if >750 sq. ft.; $0 if <750 sq. ft.	#_____**sq. ft.**	$ _____
PDFS	PD Final Plan / SPDR	$847		$ _____
PUDFS	PUD Final Plan / SPDR	$847		$ _____
	SIGNAGE			
MASP	Master Sign Plan	$220		$ _____
	Administrative Sign Plan	$0		
	Appeal for Minor Sign Adjustment	$0		$ _____
	Appeal of Admin. Decision (Signage)	$0		$ _____
	OTHERS			
VAC	Vacation	$390 **+ Public Hearing[1]**		$ _____
VAR	Variance	$484 **+ Public Hearing[1]**		$ _____
	Alternative Development Standards	$0 **+ Public Hearing[1]**		$ _____
UDCT	UDC Text Amendment	$500 **+ Public Hearing[1]**		$ _____
AA	Appeal of Admin. Decision	$484 **+ Public Hearing[1]**		$ _____
	TELECOMMUNICATIONS			
TCOM	Telecom. Pre-App	$110		$ _____
TCOM	Minor Telecommunications	$275		$ _____
TCOM	Major Telecommunications	$550		$ _____
	TOTAL	**OFFICE USE:** Card Cash or Check: #_____		**$** _____

1. *Public Hearings require a newspaper advertisement and the posting of a notification sign. The applicant will be billed separately after the invoice for the newspaper advertisement is received by the City. Also, the applicant is responsible for the installation of the notification sign provided by the City. See the Appendix in the Application Specific Requirements document for Public Notification Requirements.*

Received
05/28/2024 9:38:57 AM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
PC MEETING:	7/8/2024
CC MEETING:	7/15/2024
BOA MEETING:	n/a
NEWSPAPER:	7/22/2024
NOTICE LETTERS:	7/21/2024
PLANNER:	Mike Mallon

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Blue Springs Business and Technology Park
Project Name

2305 NE JEFFERSON RD UNINCORPORATED MO, 64029 Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
Unincorporated Jackson Co	INDUSTRIAL/LOFT SPAC	LI	INDUST. MANUF.	46.92	8

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- ☒ Rezoning
- ☒ General Development Plan

LAND SUBDIVISION
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- ☐ Final Plat
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- ☐ Variance
- ☐ Alternative Dev. Standards

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Name of Applicant	Company	Phone	Email Address
Bryan Rahn	VALLEY OAKS INVESTMENTS LLC	816-229-8115	bryan@countryclub-homes.com

Address	City	State	Zip Code
1120 NW EAGLE RIDGE BLVD	GRAIN VALLEY	MO	64029

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Applicant Signature **Date**

City of Blue Springs
Name of Property Owner

Address	City	State	Zip Code
903 W. Main Street	Blue Springs	MO	64145

Phone **Email Address**

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

Christine Cates 6.26.2024

Property Owner Signature **Date**

THE EXAMINER

Notice ID: PrLNHTekMQ7Slv4kabrg
BS Bus & Tech

See Proof on Next Page

AFFIDAVIT OF PUBLICATION: #2403510

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jun. 22, 2024

Shalon Hartle
Authorized Agent

Leanne Kaufenberg
Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $239.32

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #4

City Council

Published in the Examiner, Jun 22, 2024

2403510

PUBLIC NOTICE

Rezoning / RZ-05-24-9161
General Development Plan / GDP-05-24-9162
"Blue Springs Industrial"
Parcel # 36-500-04-29-00-0-00-000, 36-500-04-32-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 8, 2024, at 5:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Bryan Rahn, Valley Oaks Investments, LLC, on behalf of the property owner Valley Oaks Investments, LLC, for approval of a Rezoning to rezone the property from "Jackson County AG" (Jackson County Agriculture) to "LI" (Light Industrial) and on a request by the applicant, Bryan Rahn, Valley Oaks Investments, LLC, on behalf of the property owners Valley Oaks Investments, LLC, and the City of Blue Springs, Missouri for approval of a General Development Plan to allow for development of an industrial park consisting of eight (8) buildings. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The site is legally described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017, AS DOCUMENT NO. 2017E0111147 IN BOOK 2017E0111147 IN BOOK IN BOOK 46 AT PAGE 8.

CITY OF BLUE SPRINGS
Planning Commission
By: Mike Mallon, Senior Director

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-05-24-9161 and General Development Plan / GDP-05-24-9162 on **Monday, July 15, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS

Blue Springs, MO



36-600-01-08-00-0-00-000

36-600-01-10-00-0-00-000

36-600-04-33-00-0-00-000

36-600-04-29-00-0-00-000

36-600-04-02-00-0-00-000

36-600-04-32-00-0-00-000

36-600-04-05-00-0-00-000

NE 20th St

NE 27th St

NE Jefferson St

NE Coronado Dr

Westbound Interstate 70 Hwy

Eastbound Interstate 70 Hwy

Legend

- City Limits
- City Parcels
- County Parcels

1 in. = 428ft.

855.7 0 427.83 855.7 Feet

This Ca represe rt to t be ries. ON

Notes

RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
185' Map

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #5

FirstName	Address1	Address2	City	State	Zip
MCKEE SARAH ELIZABETH & SAMUEL DENNIS V	5204 PECK AVE		INDEPENDENCE	MO	64055
KOHLS DEPARTMENT STORES INC	PO BOX 2148		MILWAUKEE	WI	53201
NNN REIT, LP	450 S ORANGE AVE	STE 900	ORLANDO	FL	32801
VALLEY OAKS INVESTMENTS LLC | STUCKER KEVIN | NAGEL	1120 NW EAGLE RIDGE BLVD		GRAIN VALLEY	MO	64029

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #6

Blue Springs, Missouri
Community Development

June 22, 2024

Ref: Public Hearing: Rezoning | RZ-05-24-9161
General Development Plan| GDP: 05-24-9162
2305 NE Jefferson Road
Parcel # 36-600-04-29-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by the Planning Commission and the City Council of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant, Bryan Rahn, for Valley Oaks Investments LLC, on behalf of the property owners, Valley Oaks Investments LLC and the City of Blue Springs for consideration to rezone from "AG"(Agriculture-County) to "LI" (Light Industrial) (RZ-05-24-9161) for the 46.92+/- acre Industrial/manufacturing development and a General Development Plan (GDP-05-24-9162) for property located at 2305 NE Jefferson Rd.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Council Chambers in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Planning Commission - Monday, July 8, 2024 @ 6:30 p.m.
&
City Council – Monday, July 15, 2024 @ 6:00 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Traci Breshears
Administrative Assistant

Rezoning, General Development Plan, Preliminary Plat
RZ-05-24-9161; GDP-05-24-9162; PP-05-24-9163
Blue Springs Business & Technology Park
Exhibit #7

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 8, 2024 City Council: July 15, 2024
Project Name:	***Hoot Owl Acres***
Site Location:	West of SE Adams Dairy Parkway/north of SE Major Road
Project Request:	**PF-05-24-9164**; Final plat for 14.23 +/- acres subdivision with 35 single family neighborhood lots. **PDF-06-24-9186**; Planned Development Final to allow for 35 single-family homes.

Applicant: Justin Larkin | JW Larkin Properties
Property Owner: Land Bank of Blue Springs
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting the approval of a Planned Development Final Plan and Final Plat for Hoot Owl Acres of Blue Springs Final Plat, Lots 1 thru 35, for the property west of SE Adams Dairy Parkway and north of SE Major Road. This property is approximately 14.23 +/- acres and is zoned "PD/SF-7" (Single-Family). The Final Plat consists of thirty-five (35) single-family neighborhood lots and three (3) tracts of land for the purpose open space. There will be one (1) landscape tract, with 2.1 acres of new right-of-way. The PD Final Plan complies with the previously approved PD Concept Plan including the previously approved modifications listed in the staff report.

Staff Recommendation: Staff recommends approval with conditions of the Planned Development Final Plan and Final Plat application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved an annexation request (A-6-2002), that included most of the Colonial Highland's development, with the exception of 4.15 +/- acre strip through the center. The annexation was effective April 9, 2003.
03/26/2007	Planning Commission	Recommend approval of a Rezoning (R-8-2007) from County AG to SF-7/PR-O (Single-Family Residential/Planned Residential Overlay) for the 163.21 +/- acre Colonial Highlands development. The City Council approved the request April 2, 2007.
03/26/2007	Planning Commission	Recommend approval of a PR-O Concept Plan (PRO-1-2007) for Colonial Highlands PR-O, a 365-lot single-family subdivision.
	City Council	Approved the PR-O Concept Plan (PRO-1-2007). The PR-O Concept Plan expired on April 2, 2008.
04/02/2007	City Council	Approved an annexation request (A-2-2007), that included the remaining 4.15 +/- acre property for the Colonial Highlands development. The annexation was effective April 2, 2007.
04/09/2007	Planning Commission	Approved a Preliminary Plat for (07-02-01) for Colonial Highlands PR-O, a 373-lot single-family subdivision. The Preliminary Plat expired on April 9, 2009.

Final Plat, Planned Development Final Plan
PF-05-24-9164; PDF-06-24-9486
Hoot Owl Acres
Exhibit #1

Introduced by Councilmember _____ BILL NO. 5228
(RZ-05-24-9161)

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY FROM "AG-COUNTY" (AGRICULTURE – JACKSON COUNTY) TO "LI" (LIGHT INDUSTRIAL) FOR BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL)

WHEREAS, proper application having been made rezone the property hereinafter described; and

WHEREAS, the applicant has requested rezoning from "AG-County" (Agriculture – Jackson County) to "LI" (Light Industrial); and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on July 8, 2024, which Commission, after said hearing, recommended that the application for a rezoning be approved; and

WHEREAS, thereafter a public hearing was held by City Council on July 15, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby rezoned from "AG-County" (Agriculture – Jackson County) to "LI" (Light Industrial):

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION

TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 2017E0111147 IN BOOK IN BOOK 46 AT PAGE 8.

Section 2. The "LI" (Light Industrial) zoning designation shall be effective upon the approval by City Council.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Introduced by Councilmember _____ BILL NO. 5229
(GDP-05-24-9162)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE BLUE SPRINGS BUSINESS AND TECHNOLOGY PARK (BLUE SPRINGS INDUSTRIAL) GENERAL DEVELOPMENT PLAN

WHEREAS, proper application having been made to approve General Development Plan for property hereinafter described; and

WHEREAS, after review of the General Development Plan with respect to such issues as density, impacting surrounding areas, and the adequacy of facilities and services, basic parameters are established for the development; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, said application was referred to the Planning Commission for report and recommendation, and a public hearing was held on July 8, 2024, which Commission, after said hearing, recommended that the application for General Development Plan be approved; and

WHEREAS, thereafter a public hearing was held by City Council on July 15, 2024; and

WHEREAS, in accordance with Title IV, Unified Development Code of the Municipal Code of the City of Blue Springs, Missouri, it was determined that the application was appropriate at the location herein described; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The following described tract of real estate is hereby declared subject to the Blue Springs Business and Technology Park General Development Plan (Blue Springs Industrial). The site is legally described as:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR

SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28); THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 2017E0111147 IN BOOK IN BOOK 46 AT PAGE 8.

Section 2. No land covered within this General Development Plan may be developed except in compliance with the Blue Springs Business and Technology Park (Blue Springs Industrial) General Development Plan approved herein by the City of Blue Springs or hereinafter revised, and the requirements of said General Development Plan shall include any staff recommendations contained in the staff report and presented to the Planning Commission at its July 8, 2024 meeting and to the City Council at its July 15, 2024 meeting, and approved by the City Council as conditions of development passage by this Ordinance and of this General Development Plan, and shall be deemed to include those conditions in addition to those contained in the UDC and in documents and drawings submitted to the Planning Commission and City Council and approved hereby, including the following conditions:

1. Approval by the City Council based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC unless modified under the General Development Plan as noted in the staff report or modified with Alternative Development Standards with a future Site Plan Design Review.

Section 3. The base zoning district standards and other applicable regulations of the Unified Development Code shall control development within Blue Springs Business and Technology Park General (Blue Springs Industrial) Development Plan.

Section 4. A Site Plan Design Review application shall be submitted and approved prior to the issuance of any building permits for buildings or lots as shown on the General Development Plan. Approval of the Site Plan Design Review shall only be granted if it is substantial compliance with the approved the General Development Plan.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
July 15, 2024

EXHIBITS FOR PUBLIC HEARING

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2024-2025 TO 2028-2029

EXHIBIT #1 City Council Information Form dated July 2, 2024 with the following attachments: PowerPoint Presentation; Draft of Proposed 2025-2029 Capital Improvements Program; Public Notice as published in the Examiner on June 27, 2024 and Bill adopting the Capital Improvements Program

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 2, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A Public Hearing is being held pursuant to City Charter Section 7.6 and passage of a Bill adopting the Fiscal Years 2024-2025 to 2028-2029 Capital Improvements Program (CIP) for the City of Blue Springs. As part of the Public Hearing a presentation will be made by City Administrator Christine Cates and Director of Parks and Recreation Justin Stuart. Upon conclusion of the public hearing, a Bill adopting the Capital Improvements Program for Fiscal Years 2024-2025 to 2028-2029 will be ready for introduction and readings.

BACKGROUND/JUSTIFICATION

The Capital Improvements Program (CIP) is being submitted in accordance with the requirements of the City Charter which specifies that the City Administrator shall prepare and submit a CIP of not less than five (5) years to the Mayor and Council. The proposed CIP budget for the upcoming fiscal year (FY 2024-2025) is balanced and can be funded based upon current projected resources.

The CIP Budget Process for Fiscal Year 2024-2025 followed that of the previous year. As with prior year CIP Budgets, the Fiscal Years 2025 to 2029 CIP describes the City's "Priority and Strategic Areas" for long-term maintenance, equipment replacement, and capital investment based upon available resources and the priorities, goals, and objectives of the City Council. Although individual projects are listed and funded by Department (e.g. Community Development, Information Technology, Parks, Streets, Stormwater), this document outlines how they are linked with priorities established within adopted plans and future capital resource and expenditure forecasting.

The Unfunded projects total exceeds that of the funded projects for the 5-year CIP planning period. Funded and Unfunded Capital Needs brings the five-year CIP to $258,850,306. The Funded portion of the CIP represent approximately 39% of the total estimated project costs associated with the CIP budget; this means that nearly 61% of the City's capital investment needs are not being met over the five-year period.

As with the previous year's the CIP, 2025 to 2029 CIP projects are identified by three categories: Equipment Replacement, Maintenance, and Capital Improvements. These projects are also noted as either Funded or Unfunded Capital Needs.

A Capital Improvement Project relates to any investment in new infrastructure (e.g. new water or sewer line, etc.), significant reconstruction (e.g. reconstruction of existing roadway, etc.), or adds capacity to existing infrastructure (e.g. widening of an existing street, etc.) that is $75,000 or more.

The priority and strategic investment areas for projects within the CIP are consistent with City Council priorities that include maintenance and reinvestment in critical infrastructure and assets, replacement of equipment that has reached the end of its useful life, and deployment of infrastructure to facilitate development and provides comprehensive service solutions.

The proposed CIP is in compliance with the Comprehensive Plan.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
October 1, 2024	September 30, 2025

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. PowerPoint Presentation
2. Draft of Proposed 2025- 2029 Capital Improvements Program
3. Public Notice as published in the Examiner on June 27, 2024
4. Bill adopting the Capital Improvements Program

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***Lori Turner***
Legal: ***N/A***	City Administrator: ***Christine Cates***

2025-2029 Capital Improvements Program



1

CIP Introduction

- The CIP is being submitted in accordance with the City's Charter.
- The 2025-2029 projects and budget are consistent with past CIP budgets and directives provided by the City Council.
  - Continued emphasis on maintenance of existing infrastructure and replacement of mission-critical equipment, with significant additional capital improvement projects

2

Five-Year CIP Overview

- The total program, including funded and unfunded projects totals $258,850,306

Capital Investment by Category			
Category	**Funded**	**Unfunded Capital Needs**	**Project Type Total**
Maintenance	$54,326,755	$105,143,430	$159,470,185
Equipment Replacement	$3,946,413	$6,187,708	$10,134,121
Capital Improvements	$42,591,000	$46,655,000	$89,246,000
TOTAL	**$100,864,168**	**$157,986,138**	**$258,850,306**

- The funded projects total $100,864,168 with 53.9% budgeted for maintenance, 42.2% for capital improvements, and 3.9% for equipment.

3

Five-Year CIP Overview

- The funded projects for FY 2024-25 total $21,190,395.

Funded Projects by Category-All Years						
Category	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**Project Area Total**
Maintenance	$ 15,183,022	$ 9,905,960	$ 9,696,207	$ 9,662,057	$ 9,879,509	$ 54,326,755
Equipment Replacement	$ 516,373	$ 1,171,713	$ 915,411	$ 515,384	$ 827,532	$ 3,946,413
Capital Improvements	$ 5,491,000	$ 8,400,000	$27,900,000	$ 400,000	$ 400,000	$ 42,591,000
TOTAL	**$21,190,395**	**$19,477,673**	**$38,511,618**	**$10,577,441**	**$11,107,041**	**$ 100,864,168**

4

Governing Body Strategic Plan Framework

Projects by Strategic Framework Goal Area			
Strategic Frame Work Goal	**Funded**	**Unfunded Capital Needs**	**Total**
Public Safety	$385,000	$300,000	$685,000
Infrastructure	$58,036,668	$153,811,138	$211,847,806
Housing	$0	$0	$0
Neighborhood Preservation	$0	$0	$0
Parks & Recreation	$40,442,500	$3,875,000	$44,317,500
Revenue Stability	$0	$0	$0
Development & Redevelopment	$2,000,000	$0	$2,000,000
Internal Operations & City Workforce	$0	$0	$0
TOTAL	**$100,864,168**	**$157,986,138**	**$258,850,306**

5

FY 2024-25 Funded Projects

Project Name and Number		FY 2024-25
PS-16	Communications Quality Control System	$ 85,000
Public Safety Subtotal		**$ 85,000**
PR-15	Blue Springs Park Improvements	$ 175,000
PR-18	Hidden Valley Park Improvements	$ 3,675,000
PR-49	Parks and Open Space comprehensive Plan-Update	$ 200,000
PR-80	Trail Renovations	$ 420,000
PR-81	Pink Hill Park Maintenance Building Improvements	$ 750,000
Parks Subtotal		**$ 5,220,000**
ST-06	Pavement Management Program	$ 2,625,000
ST-24	Snow Plow / Dump Truck	$ 220,000
ST-26	1.5 Ton Dump/Snow Truck	$ 110,000
ST-43	7 Highway Sidewalk Infill	$ 850,000
ST-44	Concrete Repair and Maintenance	$ 470,665
ST-52	AA Highway Improvement	$ 1,625,000
Streets Subtotal		**$ 5,900,665**
STM-06	Stormwater Maintenance	$ 105,000
Stormwater Subtotal		**$ 105,000**
BF-19	Public Utilities Building - Phase II	$ 1,959,600
SAN-07	Citywide Maintenance	$ 1,050,000
SAN-17	12,000 lb. Hydraulic Excavator	$ 78,373
SAN-19	Sewer Infrastructure Deployment	$ 200,000
Sewer Utility Subtotal		**$ 3,287,973**
SNI-01	Sludge Removal	$ 4,000,000
Sni-A-Bar Subtotal		**$ 4,000,000**
BF-19	Public Utilities Building - Phase II	$ 1,306,400
WA-04	18,000 lb. class Hydraulic Excavator	$ 108,000
WA-12	Miscellaneous Watermain Maintenance	$ 750,000
WA-14	Water Tank Maintenance Contract	$ 227,357
WA-17	Water Infrastructure Deployment	$ 200,000
Water Utility Subtotal		**$ 2,591,757**
GRAND TOTAL ALL FUNDS		**$ 21,190,395**

6

FY 2025-29 Unfunded Projects

Summary of Unfunded Capital Projects by Category FY 2024-25 to 2028-29		
Project Number	**Project Name**	**Estimated Project Cost**
PS-17	Negotiations and Drone Support Vehicle	$ 150,000
PS-18	STAT Support Vehicle	$ 150,000
ST-23	Asphalt Repair Truck (Patch Truck)(2 trucks)	$ 1,065,233
ST-24	Snow Plow / Dump Truck (7 new) (6 Streets, 1 Water)	$ 1,540,000
ST-26	1.5 Ton Dump / Snow Truck (3 trucks)	$ 412,084
ST-63	Tractor/Mower	$ 80,000
ST-64	Crafco Crack Sealer (1 FY 2026-27 plus 1 Future year)	$ 160,000
ST-65	Rubber Tire Skid Loader (2 new plus 1 future year)	$ 230,416
SAN-20	Hydraulic Track Loader	$ 93,120
SAN-21	1.5 Ton Service Truck (2 trucks)	$ 108,132
SAN-26	CCTV Sewer Camera Truck (1 plus 1 future years)	$ 763,045
SNI-07	Hydraulic Track Loader (3 plus 1 future years)	$ 375,554
WA-20	Spoil Dump Truck (1 FY 2027-28 plus 1 future)	$ 481,000
WA-22	Hydro-Excavation Trailer	$ 224,113
WA-23	Hydraulic Track Loader	$ 355,011
Equipment Replacement Total		**$ 6,187,708**
BF-38	Adams Pointe Conference Center - HVAC System Replacem	$ 1,200,000
CD-01	Comprehensive Plan Update	$ 100,000
CD-04	Downtown Master Plan Implementation	$ 5,000,000
PR-04	Adams Pointe Golf Club Improvements	$ 2,375,000
PR-33	Rotary Park Lake Dredge	$ 300,000
ST-06	Pavement Management Program	$ 32,425,000
ST-60	Decorative Streetlight Refinishing	$ 400,000
ST-62	22nd Street Improvements	$ 2,700,000
SAN-24	Hidden Pointe II L/S Abandonment and Outfall Line Rehabil	$ 365,000
SNI-06	Sni-A-Bar Waste Water Treatment Plant Expansion	$ 60,278,430
Maintenance Total		**$ 105,143,430**
BF-40	City Building Water Softeners	$ 160,000
ST-01	Adams Dairy Parkway VII (Roanoke to Pink Hill Rd)	$ 5,100,000
ST-07	Vesper Street Improvements	$ 6,300,000
ST-09	Woods Chapel Road (Walnut Street to US 40 Highway)	$ 450,000
ST-33	South Outer Road Reconstruction	$ 3,000,000
ST-49	ADP Duncan Road Right Turn Lane	$ 1,725,000
ST-50	Traffic Signal Fiber Line	$ 360,000
ST-55	SW 12th Street Improvements	$ 4,885,000
ST-58	ADP Street Lighting 2 Moreland School Road to Wyatt Roac	$ 2,100,000
ST-59	Signalized Intersection Upgrades	$ 400,000
ST-61	Walnut Street Improvements	$ 8,250,000
ST-66	Mock Avenue Improvements	$ 5,925,000
SAN-27	Southgate Hills 2 Abandonment and Outfall Line	$ 2,000,000
WA-09	Pink Hill Reservoir Feed Loop	$ 3,000,000
WA-21	Water Tower	$ 3,000,000
Capital Improvements Total		**$ 46,655,000**
TOTAL UNFUNDED CAPITAL PROJECTS		**$ 157,986,138**

7

CIP Changes and Additions

New Projects Submitted by Department		
Project #	**Project**	**Amount**
CD-04	Downtown Master Plan Implementation	$ 5,000,000
Community Development Total		**$ 5,000,000**
BF-40	City Building Water Softeners	$ 160,000
Parks Total		**$ 160,000**
PS-17	Negotiations and Drone Support Vehicle	$ 150,000
PS-18	STAT Support Vehicle	$ 150,000
Public Safety Total		**$ 300,000**
ST-06	Pavement Management Program	$ 32,425,000
ST-24	Snow Plow / Dump Truck (6 New)	$ 1,320,000
ST-26	1.5 Ton Dump / Snow Truck (3 trucks)	$ 412,084
ST-64	Crafco Crack Sealer	$ 160,000
ST-65	Rubber Tire Skid Loader	$ 230,416
ST-66	Mock Avenue Improvements	$ 5,925,000
Streets Total		**$ 40,472,500**
SAN-20	Hydraulic Track Loader	$ 93,120
SAN-21	1.5 Ton Service Truck (2 trucks)	$ 108,132
SAN-26	CCTV Sewer Camera Truck (1 plus 1 future years)	$ 763,045
SAN-27	Southgate Hills 2 Abandonment and Outfall Line	$ 2,000,000
Sanitary Sewer Utility Total		**$ 2,964,297**
SNI-06	Sni-A-Bar Waste Water Treatment Plant Expansion	$ 60,278,430
SNI-07	Hydraulic Track Loader (3 plus 1 future years)	$ 375,554
Sni-A-Bar Total		**$ 60,653,984**
ST-24	Snow Plow / Dump Truck (6 New)	$ 220,000
WA-20	Spoil Dump Truck (1 FY 2027-28 plus 1 future)	$ 481,000
WA-22	Hydro-Excavation Trailer	$ 224,113
WA-23	Hydraulic Track Loader	$ 355,011
WA-21	Water Tower	$ 3,000,000
Water Utility Total		**$ 4,280,124**
Total New Projects Submitted		**$ 113,830,904**

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CIP Changes and Additions

Projects Moved from Unfunded to Funded		
Project #	**Project**	**Amount**
PR-18	Hidden Valley Park Improvements	$ 3,675,000
PR-38	Ward Park Trail	$ 400,000
PR-81	Pink Hill Park Maintenance Building Improvements	$ 750,000
ST-43	7 Highway Sidewalk Infill	$ 1,700,000
TOTAL		**$ 6,525,000**

Projects Added for FY 2028-29		
Project #	**Project**	**Amount**
PR-16	Pink Hill Park Improvements	$ 250,000
PR-17	Rotary Park Improvements	$ 500,000
PR-80	Trail Renovations	$ 450,000
ST-06	Pavement Management Program	$ 4,500,000
ST-24	Snow Plow / Dump Truck	$ 267,411
ST-25	Street Sweeper	$ 340,000
STM-06	Stormwater Maintenance	$ 127,628
SAN-07	Citywide Maintenance	$ 1,276,281
SAN-17	12,000 lb. Hydraulic Excavator	$ 90,521
SAN-19	Sewer Infrastructure Deployment	$ 200,000
SNI-01	Sludge Removal	$ 1,000,000
WA-04	18,000 lb. class Hydraulic Excavator	$ 129,600
WA-12	Miscellaneous Watermain Maintenance	$ 1,500,000
WA-14	Water Tank Maintenance Contract	$ 275,600
WA-17	Water Infrastructure Deployment	$ 200,000
TOTAL		**$ 11,107,041**

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PR – 18 Hidden Valley Park Improvements

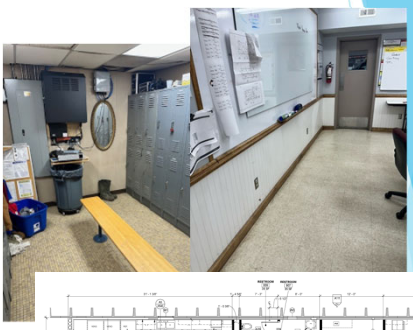
- Project Cost: $3,675,000
  - Softball Fields – Artificial Turf - $3,275,000
  - Restroom Renovations - $400,000
- Available Funding – Parks Sales Tax
- Project Benefits
  - Maintenance
  - Fewer Rain Outs
  - More Attractive for Tournaments
  - 10-15 Year Useful Life

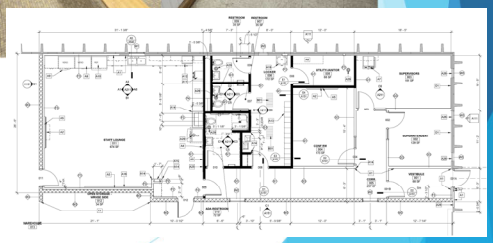


10

PR – 81 Pink Hill Park Maintenance Building Improvements

- Project Cost: $750,000
  - 40-year 0ld building
  - Original Public Works Shop
  - Improvements include:
    - Offices
    - Locker Rooms
    - Break Room





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Section 7.6: City Council Action on Capital Improvements Program

- Notice of Hearing. The public hearing notice was published on Saturday, June 27, 2024.
- Adoption. The City Council may adopt the Draft CIP at the July 15th City Council Meeting.

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CITY OF BLUE SPRINGS, MISSOURI

CAPITAL IMPROVEMENT PROGRAM

2025-29

City Council

Chris Lievsay	Mayor
Jerry Kaylor	District 1
Galen Ericson	District 1
Kent Edmondson	District 2
Katie Tholen	District 2
Susan Culpepper	District 3
Ronald Fowler	District 3

Capital Improvement Committee

Christine Cates, City Administrator
Lori Turner, Budget Analyst

Dennis Dovel	Assistant City Administrator
Justin Stuart	Director of Park and Recreations
Tom Degenhardt	Director of Public Works
William Jakubec	Director of Information Technology
Mike Mallon	Director of Community Development
Bob Muenz	Chief of Police

CAPITAL IMPROVEMENT PROGRAM

Capital improvement programming is a cornerstone of sound financial planning and local government fiscal policy. It also is an effective planning tool to assist communities identify and prioritize immediate and long-term needs in the context of existing capacity and resources and facilitates the formulation of long-term strategies to address trends and changes in service level demands.

The Capital Improvement Program (CIP) provides a linkage between planning, budgeting, and implementation that maximizes efficiency and effectiveness. It enables the City to identify opportunities and constraints and leverage those opportunities to develop strategies that address priorities and demonstrates good stewardship of scarce public resources.

The CIP covers a five-year planning period and is re-evaluated and adopted each year to reflect changing needs, new opportunities and City Council priorities and goals. The CIP does not appropriate funds; rather it functions as a planning and budgeting tool, with support of appropriations made through the adoption of the annual City budget in September.

The CIP program continues to focus on maintenance-related items and replacement of mission-critical equipment with limited investment in new infrastructure, equipment, or programming.

PLAN REVIEW AND ADOPTION

The proposed CIP has been presented to the Planning Commission and conforms to the Comprehensive Plan. In April 2022, after review of all boards and commission the CIP review committee was eliminated as one of the informal review steps of the CIP development process. In lieu of the CIP Review Committee, the preliminary draft of the CIP will be discussed and reviewed with City Council members prior to the formal public hearing, typically in May. The proposed CIP will then be submitted to the City Council for the formal public hearing and is officially adopted by the City Council after all necessary adjustments have been made. The first year of the adopted CIP is incorporated into the annual budget adopted each year in mid-September by the City Council and made effective October 1. It should be noted that although the process accounts for the evaluation of projects against established criteria, available funds, and public comment, the City Council can, as they deem necessary and appropriate through the adoption process, change any recommended project or reallocate projects to achieve the goals of the City Council.

The adopted CIP represents an annual plan of projects anticipated to be funded and completed in a given year. However, in the event priorities change between adoption of the CIP and the annual budget, the CIP can be amended by the Council to reflect these changes.

There is a direct connection between the CIP and guiding community and organizational plans and documents (e.g. City Charter, 2014 Comprehensive Plan, Governing Body Strategic Framework and trends and priorities identified in the DirectionFinder citizen surveys, etc.)

Strategic Plan Framework

The City Council adopted the Governing Body Strategic Framework in 2015. The Framework was informed by resident and stakeholder feedback (e.g. 2014 DirectionFinder Survey, 2015 Economic Development Summit, etc.) and builds upon previous community visioning exercises. In October 2021, the City Council reviewed and updated the 2015 plan and adopted the 2021 Strategic Plan Framework. This document outlines eight strategic priority areas over next five years:

1. Public Safety: Maintain a high level of public safety for citizens as safe neighborhoods are the cornerstone of a quality community.
2. Infrastructure: Plan and invest in infrastructure to support neighborhoods and business activity.

3. Housing: Facilitate the development of housing for all ages.
4. Neighborhood Preservation: Preserve and strengthen neighborhoods and neighborhood centers.
5. Parks & Recreation: Increase access to open space and recreational amenities to promote a healthy community.
6. Revenue Stability: Create a sustainable revenue structure with adequate, stable and diverse revenue sources.
7. Development and Redevelopment: Grow & diversify Blue Springs' business sectors to achieve sustained economic prosperity and increase business tax base in key transportation corridors and downtown.
8. Internal Operations and City Workforce: Identify opportunities and develop strategies for enhancing quality-of-service delivery to better meet citizen needs and expectations.

Comprehensive Plan

The Comprehensive Plan is an official public document adopted by the Planning Commission provided to guide the physical development of the community. The Comprehensive Plan indicates, in general, how the citizens of the community want the City to improve in the near-term and long-term up to 20 years. The plan provides a rational and comprehensive guide for the physical development of the City that fosters quality growth, conservation, and redevelopment throughout the City and its Planning Area and the CIP is an important tool that assists in implementing those goals and objectives.

Adopted by the Planning Commission in February 2003, and updated in 2014, the Comprehensive Plan presents strategies and recommendations for future and existing development throughout the City and beyond. The plan was prepared in order to meet several local planning objectives, including delineating citywide, long-range planning goals and strategies.

The City of Blue Springs adopted our most recent Comprehensive Plan in 2014. The Comprehensive Plan should be updated every three to five years to address current development trends and the ever-changing needs and desires of the community. A Comprehensive Plan Update (CD-01) was funded in the FY 2023-2024 CIP to maintain the 10-year update cycle and will start in FY 2024-25.

Area Plan

In 2004, the City developed a future land use plan for the City's growth areas. The Area Plan provides principles and policies to guide the City in its future growth. The CIP directly addresses many of these policies, especially those related to transportation enhancement, natural resources utilization, and provision of public services. In 2009 the Future Land Use Map portion of the Area Plan document was added to the Comprehensive Plan document.

Parks and Open Space Master Plan

The Parks and Open Space Master Plan was completed in the Fall of 2016. The plan provides a 10-year vision for parks, recreation, open space and trails, as well as an action plan for implementing this vision. In addition, in 2020, two Parks master plans, including plans for Southwest Park, Roscoe Righter Park, and an Aquatics Facility study, were completed to evaluate the future needs for parks and recreation. The Parks and Open Space Master Plan is scheduled to be updated in FY 2024-25.

FUNDING SOURCES AND STRATEGIES

General Fund: The General Fund is the general operating fund of the City. It is used to account for all financial resources (assets, liabilities, revenues, and expenditures) except those required to be accounted for in another fund. The General Fund includes expenses attributed to governmental operations such as personnel and routine operating costs generally associated with Administration, Planning, Public Safety, Public Works/Engineering, Street Maintenance, and Parks and Recreation.

Debt Service Fund: Debt Service Funds are used to account for the accumulation of resources for, and the payment of, principal, interest and other related costs of the City's bonds, other than bonds payable from the operations of the Proprietary Fund Types.

Capital Project Fund: Capital Project Funds are used to account for financial resources segregated for the acquisition or construction of major capital facilities other than those financed by enterprise operations.

Enterprise Fund: Enterprise funds are used to account for operations that provide a service to citizens financed primarily by a user charge for the provision of that service, and activities where the periodic measurement of net income is deemed appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City's Enterprise Funds include the Water Utility Fund, Sewer Utility Fund, Fieldhouse Fund, and the Golf Course Fund.

Internal Service Fund: An Internal Service Fund accounts for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governmental units, on a cost reimbursement basis. The City's Fleet Maintenance Fund is used to account for all the expenses relating to motor vehicles, including replacement and routine maintenance and repairs.

Park Sales Tax Fund: Park Sales Tax Fund accounts for the accumulation and disbursement of the City's ½ cent Park Sales Tax that is dedicated to improvements and deferred maintenance of the City's Park system. In April 2017, Blue Springs voters approved a 5-year sales tax dedicated to deferred maintenance of the City's Park system. In April 2021, voters renewed the sales tax in perpetuity.

Public Safety Sales Tax Fund: Public Safety Sales Tax Fund accounts for the accumulation and disbursement of the City's ½ cent Public Safety Sales Tax that can only be used for Public Safety purposes.

ALTERNATIVE FUNDING SOURCES

Special Grants from Federal or State Programs: Occasionally, special grants are available from the federal or state government in support of local development and improvement efforts. The City will continue to apply for grants to leverage resources to their fullest extent.

Federal Community Development Block Grant(CDBG): The City's most recent population estimate is 58,603 and therefore eligible for CDBG funding as an entitlement community through HUD. These funds must be programmed for low-moderate income areas and activities within the City. These funds have historically been directed towards downtown infrastructure and building improvements, such as street lights, sidewalks, and façade rehabilitation. Unexpended funds are reprogrammed as soon as possible to meet timeliness requirements for expending funds.

Tax Increment Financing (TIF): Establishment of a district within which additional sales taxes generated by any new development can be used to finance necessary infrastructure improvements.

Special Districts: Establishment of special districts can provide the City with a means of separately financing and implementing improvements within a limited geographic area to meet the need for new or improved public facilities, especially in a developing part of the City.

User Charges: There may be cases where a user fee can be implemented to pay for the improvement of facilities.

Impact Fees: New developments that are expected to generate needs for new or expanded public facilities are required to pay an impact fee for the development or improvement of facilities. This will partially offset the costs associated with increased service level demands in growth areas.

DEBT MANAGEMENT

The City of Blue Springs has a responsibility to its citizens to be good stewards of scarce public resources and exercise prudent fiscal judgment that is rooted in sound financial planning. Capital improvements must be structured by ability to pay in order to maintain fiscal stability.

Like all municipalities, Blue Springs relies on a variety of resources to finance capital projects, such as locally generated revenues (sales and property taxes, fees, and user charges), intergovernmental revenue, grants, and debt issuance. Unlike pay-as-you-go sources of funding, the issuance of debt requires an ongoing revenue stream from which to repay the principal and interest on the debt.

These traditional funding sources will continue to provide the majority of the resources for the CIP. Alternative funding and revenue sources will be needed to augment existing funds in order to meet the City's deferred maintenance needs. The City's level of capital investment is based on the mix and level of the financial resources available to the City. It is critical for the City to actively seek opportunities to broaden the tax base and increase assessed valuation, such as through new revenue-producing development to increase funding necessary to complete the public improvements desired by the community and to continue to successfully leverage grant opportunities.

In determining the type of bond to issue, the following factors should be considered:

- The direct and indirect beneficiaries of the project. A significantly large proportion of citizens should benefit from projects financed from general obligation bonds.
- The time pattern of the stream of benefits generated by the project.
- The revenues that may be raised by alternative types of user charges.
- The cost-effectiveness of user charges.
- The effect of the proposed bond issue on the City's ability to finance future projects of equal or high priority.
- The true interest cost of each type of bond.
- The impact on the City's financial condition and credit ratings.

General Policies for Long Term Debt:

- Long-term borrowing will be confined to construction of capital improvements and acquisition of capital equipment too large to be financed from current revenues.
- Proceeds from long-term debt should only be used for construction project costs, acquisition of other fixed assets, bond issue costs, debt service reserve requirements, and refunding of outstanding bond issues and will not be used for current, ongoing operations.
- Debt will be extinguished within a period not to exceed the expected useful life of the capital project or equipment.
- The City should actively monitor its investment practices to ensure maximum returns on its invested bond funds while complying with Federal arbitrage guidelines.
- The Finance Department should continually monitor outstanding debt issues to verify compliance with debt covenants.
- The City's financial management policies should be oriented to maintain a balanced relationship between issuing debt and pay-as-you-go financing.

Types of Debt

The City of Blue Springs is authorized to issue General Obligation Bonds, Revenue Bonds, and annual appropriation of debt for Leasehold Revenue Bonds and Lease-Purchase Certificates of Participation.

General Obligation Bonds: The City is authorized to issue General Obligation Bonds payable from ad valorem taxes to finance capital improvements and equipment upon a two-thirds majority vote, and on general election dates by a four-sevenths majority vote of the qualified voters. The Missouri State Constitution permits the City to incur general obligation indebtedness for City purposes not to exceed 10 percent of the assessed valuation of taxable tangible property; to incur general obligation indebtedness not to exceed an additional 10 percent for acquiring rights of way; to construct and improve streets, sanitary sewers, and

storm sewers; and to purchase or construct waterworks plants. General obligation, property tax-supported bonding should be used to finance only those capital improvements and long-term assets which have been determined to be essential to the maintenance or development of the City. The City should maintain a General Obligation Debt Service Fund balance that is at least 50 percent of the average annual debt service.

Revenue Bonds: The City is also authorized to issue Revenue Bonds to finance capital improvements for its water and sewer system. These types of Revenue Bonds require a simple majority vote. Revenue Bonds do not carry the full faith and credit of the City in servicing bond indebtedness, and such bonds are not considered in determining the legal debt margin resulting from the 20 percent limitation described above. However, if any taxes are pledged or dedicated to the payment of revenue bonds (e.g., sales taxes, property taxes, etc.) the bonds must be voted as general obligation bonds, the debt limit must be observed, and all bonds must be paid off within 20 years. Revenue supported bonds should be used to limit potential dependence on property taxes for those projects with available revenue sources, whether self- generated or dedicated from other sources. Adequate financial feasibility studies should be performed for each project to provide assurances as to the self-liquidating nature of the project or adequacy of dedicated revenue sources.

Certificates of Participation: Certificates of Participation (COPs) are tax exempt bonds issued by State entities usually secured with revenue from an equipment or facility lease. COPs enable governmental entities to finance capital projects without technically issuing long term debt.

Special Obligation Bonds: Special Obligation bonds are tax exempt bonds that are payable from the pledge of revenues other than locally levied taxes.

CAPITAL EXPENDITURES

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

- Any acquisition of land for public use.
- Any construction of a new public facility (e.g., a public building, a public street, water and sewer lines, parks, play field, or the like) or an addition to, or extension of, such a facility.
- A nonrecurring rehabilitation or replacement of existing public facilities, or major repair of all or a part of a public facility, provided that the cost is $75,000 or more.
- Purchase of major equipment of $75,000 or more (either one item or a number of items with a cumulative one-time purchase of $75,000 or over) and a useful life of 5 years or more. In previous years, this amount was $50,000. Planning, feasibility, engineering, or design studies and services immediately related to an individual capital improvement project.

CIP projects are classified in one of three investment categories: Maintenance, Equipment Replacement, and Capital Improvements.

Investment Categories	Definition
Maintenance	Keeping property, improvements, or equipment in good condition by making repairs, correcting problems, etc.
Equipment Replacement	Property acquired to take the place of other equipment. To qualify as replacement equipment, it must serve the same function as the equipment replaced and must be of the same nature or character, although not necessarily the same model, grade, or quality.
Capital Improvements	Investment in new infrastructure, significant reconstruction, or adds capacity to existing infrastructure

OPERATING BUDGET IMPACT

The City's operating budget provides for general service delivery including personnel costs, supplies, and services. Revenues are primarily derived from recurring taxes, charges for services, investments, and intergovernmental sources. Projected operating and maintenance costs related to capital investments are included in the operating budget. When new, enhanced, or expanded service levels are authorized in the operating budget, additional capital investments are sometimes required. Furthermore, because a portion of the capital budget is funded by current revenues in the operating budget, operating budget decisions have capital budget capacity implications and the City's overall financial position.

The continued development in the southern portion of the City has resulted in a number of new streets that either have been or will be constructed. The construction of new streets increases the City's service costs for items such as snow removal, street sweeping, street striping, repairs, and street lighting.

The City's storm water collection system continues to deteriorate with respect to repairs handled on a reactionary basis. There is no capacity within the operating budget or CIP for proactive or preventive maintenance programming or significant reconstruction projects. It will be important in the future to identify resources to adequately maintain the City's stormwater system.

Water and sanitary sewer construction and extension will not typically have a significant impact on the operating budget throughout the useful life of these assets. The five-year CIP includes projects that are considered improvements/maintenance to existing facilities and or operational improvements with equipment and metering and will not result in negative impacts to the operating budget and in fact may drive efficiency of the systems.

EVALUATION CRITERIA

A clear set of criteria has been established and is applied in the formulation of the CIP. These criteria reflect community values, priorities, and needs. It is important to note that the criteria, as listed below are weighted as to level of importance—fiscally and developmentally. Each new or revised project was evaluated by staff in accordance with these criteria. When applying these criteria, projects related to maintenance, operational efficiency, and equipment replacement compare favorably to all projects submitted for consideration as part of the CIP.

CIP Project Evaluation Criteria	
Urgency of Need	1. Risk to Public Safety or Health 2. Protection of Property 3. Deteriorated Facility 4. Maintenance Cost Effectiveness 5. Backlog of Deferred Maintenance
Relationship with Other Established Priorities	6. Coordination with Other Projects 7. Completes/Continues Existing Project 8. Priority of City Council/Community Group/Citizen Survey 9. Established Goals and Objectives of the Comprehensive Plan
Fiscal Impact	10. Impact on Operating Budget 11. Impact on Operating Efficiency 12. Economic Development/Jobs Impact 13. Funding Sources
Quality of Life Impact	14. Recreational and/or Community Amenity Opportunity 15. Protection and Conservation of Resources 16. Aesthetic/Design Impact on Community 17. Blight Removal

CAPITAL IMPROVEMENT PROGRAM
FY 2025-2029

The CIP Budget Process for Fiscal Year 2024-2025 followed that of previous year and describes the City's "Priority and Strategic Areas" for long-term maintenance, equipment replacement, and capital investment based upon available resources and the priorities, goals, and objectives of the City Council. Although individual projects are listed and funded by Department (e.g. Community Development, Information Technology, Parks, Streets, Stormwater), this document outlines how they are linked with priorities established within adopted plans and future capital resource and expenditure forecasting.

The 2025-2029 Capital Improvement Program totals $258,850,306 and is 39% funded at $100,864,168. The unfunded project total $157,986,138 or 61% of the program. The total program is detailed below by both investment category and by the Strategic Framework goal area.

Capital Investment by Category			
Category	**Funded**	**Unfunded Capital Needs**	**Project Type Total**
Maintenance	$54,326,755	$105,143,430	$159,470,185
Equipment Replacement	$3,946,413	$6,187,708	$10,134,121
Capital Improvements	$42,591,000	$46,655,000	$89,246,000
TOTAL	**$100,864,168**	**$157,986,138**	**$258,850,306**

The CIP Program works to advance the stated goals of the Framework; each CIP project sheet indicates the relevant goal(s) targeted.

Projects by Strategic Framework Goal Area			
Strategic Frame Work Goal	**Funded**	**Unfunded Capital Needs**	**Total**
Public Safety	$385,000	$300,000	$685,000
Infrastructure	$58,036,668	$153,811,138	$211,847,806
Housing	$0	$0	$0
Neighborhood Preservation	$0	$0	$0
Parks & Recreation	$40,442,500	$3,875,000	$44,317,500
Revenue Stability	$0	$0	$0
Development & Redevelopment	$2,000,000	$0	$2,000,000
Internal Operations & City Workforce	$0	$0	$0
TOTAL	**$100,864,168**	**$157,986,138**	**$258,850,306**

The City carefully evaluates its revenue and spending, and forecasts future revenue trends on an annual basis. Capital improvement programming would not be possible without these projections. The table below presents a summary of the projected available CIP funds for the plan period by fund types.

CIP Programing by Fund						
	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	TOTAL
General Fund	$ 435,000	$ 341,250	$ 358,313	$ 376,229	$ 735,039	$ 2,245,831
Public Safety Sales Tax Fund	$ 85,000	$ 300,000	$ -	$ -	$ -	$ 385,000
Transportation Sales Tax Fund	$ 5,333,650	$ 9,888,985	$ 4,746,019	$ 4,500,000	$ 4,500,000	$ 28,968,654
Parks Sales Tax Fund	$ 5,220,000	$ 4,050,000	$ 28,420,000	$ 1,312,500	$ 1,200,000	$ 40,202,500
Fieldhouse Fund	$ -	$ -	$ 240,000	$ -	$ -	$ 240,000
Water Fund	$ 2,828,772	$ 1,654,225	$ 2,178,450	$ 1,973,206	$ 2,105,200	$ 10,739,853
Sewer Fund	$ 7,287,973	$ 3,243,213	$ 2,568,836	$ 2,415,506	$ 2,566,802	$ 18,082,330
Marijuana Sales Tax Fund	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**$21,190,395**	**$19,477,673**	**$38,511,618**	**$10,577,441**	**$11,107,041**	**$100,864,168**

The projected available funds for capital improvement projects are based on the total forecasted revenue of each type less the amount required for the annual operating budget, capital outlay, and existing debt service support.

Each year, the CIP process begins with a review of approved funded projects and new projects, which is then compared to the projected available funding sources to determine which capital improvements can be completed in the next five years. The table below provides a list of the capital improvement projects recommended to be included in the FY 2025-2029 CIP. Only projects recommended for inclusion in the FY 2024-2025 CIP are incorporated into the operating budget for the upcoming fiscal year. Projects recommended to be included in the remaining years will be evaluated each year during the annual CIP process.

FUNDED PROJECTS

The priority and strategic investment areas for projects within the CIP are consistent with City Council priorities that include maintenance and reinvestment in critical infrastructure and assets, replacement of equipment that has reached the end of its useful life, and deployment of infrastructure to facilitate development and provides comprehensive service solutions.

Consistent with past practice, the CIP reflects a balance between an ongoing emphasis on annual pavement management without eliminating other important priorities and needs. However, the capacity to continue this balance on a sustained basis decreases with each year and any flexibility is virtually exhausted. The CIP also reflects the City's philosophy of sound fiscal policies and long-range financial planning. Projects are prioritized to address on-going maintenance, correct an existing deficiency, or replace key equipment necessary to meet the ongoing service level targets.

The detailed project sheets for the funded projects start on page 17.

Summary of Funded Capital Improvement Projects 2025-2029							
Project Name and Number		**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**2028-29**	**TOTAL**
FH-01	Replacement of Fitness Cardio Equipment	$ -	$ -	$ 240,000	$ -	$ -	$ 240,000
Fieldhouse Subtotal		**$ -**	**$ -**	**$ 240,000**	**$ -**	**$ -**	**$ 240,000**
PS-13	Police Department Locker Room Expansion	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
PS-16	Communications Quality Control System	$ 85,000	$ -	$ -	$ -	$ -	$ 85,000
Public Safety Subtotal		**$ 85,000**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ 385,000**
PR-13	Keystone Park Improvements	$ -	$ -	$ 400,000	$ -	$ -	$ 400,000
PR-14	Baumgardner Park Improvements	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000
PR-15	Blue Springs Park Improvements	$ 175,000	$ 350,000	$ -	$ -	$ -	$ 525,000
PR-16	Pink Hill Park Improvements	$ -	$ -	$ 400,000	$ -	$ 250,000	$ 650,000
PR-17	Rotary Park Improvements	$ -	$ 1,200,000	$ -	$ 200,000	$ 500,000	$ 1,900,000
PR-18	Hidden Valley Park Improvements	$ 3,675,000	$ -	$ -	$ 1,112,500	$ -	$ 4,787,500
PR-20	Ward Park Improvements	$ -	$ -	$ -	$ -	$ -	$ -
PR-49	Parks and Open Space Comprehensive Plan-	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000
PR-71	Southwest Park Construction	$ -	$ 1,500,000	$ 27,500,000	$ -	$ -	$ 29,000,000
PR-72	James Walker School Park Improvements	$ -	$ -	$ 120,000	$ -	$ -	$ 120,000
PR-80	Trail Renovations	$ 420,000	$ -	$ -	$ -	$ 450,000	$ 870,000
PR-81	Pink Hill Park Maintenance Building Improvements	$ 750,000	$ -	$ -	$ -	$ -	$ 750,000
Parks Subtotal		**$ 5,220,000**	**$ 4,050,000**	**$ 28,420,000**	**$ 1,312,500**	**$ 1,200,000**	**$ 40,202,500**
ST-06	Pavement Management Program	$ 2,625,000	$ 2,950,000	$ 4,500,000	$ 4,500,000	$ 4,500,000	$ 19,075,000
ST-24	Snow Plow / Dump Truck	$ 220,000	$ 231,000	$ 242,550	$ 254,678	$ 267,411	$ 1,215,639
ST-25	Street Sweeper	$ -	$ -	$ -	$ -	$ 340,000	$ 340,000
ST-26	1.5 Ton Dump / Snow Truck	$ 110,000	$ -	$ -	$ -	$ -	$ 110,000
ST-43	7 Highway Sidewalk Infill	$ 850,000	$ 180,000	$ -	$ -	$ -	$ 1,030,000
ST-44	Concrete Repair and Maintenance	$ 470,665	$ 474,485	$ 502,819	$ -	$ -	$ 1,447,969
ST-52	AA Highway Improvement	$ 1,625,000	$ 6,500,000	$ -	$ -	$ -	$ 8,125,000
Streets Subtotal		**$ 5,900,665**	**$ 10,335,485**	**$ 5,245,369**	**$ 4,754,678**	**$ 5,107,411**	**$ 31,343,608**
STM-06	Stormwater Maintenance	$ 105,000	$ 110,250	$ 115,763	$ 121,551	$ 127,628	$ 580,192
Stormwater Subtotal		**$ 105,000**	**$ 110,250**	**$ 115,763**	**$ 121,551**	**$ 127,628**	**$ 580,192**
BF-19	Public Utilities Building - Phase II	$ 1,959,600	$ -	$ -	$ -	$ -	$ 1,959,600
SAN-07	Citywide Maintenance	$ 1,050,000	$ 1,102,500	$ 1,157,625	$ 1,215,506	$ 1,276,281	$ 5,801,912
SAN-10	Combining Flushing Vacuum Truck	$ -	$ 856,058	$ -	$ -	$ -	$ 856,058
SAN-17	12,000 lb. Hydraulic Excavator	$ 78,373	$ -	$ 86,211	$ -	$ 90,521	$ 255,105
SAN-19	Sewer Infrastructure Deployment	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,000,000
SAN-20	Hydraulic Track Loader	$ -	$ 84,655	$ -	$ -	$ -	$ 84,655
SAN-21	1.5 Ton Service Truck	$ -	$ -	$ 125,000	$ -	$ -	$ 125,000
Sanitary Sewer Utility Subtotal		**$ 3,287,973**	**$ 2,243,213**	**$ 1,568,836**	**$ 1,415,506**	**$ 1,566,802**	**$ 10,082,330**
SNI-01	Sludge Removal	$ 4,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 8,000,000
Sni-A-Bar Subtotal		**$ 4,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 8,000,000**
BF-19	Public Utilities Building - Phase II	$ 1,306,400	$ -	$ -	$ -	$ -	$ 1,306,400
WA-03	Rubber Tire Front End Loader	$ -	$ -	$ 221,650	$ -	$ -	$ 221,650
WA-04	18,000 lb. class Hydraulic Excavator	$ 108,000	$ -	$ -	$ -	$ 129,600	$ 237,600
WA-12	Miscellaneous Watermain Maintenance	$ 750,000	$ 1,000,000	$ 1,250,000	$ 1,250,000	$ 1,500,000	$ 5,750,000
WA-14	Water Tank Maintenance Contract	$ 227,357	$ 238,725	$ 250,000	$ 262,500	$ 275,600	$ 1,254,182
WA-17	Water Infrastructure Deployment	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,000,000
WA-18	1.5 Ton Service Truck	$ -	$ -	$ -	$ 260,706	$ -	$ 260,706
Water Utility Subtotal		**$ 2,591,757**	**$ 1,438,725**	**$ 1,921,650**	**$ 1,973,206**	**$ 2,105,200**	**$ 10,030,538**
GRAND TOTAL ALL FUNDS		**$ 21,190,395**	**$ 19,477,673**	**$ 38,511,618**	**$ 10,577,441**	**$ 11,107,041**	**$ 100,864,168**

The funded projects in the five-year CIP by department are detailed below and total $100,864,168 for five years and $21,190,395 for FY 2024-25.

Public Safety Projects

The 5-year CIP includes $385,000 for Public Safety projects with $85,000 included in FY 2024-25 for the following project:

Project #	Project	Amount
PS-16	Communications Quality Control System	$85,000

Parks Projects

The 5-year CIP includes $40,202,500 for twelve Parks projects with $5,220,000 included in FY 2024-25 for the following projects:

Project #	Project	Amount
PR-15	Blue Springs Park Improvements	$175,000
PR-18	Hidden Valley Park Improvements	$3,675,000
PR-49	Parks and Open Space Comprehensive Plan-Update	$200,000
PR-80	Trail Renovations	$420,000
PR-81	Pink Hill Park Maintenance Building Improvements	$750,000
	TOTAL	**$5,220,000**

Street Projects

The 5-year CIP includes $31,343,608 for seven different street projects with $5,900,665 included in FY 2024-25 for the following projects:

Project #	Project	Amount
ST-06	Pavement Management Program	$2,625,000
ST-24	Snow Plow/Dump Truck	$220,000
ST-26	1.5 Ton Dump/Snow Truck	$110,000
ST-43	7 Highway Sidewalk Infill	$850,000
ST-44	Concrete Repair and Maintenance	$470,665
ST-52	AA Highway Improvement	$1,625,000
	TOTAL	**$5,900,665**

During 2023, Stantec issued its latest report on the comprehensive condition assessment of the City's road network. The assessment rates each segment of road and assigns it a Pavement Condition Index (PCI) and a Pavement Quality Index (PQI) score. Every three-five years, the City will perform an assessment of its street network to evaluate progress, condition and effectiveness of the program.

The scores were used to determine that the Optimal Treatment Cycle for the Pavement Management Program would require $11.5 million per year (not including annual inflation) and the Minimal Treatment Cycle would require $7.3 million per year (not including annual inflation). These figures were discussed at the January 29. 2024 Council Work Session and the Minimal Treatment Cycle has been added to the ST-06 Pavement Management Program as the annual goal for funding.

Stormwater Projects

The 5-year CIP includes $580,192 for stormwater maintenance with $105,000 included in FY 2024-25 for the following project:

Project #	Project	Amount
STM-06	Stormwater Maintenance	**$105,000**

Sanitary Sewer Utility Projects

The 5-year CIP includes $10,082,330 for seven different sanitary sewer projects with $3,287,973 included in FY 2024-25 for the following projects:

Project #	Project	Amount
BF-19	Public Utilities Building – Phase II	$1,959,600
SAN-07	Citywide Maintenance	$1,050,000
SAN-17	12,000 lb. Hydraulic Excavator	$78.373
SAN-19	Sewer Infrastructure Deployment	$200,000
	TOTAL	**$3,287,973**

Capital improvement projects for the utility funds are included in the rate study completed every three years. The most recent study was presented at the July 18, 2022, council meeting and new sewer rates were adopted by Ordinance 5130. The CIP includes $200,000 per year for SAN-19 Sewer Infrastructure Deployment and will accumulate to $1,000,000 but will not increase beyond that until funds are spent below that balance.

Sni-A-Bar Projects

The 5-year CIP includes $8,000,000 for Sni-A-Bar projects with $4,000,000 included in FY 2024-25 for the following project:

Project #	Project	Amount
SNI-01	Sludge Removal	$4,000,000

Water Utility Projects

The 5-year CIP includes $10,030,538 for seven different water utility projects with $2,591,757 included in FY 2024-25 for the following projects:

Project #	Project	Amount
BF-19	Public Utilities Building – Phase II	$1,306,400
WA-04	18,000 lb. class Hydraulic Excavator	$108,000
WA-12	Miscellaneous Watermain Maintenance	$750,000
WA-14	Water Tank Maintenance Contract	$227,357
WA-17	Water Infrastructure Deployment	200,000
	TOTAL	**$2,591,757**

Capital improvement projects for the utility funds are included in the rate study completed every three years. The most recent study was presented at the July 18,2022 council meeting and new water rates were adopted by Ordinance 5131. The CIP includes $200,000 per year for WA-17 Water Infrastructure Deployment and will accumulate to $1,000,000 but will not increase beyond that until funds are spent below that balance.

The funded projects are also shown below by investment category.

Funded Projects by Category-All Years						
Category	**FY 2024-25**	**FY 2025-26**	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**Project Area Total**
Maintenance	$ 15,183,022	$ 9,905,960	$ 9,696,207	$ 9,662,057	$ 9,879,509	$ 54,326,755
Equipment Replacement	$ 516,373	$ 1,171,713	$ 915,411	$ 515,384	$ 827,532	$ 3,946,413
Capital Improvements	$ 5,491,000	$ 8,400,000	$27,900,000	$ 400,000	$ 400,000	$ 42,591,000
TOTAL	**$21,190,395**	**$19,477,673**	**$38,511,618**	**$10,577,441**	**$11,107,041**	**$ 100,864,168**

Unfunded Projects

The City's capital investment needs exceed the current level of available funding. Over the five-year plan period, 38.9% of the City's maintenance, infrastructure and equipment needs are addressed. Current resources are not sufficient to address the entirety of the City's capital investment needs. This will result in a gap and will increase over time as City assets continue to age and deteriorate and increased maintenance and replacement costs in the future. Continued expansion in the City's growth areas will place increased demands on the CIP to construct and maintain additional City assets.

On August 6, 2024, voters will be asked to approve up to $40,000,000 in bonds to fund several projects on the Capital Improvements Program Unfunded list. The specific projects and project cost estimates are provided below and represent 25% of the Unfunded Project List:

Project #	Project	Amount
ST-06	Neighborhood Street Preservation	$15,000,000
ST-09	Woods Chapel Road at 40 Hwy	$450,000
ST-49	ADP to Duncan Road Right Turn Lane	$1,725,000
ST-55	SW 12th Street Improvements	$4,885,000
ST-58	ADP Street Lighting – Moreland School Rd to Wyatt	$2,100,000
ST-61	Walnut Street Improvements	$8,250,000
ST-66	Mock Avenue Improvements	$5,925,000
CD-04	Downtown Master Plan Implementation	$5,000,000

If 4/7 of the voters approve the issuance of the bonds for these projects, the projects will be moved to the funded list.

While the City is maximizing investments in CIP-related projects, there are unfortunately many important projects that cannot be completed due to resource constraints, Unfunded Capital Projects total $157,9 million.

The detailed project sheets for the unfunded projects start on page 62.

Summary of Unfunded Capital Projects by Category FY 2024-25 to 2028-29			
Project Number	**Project Name**		**Estimated Project Cost**
PS-17	Negotiations and Drone Support Vehicle		$ 150,000
PS-18	STAT Support Vehicle		$ 150,000
ST-23	Asphalt Repair Truck (Patch Truck)(2 trucks)		$ 1,065,233
ST-24	Snow Plow / Dump Truck (7 new) (6 Streets, 1 Water)		$ 1,540,000
ST-26	1.5 Ton Dump / Snow Truck (3 trucks)		$ 412,084
ST-63	Tractor/Mower		$ 80,000
ST-64	Crafco Crack Sealer (1 FY 2026-27 plus 1 Future year)		$ 160,000
ST-65	Rubber Tire Skid Loader (2 new plus 1 future year)		$ 230,416
SAN-20	Hydraulic Track Loader		$ 93,120
SAN-21	1.5 Ton Service Truck (2 trucks)		$ 108,132
SAN-26	CCTV Sewer Camera Truck (1 plus 1 future years)		$ 763,045
SNI-07	Hydraulic Track Loader (3 plus 1 future years)		$ 375,554
WA-20	Spoil Dump Truck (1 FY 2027-28 plus 1 future)		$ 481,000
WA-22	Hydro-Excavation Trailer		$ 224,113
WA-23	Hydraulic Track Loader		$ 355,011
	Equipment Replacement Total		**$ 6,187,708**
BF-38	Adams Pointe Conference Center - HVAC System Replacement		$ 1,200,000
CD-01	Comprehensive Plan Update		$ 100,000
CD-04	Downtown Master Plan Implementation		$ 5,000,000
PR-04	Adams Pointe Golf Club Improvements		$ 2,375,000
PR-33	Rotary Park Lake Dredge		$ 300,000
ST-06	Pavement Management Program		$ 32,425,000
ST-60	Decorative Streetlight Refinishing		$ 400,000
ST-62	22nd Street Improvements		$ 2,700,000
SAN-24	Hidden Pointe II L/S Abandonment and Outfall Line Rehabilitation		$ 365,000
SNI-06	Sni-A-Bar Waste Water Treatment Plant Expansion		$ 60,278,430
	Maintenance Total		**$ 105,143,430**
BF-40	City Building Water Softeners		$ 160,000
ST-01	Adams Dairy Parkway VII (Roanoke to Pink Hill Rd)		$ 5,100,000
ST-07	Vesper Street Improvements		$ 6,300,000
ST-09	Woods Chapel Road (Walnut Street to US 40 Highway)		$ 450,000
ST-33	South Outer Road Reconstruction		$ 3,000,000
ST-49	ADP Duncan Road Right Turn Lane		$ 1,725,000
ST-50	Traffic Signal Fiber Line		$ 360,000
ST-55	SW 12th Street Improvements		$ 4,885,000
ST-58	ADP Street Lighting 2 Moreland School Road to Wyatt Road)		$ 2,100,000
ST-59	Signalized Intersection Upgrades		$ 400,000
ST-61	Walnut Street Improvements		$ 8,250,000
ST-66	Mock Avenue Improvements		$ 5,925,000
SAN-27	Southgate Hills 2 Abandonment and Outfall Line		$ 2,000,000
WA-09	Pink Hill Reservoir Feed Loop		$ 3,000,000
WA-21	Water Tower		$ 3,000,000
	Capital Improvements Total		**$ 46,655,000**
	TOTAL UNFUNDED CAPITAL PROJECTS		**$ 157,986,138**

Program Changes

There are several changes in the 2025-2029 CIP program from the previous year's program. Beginning in FY 2023-24, the dollar threshold for CIP projects was increased from $50,000 to $75,000.

Two projects were moved from the unfunded to the funded list. PR-18 and PR-81 are new projects that are recommended for funding because funds are available in the Parks Sales Tax Fund.

Projects Moved from Unfunded to Funded		
Project #	**Project**	**Amount**
PR-18	Hidden Valley Park Improvements	$ 3,675,000
PR-38	Ward Park Trail	$ 400,000
PR-81	Pink Hill Park Maintenance Building Improvements	$ 750,000
ST-43	7 Highway Sidewalk Infill	$ 1,700,000
TOTAL		**$ 6,525,000**

The table below includes the list of new unfunded projects that have been added to the CIP this year. The total cost of these projects is $113,830,904.

New Projects Submitted by Department		
Project #	**Project**	**Amount**
CD-04	Downtown Master Plan Implementation	$ 5,000,000
Community Development Total		**$ 5,000,000**
BF-40	City Building Water Softeners	$ 160,000
Parks Total		**$ 160,000**
PS-17	Negotiations and Drone Support Vehicle	$ 150,000
PS-18	STAT Support Vehicle	$ 150,000
Public Safety Total		**$ 300,000**
ST-06	Pavement Management Program	$ 32,425,000
ST-24	Snow Plow / Dump Truck (6 New)	$ 1,320,000
ST-26	1.5 Ton Dump / Snow Truck (3 trucks)	$ 412,084
ST-64	Crafco Crack Sealer	$ 160,000
ST-65	Rubber Tire Skid Loader	$ 230,416
ST-66	Mock Avenue Improvements	$ 5,925,000
Streets Total		**$ 40,472,500**
SAN-20	Hydraulic Track Loader	$ 93,120
SAN-21	1.5 Ton Service Truck (2 trucks)	$ 108,132
SAN-26	CCTV Sewer Camera Truck (1 plus 1 future years)	$ 763,045
SAN-27	Southgate Hills 2 Abandonment and Outfall Line	$ 2,000,000
Sanitary Sewer Utility Total		**$ 2,964,297**
SNI-06	Sni-A-Bar Waste Water Treatment Plant Expansion	$ 60,278,430
SNI-07	Hydraulic Track Loader (3 plus 1 future years)	$ 375,554
Sni-A-Bar Total		**$ 60,653,984**
ST-24	Snow Plow / Dump Truck (6 New)	$ 220,000
WA-20	Spoil Dump Truck (1 FY 2027-28 plus 1 future)	$ 481,000
WA-22	Hydro-Excavation Trailer	$ 224,113
WA-23	Hydraulic Track Loader	$ 355,011
WA-21	Water Tower	$ 3,000,000
Water Utility Total		**$ 4,280,124**
Total New Projects Submitted		**$ 113,830,904**

The addition of 10 Funded projects for FY 2028-2029:

Projects Added for FY 2028-29		
Project #	**Project**	**Amount**
PR-16	Pink Hill Park Improvements	$ 250,000
PR-17	Rotary Park Improvements	$ 500,000
PR-80	Trail Renovations	$ 450,000
ST-06	Pavement Management Program	$ 4,500,000
ST-24	Snow Plow / Dump Truck	$ 267,411
ST-25	Street Sweeper	$ 340,000
STM-06	Stormwater Maintenance	$ 127,628
SAN-07	Citywide Maintenance	$ 1,276,281
SAN-17	12,000 lb. Hydraulic Excavator	$ 90,521
SAN-19	Sewer Infrastructure Deployment	$ 200,000
SNI-01	Sludge Removal	$ 1,000,000
WA-04	18,000 lb. class Hydraulic Excavator	$ 129,600
WA-12	Miscellaneous Watermain Maintenance	$ 1,500,000
WA-14	Water Tank Maintenance Contract	$ 275,600
WA-17	Water Infrastructure Deployment	$ 200,000
TOTAL		**$ 11,107,041**

Funded Project Table of Contents
Fiscal Years 2024-25 to 2028-29

Project #	Project Descripton	Department	Project Type
BF-19	Public Utilities Building – Phase II	Sanitary Sewer & Water Utility	Capital Improvement
FH-01	Replacement of Fitness Cardio Equipment	Parks	Equipment Replacment
PR-13	Keystone Park Improvements	Parks	Maintenance
PR-14	Baumgardner Park Improvements	Parks	Maintenance
PR-15	Blue Springs Park Improvements	Parks	Maintenance
PR-16	Pink Hill Park Improvements	Parks	Maintenance
PR-17	Rotary Park Improvements	Parks	Maintenance
PR-18	Hidden Valley Park Improvements	Parks	Maintenance
PR-20	Ward Park Improvements	Parks	Maintenance
PR-49	Parks and Open Space Comprehensive Plan	Parks	Capital Improvements
PR-71	Southwest Park Construction	Parks	Capital Improvements
PR-72	James Walker School Park Improvements	Parks	Maintenance
PR-80	Trail Renovations	Parks	Maintenance
PR-81	Pink Hill Park Maintenance Building Improvements	Parks	Maintenance
PS-13	Police Department Locker Room	Public Safety	Capital Improvement
PS-16	Communications Quality Control Systems	Public Safety	Maintenance
SAN-07	Citywide Maintenance	Sanitary Sewer	Maintenance
SAN-10	Combination Flushing Vacuum Truck	Sanitary Sewer	Equipment Replacement
SAN-17	12,000lb Hydraulic Excavator	Sanitary Sewer	Equipment Replacement
SAN-19	Sewer Infrastructure Deployment	Sanitary Sewer	Capital Improvements
SAN-20	Hydraulic Track Loader	Sanitary Sewer	Equipment Replacement
SAN-21	1.5 Ton service Truck	Sanitary Sewer	Equipment Replacement
SNI-01	Sludge Removal	Sanitary Sewer	Maintenance
ST-06	Pavement Management Program	Streets	Maintenance
ST-24	Snowplow/Dump Truck	Streets	Maintenance
ST-25	Street Sweeper	Streets	Maintenance
ST-26	1.5 Ton Dump/Snow Truck	Streets	Equipment Replacement
ST-43	7 Highway Sidewalk Infill	Streets	Maintenance
ST-44	Concrete Repair and Maintenance	Streets	Maintenance
ST-52	AA Highway Improvements	Streets	Capital Improvements
STM-06	Stormwater Maintenance	Streets	Maintenance
WA-03	Rubber Tired Front-End Loader	Water Utility	Equipment Replacement
WA-04	18,000lb class Hydraulic Excavator	Water Utility	Equipment Replacement
WA-12	Miscellaneous Watermain Maintenance	Water Utility	Maintenance
WA-14	Water Tank Maintenance Contract	Water Utility	Maintenance
WA-17	Water Infrastructure Deployment	Water Utility	Capital Improvements
WA-18	1.5 Ton service Truck	Water Utility	Equipment Replacement

Project Title:	Public Utilities Building – Phase II	**Project Number:**	BF-19
Project Type:	Building and Facilities	**Current Year Project Cost:**	$3,266,000
Department:	Public Works	**Funding Source:**	Sanitary Sewer @60% Water Utility @40%
Strategic Plan Priority	Infrastructure		

Description: Design and construction of a 100 ft. x 200 ft. building for Public Utilities on the lot adjacent to the existing Public Works Building. The new building will provide vehicle and equipment storage, locker room facilities, conference\training room and secure storage of repair inventories and critical equipment for the sewer and water departments.

Justification: Water and sewer personnel and equipment currently operate out of the Public Works Building along with street maintenance, storm sewer maintenance, central garage, and administrative staff. The existing building was constructed in 1988 with 18 interior parking stalls and then reduced to 16 in 2000 with the expanded operations of the central garage. Because of growth and current space limitations 13 emergency response vehicles are parked outside exposed to inclement weather. The very nature of the work performed by public works requires that its equipment and personnel respond promptly during the most demanding weather conditions. Outside storage of equipment also leaves this very expensive equipment susceptible to vandalism and theft. Current personnel numbers working out of the Public Works Building exceed the space available for locker room facilities and meeting\training space used for safety training. As newly annexed areas begin developing, additional personnel and equipment will be added. The proper way to address these needs is to require the utilities division to provide the space necessary for its equipment and personnel rather than the General Fund providing for the utility division. The Engineering Department will be joining the Operations Section to bring the department together as a unit to optimize communication and efficiency. (Cost as of 2022)

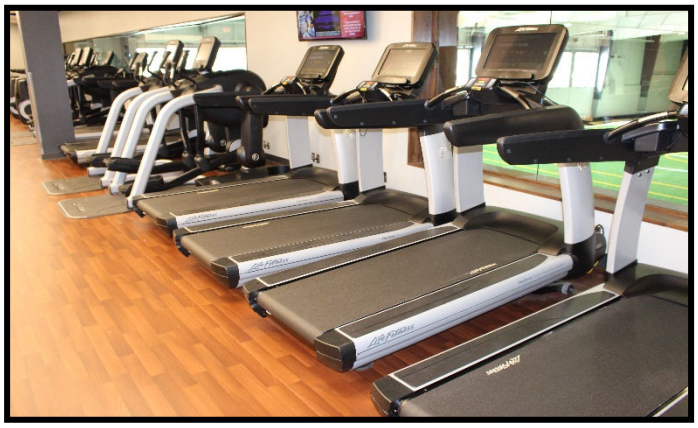
Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$895,000	$0	$0	$0	$0	$0	$895,000
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$3,533,000	$3,266,000	$0	$0	$0	$0	$6,799,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$4,428,000	$3,266,000	$0	$0	$0	$0	$7,694,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Sewer Fund	$2,623,800	$1,959,600	$0	$0	$0	$0	$4,583,400
Water Fund	$1,804,200	$1,306,400	$0	$0	$0	$0	$3,110,600
Total	$4,428,000	$3,266,000	$0	$0	$0	$0	$7,694,000

Project Title:	Replacement of Fitness Cardio Equipment	**Project Number:**	FH-01
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Fieldhouse Fund
Strategic Plan Priority:	Fieldhouse Operation		

Description: Replacement of original cardio equipment in the Fitness Center.

Justification: The cardio equipment at the Blue Springs Fieldhouse will be 3 years old in March 2027. Significant repair issues begin to occur after 3 years of use on cardio equipment. As part of the original operational proforma, it was called out for the cardio equipment to be replaced every 3 years. This is done to reduce time with equipment due to necessary repairs and reduce the cost of maintenance on the equipment. Equipment that is in disrepair frequently causes members to be dissatisfied and cancel memberships, thus reducing operational revenues. Additionally, once the equipment becomes older than three years, the sale/trade in value decrease significantly.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$380,000	$0	$0	$240,000	$0	$0	$620,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$380,000	$0	$0	$240,000	$0	$0	$620,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Fieldhouse Fund	$380,000	$0	$0	$240,000	$0	$0	$620,000
Total	$380,000	$0	$0	$240,000	$0	$0	$620,000

Project Title:	Keystone Park Improvements	**Project Number:**	PR–13
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: Replacement of restroom building.
Previously completed in the Parks Sales Tax Program was project PR-13 $1,861,000 which included the replacement of the park shelter house, renovations to the parking lot, and playground replacement.

Justification: Project PR-13 is funding to replace the restroom building at Keystone Park in FY 2026-27. The current restroom building is in a failing condition and needs to be replaced with a modern restroom facility. With the recent improvements to the park such as new shelter and playground, the restroom facility is in need of replacement to complement these other upgrades in Keystone Park



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$800,000	$0	$0	$400,000	$0	$0	$1,200,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,061,000	$0	$0	$0	$0	$0	$1,061,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,861,000	$0	$0	$400,000	$0	$0	$2,261,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$1,861,000	$0	$0	$400,000	$0	$0	$2,261,000
Total	$1,861,000	$0	$0	$400,000	$0	$0	$2,261,000

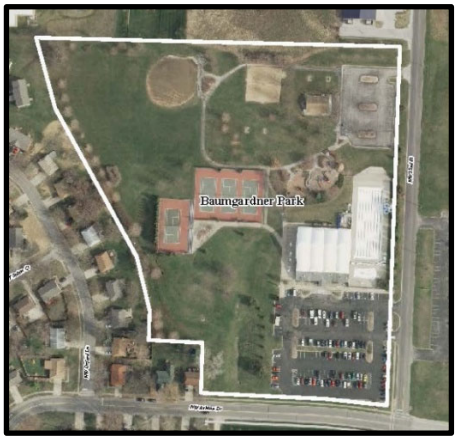
KEYSTONE PARK IMPROVMENTS - $400,000

Keystone Restroom Building	$400,000
Project Total	**$400,000**

Project Title:	Baumgardner Park Improvements	**Project Number:**	PR–14
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: Renovations to the tennis courts.
Previously completed in the 2017 Parks Sales Tax Program was project PR-13 $350,000 which included repairs to parking lot and trail overlay. The Parking Lot was seal coated and restriped in 2023

Justification: Project PR-14 includes tennis court improvements to bring them up to the standard of other existing hard surface courts in Blue Springs. This project is scheduled for FY 2025-26.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$34,000	$0	$0	$0	$0	$0	$34,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$316,000	$0	$1,000,000	$0	$0	$0	$1,316,000
Contingency	$35,000	$0	$0	$0	$0	$0	$35,000
Total	$385,000	$0	$1,000,000	$0	$0	$0	$1,385,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$385,000	$0	$1,000,000	$0	$0	$0	$1,385,000
Total	$385,000	$0	$1,000,000	$0	$0	$0	$1,385,000

BAUMGARDNER PARK IMPROVEMENTS - $1,000,000

Tennis Court Improvements	$1,000,000
Project Total	**$1,000,000**

Project Title:	Blue Springs Park Improvements	**Project Number:**	PR–15
Project Type:	Capital Improvement	**Current Year Project Cost:**	$175,000
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: Replacement of shelters, basketball court lights and athletic field light replacement. The current light poles have structural issues with the foundation being eroded away, thus making the poles suspectable to falling over. Additionally, the current lights are not aimed correctly causing light glare spillage into areas not requiring lighting. The basketball court was renovated through the 2017 Sales Tax program, but the lights were not upgraded at that time due to funding limits.

Justification: Project PR-15 includes items that were omitted from the 2017 Sales Tax program due to lack of funding. Improvements are required to the ballfield lights and basketball court lights. These improvements are scheduled for FY 2025-26. The current light poles have structural issues with the foundation being eroded away, thus making the poles suspectable to falling over. Additionally, the current lights are not aimed correctly causing light glare spillage into areas not requiring lighting. The basketball court lights were not upgraded at the time of the court renovations but will be replaced with modern LED lighting. The shelter houses are past their life expectancy and improvements need to be made to bring them up to the standard of other park facilities.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$1,090,000	$0	$350,000	$0	$0	$0	$1,440,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$175,000	$0	$0	$0	$0	$175,000
Contingency	$66,000	$0	$0	$0	$0	$0	$66,000
Total	$1,156,000	$175,000	$350,000	$0	$0	$0	$1,681,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0
Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$1,156,000	$175,000	$350,000	$0	$0	$0	$1,681,000
Total	$1,156,000	$175,000	$350,000	$0	$0	$0	$1,681,000

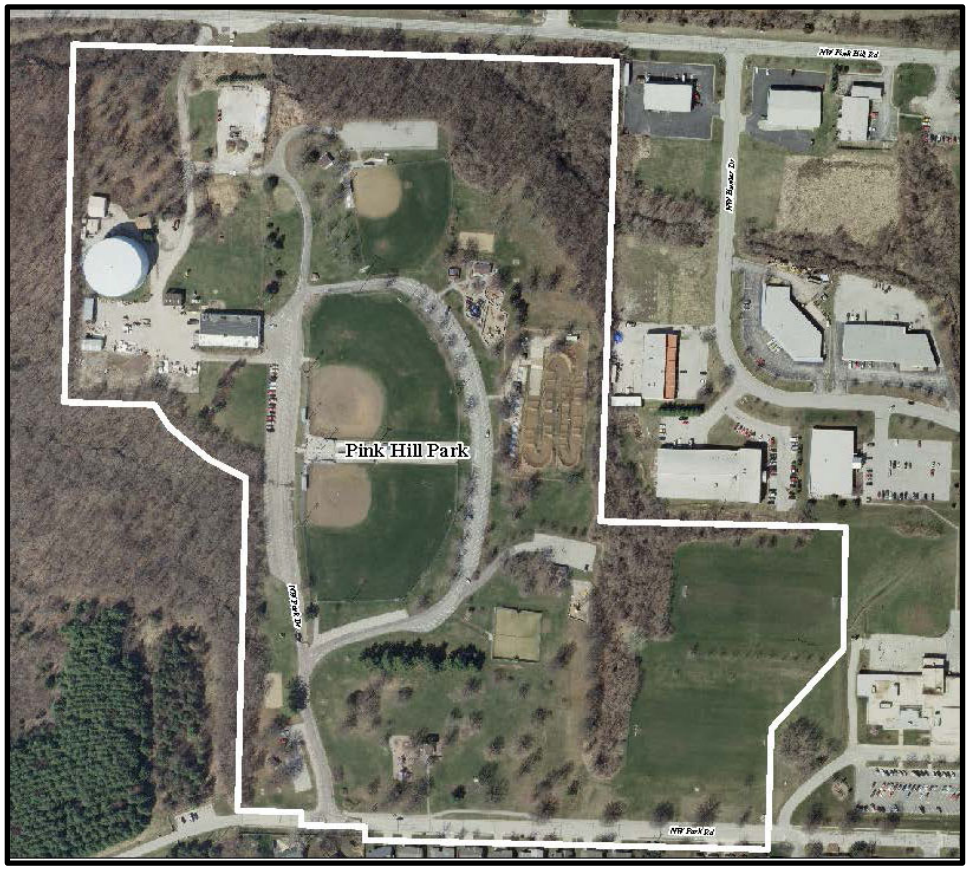
BLUE SPRINGS PARK IMPROVEMENTS - $525,000

Blue Springs Park Shelter Replacement	$175,000
Blue Springs Park Field Lights	$250,000
Blue Springs Park Basketball Court Light Replacement	$100,000
Project Total	**$525,000**

Project Title:	Pink Hill Park Improvements	**Project Number:**	PR–16
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: The improvement to Nelson Field Lights is scheduled for FY 2028-29 and Playground #2 replacement are scheduled for FY 2026-27. Replacement of shelter houses, parking and driveway improvements, Playground #2 renovations, BMX Track fence and bleachers and improvements to Nelson Field. Replacement of shelter houses, parking and driveway improvements, BMX Track fence and bleachers have been completed in FY2022-23.

Justification: The lights on Nelson Filed are over 30 years old and are no longer aimed in the correct position and the poles are deteriorating. The playground at shelter #2 has reached its life expectancy and is hard to maintain with parts. Improvements are needed to bring into standard with other park improvements.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$1,006,500	$0	$0	$400,000	$0	$0	$1,406,500
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,125,500	$0	$0	$0	$0	$250,000	$1,375,500
Contingency	$197,000	$0	$0	$0	$0	$0	$197,000
Total	$2,329,000	$0	$0	$400,000	$0	$250,000	$2,979,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$2,329,000	$0	$0	$400,000	$0	$250,000	$2,979,000
Total	$2,329,000	$0	$0	$400,000	$0	$250,000	$2,979,000

PINK HILL PARK IMPROVMENTS - $650,000

Pink Hill Park Nelson Field Improvements	$250,000
Pink Hill Park Playground #2	$400,000
Project Total	**$650,000**

Project Title:	Rotary Park Improvements	**Project Number:**	PR–17
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: Replacement of Gazebo, small playground, renovations to parking lots, renovations to the tennis courts and replacement of the large playground.
PR-17 $660,500 included replacement of the original Gazebo structure, renovations to the parking lot and replacement of the small playground. The gazebo was replaced in FY 2022-23.

Justification: Project PR-17 includes renovations to the tennis courts and replacement of the large playground. Now with additional funds these items can be improved to alleviate safety concerns. The playground is scheduled for replacement in FY 2025-26, tennis courts are scheduled for renovations in FY 2026-27 and both Shelter and Restroom are scheduled for replacement in FY 2027-28.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$532,500	$0	$1,200,000	$0	$0	$0	$1,732,500
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$128,000	$0	$0	$0	$200,000	$500,000	$828,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$660,500	$0	$1,200,000	$0	$200,000	$500,000	$2,560,500
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$660,500	$0	$1,200,000	$0	$200,000	$500,000	$2,560,500
Total	$660,500	$0	$1,200,000	$0	$200,000	$500,000	$2,560,500

ROTARY PARK IMPROVEMENTS - $1,900,000

Rotary Park Tennis Court	$500,000
Rotary Park Playground	$1,200,000
Rotary Park Shelter Replacement	$200,000
Project Total	**$1,900,000**

Project Title:	Hidden Valley Park Improvements	**Project Number:**	PR-18
Project Type:	Capital Improvement	**Current Year Project Cost:**	$3,675,000
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: Renovations to Hidden Valley concession buildings and press box, parking lot and curb improvements, and turf improvements to infields. Previously completed in the 2017 Parks Sales Tax Program was project PR-18 $2,003,500 which included the replacement of playground and signs. Also completed as part of the renewal was the parking lot paving at the soccer fields and football fields. Additionally, roofs have been replaced on the soccer, baseball, and football buildings.

Justification: PR-18 are items that still need to be addressed to alleviate unsafe conditions and bring the facilities up to the standards of the Parks Department. These include concession/restroom improvements to the interior restrooms and serving areas. Additionally, the parking lot for softball needs to be overlaid and new curbing installed. This project would also include the installation of artificial turf on the infields of 9 softball fields along with new backstops. This would upgrade the fields to allow more play and minimize maintenance requirements on the infields.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$550,000	$0	$0	$0	$0	$0	$550,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,402,500	$3,675,000	$0	$0	$1,112,500	$0	$6,190,000
Contingency	$51,000	$0	$0	$0	$0	$0	$51,000
Total	$2,003,500	$3,675,000	$0	$0	$1,112,500	$0	$6,791,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0
Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$2,003,500	$3,675,000	$0	$0	$1,112,500	$0	$6,791,000
Total	$2,003,500	$3,675,000	$0	$0	$1,112,500	$0	$6,791,000

HIDDEN VALLEY PARK IMPROVEMENTS - $4,787,500

Turf Improvements	$3,275,000
Concession Restroom Improvements	$400,000
Area Parking Lot Improvements & Curb Replacement	$1,112,500
Project Total	**$4,787,500**

Project Title:	Ward Park Improvements	**Project Number:**	PR–20
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks & Recreation		

Description: Shelter renovations at Ward Park. Previously completed in the Parks Sales Tax Program was Project PR-20 $1,057,000 which included replacement of basketball courts, and playground. Additionally, in 2022 the tennis courts were converted into dedicated pickleball courts. A new restroom building was installed in 2024.

Justification: The current shelters have outlived their life expectancy and need to be upgraded to meet the standard of other park facilities



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$435,000	$0	$0	$0	$0	$0	$0	$435,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$575,000	$0	$0	$0	$0	$0	$200,000	$775,000
Contingency	$47,000	$0	$0	$0	$0	$0	$0	$47,000
Total	$1,057,000	$0	$0	$0	$0	$0	$200,000	$1,257,000
Op Expense	$0	$0	$0	$0	$0	$0		$0
Cost Savings	$0	$0	$0	$0	$0	$0		$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Park Sales Tax	$1,057,000	$0	$0	$0	$0	$0	$200,000	$1,257,000
Total	$1,057,000	$0	$0	$0	$0	$0	$200,000	$1,257,000

WARD PARK IMPROVEMENTS - $200,000

Shelter Replacement	$200,000
Project Total	**$200,000**

Project Title:	Parks, Recreation and Open Space Master Plan - Update	**Project Number:**	PR-49
Project Type:	Plan Update	**Current Year Project Cost:**	$200,000
Department:	Parks and Recreation	**Funding Source:**	Park Sales Tax
Strategic Plan Priority:	Parks and Recreation Future Planning		

Description: The City of Blue Springs adopted our most recent Parks, Recreation and Open Space Master Plan in 2016. The Parks, Recreation and Open Space Master Plan was designed to be a 10-year document and should be updated to address current trends in parks and recreation and the community's needs.

Justification: The Parks, Recreation and Open Space Master Plan is an official public document adopted by the Park Commission and City Council to provide guide the Department in meeting the needs of the Community. The plan provides a rational and comprehensive guide for physical development of Parks and Open Space as well as direction for programming and fiscal responsibilities and needs. The plan fosters quality growth, conservation, and development throughout the City. The update is programmed for FY 2024-25 to maintain the 10-year update cycle.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$200,000	$0	$0	$0	$0	$200,000
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$200,000	$0	$0	$0	$0	$200,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$0	$200,000	$0	$0	$0	$0	$200,000
Total	$0	$200,000	$0	$0	$0	$0	$200,000

Project Title:	Southwest Park Construction	**Project Number:**	PR-71
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks and Recreation Master Plan		

Description: The construction of Southwest Park was included in the 2021 Park Sales Tax renewal program. This will provide a park in southern Blue Springs. The design was completed in 2020 originally PR-71and provided to the public prior to the Sales Tax renewal.

Justification: Development of a park in southern Blue Springs to serve residents in this area as well as develop parkland already owned by the City.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$125,000	$0	$1,500,000	$0	$0	$0	$1,625,000
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$27,500,000	$0	$0	$27,500,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$125,000	$0	$1,500,000	$27,500,000	$0	$0	$29,125,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Parks Sales Tax	$125,000	$0	$1,500,000	$0	$0	$0	$1,625,000
Bonds	$0	$0	$0	$27,500,000	$0	$0	$27,500,000
Total	$125,000	$0	$1,500,000	$27,500,000	$0	$0	$29,125,000

Southwest Park Development - $29,000,000

Architecture and Engineering Services	$1,500,000
Construction Bonds	$27,500,000
Project Total	**$29,000,000**

Project Title:	James Walker School Park Improvements	**Project Number:**	PR-72
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Parks and Recreation	**Funding Source:**	Parks Sales Tax
Strategic Plan Priority:	Parks and Recreation		

Description: Renovations to existing skate park.

Justification: The existing playground at James Walker Park has outlived its life expectancy and is in need of upgrade. The existing playground is to the point that it is difficult to get replacement parts due to its age. The playground will be renovated to a modern playground.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$275,000	$0	$0	$120,000	$0	$0	$395,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$275,000	$0	$0	$120,000	$0	$0	$395,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Park Sales Tax	$275,000	$0	$0	$120,000	$0	$0	$395,000
Total	$275,000	$0	$0	$120,000	$0	$0	$395,000

Walker School Park Improvements -$120,000

Playground Renovations	$120,000
Walker School Park Skate Park	TBD
Project Total	**$120,000**

Project Title:	Trail Renovations	**Project Number:**	PR-80
Project Type:	Capital Improvement	**Current Year Project Cost:**	$420,000
Department:		**Funding Source:**	Park Sales Tax
Strategic Plan Priority:	Parks, Recreation and Open Space Master Plan		

Description: Renovations to trails segments throughout Blue Springs Parks and trails.

Justification: To maintain trails in a safe usable manner and to extend the life of the pavement.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$420,000	$0	$0	$0	$450,000	$400,000	$1,270,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$420,000	$0	$0	$0	$450,000	$400,000	$1,270,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0
Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Parks Sales Tax	$0	$420,000	$0	$0	$0	$450,000	$400,000	$1,270,000
Total	$0	$420,000	$0	$0	$0	$450,000	$400,000	$1,270,000

Trail Improvements - $1,270,000

Adams Dairy Parkway Trail (PR-10)	$225,000
Coronado Trail (PR-35)	$80,000
Grounds Park Trail (PR-77)	$40,000
Ward Park Trail (PR-38)	$400,000
Moreland School Road Trail (PR_08)	$65,000
Crack Filling/Sealcoating Improved Trails	$50,000
Project Total	**$1,270,000**

Project Title:	Pink Hill Park Maintenance Building Improvements	**Project Number:**	PR-81
Project Type:	Capital Improvements	**Current Year Project Cost:**	$750,000
Department:	Parks & Recreation	**Funding Source:**	Park Sales Tax
Strategic Plan Priority:	Infrastructure		

Description: Renovations to the Pink Hill Park Maintenance Shop workspaces, restroom/locker room facilities, and break room area.

Justification: Project PR-81 includes renovations to the existing Pink Hill Park Maintenance Shop. The shop is over 40 years old and was the original Public Works shop prior to Parks Maintenance moving in. The current layout of the office spaces does not allow for privacy when dealing with personnel matters or other sensitive topics. The restroom/locker room layout only allows for use by one gender and needs to be updated as well. The break room area also serves as a break room for the park maintenance staff and needs to be renovated to be a more efficient space.



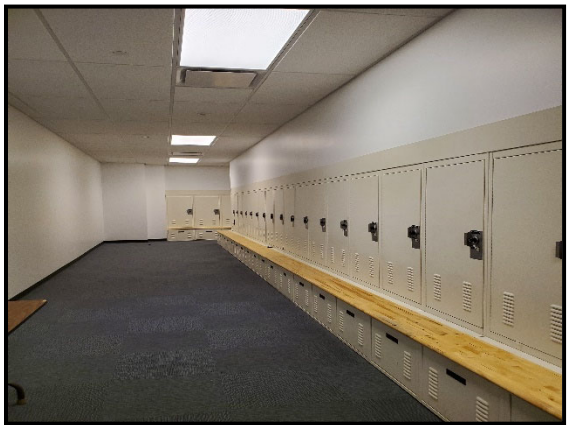
Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$750,000	$0	$0	$0	$0	$750,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$750,000	$0	$0	$0	$0	$750,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Unfunded	$0	$750,000	$0	$0	$0	$0	$750,000
Total	$0	$750,000	$0	$0	$0	$0	$750,000

Project Title:	Police Department Locker Room Expansion	**Project Number:**	PS–13
Project Type:	Capital Improvement	**Current Year Project Cost:**	$0
Department:	Public Safety	**Funding Source:**	Public Safety Sales Tax
Strategic Plan Priority:	Internal Operations		

Description: When the building was designed and built in 2015-2016, the original number of lockers in each of the male and female locker rooms was reduced in scope to reduce the project cost. The current number of lockers in each room are barely able to meet the current needs based on personnel levels. Future growth will require that additional lockers be purchased and built in the space set aside for future growth. The lockers contain electrical outlets and are connected to the facility HVAC system for ventilation purposes. The project will not only require the purchase of the actual lockers, but also construction costs to provide ventilation and electrical outlets.

Justification: Adequate locker room facilities are important to support an active workforce providing the necessary means to prepare for duty, clean-up during duty, and ending duty.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$300,000	$0	$0	$0	$300,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$300,000	$0	$0	$0	$300,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Public Safety Sales Tax	$0	$0	$300,000	$0	$0	$0	$300,000
Total	$0	$0	$300,000	$0	$0	$0	$300,000

Project Title:	Communications Quality Control System	**Project Number:**	PS–16
Project Type:	Capital Improvements	**Current Year Project Cost:**	$85,000
Department:	Public Safety	**Funding Source:**	Public Safety Sales Tax
Strategic Plan Priority:	1		

Description: The Communications Quality control System is a customized call handling solution for the communications center. The "Total Response" program by PowerPhone is a dispatch auditing and quality control system aiding dispatchers to be uniform in the questions asked on each call. $84,596 setup/licensing and training for all dispatch employees with a $16,000 yearly maintenance and upgrade cost.

Justification: This program will provide more consistent emergency call taking, generate objective dispatch decision based upon scene conditions, enhance caller and responder safety and offer prearrival instructions focused on scene safety and evidence preservation. The program will also improve information sharing with responders, provide real time and retrospective monitoring tools to gauge performance and limit liability exposure.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$85,000	$0	$0	$0	$0	$85,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$0	$85,000	$0	$0	$0	$0	$85,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Public Safety Sales Tax	$0	$85,000	$0	$0	$0	$0	$85,000
Total	$0	$85,000	$0	$0	$0	$0	$85,000

Project Title:	Citywide Maintenance	**Project Number:**	SAN-07
Project Type:	Sanitary Sewer System Maintenance and Improvements	**Current Year Project Cost:**	$1,050,000
Department:	Public Works – Sewer Maintenance	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Sewer maintenance and improvements include televised inspection of sewer mains, sewer main cleaning, replacement of clay tile sewer main utilizing cured in place pipe, rehabilitation of manholes, construction of relief sewers, and emergency repair of collapsed pipes and manholes.

Justification: This project provides for the maintenance, rehabilitation, and repair of the sanitary sewer infrastructure. The resulting benefits are extended life of sewers, increased system reliability, decreased infiltration, and inflow (I&I), and fewer sewer back up claims. The reduction of I&I maximizes the available capacity in the collection system and wastewater treatment plant and reduces the risk of sewer overflows. To accomplish this a combination of the following tasks are performed each year: televised sewer inspections, sewer main cleaning, 25,000-35,000 feet of clay tile sewer lining, and the rehabilitation of leaking or deteriorated manholes. Of the City's 1,395,430 feet of sanitary sewers, the original and oldest portion (494,000 feet) was constructed using clay tile pipe. Due to its fragile nature clay pipe is prone to cracking as the earth's crust shifts and moves. This in turn leads to poor performance and in some cases pipe failure. To date, 409,558 feet of clay tile sewers have been lined utilizing cured in place pipe. This process replaces the existing sewer pipe and has a life expectancy of 100 years. With continued funding the remaining 84,442 feet of clay tile sewers will be replaced by 2025.

Projected Five-Year Cost Schedule

Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$14,700,000	$1,050,000	$1,102,500	$1,157,625	$1,215,506	$1,276,281	$20,501,912
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$14,700,000	$1,050,000	$1,102,500	$1,157,625	$1,215,506	$1,276,281	$20,501,912
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule

Source	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Sewer Utility Fund	$14,700,000	$1,050,000	$1,102,500	$1,157,625	$1,215,506	$1,276,281	$20,501,912
Total	$14,700,000	$1,050,000	$1,102,500	$1,157,625	$1,215,506	$1,276,281	$20,501,912

Project Title:	Combination Flushing Vacuum Truck	**Project Number:**	SAN-10
Project Type:	Sewer System Equipment Replacement	**Current Year Project Cost:**	$0
Department:	Public Works – Sewer Maintenance	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: This unit supports sewer cleaning activities, non-invasive hydro-excavation, and emergency response for citizens.

Justification: This purchase provides for the replacement of an existing piece of equipment. This unit is critical in our ability to maintain the City's sewer system, responding to sewer backups, and minimizing excavation liabilities by utilizing hydro-excavation methods. Performing sewer cleaning operations in-house vs. contracting provides the City with cost savings of $40,000 per year. With the recent addition of a primary sewer flushing truck the service life of this unit has been able to be extended from 6 to 12 years. The current unit should be scheduled for replacement in FY 2025-2026.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$300,000	$0	$856,058	$0	$0	$0	$1,156,058
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$300,000	$0	$856,058	$0	$0	$0	$1,156,058
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Trade In Value	$0	$0	$0	$0	$0	$0	$0
Sewer Utility Fund	$300,000	$0	$856,058	$0	$0	$0	$1,156,058
Total	$300,000	$0	$856,058	$0	$0	$0	$1,156,058

Project Title:	12,000lb Hydraulic Excavator	**Project Number:**	SAN-17
Project Type:	Sewer System Equipment Replacement	**Current Year Project Cost:**	$78,373
Department:	Public Works-Sewer Maintenance	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Project Number SAN-17 funds the replacement of a hydraulic excavator used in daily operations with Public Works. While we normally trade in prior units every 2 years in order to keep our equipment operationally ready, the current equipment will be transferred to parks. The trade in will resume on the following cycle

Justification: This equipment is vital to the department to handle various construction tasks and after hour's emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the city will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs. Instead of trading in the current unit, it will be transferred to the parks dept. Trade ins will resume the following cycle.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$359,700	$78,373	$0	$86,211	$0	$90,521	$614,805
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$359,700	$78,373	$0	$86,211	$0	$90,521	$614,805
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Trade In Amount	$205,000	$0	$0	$0	$0	$0	$205,000
Sewer Utility Fund	$154,700	$78,373	$0	$86,211	$0	$90,521	$409,805
Total	$359,700	$78,373	$0	$86,211	$0	$90,521	$614,805

Project Title:	Sewer Infrastructure Deployment	**Project Number:**	SAN-19
Project Type:	Capital Improvements	**Current Year Project Cost:**	$200,000
Department:	Public Works	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Development and Redevelopment		

Description: The project will fund the strategic deployment of sewer infrastructure to facilitate the development of the City. It is contemplated that annual budgeted funds may go unused year-over-year and will be accessed for projects meeting certain criteria. Priority will be given to sites/projects that meet one or more of the following criteria:

- Areas in the Intent to Annex plan.
- Consistency with the Comprehensive Plan.
- Promotes stated economic development objectives (e.g. job creation, business attraction and retention, shovel ready site, etc.). Provides systematic, long-term infrastructure solutions.

Justification: The City is uniquely positioned to play a significant role in site/area development through the deployment of critical infrastructure to make areas and sites within the City marketable and ultimately developable. Dedicating resources on an on-going basis will enable the City to respond to market demands and opportunities and systematically and strategically address the infrastructure needs of the City.

The CIP includes $200,000 per year for SAN-19 Sewer Infrastructure Deployment and will accumulate to $1,000,000 but will not increase beyond that until funds are spent below that balance.

Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,600,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,600,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,600,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,600,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Sewer Utility Fund	$1,600,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,600,000
Total	$1,600,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,600,000

Project Title:	Hydraulic Track Loader	**Project Number:**	SAN-20
Project Type:	Sewer System Equipment Replacement	**Current Year Project Cost:**	$0
Department:	Public Works – Sewer Maintenance	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase of a hydraulic track loader to assist in daily operations within the sanitary sewer division.

Justification: This equipment is vital to the department to handle various construction tasks and after hour's emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the City will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$165,000	$0	$84,655	$0	$0	$0	$249,655
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$165,000	$0	$84,655	$0	$0	$0	$249,655
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Trade in amount	$120,750	$0	$0	$0	$0	$0	$120,750
Sewer Utility Fund	$44,250	$0	$84,655	$0	$0	$0	$128,905
Total	$165,000	$0	$84,655	$0	$0	$0	$249,655

Project Title:	1.5 Ton Service Truck	**Project Number:**	SAN-21
Project Type:	Equipment Replacement	**Current Year Project Cost:**	$0
Department:	Public Works - Sewer	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase of a 1.5-ton service truck with crane for the sewer department to assist in daily operations.

Justification: This truck will be used for daily maintenance of the city's sanitary sewer system. This truck has a service life of 5-8 years. This truck is vital to daily operations and upkeep of infrastructure that include lift stations.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$60,000	$0	$0	$125,000	$0	$0	$185,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$60,000	$0	$0	$125,000	$0	$0	$185,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Sewer Utility Fund	$60,000	$0	$0	$125,000	$0	$0	$185,000
Total	$60,000	$0	$0	$125,000	$0	$0	$185,000

Project Title:	Sewer Flushing Truck	**Project Number:**	SAN-23
Project Type:	Equipment Replacement	**Current Year Project Cost:**	$0
Department:	Public Works Sewer Maintenance	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: This request is for the replacement of a sewer flushing truck. This unit supports sewer cleaning activities and emergency response for citizens.

Justification: The department previously performed all tasks with one combination flushing/vacuum truck that was scheduled to be replaced every 6 years. Communication installations within the public right of ways have increased the need to reduce liabilities during excavations by using hydro-excavating practices. This placed increased demand for the vacuum truck resulting in scheduling conflicts and a restricted ability to complete scheduled preventative maintenance flushing. The addition of this piece of equipment enables the department to push the years of service for both pieces of equipment out to 12 years resulting in both lower annual costs and a higher level of service to the community. The current unit should be scheduled for replacement in future years. Next scheduled replacement isn't until FY 2031-32, estimated at $325,000.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$250,000	$0	$0	$0	$0	$0	$325,000	$575,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$250,000	$0	$0	$0	$0	$0	$325,000	$575,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**		**Total**
Sewer Utility Fund	$250,000	$0	$0	$0	$0	$0	$325,000	$575,000
Total	$250,000	$0	$0	$0	$0	$0	$325,000	$575,000

Project Title:	Sludge Removal	**Project Number:**	SNI-01
Project Type:	Repetitive Operational Maintenance	**Current Year Project Cost:**	$4,000,000
Department:	Public Works – Sni-A-Bar	**Funding Source:**	Sewer Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: The Sni-A-Bar wastewater treatment facility utilizes sludge treatment cells for the interim process between removal of sludge from the activated sludge process and permanent disposal from the treatment plant. Through an agreement with the Department of Natural Resources the City has been able to extend the period before sludge is required to be removed (normally 2 years) by adding micro-organisms to the sludge treatment cells to continue the decomposition process. This process can extend the storage capacity of the treatment cells by an additional 2-3 years.

Justification: Regular disposal of waste sludge is required under the permit issued by the State of Missouri. This project is needed based on the agreements with DNR and the available storage capacity of the treatment cells and should be performed every 4 years.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$3,500,000	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$11,500,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$3,500,000	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$11,500,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Sewer Utility Fund	$3,500,000	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$11,500,000
Total	$3,500,000	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$11,500,000

Project Title:	Pavement Management Program	**Project Number:**	ST-06
Project Type:	Street Improvements	**Current Year Project Cost:**	$2,625,000
Department:	Public Works	**Funding Source:**	Transportation-Tax
Strategic Plan Priority:	Infrastructure		

Description: Annual pavement management program

Justification: The annual Pavement Management Program (PMP) has replaced the Street Rehabilitation Program (SRP), that ran from 2008-2017. The SRP overlaid 142 miles of streets. The PMP is designed to extend the useful life of public streets and provides for a safe, reliable road network in the City. Projects are Volume, condition, and age. The Condition is based on the Pavement Quality Index, PQI, and the Pavement Condition Index, PCI, which assigns a rating from 0-100 to each street segment. The indexes are based on empirical data collected by Stantec during the fall of 2016, 2019, and 2022. The PQI/PCI ratings are a combination of criteria collected during an automated survey using lasers to assess the surface condition of the roads.

The average PQI/PCI score throughout the city in 2016 was 59.5 and the overall rating dropped to 51.0 in 2019 where it remained through 2022. Most cities in the area average between 53 and 64. A subsequent survey and analysis by an outside firm will be performed every three years to develop a history and formulate a trend line for the system. The results will allow the PMP to be continuously monitored and periodically adjusted to respond to the changing conditions of the City's street network with the ultimate goal of providing the most efficient and effective program possible with the resources available.

Most Current PCI Condition:
Failed – 11.5 Miles (4.4%)
Poor – 90.3 Miles (34.6%)
Fair – 87.0 Miles (33.3%)
Good – 72.2 Miles (27.7%)

Reconstruction, Overlay, and Surface Treatments are utilized within the program based on the condition of the specific road segment. The program began in the spring of 2019. However, funds were reallocated in 2020 so only $2.3M was available for that construction season.

The scores compiled by Stantec during 2023 were used to determine that the Optimal Treatment Cycle for the Pavement Management Program would require $11.5 million per year (not including annual inflation) and the Minimal Treatment Cycle would require $7.3 million per year (not including annual inflation). These figures were discussed on the January 29. 2024 Council Work Session and this project sheet has been updated to show both the funded and unfunded needs for this program.

STREET TYPE	CITY STANDARD	TOTAL MILES (centerline miles)	ANNUAL STREET REHABILITATION PROGRAM (THRU 2022)	
			Miles	%
Arterial	7-12 years	8.8	7.1	80.68
Collector	10-15 years	106.5	67.74	63.60
Residential	15-25 years	146	133.32	91.31
TOTAL		261.3	208.2	79.68

Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$44,250,000	$2,625,000	$2,950,000	$4,500,000	$4,500,000	$4,500,000	$63,325,000
Unfunded	$0	$19,675,000	$4,350,000	$2,800,000	$2,800,000	$2,800,000	$32,425,000
Total	$44,250,000	$22,300,000	$7,300,000	$7,300,000	$7,300,000	$7,300,000	$95,750,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule

Source	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Trans-Tax	$43,327,000	$2,625,000	$2,950,000	$4,500,000	$4,500,000	$4,500,000	$62,402,000
JCCUR	$923,000	$0	$0	$0	$0	$0	$923,000
Unfunded		$19,675,000	$4,350,000	$2,800,000	$2,800,000	$2,800,000	$32,425,000
Total	$44,250,000	$22,300,000	$7,300,000	$7,300,000	$7,300,000	$7,300,000	$95,750,000

Project Title:	Snow Plow/Dump Truck	**Project Number:**	ST-24
Project Type:	Equipment Replacement	**Current Year Project Cost:**	$220,000
Department:	Public Works-Streets	**Funding Source:**	General Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase new dump trucks outfitted with snow plow and salt spreader.

Justification: These units will be utilized in road maintenance activities and snow removal operations. They will replace the current frontline snow plow/dump trucks units which will be moved into the residential fleet. The units displaced from the residential fleet will be sent to auction. The typical length of service for a snow plow/dump truck is 10-12 years. Over half of the current fleet is 11 years or older, with the oldest unit being 17 years old. The corrosion and wear and tear of daily use have these units in dire need of replacement. We would like to buy 8 new snow plow/dump trucks, and then 1-2 every year following to be on a 10-year replacement plan. We would be focusing on moving the salt discharge from a mid to a rear, this will help prevent corrosion to vital parts of the truck.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$1,829,661	$220,000	$231,000	$242,550	$254,678	$267,411	$3,045,300
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,829,661	$220,000	$231,000	$242,550	$254,678	$267,411	$3,045,300
Op Expense	$57,228	$0	$0	$0	$0	$0	$57,228
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
General Fund	$1,829,661	$220,000	$231,000	$242,550	$254,678	$267,411	$3,045,300
Total	$1,829,661	$220,000	$231,000	$242,550	$254,678	$267,411	$3,045,300

Project Title: Street Sweeper

Project Number: ST-25

Project Type: Equipment Replacement

Current Year Project Cost: $0

Department: Public Works Streets

Funding Source: General Fund

Strategic Plan Priority: Infrastructure/Maintenance

Description: This specialized piece of equipment is utilized to remove debris and sediment from the City's roadways and curb lines.

Justification: This unit is used to remove dirt, leaves, debris, and other contaminants before entering surrounding watersheds. It is also used to vacuum debris from catch basins to prevent localized flooding. This service reduced air and stream pollution and supports the city's storm water pollution discharge permit requirements. Due to the complexity of street sweepers, their service life is typically 8-10 years. The Current sweeper was purchased in FY 2018-19, the current unit will need to be scheduled for replacement in FY 2028-29



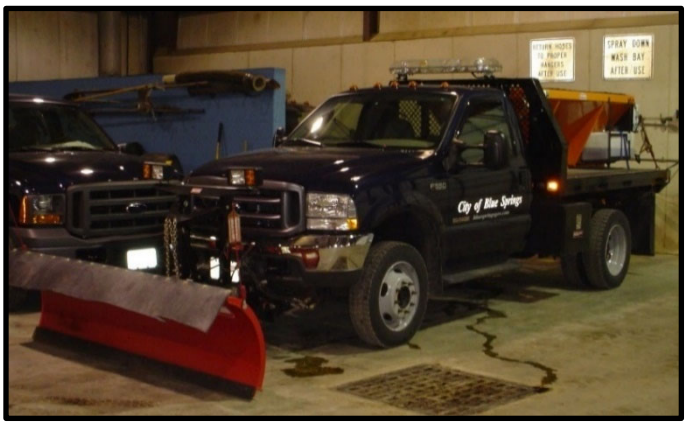
Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$250,000	$0	$0	$0	$0	$340,000	$590,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$250,000	$0	$0	$0	$0	$340,000	$590,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
General Fund	$250,000	$0	$0	$0	$0	$340,000	$590,000
Total	$250,000	$0	$0	$0	$0	$340,000	$590,000

Project Title:	1.5 Ton Dump/Snow Truck	**Project Number:**	ST-26
Project Type:	Equipment Replacement	**Current Year Project Cost:**	$110,000
Department:	Public Works - Streets	**Funding Sour Source:**	General Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase of a 17,500 GVWR 4X4 truck with dump bed, hydraulics, salt spreader, and snow plow.

Justification: These units will be utilized in road maintenance activities, right-of-way maintenance and snow removal operations. Road maintenance includes pothole patching, crack sealing, brush removal, litter patrol, and emergency debris removal. This unit will also serve as a frontline snow removal truck in congested areas throughout the city. The streets division operates a fleet of 4 1.5-ton flatbed style trucks. The typical length of service for a 1.5-ton snow/dump truck is 9-12 years. Over half of the current fleet is 12 years old with the oldest truck being 20 years old.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$167,000	$110,000	$0	$0	$0	$0	$277,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$167,000	$110,000	$0	$0	$0	$0	$277,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
General Fund	$167,000	$110,000	$0	$0	$0	$0	$277,000
Total	$167,000	$110,000	$0	$0	$0	$0	$277,000

Project Title: 7 Highway Sidewalk Infill

Project Number: ST-43

Project Type: Street Improvements

Current Year Project Cost: $850,000

Department: Public Works

Funding Source: Transportation Tax

Strategic Plan Priority: Infrastructure Maintenance

Description: Placement of ADA compliant sidewalks along 7 Hwy from NW Shaw Parkway to US 40 Highway, including a connection under I-70. This is the Central portion of the overall project.

Justification: This project would provide for ADA ramps and continuous sidewalk along 7 Hwy, providing safer pedestrian movement.

The project is comprised of three phases:

- North: $1.2M – Funded at $582,000
- Central: $850,000
- South: $4.36M - Funded at $900,000 by MARC TAP funds

All three phases were submitted to the MARC Surface Transportation Program for grant funding. The North section was selected to receive partial funding in the amount of $582,000 (the initial request was for $1.2M) in 2020. The prior funded portion of this project reflects partial completion of the North phase of the project area to the extent that can be built with those funds. The project is being assessed to determine if the remainder requires a project to complete the north segments.

MoDOT will manage and complete this project. The entire projects costs $3,400,000 and the City is responsible for a 20% match ($850,000).

MARC awarded $900,000 to the South portion of this project (the initial request was for $4.36M).

Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$310,000	$0	$0	$0	$0	$0	$310,000
Design	$590,000	$0	$0	$0	$0	$0	$590,000
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,977,500	$850,000	$180,000	$0	$0	$0	$3,007,500
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$2,877,500	$850,000	$180,000	$0	$0	$0	$3,907,500
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0
Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Transportation Tax	$1,245,500	$850,000	$180,000	$0	$0	$0	$2,275,500
MARC STP	$1,632,000	$0	$0	$0	$0	$0	$1,632,000
Total	$2,877,500	$850,000	$180,000	$0	$0	$0	$3,907,500

Project Title:	Concrete Repair and Maintenance	**Project Number:**	ST-44
Project Type:	Infrastructure Maintenance	**Current Year Project Cost:**	$470,665
Department:	Public Works	**Funding Source:**	Water Utility Fund Transportation Sales Tax
Strategic Plan Priority:	Infrastructure		

Description: In the 2015-16 Budget the City Council authorized the creation of an in-house maintenance program with the mission to correct safety issues (e.g. trip hazards, grade deviations, etc.) and significant defects in the sidewalk system throughout the city—as identified in the Sidewalk Inventory and ADA Transition Plan—as well as replacement of sidewalks, driveways, curbs, and other concrete infrastructure impacted by settlement and/or maintenance of City owned utility infrastructure.

Annual program goals include repair/replacement of 60,000 square feet of concrete infrastructure, which represents a 255 percent increase over the previous service level. Fiscal year-2016-17 performance indicates it has reached 71% or 42,725 square feet of the annual goal.

Justification: The City Council approved Ordinance Number 4340 in 2011 which required the City to assume maintenance of the sidewalk system throughout the City. Sidewalk condition and maintenance is consistently rated as an important priority in the citizen surveys administered by ETC. The proposed program provides for a flexible delivery mechanism with improved efficiency and responsiveness.



Projected Five-Year Cost Schedule

Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Personnel	$1,755,850	$237,015	$215,500	$256,800	$0	$0	$2,465,165
Equipment	$45,000	$0	$0	$0	$0	$0	$45,000
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$3,498,800	$233,650	$258,985	$246,019	$0	$0	$4,237,454
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$5,299,650	$470,665	$474,485	$502,819	$0	$0	$6,747,619
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule

Source	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Total
General Fund Transfer	$1,783,000	$0	$0	$0	$0	$0	$1,783,000
Sidewalk Maintenance	$1,560,800	$233,650	$258,985	$246,019	$0	$0	$2,299,454
Trans Tax	$200,000	$0	$0	$0	$0	$0	$200,000
Water Utility Fund	$1,755,850	$237,015	$215,500	$256,800	$0	$0	$2,465,165
Total	$5,299,650	$470,665	$474,485	$502,819	$0	$0	$6,747,619

Project Title:	AA Highway Project	**Project Number:**	ST- 52
Project Type:	Road Improvements	**Current Year Project Cost:**	$1,625,000
Department:	Public Works	**Funding Source:**	Transportation Sales Tax
Strategic Plan Priority:	Infrastructure Maintenance		

Description: This project includes road improvements from 40 Highway to the eastern City limits. Specifics of the project include road widening, profile safety corrections, new curb and gutter, accommodations for pedestrians and bicycles, and improvements to the traffic signal at AA Highway and Adams Dairy Parkway. Maintaining traffic during construction will be a significant challenge with this project

Justification: This arterial roadway serves as an important connection between Blue Springs and Grain Valley. As traffic volumes are increasing along this corridor the need to improve the road has also increased. The proposed road improvements prepare the corridor for multimodal transportation, increased capacity, improved traffic operations, and increased safety for the traveling public. (Cost figures revised 2023) This project has been combined with ST-48 AA Highway to ADP Right Turn Lane.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$1,625,000	$6,500,000	$0	$0	$0	$1,700,000	$9,825,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$1,625,000	$6,500,000	$0	$0	$0	$1,700,000	$9,825,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Transportation Sales Tax	$0	$1,625,000	$6,500,000	$0	$0	$0	$1,700,000	$9,825,000
Total	$0	$1,625,000	$6,500,000	$0	$0	$0	$1,700,000	$9,825,000

Project Title:	Stormwater Maintenance	**Project Number:**	STM-06
Project Type:	Stormwater Maintenance	**Current Year Project Cost:**	$105,000
Department:	Public Works	**Funding Source:**	General Fund
Strategic Plan Priority:	Infrastructure		

Description:] Ongoing maintenance of the City's stormwater assets. This includes the replacement or lining of sections of storm pipe that have reached the end of their useful life, rehabilitation or replacement of stormwater inlets, and televised inspection stormwater assets.

Justification: The City's stormwater system consists of 121 miles of pipe below city streets, sidewalks, and between homes and businesses along with 5,272 inlets, 481 junction boxes, and 104 box culverts. Approximately 52% of the pipe is corrugated metal which rusts and ultimately fails over time. Dips in streets, curbs, and sidewalks and eventually sink holes can and do result from these defects.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$650,000	$105,000	$110,250	$115,763	$121,551	$127,628	$1,230,192
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$650,000	$105,000	$110,250	$115,763	$121,551	$127,628	$1,230,192
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
General Fund	$650,000	$105,000	$110,250	$115,763	$121,551	$127,628	$1,230,192
Total	$650,000	$105,000	$110,250	$115,763	$121,551	$127,628	$1,230,192

Project Title:	Rubber Tired Front End Loader	**Project Number:**	WA-03
Project Type:	Water System Equipment Replacement	**Current Year Project Cost:**	$0
Department:	Public Works – Water Maintenance	**Funding Source:**	Water Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase a rubber tired front-end loader to replace the existing equipment.

Justification: This piece of equipment is vital to the department to handle various construction tasks and emergency repairs. Downtime must be kept to a minimum to ensure availability when needed. By replacing this equipment every 5 years the city will maximize the initial equity gained from the municipal discounts offered by manufacturers and reap a higher return rate on trade-in or resale value while maintaining a full warranty to protect from catastrophic repairs.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$355,000	$0	$0	$221,650	$0	$0	$576,650
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$355,000	$0	$0	$221,650	$0	$0	$576,650
Op Expense	$38,993	$0	$0	$0	$0	$0	$38,993
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Trade In Value	$148,000	$0	$0	$0	$0	$0	$148,000
Water Utility Fund	$207,000	$0	$0	$221,650	$0	$0	$428,650
Total	$355,000	$0	$0	$221,650	$0	$0	$576,650

Project Title:	18,000lb class Hydraulic Excavator	**Project Number:**	WA-04
Project Type:	Water System Equipment Replacement	**Current Year Project Cost:**	$108,000
Department:	Public Works – Water Maintenance	**Funding Source:**	Water Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase a hydraulic excavator to replace the existing equipment.

Justification: This piece of equipment is vital to the department to handle various construction tasks and emergency repairs. Downtime must be kept to a minimum to ensure availability when needed. By replacing this equipment every 4 years the city will maximize the initial equity gained from the steep municipal discounts offered by manufacturers and reap a higher return rate on trade-in or resale value while maintaining a full warranty to protect from catastrophic repairs.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$304,320	$108,000	$0	$0	$0	$129,600	$541,920
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$304,320	$108,000	$0	$0	$0	$129,600	$541,920
Op Expense	$34,958	$0	$0	$0	$0	$0	$34,958
Cost Savings	$5,400	$0	$0	$0	$0	$0	$5,400

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Trade In Value	$146,800	$70,000	$0	$0	$0	$0	$216,800
Water Utility Fund	$157,520	$38,000	$0	$0	$0	$129,600	$325,120
Total	$304,320	$108,000	$0	$0	$0	$129,600	$541,920

Project Title:	Miscellaneous Watermain Maintenance	**Project Number:**	WA-12
Project Type:	Water System Improvements	**Current Year Project Cost:**	$750,000
Department:	Public Works	**Funding Source:**	Water Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Upgrading of the City's aging water-infrastructure and replacement of lead service lines to comply with new regulatory standards.

Justification: Continued aging of the City's drinking water infrastructure and new regulatory requirements to meet the Lead and Copper Rule Revisions (LCRR) have resulted in the need to continue funding for WA-12 along with incremental increases in future years. HDR Engineering has completed the analysis and recommendations for a Water Distribution System Management Plan which included changes required by the LCRR in order to stay in compliance with state and Federal Drinking Water Requirements. The activities surrounding the LCRR such as increased testing, development of lead service line inventory, and the replacement of lead service lines, are not optional and have a compliance deadline of October 2024.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$5,600,000	$750,000	$1,000,000	$1,250,000	$1,250,000	$1,500,000	$11,350,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$5,600,000	$750,000	$1,000,000	$1,250,000	$1,250,000	$1,500,000	$11,350,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Water Utility Fund	$5,600,000	$750,000	$1,000,000	$1,250,000	$1,250,000	$1,500,000	$11,350,000
Total	$5,600,000	$750,000	$1,000,000	$1,250,000	$1,250,000	$1,500,000	$11,350,000

Project Title:	Water Tank Maintenance Contract	**Project Number:**	WA-14
Project Type:	Water System Maintenance	**Current Year Project Cost:**	$227,357
Department:	Public Works – Water Maintenance	**Funding Source:**	Water Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: The water maintenance division has determined that it is advantageous to place the City's most valuable water assets (the water towers and storage tanks) on a contracted maintenance/management system. Many communities throughout the United States and the state of Missouri utilize storage tank maintenance agreements to level the annual costs associated with tank ownership which include re-painting, inspection, structural repairs, cleaning, correction of vandalism, and other maintenance/repair related items. These programs ensure the tanks are always in compliance with state and federal regulations, deliver safe potable water to customers, and maintain an attractive storage facility for the community. There is a reduction in the contract amount due to the decommissioning of the downtown water tower.

Justification: The Water Department has utilized contracted maintenance for the past four years with positive results. Since the maintenance contract is perpetual and with one firm, the repetitive engineering costs are eliminated. The maintenance program allows repairs to be completed in the same season they are identified, thereby providing a higher level of maintenance to the assets. Tank and tower maintenance programs are favorably recognized by the Missouri Department of Natural Resources as beneficial to communities in delivering safe water to their customers and realizing the maximum life from their assets.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$3,604,135	$227,357	$238,725	$250,000	$262,500	$275,600	$4,858,317
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$3,604,135	$227,357	$238,725	$250,000	$262,500	$275,600	$4,858,317
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Water Utility Fund	$3,604,135	$227,357	$238,725	$250,000	$262,500	$275,600	$4,858,317
Total	$3,604,135	$227,357	$238,725	$250,000	$262,500	$275,600	$4,858,317

Project Title:	Water Infrastructure Deployment	**Project Number:**	WA-17
Project Type:	Capital Improvements	**Current Year Project Cost:**	$200,000
Department:	Public Works	**Funding Source:**	Water Utility Fund
Strategic Plan Priority:	Development and Redevelopment		

Description:

The project will fund the strategic deployment of water service infrastructure to facilitate the development of the City. It is contemplated that annual budgeted funds may go unused year-over-year and will be accessed for projects meeting certain criteria. Priority will be given to sites/projects that meet one or more of the following criteria:

- Areas in the Intent to Annex plan.
- Consistency with the Comprehensive Plan.
- Supports stated economic development objectives (e.g., job creation, business attraction and retention, shovel ready site, etc.).
  Provides systematic, long-term infrastructure solutions.

Justification:

The City is uniquely positioned to play a significant role in site/area development through the deployment of critical infrastructure to make areas and sites within the City marketable and ultimately developable. Dedicating resources on an on-going basis will enable the City to respond to market demands and opportunities and systematically and strategically address the infrastructure needs of the City.

The CIP includes $200,000 per year for WA-17 Water Infrastructure Deployment and will accumulate to $1,000,000 but will not increase beyond that until funds are spent below that balance.

Projected Five-Year Cost Schedule

Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2027-28	Total
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$1,700,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,700,000
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$1,700,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,700,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule

Source	Prior	2024-25	2025-26	2026-27	2027-28	2027-28	Total
Water Utility Fund	$1,700,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,700,000
Total	$1,700,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,700,000

Project Title:	1.5 Ton Service Truck	**Project Number:**	WA-18
Project Type:	Equipment Replacement	**Current Year Project Cost:**	$0
Department:	Public Works - Water	**Funding Source:**	Water Utility Fund
Strategic Plan Priority:	Infrastructure		

Description: Purchase of a 17,500 GVWR cab and chassis with utility bed. This truck will assist in daily operations for the water infrastructure.

Justification: This truck is used for daily maintenance of the City's water distribution system. The existing utility trucks have a service life of 5-8 years in the water utilities division. The water utilities division operates three of these vehicles resulting in a more frequent replacement.



Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$126,000	$0	$0	$0	$260,706	$0	$386,706
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0
Total	$126,000	$0	$0	$0	$260,706	$0	$386,706
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Water Utility Fund	$126,000	$0	$0	$0	$260,706	$0	$386,706
Total	$126,000	$0	$0	$0	$260,706	$0	$386,706

Unfunded Project Table of Contents
Fiscal Years 2024-25 to 2028-29

Project #	Project Descripton	Department	Project Type
BF-38	Adams Pointe Conference Center – HVAC System Replacement	Parks	Maintenance
BF-40	City Building Water Softeners	Parks	Capital Improvement
CD-01	Comprehensive Plan Update	Community Development	Maintenance
CD-04	Downtown Master Plan Implementation	Community Development	Maintenance
PR-04	Adams Pointe Golf Club Improvements	Parks	Maintenance
PR-33	Rotary Park Lake Dredge	Parks	Maintenance
PS-17	Negotiations and Drone Support Vehicle	Public Safety	Equipment Replacment
PS-18	STAT Support Vehicle	Public Safety	Equipment Replacment
ST-01	Adams Dairy Parkway VII (Roanoke to Pink Hill Road)	Streets	Capital Improvement
ST-06	Pavement Management Program	Streets	Maintenance
ST-07	Vesper Street Improvements	Streets	Capital Improvement
ST-09	Woods Chapel Road – Walnut Street to US 40 Highway	Streets	Capital Improvement
ST-23	Asphalt Repair Truck (Patch Truck) (2 trucks)	Streets	Equipment Replacment
ST-24	Snow Plow / Dump Truck (7 new) (6 Streets, 1 Water)	Streets	Equipment Replacment
ST-26	1.5 Ton Dump / Snow Truck (3 trucks)	Streets	Equipment Replacment
ST-33	South Outer Road Reconstruction	Streets	Capital Improvement
ST-49	ADP to Duncan Road Right Turn Lane	Streets	Capital Improvement
ST-50	Traffic Signal Fiber Line-RD Mize & ADP to Public Works Facility	Streets	Capital Improvement
ST-55	SW-12th Street Improvements	Streets	Capital Improvement
ST-58	ADP Street Lighting 2 (Moreland School Road to Wyatt Road)	Streets	Capital Improvement
ST-59	Signalized Intersection Upgrades	Streets	Capital Improvement
ST-60	Decorative Streetlight Refinishing	Streets	Maintenance
ST-61	Walnut Street Improvements	Streets	Capital Improvement
ST-62	22nd Street Improvements	Streets	Maintenance
ST-63	Tractor/Mower	Streets	Equipment Replacment
ST-64	Crafco Crack Sealer (1 FY 2026-27 plus 1 Future year)	Streets	Equipment Replacment
ST-65	Rubber Tire Skid Loader (2 new plus 1 future year)	Streets	Equipment Replacment
ST-66	Mock Avenue Improvements	Streets	Capital Improvement
SAN-20	Hydraulic Track Loader	Sanitary Sewer	Equipment Replacment
SAN-21	1.5 Ton Service Truck(2 trucks)	Sanitary Sewer	Equipment Replacment

Unfunded Project Table of Contents Continued

SAN-24	Hidden Pointe II Lift Station Abandonment and Outfall Line Rehabilitation	Sanitary Sewer	Maintenance
SAN-26	CCTV Sewer Camera Truck(1 plus 1 future years)	Sanitary Sewer	Equipment Replacment
SAN-27	Southgate Hills 2 Abandonment and Outfall Line	Sanitary Sewer	Capital Improvement
SNI-06	Sni-A-Bar Wastewater Treatment Plant Expansion	Sni-A-Bar	Maintenance
SNI-07	Hydraulic Track Loader(3 plus 1 future years)	Sni-A-Bar	Equipment Replacment
WA-09	Pink Hill Reservoir Feed Loop	Water Utility	Capital Improvement
WA-20	Spoil Dump Truck(1 FY 2027-28 plus 1 future)	Water Utility	Equipment Replacment
WA-21	Water Tower	Water Utility	Capital Improvement
WA-22	Hydro-Excavation Trailer	Water Utility	Equipment Replacment
WA-23	Hydraulic Track Loader	Water Utility	Equipment Replacment

Project Title:	Adams Pointe Conference Center – HVAC System Replacement	**Project Number:**	BF-38
Project Type:	Capital Improvement	**Unfunded Project Cost:**	$1,200,000
Department:	Parks and Recreation	**Funding Source:**	Unfunded
Strategic Plan Priority:	Building Maintenance	**Requested for Years:**	2023-24

Description: Replacement of existing 20-year HVAC roof top units.

Justification: The current HVAC system is reaching its life cycle. Many repairs have been made over the years and the unit is experiencing more and more costly repairs to the point replacement is the best alternative.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$1,200,000	$1,200,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$1,200,000	$1,200,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$1,200,000	$1,200,000
Total	$0	$0	$0	$0	$0	$0	$1,200,000	$1,200,000

Project Title:	City Building Water Softeners	**Project Number:**	BF-40
Project Type:	Capital Improvement Buildings and Facilities	**Unfunded Project Cost:**	$160,000
Department:	Buildings and Facilities	**Funding Source:**	Unfunded
Strategic Plan Priority:	Building Maintenance	**Requested for Years:**	FY 2024-25

Description: Addition of water softeners at 5 City buildings- Fieldhouse, Vesper Hall, Public Works, City Hall, Public Safety

Justification: Staff has found that hard water is causing issues with plumbing lines and fixtures throughout the City building facilities. With the Covid renovations of touch-free fixtures, this clogging of the lines of the fixtures and they have to be replaced about every 12-18 months in some instances. The installation of water softeners will help increase longevity of plumbing fixtures, improve water flow, and avoid costly plumbing repairs in the future.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$160,000	$160,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$160,000	$160,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$160,000	$160,000
Total	$0	$0	$0	$0	$0	$0	$160,000	$160,000

Project Title:	Comprehensive Plan Update	**Project Number:**	CD-01
Project Type:	Plan Update	**Unfunded Project Cost:**	$100,000
Department:	Community Development	**Funding Source:**	Unfunded
Strategic Plan Priority:	Development & Redevelopment	**Requested for Years**	FY 2024-25

Description: The City of Blue Springs adopted our most recent Comprehensive Plan in 2014. The Comprehensive Plan should be updated every three to five years to address current development trends and the ever-changing needs and desires of the community.

Justification: The Comprehensive Plan is an official public document adopted by the Planning Commission provided to guide the physical development of the community. The Comprehensive Plan indicates, in general, how the citizens of the community want the city to improve in the near-term and long-term up to 20 years. The plan provides a rational and comprehensive guide for the physical development of the city that fosters quality growth, conservation, and redevelopment throughout the City and its Planning Area. The update is programmed for FY 2023-24 to maintain the 10-year update cycle.

The Community Development Department is requesting to amend project CD-01 to increase the budget by $100,000 to be included in the 2024-2025 CIP budget. This request encompasses additional scope of work to be included as part of the City's Comprehensive Plan that could include but not limited to a comprehensive visioning process, an economic feasibility and land use productivity analysis, as well as potentially corridor studies of Adams Dairy Parkway, 7 Highway and 40 Highway.



Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$440,000	$0	$0	$0	$0	$0	$0	$440,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$440,000	$0	$0	$0	$0	$0	$100,000	$540,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
General Fund	$440,000	$0	$0	$0	$0	$0	$0	$440,000
Unfunded	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Total	$440,000	$0	$0	$0	$0	$0	$100,000	$540,000

Project Title:	Downtown Master Plan Implementation	**Project Number:**	CD-04
Project Type:	Capital Improvements	**Unfunded Project Cost:**	$5,000,000
Department:	Community Development	**Funding Source:**	Unfunded
Strategic Plan Priority:	Development & Redevelopment	**Requested for Years:**	FY 2024-25 FY 2026-27 FY 2028-29

Description: The City of Blue Springs completed their Downtown Master plan in the Spring of 2024. As part of that planning process, implementation steps were identified to achieve the goals of the plan and improve the Downtown Area. Implementation activities include but are not limited to property acquisition, streetscape planning and improvements, redevelopment or improvement of existing buildings Downtown, construction of a farmers' market and identification and construction of structured parking.

Justification: The Downtown Master Plan is an official Public Document, adopted by the City Council, to help provide framework for creating a vision and roadmap for improvements to be made to help Downtown Blue Springs grow and thrive for years to come. The previous Downtown Plan was completed in 2006 and adopted by the City Council in 2007. The new Downtown Master Plan lays out realistic and tactical projects to help achieve the goals of the document. This funding is being requested for 2024-2025, 2026-2027 and 2028-2029 to help achieve those goals.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$5,000,000	$5,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$5,000,000	$5,000,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$5,000,000	$5,000,000
Total	$0	$0	$0	$0	$0	$0	$5,000,000	$5,000,000

Project Title:	Adam Pointe Golf Club Improvements	**Project Number:**	PR–04
Project Type:	Capital Improvement	**Unfunded Project Cost:**	$2,375,000
Department:	Parks and Recreation	**Funding Source:**	Unfunded
Strategic Plan Priority:	Parks & Recreation	**Requested for Years:**	Beyond

Description: Renovations to bunkers, cart paths, club house roof, road repairs to main drive, improvements to the Clubhouse windows and doors and replacement of irrigation pump.
Previously completed in the 2017 Parks Sales Tax program was PR-04-18 - $1,500,000 which included renovations to bunkers, cart paths, club house roof and road repairs to main drive.

Justification: Project PR-04-18 was included in the 2017 Parks Sales Tax program. Bunker repairs are required due to broken drainage tiles and playability to attract customers, cart path repair due to potholes, cracking and surface deterioration. The club house roof continues to leak, and repairs are not correcting the issue, replacement is required. Main drive has deteriorated and needs renovation work.
PR-04-22 are improvements to the Clubhouse windows and doors and replacement of the irrigation pump. Now with additional funding these items can be improved.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$85,000	$0	$0	$0	$0	$0	$0	$85,000
Landscape	$1,388,500	$0	$0	$0	$0	$0	$0	$1,388,500
Construction	$100,000	$0	$0	$0	$0	$0	$2,375,000	$2,475,000
Contingency	$111,500	$0	$0	$0	$0	$0	$0	$111,500
Total	$1,685,000	$0	$0	$0	$0	$0	$2,375,000	$4,060,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**		**Total**
Park Sales Tax	$1,685,000	$0	$0	$0	$0	$0	$2,375,000	$4,060,000
Total	$1,685,000	$0	$0	$0	$0	$0	$2,375,000	$4,060,000

ADAMS POINTE GOLF CLUB IMPROVEMENTS - $2,375,000

Adams Pointe Golf Club Retaining Walls
Adams Pointe Grill Windows Replacement
Adams Pointe Golf Club Kitchen Equipment
Adams Pointe Golf Club Air Conditioner
Adams Pointe Golf Club Patio Furniture
Adams Pointe Golf Club #18 Water Feature
Adams Pointe Golf Club Main Irrigation Pump Replacement

Project Total **$2,375,000**

Project Title:	Rotary Park Lake Dredge	**Project Number:**	PR-33
Project Type:	Maintenance	**Unfunded Project Cost:**	$300,000
Department:	Parks and Recreation	**Funding Source:**	Park Sales Tax
Strategic Plan Priority:	Increase access to open space and recreational amenities to promote a healthy community	**Requested for Years:**	Beyond

Description: Dredging of the Lake at Rotary Park. Dredging consists of the removal of silt from the bottom of the lake to increase the depth and cleanliness of the water at the park.

Justification: As Rotary Park keeps being updated with newer amenities the priority to keep the lake clean and alethically pleasing is more important. By dredging the lake, it provides us with the ability to keep the lake clear more effectively of algae and overgrowth on the surface of the water. When the water depth is not appropriate it takes more preventative measures to prevent unwanted growth and keep the water clean for visual effect and for wildlife living in and around the lake.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Total	$0	$0	$0	$0	$0	$0	$300,000	$300,000

Project Title:	Negotiations and Drone Support Vehicle	**Project Number:**	PS-17
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$150,000
Department:	Public Safety	**Funding Source:**	Unfunded
Strategic Plan Priority:	1	**Requested for Years:**	FY 2024-25

Description: The Police Department acquired a used 2012 ambulance from the Central Jackson County Fire Protection District two years ago in a trade for used patrol vehicles. The ambulance was set up to support the Drone Unit and Crisis Negotiations Team but has not proved reliable. The department would like to replace this ambulance with a transport van that would be designed to support the current and future drone initiatives, as well as the crisis negotiations team and its robot.

Justification: The Police Department relies on dependable and functional vehicles to provide services to the community.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Project Title:	STAT Support Vehicle	**Project Number:**	PS-18
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$150,000
Department:	Public Safety	**Funding Source:**	Unfunded
Strategic Plan Priority:	1	**Requested for Years:**	2024-2025

Description: The Police Department has two aging vehicles used to support the tactical team. One is a 2002 panel truck used to transport team members and equipment. The other is a 2000 panel van which used to be in a similar capacity as well as on range days to transport ammunition and range supplies. The purchase of one transport van with extra seating and equipment storage would replace both vehicles. The recent purchase of the new armored rescue vehicle has also provided other transport and storage options that were not available on the previous armored vehicle.

Justification: The Police Department relies on dependable and functional vehicles to provide emergency services to the community.





Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0
Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Total	$0	$0	$0	$0	$0	$0	$150,000	$150,000

Project Title:	Hydraulic Track Loader	**Project Number:**	SAN-20
Project Type:	Sewer System Equipment Replacement	**Unfunded Project Cost:**	$93,120
Department:	Public Works – Sewer Maintenance	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2027-28

Description: Purchase of a hydraulic track loader to assist in daily operations within the sanitary sewer division.

Justification: This equipment is vital to the department to handle various construction tasks and after hour's emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the City will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$93,120	$93,120
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$93,120	$93,120
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**		**Total**
Trade in amount	$0	$0	$0	$0	$0	$0	$0	$0
Unfunded	$0	$0	$0	$0	$0	$0	$93,120	$93,120
Total	$0	$0	$0	$0	$0	$0	$93,120	$93,120

Project Title:	1.5 Ton Service Truck	**Project Number:**	SAN-21
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$108,132
Department:	Public Works - Sewer	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2027-28

Description: Purchase two 1.5-ton service truck with crane for the sewer department to assist in daily operations.

Justification: This truck will be used for daily maintenance of the city's sanitary sewer system. This truck has a service life of 5-8 years. This truck is vital to daily operations and upkeep of infrastructure that includes lift stations.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$108,132	$108,132
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$108,132	$108,132
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$108,132	$108,132
Total	$0	$0	$0	$0	$0	$0	$108,132	$108,132

Project Title:	Hidden Pointe II L/S Abandonment and Outfall Line Rehabilitation	**Project Number:**	SAN-24
Project Type:	Sewer Construction/Rehabilitation	**Unfunded Project Cost:**	$365,000
Department:	Public Works Sewer	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2020-21 - $75,000 FY 2021-22 - $290,000

Description: This project provides for the construction of 300 feet of 8-inch sanitary sewer main, abandonment of an existing sewer lift station, and the rehabilitation of 1750 feet of 8-inch sanitary sewer main.

Justification: The Hidden Pointe II sewer lift station was constructed in 2003 to serve phase 8 of the Hidden Pointe Subdivision. There is a gravity sewer 300 feet downstream of this site within the Burr Oaks property. With the construction of 300 feet of 8-inch sewer main this lift station will be able to be retired from service eliminating the associated electrical pumping costs, maintenance, and higher risk of sanitary sewer overflow.

In conjunction with this project, the 1750 feet 8-inch ductile iron sanitary sewer pipe which serves as the main outfall line from the Hidden Pointe/Sunny Pointe Subdivision needs to be rehabilitated. This line is predominately located in the Burr Oak Wildlife Area and has limited access for maintenance activities. Due to the choice of pipe material at the time of construction, the interior concrete lining has developed a thick scale buildup and reduced the capacity of the original pipe diameter resulting in an increased risk for a sanitary sewer overflow. This section of sewer main needs to be accessed, cleaned, and lined with Cured-In-Place-Pipe to both restore the main to its original capacity and prevent the scaling buildup from reoccurring.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$2	$0	$0	$0	$0	$75,000	$75,002
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$290,000	$290,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$2	$0	$0	$0	$0	$365,000	$365,002
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$365,000	$365,000
Total	$0	$0	$0	$0	$0	$0	$365,000	$365,000

Project Title:	CCTV Sewer Camera Truck	**Project Number:**	SAN-26
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$763,045
Department:	Public Works-Sewer Maintenance	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2025-26 - $348,045 Beyond - $415,000

Description: Purchase 2 CCTV camera trucks for sewer main line inspections and to aid in storm water inspection.

Justification: The replacement of the CCTV sewer inspection truck would ensure an increase in the capabilities of our in-house maintenance of our sewer and storm water systems. This truck will include equipment and software for the inspection, assessment, and asset management for the sanitary and storm water systems in the City. The expected service life for this piece of equipment is around 8-10 years.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$763,045	$763,045
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$763,045	$763,045
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$763,045	$763,045
Total	$0	$0	$0	$0	$0	$0	$763,045	$763,045

Project Title:	Southgate Hills 2	**Project Number:**	SAN-27
Project Type:	Construction/Rehabilitation	**Unfunded Project Cost:**	$2,000,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2028-2029

Description: This project provides for the construction of 1420 feet of 8-inch sanitary sewer main and the abandonment of an existing sewer lift station.

Justification: When the South Area Sewer NID was established, it was anticipated that the area tributary to The Woods pump station (south of Southgate Hills, west of 7 Highway, north of Wyatt Road) would be primarily residential housing. The plan for this area is now to create Southwest Park, which will not have as intensive sewer use. As such, extra capacity exists in the pump station for holding and conveying sewage flows. Since this station is downstream from the existing Southgate Hills 2 station, it is anticipated that gravity sewer could be extended and a lift station eliminated, thereby saving operational costs.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000
Total	$0	$0	$0	$0	$0	$0	$2,000,000	$2,000,000

Project Title:	Sni-A-Bar Wastewater Treatment Plant Expansion	**Project Number:**	SNI-06
Project Type:	Sewer Construction/Rehabilitation	**Unfunded Project Cost:**	$60,278,430
Department:	Public Works Sni-a-Bar	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	2025-2026

Description: A new NPDES Permit was issued for Sni-a-Bar Treatment facility, effective December 1, 2023. This permit identifies limits for nutrient removal which were not previously required at this plant. The current plant processes do not remove these nutrients (Total Nitrogen and Phosphorous) to the level required by the new permit. New processes will need to be designed and constructed to allow for nutrient removal. Additional improvements are proposed to renovate existing equipment, improve plant efficiencies, protect equipment and staff, and increase plant capacity to its new permitted limits.

Justification: The City of Blue Springs owns and maintains the Sni-a-Bar Treatment Facility. Approximately half of the sewer flows from Blue Springs are tributary to this plant and all of the Grain Valley flows are received here. The City of Grain Valley participates financially in the upgrades to plant capacity and process on a percentage proportionate to their flow. These improvements will allow for continued operation and service to these communities. Projected growth in the communities was accounted for in analysis, and the Facility is anticipated to have capacity to treat wastewater flow through 2046.
The City intends to apply for State Revolving Fund (SRF) funding for this project which will require a bond election.
Blue Springs $39,180,989 or 65%
Grain Valley $21,097,450 or 35%



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$60,278,430	$60,278,430
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$60,278,430	$60,278,430
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$60,278,430	$60,278,430
Total	$0	$0	$0	$0	$0	$0	$60,278,430	$60,278,430

Project Title:	Hydraulic Track Loader	**Project Number:**	SNI-07
Project Type:	Equipment Replacement @ Sni-A-Bar WWTP	**Unfunded Project Cost:**	$375,554
Department:	Public Works Sni-A-Bar	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	FY 2024-25 - $80,624 FY 2026-27 - $88,888 FY 2028-29 - $97,999 Beyond - $108,043

Description: Purchase and subsequential replacement of tracked loader.

Justification: Sni-A-Bar has a need for a tracked loader to help in daily operations. They currently rent or borrow from Sunnyside. When all crews are busy, they are forced to rent. This would eliminate the need for rentals in the future.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$375,554	$375,554
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$375,554	$375,554
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$375,554	$375,554
Total	$0	$0	$0	$0	$0	$0	$375,554	$375,554

Project Title:	Adams Dairy Parkway VII (Roanoke to Pink Hill Road)	**Project Number:**	ST-01
Project Type:	Street Improvements	**Unfunded Project Cost:**	$5,100,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	Beyond

Description: Construction of a new two-lane (Jellison Road) major collector from NE Roanoke Drive to NE Pink Hill Road. The roadway will be 32-feet-wide and 2,800 feet long with a bike path and sidewalk.

Justification: Now that Adams Dairy Parkway is completed between Duncan Road and Roanoke Drive, it aligns with Jellison Road. Jellison Road is now an unimproved roadway north to Pink Hill Road and will need reconstructing to handle the increased traffic demands. (Cost figures revised 2022)



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Design	$0	$0	$0	$0	$0	$0	$450,000	$450,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$4,350,000	$4,350,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$5,100,000	$5,100,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded General Fund	$0	$0	$0	$0	$0	$0	$4,100,000	$4,100,000
Unfunded Water Fund	$0	$0	$0	$0	$0	$0	$1,000,000	$1,000,000
Total	$0	$0	$0	$0	$0	$0	$5,100,000	$5,100,000

Project Title:	Pavement Management Program	**Project Number:**	ST-06
Project Type:	Street Improvements	**Current Year Project Cost:**	$32,425,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority	Infrastructure Maintenance	**Requested for Years:**	Beyond

Description: Annual pavement management program

Justification: The annual Pavement Management Program (PMP) has replaced the Street Rehabilitation Program (SRP), that ran from 2008-2017. The SRP overlaid 142 miles of streets. The PMP is designed to extend the useful life of public streets and provides for a safe, reliable road network in the City. Projects are Volume, condition, and age. The Condition is based on the Pavement Quality Index, PQI, and the Pavement Condition Index, PCI, which assigns a rating from 0-100 to each street segment. The indexes are based on empirical data collected by Stantec during the fall of 2016, 2019, and 2022. The PQI/PCI ratings are a combination of criteria collected during an automated survey using lasers to assess the surface condition of the roads.

The average PQI/PCI score throughout the city in 2016 was 59.5 and the overall rating dropped to 51.0 in 2019 where it remained through 2022. Most cities in the area average between 53 and 64. A subsequent survey and analysis by an outside firm will be performed every three years to develop a history and formulate a trend line for the system. The results will allow the PMP to be continuously monitored and periodically adjusted to respond to the changing conditions of the City's street network with the ultimate goal of providing the most efficient and effective program possible with the resources available.

Most Current PCI Condition:
Failed – 11.5 Miles (4.4%)
Poor – 90.3 Miles (34.6%)
Fair – 87.0 Miles (33.3%)
Good – 72.2 Miles (27.7%)

Reconstruction, Overlay, and Surface Treatments are utilized within the program based on the condition of the specific road segment. The program began in the spring of 2019. However, funds were reallocated in 2020 so only $2.3M was available for that construction season.

The scores compiled by Stantec during 2023 were used to determine that the Optimal Treatment Cycle for the Pavement Management Program would require $11.5 million per year (not including annual inflation) and the Minimal Treatment Cycle would require $7.3 million per year (not including annual inflation). These figures were discussed on the January 29. 2024 Council Work Session and this project sheet has been updated to show both the funded and unfunded needs for

this program.

STREET TYPE	CITY STANDARD	TOTAL MILES (centerline miles)	ANNUAL STREET REHABILITATION PROGRAM (THRU 2022)	
			Miles	%
Arterial	7-12 years	8.8	7.1	80.68
Collector	10-15 years	106.5	67.74	63.60
Residential	15-25 years	146	133.32	91.31
TOTAL		**261.3**	**208.2**	**79.68**

Projected Five-Year Cost Schedule							
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0
Construction	$44,250,000	$2,625,000	$2,950,000	$4,500,000	$4,500,000	$4,500,000	$63,325,000
Unfunded	$0	$19,675,000	$4,350,000	$2,800,000	$2,800,000	$2,800,000	$32,425,000
Total	$44,250,000	$22,300,000	$7,300,000	$7,300,000	$7,300,000	$7,300,000	$95,750,000
Op Expense	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0
Projected Five-Year Funding Schedule							
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
Trans-Tax	$43,327,000	$2,625,000	$2,950,000	$4,500,000	$4,500,000	$4,500,000	$62,402,000
JCCUR	$923,000	$0	$0	$0	$0	$0	$923,000
Unfunded		$19,675,000	$4,350,000	$2,800,000	$2,800,000	$2,800,000	$32,425,000
Total	$44,250,000	$22,300,000	$7,300,000	$7,300,000	$7,300,000	$7,300,000	$95,750,000

Project Title:	Vesper Street Improvements	**Project Number:**	ST-07
Project Type:	Street Improvements	**Unfunded Project Cost:**	$6,300,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	Beyond

Description: Reconstruct Vesper Street between 22nd Street and Woods Chapel Road (approximately 3,500 linear feet) to meet city collector street standards. This project also includes improvements to the drainage facility at the intersection of Vesper Street and Woods Chapel Road.

Justification: This section of roadway is currently maintained to county road standards since it is in Jackson County's jurisdiction. It is very narrow with no shoulders and steep side slopes. Its hilly profile creates short sight distance. Increased traffic requires that it be improved to City standards. (Cost figures revised 2019)



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Design	$0	$0	$0	$0	$0	$0	$600,000	$600,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$5,300,000	$5,300,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$6,300,000	$6,300,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$6,300,000	$6,300,000
Total	$0	$0	$0	$0	$0	$0	$6,300,000	$6,300,000

Project Title:	Woods Chapel Road Walnut Street to US 40 Highway	**Project Number:**	ST-09
Project Type:	Street Improvements	**Unfunded Project Cost:**	$450,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority	Infrastructure Maintenance		

Description: This project involves construction of an additional through lane (approximately 250 linear feet) at the intersection of Woods Chapel Road and westbound 40 Highway.

Justification: Southbound traffic on Woods Chapel Road queues up during heavy use periods. This project will expand the width of the roadway at the intersection of Woods Chapel Road and westbound 40 Highway by adding an additional through lane to correspond to the dual left turn lanes in the segment immediately south (between eastbound and westbound 40 Highway). This will allow for more stacking in the center lanes and reduce backups along the road. The existing right turn lane will be able to operate more feely as a result.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$450,000	$450,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$450,000	$450,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$450,000	$450,000
Total	$0	$0	$0	$0	$0	$0	$450,000	$450,000

Project Title:	Asphalt Repair Truck	**Project Number:**	ST- 23
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$1,065,233
Department:	Public Works/Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	2024-25 - $290,233 2026-27 - $325,000 Beyond - $450,000

Description: This project provides for a 10-year rotational replacement of existing pieces of equipment. The Streets Division currently owns and operates two patching trucks. One truck (unit 680) is a 2006 model which was due for replacement in FY 17-18. The other truck (unit 707) is a 2008 model which was pushed out to 16 years of service life and should be replaced in 2024/2025. The typical reliable service life of this type of equipment is approximately 10 years. 2024 pricing is $290,233 each.

Justification: This equipment enables crews to permanently repair potholes and damage to pavement due to excavations throughout the city quickly and efficiently. It is imperative to have reliable equipment to meet one of the Divisions goals which is to provide customer service within two business day of receiving notice of a pothole.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$1,065,233	$1,065,233
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$1,065,233	$1,065,233
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$1,065,233	$1,065,233
Total	$0	$0	$0	$0	$0	$0	$1,065,233	$1,065,233

Project Title:	Snow Plow/Dump Truck	**Project Number:**	ST-24
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$1,540,000
Department:	Public Works - Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2024-2025

Description: Purchase dump trucks (6 for streets, 1 for water) outfitted with snow plow and salt spreader.

Justification: These units will be utilized in road maintenance activities and snow removal operations. They will replace the current frontline snowplow/dump trucks units which will be moved into the residential fleet. The units displaced from the residential fleet will be sent to auction. The typical length of service for a snowplow/dump truck is 10-12 years. Over half of the current fleet is 11 years or older, with the oldest unit being 17 years old. The corrosion and wear and tear of daily use have these units in dire need of replacement. We would buy 8 new snowplow/dump trucks, and then 1-2 every year following to be on a 10-year replacement plan.



Projected Five-Year Cost Schedule

Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$1,540,000	$1,540,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$1,540,000	$1,540,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule

Source	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$1,540,000	$1,540,000
Total	$0	$0	$0	$0	$0	$0	$1,540,000	$1,540,000

Project Title:	1.5 Ton Dump/Snow Truck	**Project Number:**	ST-26
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$412,084
Department:	Public Works - Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2026-2027 - $125,000 FY 2027-2028 - $149,584 FY 2028-2029 - $137,500

Description: Purchase of a 17,500 GVWR 4X4 truck with dump bed, hydraulics, salt spreader, and snow plow

Justification: These units will be utilized in road maintenance activities, right-of-way maintenance and snow removal operations. Road maintenance includes pothole patching, crack sealing, brush removal, litter patrol, and emergency debris removal. This unit will also serve as a frontline snow removal truck in congested areas throughout the city. The streets division operates a fleet of 4 1.5-ton flatbed style trucks. The typical length of service for a 1.5-ton snow/dump truck is 9-12 years. Over half of the current fleet is 12 years old with the oldest truck being 20 years old.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$412,084	$412,084
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$412,084	$412,084
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$412,084	$412,084
Total	$0	$0	$0	$0	$0	$0	$412,084	$412,084

Project Title:	South Outer Road Reconstruction	**Project Number:**	ST-33
Project Type:	Street Construction	**Unfunded Project Cost:**	$3,000,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority	Infrastructure Maintenance	**Requested for Years:**	Beyond

Description: The reconstruction of South Outer Road from NW 19th Street to west of 22nd Streets to improve sight distance (approximately 1,500 lineal feet).

Justification: The line of sight for both intersections is less than optimal. The department requests funds to reduce the elevation of the road in both locations by approximately five feet, which will improve the line of sight. (Cost figures revised 2022)



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$75,000	$75,000
Design	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$2,625,000	$2,625,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Total	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000

Project Title:	ADP to Duncan Road Right Turn Lane	**Project Number:**	ST-49
Project Type:	Road Construction	**Unfunded Project Cost:**	$1,725,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years**	Beyond

Description: Construction of a right turn lane from Northbound Adams Dairy Parkway to eastbound Duncan Road. Modifications of the existing traffic signal along with the purchase of additional right of way will be required to facilitate construction.

Justification: As traffic volumes have increased along these two roadway corridors, turning movements have a determining effect on the safety and operation of the signalized intersection. Adding a right turn lane to separate through from right turning movements will increase the capacity of the intersection by reducing delay and the number of stops for northbound vehicles. (Cost figures revised 2022)



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$75,000	$75,000
Design	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$1,500,000	$1,500,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$1,725,000	$1,725,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$1,725,000	$1,725,000
Total	$0	$0	$0	$0	$0	$0	$1,725,000	$1,725,000

Project Title:	Traffic Signal Fiber –RD Mize & ADP to Public Works Facility	**Project Number:**	ST- 50
Project Type:	Traffic Signal Enhancements	**Unfunded Project Cost:**	$360,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	Beyond

Description: Installation of a fiber optic cable, conduit, and associated equipment from R.D. Mize Road to the Public Works Facility at Sunnyside School Road and Walnut Street.

Justification: The dedicated fiber optic line will allow direct connection to the signals in the ADP corridor, negating the need for the Comcast internet connection currently used at $2,400 per year. The dedicated fiber will also allow a direct connection to the KC Scout network when it is extended east along I-70. This connection will complete the network to include the signals on Woods Chapel Road. (Cost figures revised 2019)



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$30,000	$30,000
Design	$0	$0	$0	$0	$0	$0	$30,000	$30,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$300,000	$300,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$360,000	$360,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$360,000	$360,000
Total	$0	$0	$0	$0	$0	$0	$360,000	$360,000

Project Title:	SW 12th Street Improvements	**Project Number:**	ST-55
Project Type:	Street Construction	**Unfunded Project Cost:**	$4,885,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	2025-26 - $725,000 2026-27 - $4,160,000

Description: Construction of SW 12th Street from the south line of the Southgate subdivision to Wyatt Road. The project will include road construction along with the associated utilities. A 12-inch water main needs to be extended across the front of the property. A gravity sewer line will also be connected to the lift station in the northwest corner of the area and run under the road for future development.

Justification: The City purchased property abutting both sides of SW 12TH Street to provide a better location for a Prairie Township fire station near the residents in south Blue Springs. The street and utilities are being constructed to provide a north/south collector street from SW Liggett Road to SW Wyatt Road, which will also provide a more direct route from the fire station to the homes south of Liggett Road and provide access to a future City Park.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$725,000	$725,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$4,160,000	$4,160,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$4,885,000	$4,885,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$4,885,000	$4,885,000
Total	$0	$0	$0	$0	$0	$0	$4,885,000	$4,885,000

Project Title:	ADP Street Lighting 2 (Moreland School Road to Wyatt Road)	**Project Number:**	ST-58
Project Type:	Street Construction	**Unfunded Project Cost:**	$2,100,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	Beyond

Description: Continuation of the existing decorative street lighting along Adams Dairy Parkway to the southern city limits. Placement of additional street lighting infrastructure from Moreland School Road to Wyatt Road, being 1.6 miles.

Justification: Provide a safer path of travel for motorists and pedestrians along this segment of Adams Dairy Parkway. With the recent land developments in the City's southern portion traffic has increased.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$200,000	$200,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$1,900,000	$1,900,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,100,000	$2,100,000
Op Expense	$0	$0	$0	$0	$0	$0	$4,400	$4,400
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$2,100,000	$2,100,000
Total	$0	$0	$0	$0	$0	$0	$2,100,000	$2,100,000

Project Title:	Signalized Intersection Upgrades	**Project Number:**	ST-59
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$400,000
Department:	Public Works Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Public Safety/Infrastructure	**Requested for Years:**	Beyond

Description: This project provides for the replacement of the City's 11 traffic control panels, controllers, cameras, and associated components.

Justification: The City owns and operates 11 signalized intersections. Signalized intersections provide higher efficiency in traffic flow and increase safety for the public in general. The equipment at several of these locations has reached its design service life and many of the components are no longer available or supported through vendor services. In order to maintain standardized equipment throughout the system it is recommended to replace all the units together.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$250,000	$250,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Total	$0	$0	$0	$0	$0	$0	$400,000	$400,000

Project Title:	Decorative Streetlight Refinishing	**Project Number:**	ST-60
Project Type:	Maintenance	**Unfunded Project Cost:**	$400,000
Department:	Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	Beyond

Description: Refinishing of streetlight and traffic signal poles within the Adams Dairy Parkway overlay area.

Justification:

The decorative streetlights in the Adams Dairy Parkway overlay area are in need of refinishing to the paint. The traffic signal poles through the corridor should also be repainted. There are three pieces to the streetlight poles; the pole, the clamshell and the skirt. Most of the skirts were refabricated out of stainless steel and painted to prevent rusting. The aluminum clamshells are not retaining paint. As alternative staff had some covered with color matched truck bed liner material, which seems to be holding up better. The poles are faded and starting to lose paint. This project will finish the work on the skirts and bases along with repainting all poles within the corridor.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$400,000	$400,000
Total	$0	$0	$0	$0	$0	$0	$400,000	$400,000

Project Title:	Walnut Street Improvements	**Project Number:**	ST-61
Project Type:	Infrastructure	**Unfunded Project Cost:**	$8,250,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	2028-29

Description: Reconstructing Walnut Street from SW Woods Chapel Road to SW 15th Street. Improvements to include widening of the pavement, curbs, sidewalks, and associated stormwater conduits.

Justification: Walnut Street is a collector road between SW Woods Chapel Road and SE Adams Dairy Parkway. Through the years much of the route has been reconstructed and amended to modern standards with curbs and sidewalks. The portion addressed by this project does not have curbs, storm sewers, or sidewalks. The improvements will allow for multiple modes of transportation, increase efficiency, and enhance safety within the corridor



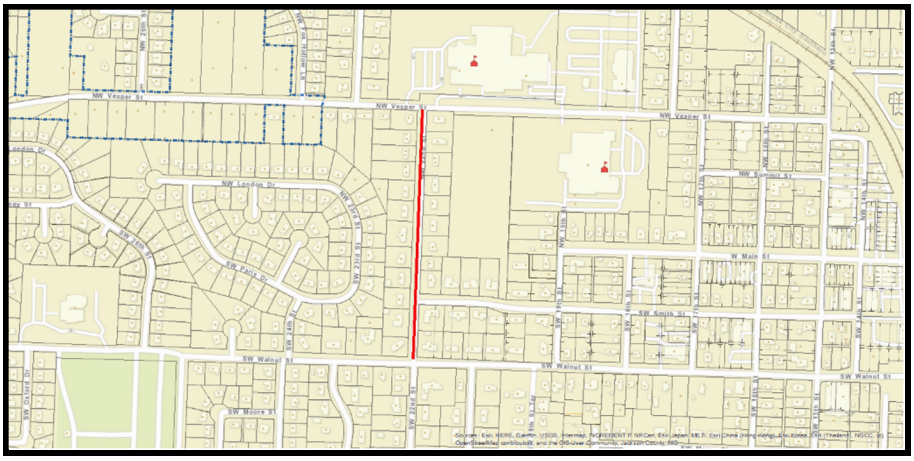
Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Design	$0	$0	$0	$0	$0	$0	$850,000	$850,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$7,250,000	$7,250,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$8,250,000	$8,250,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$8,250,000	$8,250,000
Total	$0	$0	$0	$0	$0	$0	$8,250,000	$8,250,000

Project Title:	22nd Street Improvements	**Project Number:**	ST-62
Project Type:	Infrastructure	**Unfunded Project Cost:**	$2,700,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	Beyond

Description: Reconstructing 22nd Street from SW Walnut Street to NW Vesper Street. Improvements to include widening of the pavement, curbs, sidewalks, and associated stormwater conduits.

Justification: 22nd Street serves as connector between collector streets and as a direct route to the new BSSD Technology Center and High School. The additions to both campuses are expected to increase traffic on 22nd Street. The improvements will allow for multiple modes of transportation, increase efficiency, and enhance safety within the corridor.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$100,000	$100,000
Design	$0	$0	$0	$0	$0	$0	$250,000	$250,000
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$2,350,000	$2,350,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$2,700,000	$2,700,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$2,700,000	$2,700,000
Total	$0	$0	$0	$0	$0	$0	$2,700,000	$2,700,000

Project Title:	Tractor/Mower	**Project Number:**	ST-63
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$80,000
Department:	Public Works/Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	2022-2023

Description: This project provides for the replacement of an existing piece of a 1997 tractor and mowing attachments.

Justification: The Streets Division currently owns a 1997 tractor with mowing attachments used to mow different areas of City Right-of-Way multiple times throughout the year to comply with City ordinance. The current unit has experienced multiple breakdowns over the past 2 years resulting in expensive repair costs and failing to complete the required mowing cycles. The types of repairs have been related and continue to make this unit unreliable to perform the necessary tasks. The typical reliable service life of this type of equipment is approximately 25 years



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$80,000	$80,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$80,000	$80,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$80,000	$80,000
Total	$0	$0	$0	$0	$0	$0	$80,000	$80,000

Project Title:	Crafco Crack Sealer	**Project Number:**	ST-64
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$160,000
Department:	Public Works-Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2026-27 - $80,000 Beyond - $80,000

Description: High-Performance melters that are designed built and backed for laying down miles of crack sealant.

Justification: Our current equipment lifecycle is 15 years long-term impact on our operations, I believe that implementing a regular replacement cycle will yield significant benefits for our department and overall road maintenance efforts. Cracks in road surfaces can lead to more significant damage if left untreated, resulting in costly repairs and safety hazards. Investing in a new Craftco Crack Sealer will enable us to proactively address cracks and extend the lifespan of our roads, ultimately reducing long-term maintenance costs.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$160,000	$160,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$160,000	$160,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$160,000	$160,000
Total	$0	$0	$0	$0	$0	$0	$160,000	$160,000

Project Title:	Rubber Tire Skid Loader	**Project Number:**	ST-65
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$230,416
Department:	Public Works-Streets	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2025-26 - $84,655 FY 2027-28 - $69,410 Beyond - $76,351

Description: This request is for the replacement of a skid steer loader. This equipment supports street maintenance activities and emergency response for citizens.

Justification: This equipment is vital to the department to handle various construction tasks and after hour's emergency response. Downtime on emergency equipment must be kept to a minimum to ensure timely restoration of customer services. By replacing this equipment every 2 years the city will maximize the discounted purchase price, reap a higher return on trade-in or resale value, and have a full warranty on the new equipment which will protect the city from catastrophic repair costs. 2 new loaders plus 1 in beyond.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$230,416	$230,416
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$230,416	$230,416
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$230,416	$230,416
Total	$0	$0	$0	$0	$0	$0	$230,416	$230,416

Project Title:	Mock Avenue Improvements	**Project Number:**	ST-66
Project Type:	Street Improvements	**Unfunded Project Cost:**	$5,925,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	Beyond

Description: This street improvement will increase turning movement storage for west-bound Mock Avenue at 7 Highway thus relieving congestion on Mock Avenue. This will be accomplished with pavement widening and restriping. Auxiliary turning lanes will be constructed or restriped as identified with the engineering study as well as any horizontal alignment improvements along the remaining project limits. Pavement will be completely reconstructed within the project limits as well as older curb and sidewalk replacement and new lane striping.

Justification: Increased development along the corridor has resulted in a congested intersection at Mock Ave and 7 Highway. The roadway provides access to medical facilities, residential areas, the City's community center, and commercial and retail centers. This project will restore the pavement's structural capacity and improve traffic flow at 7 Highway.



Projected Five-Year Cost Schedule

Cost Breakdown	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$5,925,000	$5,925,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$5,925,000	$5,925,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

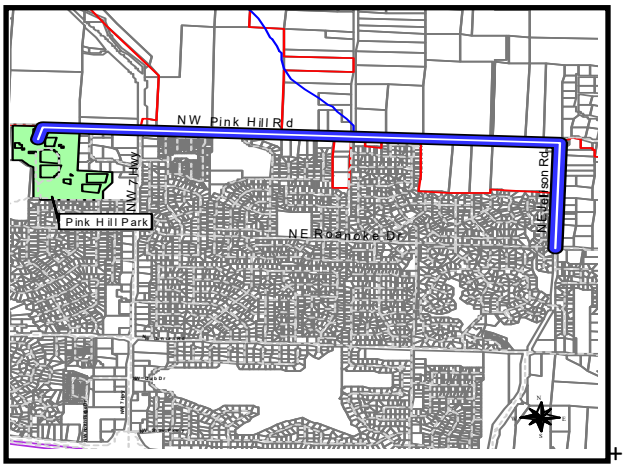
Projected Five-Year Funding Schedule

Source	Prior	2024-25	2025-26	2026-27	2027-28	2028-29	Beyond	Total
Unfunded	$0	$0	$0	$0	$0	$0	$5,925,000	$5,925,000
Total	$0	$0	$0	$0	$0	$0	$5,925,000	$5,925,000

Project Title:	Pink Hill Reservoir Feed Loop	**Project Number:**	WA-09
Project Type:	Water System Improvements	**Unfunded Project Cost:**	$3,000,000
Department:	Public Works	**Funding Source:**	Unfunded
Strategic Plan Priority	Infrastructure Maintenance	**Requested for Years:**	Beyond

Description: Approximately 14,000 feet of 16-inch ductile iron water main from Roanoke Drive to Pink Hill Road along Jellison Road and then west along Pink Hill Road to the water storage reservoir in Pink Hill Park

Justification: The City would like to reevaluate this alternative based on receiving water from Tri-County at Jefferson St and NE 20th St. (Cost figures revised 2022) The possible addition of a water tower could also impact this decision. A water study will be needed to ensure proper placement and sizing of said tower



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Total	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000

Project Title:	Spoil Dump Truck	**Project Number:**	WA-20
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$481,000
Department:	Public Works-Water Maintenance	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2027-28 - $231,000 Beyond - $250,000

Description: Purchase a new dump truck with the integral purpose of spoil removal from job sites and equipment hauling.

Justification: These units will be utilized for road maintenance, spoil removal, hauling equipment, and CDL testing purposes. This will allow us to haul spoil in house saving money. The typical service life for this piece of equipment is 8-10 years.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$481,000	$481,000
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$481,000	$481,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$481,000	$481,000
Total	$0	$0	$0	$0	$0	$0	$481,000	$481,000

Project Title:	Water Tower	**Project Number:**	WA-21
Project Type:	Infrastructure	**Unfunded Project Cost:**	$3,000,000
Department:	Public Works-Water	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2026-27 - $1,000,000 FY 2027-28 - $1,000,000 FY 2028-29 - $1,000,000

Description: The installation of a 2.5-million-gallon water tower.

Justification: The increase in water service connection points and development throughout our City has placed an escalated demand on our water tower's ability to store and distribute the adequate pressures to its service areas. This additional water tower would allow us to be able to have a more regimented schedule for cleaning and coating the interiors of our towers and will facilitate adequate pressures throughout the distribution system. The additional storage within the water tower itself is of benefit to our utilities. A water study will be needed to ensure proper placement and sizing.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$0	$0
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000
Total	$0	$0	$0	$0	$0	$0	$3,000,000	$3,000,000

Project Title:	Hydro-Excavation Trailer	**Project Number:**	WA-22
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$224,113
Department:	Public Works-Water Maintenance	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure Maintenance	**Requested for Years:**	FY 2025-26

Description: Replacement of a hydro excavation trailer.

Justification: There are areas within our City that require maintenance and repair, that we do not have the ability to bring our full-size hydro excavation truck to the job site. This is where a hydro excavation trailer benefits the daily operations. Water and sewer maintenance as well as water services utilize this trailer to perform preventative maintenance and to aid in response to emergencies. The average service life for this piece of equipment is 6-8 years.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$224,113	$224,113
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$224,113	$224,113
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$224,113	$224,113
Total	$0	$0	$0	$0	$0	$0	$224,113	$224,113

Project Title:	Hydraulic Track Loader	**Project Number:**	WA-23
Project Type:	Equipment Replacement	**Unfunded Project Cost:**	$355,011
Department:	Water Department	**Funding Source:**	Unfunded
Strategic Plan Priority:	Infrastructure	**Requested for Years:**	FY 2024-25 - $80,624 FY 2026-27 - $88,888 FY 2028-29 - $97,999 Beyond - $87,500

Description: This piece of equipment is now being replaced under the capital improvement program due to price increases.

Justification: The water department currently has a 2022 Bobcat T66 skid steer. This machine is vital to the water department's operations and is used in emergencies like water breaks. By trading in this machine every two years, we keep the downtime to a minimum, which is important on a piece of equipment in which quick response times get citizens water service repaired in a timely manner.



Projected Five-Year Cost Schedule								
Cost Breakdown	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Equipment	$0	$0	$0	$0	$0	$0	$355,011	$355,011
Landscape	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$355,011	$355,011
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule								
Source	**Prior**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Beyond**	**Total**
Unfunded	$0	$0	$0	$0	$0	$0	$355,011	$355,011
Total	$0	$0	$0	$0	$0	$0	$355,011	$355,011

THE EXAMINER

AFFIDAVIT OF PUBLICATION

Notice ID: 4cm2ZHXYMNViSG7plZrP
Capital Improvements Program FY 2024-2025

AFFIDAVIT OF PUBLICATION: #2423090

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jun. 27, 2024

Shalon Hartle
Authorized Agent

Leanne Kaufenberg
Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $76.00

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE

CITY OF BLUE SPRINGS CAPITAL IMPROVEMENTS PROGRAM FY 2024-2025 to 2028-2029

Notice is hereby given that the City Council of the City of Blue Springs, Jackson County, Missouri, will hold a public hearing on Monday, July 15, 2024, at 6:00 p.m. in the Howard L Brown Public Safety Building located at 1100 SW Smith Street for the purpose of hearing parties in interest and citizens relative to the adoption of the 2024-25 to 2028-29 Capital Improvements Program (CIP). This document is a multi-year plan for maintenance, equipment replacement, and public physical improvements for the community. It sets forth proposed expenditures for systematically constructing, maintaining, upgrading, and replacing the community's public facilities.

Copies of the draft CIP document are available for review in the City Clerk's Office from 8:00 a.m. to 5:00 p.m. Monday through Friday at the City of Blue Springs City Hall located at 903 W. Main Street in downtown Blue Springs, MO.

Anyone desiring further information is invited to contact City Administrator Christine Cates at 228-0140 or by e-mail at ccates@bluespringsgov.com Monday through Friday, 8:00 a.m. to 5:00 p.m.

Published in the Examiner, Jun 27, 2024

2423090

Introduced by Councilmember _____ BILL NO. 5230

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE CITY OF BLUE SPRINGS CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEARS 2024-2025 to 2028-2029

WHEREAS, the Home Rule Charter of the City of Blue Springs requires the City Administrator to prepare and submit a Capital Improvements Program (CIP) to the Mayor and City Council; and

WHEREAS, the City Council held a public hearing July 15, 2024, to receive comments about the proposed Capital Improvements Program for Fiscal Years 2024-2025 through 2028-2029.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Council hereby adopts the Capital Improvements Program (CIP) for Fiscal Years 2024-2025 through 2028-2029; said CIP is hereby incorporated herein by reference as if fully set out in this Ordinance.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

Rev. 01/01/2024

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 9, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving the Final Plat for Hoot Owl Acres. (PF-05-24-9164) generally located West of SE Adams Dairy Parkway and North of SE Major Road.

BACKGROUND/JUSTIFICATION

The applicant, Justin Larkin on behalf of JW Larkin Properties is requesting the approval of a Final Plat for Hoot Owl Acres This property is approximately 14.25 +/- acres and is zoned "PD/SF-7" (Single-Family). The Final Plat consists of thirty-five single-family, Detached House — Neighborhood Lots and three tracts of land for open space and stormwater detention. There will be one landscape tract with 2.1 acres along Adams Dairy Parkway.

The Final Plat for Hoot Owl Acres is in substantial conformance with the Hoot Owl Preliminary Plat, with minor modifications to include the change to a single-family detached neighborhood lot subdivision.

The site is currently undeveloped. Sewer infrastructure that was installed for preparation of previous development will remain in place and be utilized for the new development. Adjacent detention areas were installed for preparation of the previous development. These detention areas will be utilized by all lots shown on the Final Plat.

Two access points to the development will be provided from SE Major Road. The required half road improvements for SE Major Road adjacent to this development were completed by a previous development.

Open Spaces
Tracts A, B, C, and D are all in the proposed Hoot Owl Acres of Blue Springs subdivision and encompass 2.86 +/- acres or 20% of the total area. The open tracts include open space, drainage easements, and landscape buffers.

Phasing
Hoot Owl Acres of Blue Springs, Lots 1-35, is a single-phase subdivision development. This phase will include 35 detached housing-neighborhood lots, one landscaped tract, and three tracts of open space.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
September 1, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat application with five conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC.
2. Prior to Final Plat recording, all Public Works items must be complete and pass inspection.
3. Prior to Final Plat recording, all required landscaping, buffers, and amenities within common areas must be financially guaranteed as determined by the City
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot if applicable.
    b. A minimum of 45 plant units and street tree(s) shall be installed with the development of each lot as part of the building permit process.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Planning Commission
Date:	July 08, 2024
Action:	Recommended approval of the Final Plat with conditions. 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Site Location Map; Site Location Zoning Map; Final Plat Map; Application
2. Bill approving the Final Plat

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Planning Commission: July 8, 2024 City Council: July 15, 2024
Project Name:	***Hoot Owl Acres***
Site Location:	West of SE Adams Dairy Parkway/north of SE Major Road
Project Request:	**PF-05-24-9164**; Final plat for 14.23 +/- acres subdivision with 35 single family neighborhood lots. **PDF-06-24-9486**; Planned Development Final to allow for 35 single-family homes.

Applicant: Justin Larkin | JW Larkin Properties
Property Owner: Land Bank of Blue Springs
Staff Planner: Shantele Frie | Associate Planner

Project Description: The applicant is requesting the approval of a Planned Development Final Plan and Final Plat for Hoot Owl Acres of Blue Springs Final Plat, Lots 1 thru 35, for the property west of SE Adams Dairy Parkway and north of SE Major Road. This property is approximately 14.23 +/- acres and is zoned "PD/SF-7" (Single-Family). The Final Plat consists of thirty-five (35) single-family neighborhood lots and three (3) tracts of land for the purpose open space. There will be one (1) landscape tract, with 2.1 acres of new right-of-way. The PD Final Plan complies with the previously approved PD Concept Plan including the previously approved modifications listed in the staff report.

Staff Recommendation: Staff recommends approval with conditions of the Planned Development Final Plan and Final Plat application. Conditions are identified at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/17/2003	City Council	Approved an annexation request (A-6-2002), that included most of the Colonial Highland's development, with the exception of 4.15 +/- acre strip through the center. The annexation was effective April 9, 2003.
03/26/2007	Planning Commission	Recommend approval of a Rezoning (R-8-2007) from County AG to SF-7/PR-O (Single-Family Residential/Planned Residential Overlay) for the 163.21 +/- acre Colonial Highlands development. The City Council approved the request April 2, 2007.
03/26/2007	Planning Commission	Recommend approval of a PR-O Concept Plan (PRO-1-2007) for Colonial Highlands PR-O, a 365-lot single-family subdivision.
	City Council	Approved the PR-O Concept Plan (PRO-1-2007). The PR-O Concept Plan expired on April 2, 2008.
04/02/2007	City Council	Approved an annexation request (A-2-2007), that included the remaining 4.15 +/- acre property for the Colonial Highlands development. The annexation was effective April 2, 2007.
04/09/2007	Planning Commission	Approved a Preliminary Plat for (07-02-01) for Colonial Highlands PR-O, a 373-lot single-family subdivision. The Preliminary Plat expired on April 9, 2009.

12/14/2009	Planning Commission	Recommend approval of a PR-O Concept Plan (PROC-10-09-2363) for Colonial Highlands PR-O 365-lot single-family lot subdivision.
	City Council	Approved the PR-O Concept Plan (PROC-10-09-2363) on December 21, 2009. The PR-O Concept Plan expired on December 21, 2009.
12/14/2009	Planning Commission	Approved a Preliminary Plat (PP-10-09-2362) for Colonial Heights PR-O, a 365-lot single-family subdivision. The Preliminary Plat expired on December 14,2011.
08/20/2018	City Council	Denied a rezoning request for Hoot Owl Acres to change the zoning from SF-7/PRO to TF/PD. The applicant subsequently withdrew the application for rezoning for Hoot Owl Ridge.
09/25/2018	City Council	Approved Planned Development Concept Plan.
09/25/2018	Planning Commission	Approved Preliminary Plat of "Hoot Owl Acres."

Future Applications: **The Final Plat and PD Final Plan applications are being requested concurrently.** The Final Plat must be approved and recorded at Jackson County prior to the issuance of building permits for the development.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"RE" (Residential Estate)	Undeveloped
South:	"SF-7/PD" (Single-Family/Planned Development)	SE Major Road; Colonial Highlands 3rd Plat
East:	"SF-7/PD" (Single-Family/Planned Residential Overlay)	SE Adams Dairy Parkway; Hoot Owl Ridge
West:	"SF-7/PD" (Single-Family/Planned Residential Overlay)	Cambridge Park 1st Plat- undeveloped; Utility substation

FINAL PLAN & PLAT ANALYSIS

A Planned Development Final Plan is a detailed plan for implementing the concept plan including technical information on building, site, open/civic space, and infrastructure development. A final plan may include the entire area covered in the concept plan or it may include one (1) of more phases of the approved concept plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the concept plan have been met.

Platting is a process where a proposed division, or partition of land and property interests therein, is reviewed to ensure development patterns in compliance with long-range comprehensive plans; coordinating infrastructure with existing, future and potential capital improvements; and that all lots are buildable, served with adequate public facilities, and capable of meeting the zoning and development standards.

Final Plat Requirements: The proposed Final Plat complies with the minimum standards outlined in Unified Development Code (UDC) Section 403.050 and meets the submission requirements specified in the Final Plat application. This Final Plat for Hoot Owl Acres of Blue Springs Final Plat is in substantial conformance with the Hoot Owl Preliminary Plat, with minor modifications, including the change to a single-family detached neighborhood lot subdivision.

Preservation: The site is currently undeveloped. Sewer infrastructure that was installed for preparation of previous development will remain in place and be utilized for the new development. Adjacent detention areas were installed for preparation of the previous development. These detention areas will be utilized by all lots shown on the Final Plat. All existing healthy trees that are preserved are eligible for tree credits per UDC Section 407.040.C.5.

Phasing: Hoot Owl Acres, Lots 1-35, is a single-phase subdivision development. This phase will include 35 detached housing-neighborhood lots, one landscaped tract, and three tracts of open space.

Streets & Sidewalks: Two access points to the development will be provided from SE Major Road. The required half road improvements for SE Major Road adjacent to this development were completed by a previous development.

Public streets will comprise the internal roadway system.

The Final Plat includes 5-ft. sidewalks on the west side of Hoot Owl Street. A 5-ft. sidewalk will be located on the east side of Crumley Court. All other streets require a 5-ft. sidewalk on one side of the street. According to the subdivision's preliminary plat, sidewalks adjacent to tracts are required to be installed prior to approval of the Final Plat for each development phase. The required sidewalks along tracts in this Final Plat have been installed. **Sidewalks adjacent to lot frontages are required to be installed prior to the issuance of a Certificate of Occupancy for each lot.**

Water: Water in this area is provided by PWSD #13. An acceptance letter from PWSD #13 has been received by Engineering.

Traffic: A Traffic Impact Study has been completed and approved by the Engineering Division of the Public Works Department.

Stormwater: A stormwater management plan has been prepared by a professional engineer registered in the State of Missouri and submitted to Public Works for review. A sealed letter by a Registered Professional Engineer in the State of Missouri stating all detention basins and BMPs have been constructed per approved plans and will function as designed.

Sanitary Sewer: The required sewer infrastructure was constructed per city specifications to serve the lots contained within this Plat.

Open Space: According to the Open Space System requirements outlined in UDC Section 406.030, subdivisions zoned "SF-7" must dedicate a minimum of 10% of the total land area as common open space that meets the Open Space System standards. For this

development, the required 10% equates to 1.39 acres. Acceptable open spaces include trails, pocket parks, and other green spaces with active amenities. This site includes 2.86 acres of open space that meets the Open Space System standards. The table below details the open space tracts, tract areas, and specific open space system requirements they fulfill.

Tract	Area	Open Space System
A	0.13 +/- acres	Open Space/Utility Easement
B	0.21 +/- acres	Open space
C	1.67 +/- acres	Drainage Easement/ Utility Easement
D	0.85 +/- acres	Landscape Buffer/Utility Easement
Total Open Space:	**2.86 +/- acres**	

Tracts A, B, C, and D are all in the proposed Hoot Owl Acres 1st Plat, and encompass 2.86 +/- acres. The open tracts include open spaces, drainage easements, and landscape buffers. The total open space provided for the subdivision is 2.86 +/- acres or 20% of the total area. A final landscape plan will need to be provided and will be reviewed extensively during the Site Plan Design.

Land Use: All single-family residential lots fall within the "Detached House – Neighborhood Lot" category in the UDC which is defined as, "the use of a lot to accommodate one primary dwelling on its own lot. Variations of this type based on scale and lot, size include estate, large-lot, neighborhood lot, small lot, and compact lot." The purposed use is for the development of 35 single-family homes.

Building Typology: The proposed development is utilizing the Detached House-Neighborhood Lot building type standards with modifications. The alternative lot areas and frontage widths provide for a limited number of lots that would be smaller than typically required at the same time allowing lots that are above the maximum under the specific building type. Hoot Owl Acres has consistent building setbacks for the planning areas.

Establish minimum lot standards that deviate from the Detached-Neighborhood Lot standards approved with the PD Concept Plan are outlined below:

- **Reduce the minimum lot frontage width to a minimum of 38.81-ft for lots 14, 15, 16, 18, 21, 22, 23, 24, 30, and 31 accommodate their location on a cul-de-sac.**
- **Reduce the required planting for the Type C Buffer along Adams Dairy Parkway from 60 plant units for every 100 feet to 55 plant units for every 100 feet.**

Detached House – Neighborhood Lot

Standard	Requirement	Proposed
Frontage Width	65-ft. min.	38.81-ft. min.
Lot Area	7,200-sf. min.	7,645-sf. min.
Front Setback	25-ft. min.	25-ft. min.
Corner Side Setback	25-ft. min.	25-ft. min.

Side Setbacks	8-ft. min.	8-ft. min.
Rear Setback	15-ft. min.	15-ft. min.
Building Coverage	40% max.	40% max.
Building Height	35-ft. max.	35-ft. max.
Frontage Type	Yard & Setback	Yard & Setback

Parking: Each Single-Family Detached Housing unit requires two off-street parking spaces. The submitted building elevations include a mix of 2-car and 3-car garages. Additionally, driveway parking will offer extra spaces, surpassing the minimum parking requirements.

Vehicular parking is required and proposed as follows:

Land Use	Required	Provided
Single-Family	2 spaces per dwelling unit (1 units = 2 spaces)	>2 spaces provided

Minimum Livable Floor Area: Per the UDC, Section 407.140, Minimum Livable Floor Area Standards, subdivisions are to be classified in a manner that minimizes the differences in dwelling sizes within and between adjacent residential development. The minimum livable floor area classification (H) is 1,300-sf.; this complies with Cambridge Park with a Classification of (G) Livable Floor Area.

Signage: Signage is not shown on the plans; however, if the applicant would like to install monument signs later, they will need to apply for an Administrative Sign Permit and comply with the Sign Code.

Modifications Previously Approved:

Through the PD Concept Plan, the applicant has been previously approved for the following modifications to either the building type (Detached-Neighborhood Lot) or selected base zoning district regulations "SF-7" (Single-Family) zoning district standards.

- **Establish minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Lot Development Standards."**
  - **Reduce the minimum lot frontage width to a minimum of 38.81-ft for lots 14, 15, 16, 18, 21, 22, 23, 24, 30, and 31 accommodate their location on a cul-de-sac.**
  - **Reduce the required planting for the Type C Buffer along Adams Dairy Parkway from 60 plant units for every 100 feet to 55 plant units for every 100 feet.**

Review Criteria: *A Final Plan shall be reviewed according to the following criteria*

1. The final plan is in substantial compliance with the previously approved PD Concept plan.

   STAFF RESPONSE: The Final Plan is in substantial compliance with the approved proposed concept plan and planned development standards as requested with the PD Concept Plan.

2. Minor amendments may be approved administratively by the Director if they meet or exceed the approved concept plan. Amendments that do not meet the criteria for a minor amendment shall be reviewed by the designated approval body.

   STAFF RESPONSE: The applicant is not proposing any amendments to the previously approved PD Concept Plan.

Any modification that, in the sole discretion of the Director of Community Development, negatively affects or impacts the use, investments, or design of public facilities beyond the project and site may not be considered a minor amendment. Any change that violates a condition of approval in the concept plan or alters the findings of any technical study that supports the approved concept plan, may not be considered a minor change.

Approval of a final plan authorizes the development of the property in accordance with the approved final plan. The authorization to develop in accordance with an approved final plan shall lapse and be of no further effect if all development shown on the final plan is not complete within the time frame established by the City Council at the time of final plan approval. Once approval lapses, the regulations of the base zoning district shall be controlled.

Review Criteria: *A Final Plat shall be reviewed based on the following criteria:*

1. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

   STAFF RESPONSE: The Final Plat is in substantial compliance with the approved preliminary plat, with some minor modifications to lot frontage widths.

2. The phasing and timing of public improvements ensures construction and performance guarantees.

   STAFF RESPONSE: Most of the public improvements have been constructed and are in place to be used by this development. The remaining infrastructure will need to be constructed and inspected to ensure that it meets city specifications. There are some segments of the sidewalks that need to be constructed and inspected to ensure that they meet ADA standards.

3. Any deviations in the Final Plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

   STAFF RESPONSE: There are no further deviations in the final plat. The application follows the Comprehensive Plan and the purposes and intent of the UDC.

4. Covenants meeting the City's approval and containing all requirements of the UDC are approved by the City Attorney's office.

   STAFF RESPONSE: The City does not approve nor enforce private covenants and restrictions; however, the applicant has provided documentation of Proposed Declaration of Restrictions and Home Association Declaration documents.

5. Recommendations of professional staff.

STAFF RESPONSE: Staff recommends approval of the Final Plat with the conditions as listed below.

Approval of a Final Plat shall not constitute acceptance of public improvements. Such acceptance will require separate, formal action from the City Council.

Staff Recommendation:

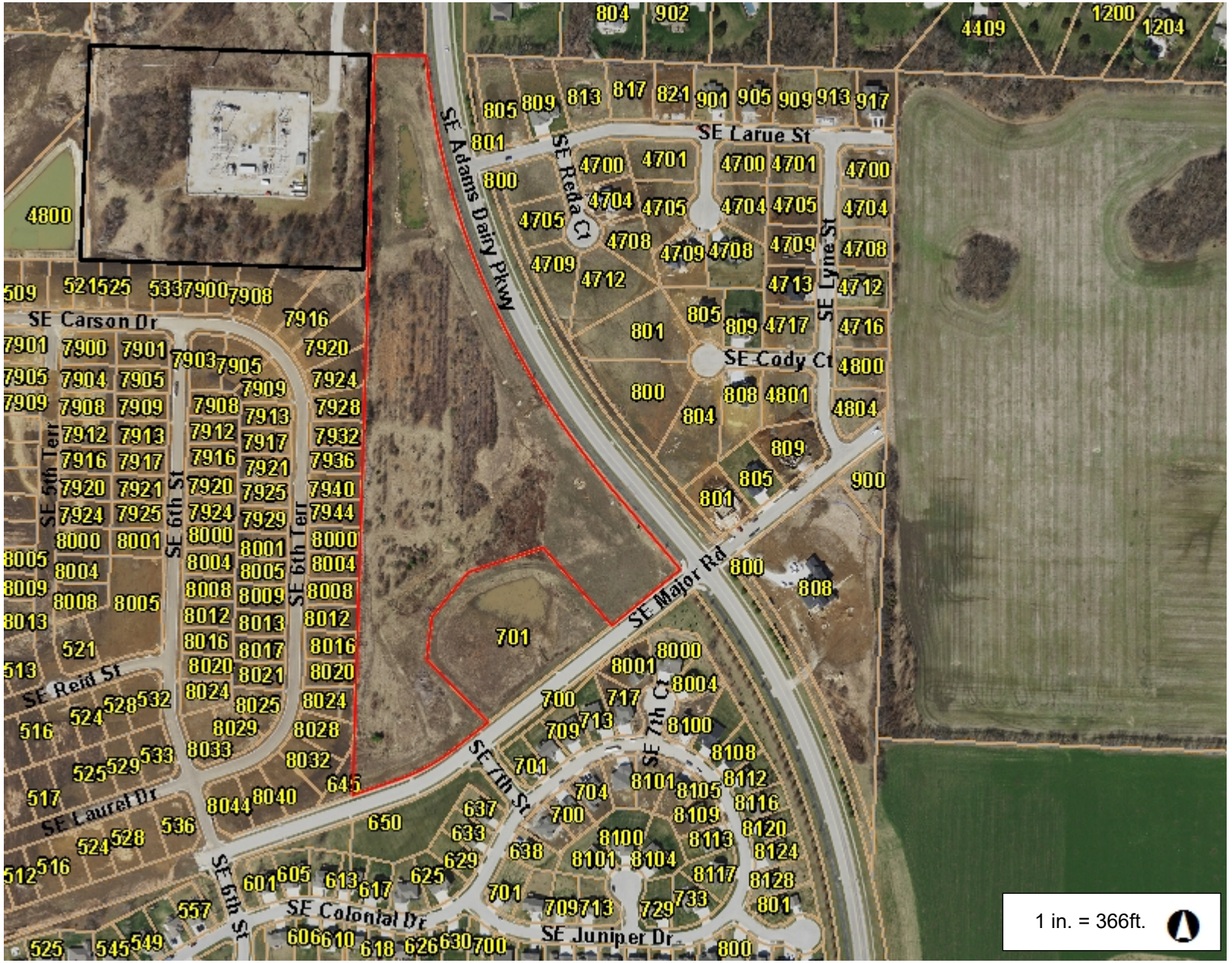
Staff recommends approval of the Planned Development Final Plan application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless modified by the Planned Development.
    a. The requested modifications of the development standards are as follows:
        i. Per UDC 405.020, "Residential Building Type Standards," requested the following modification:
            1. **Establish minimum lot standards that deviate from the "SF-7" zoning district standards, as outlined in the table under "Lot Development Standards."**
            2. **Reduce the minimum lot frontage width to a minimum of 38.81-ft for lots 14, 15, 16, 18, 21, 22, 23, 24, 30, and 31 accommodate their location on a cul-de-sac.**
            3. **Reduce the required planting for the Type C Buffer along Adams Dairy Parkway from 60 plant units for every 100 feet to 55 plant units for every 100 feet.**

Staff recommends approval of the Final Plat application with the following conditions:

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the UDC, unless previously approved by the PD Concept Plan.
2. Prior to Final Plat recording, all required landscaping, buffers, and amenities within common areas must be installed or financially guaranteed as determined by the City
3. Prior to Final Plat recording, all Public Works items must be complete and pass inspection.
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
5. The following items shall be provided prior to the issuance of a Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot if applicable.
    b. A minimum of 45 plant units and street tree(s) shall be installed with the development of each lot as part of the building permit process.

Blue Springs, MO





Legend

- City Limits
- City Parcels
- County Parcels

731.4 0 365.70 731.4 Feet

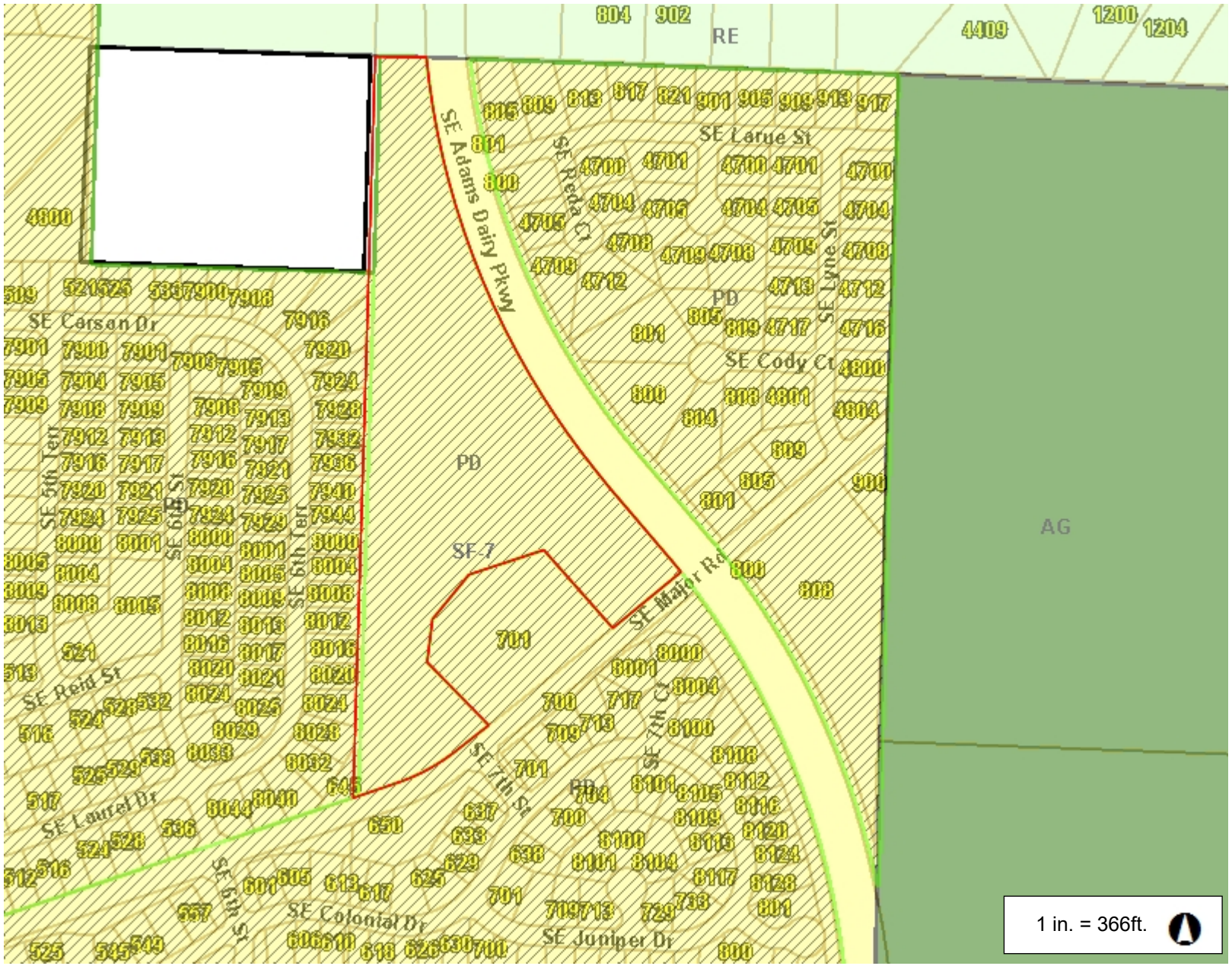
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PF-05-24-9164
Parcel # 41-800-03-02-01-5-00-000

Blue Springs, MO





Legend

Zoning Overlays

- ADP-O
- H-O
- PD
- PR-O
- PUD
- PUD/R-O
- R-O

Zoning Districts

- Agricultural
- Central Business
- Civic Service
- County - General Business
- County - Local Business
- County - Multi-Family
- County - Residential Estate
- County - Single Family
- Downtown Zoning - T3
- Downtown Zoning - T4
- Downtown Zoning - T5
- General Business
- Heavy Industrial
- Light Industrial
- Multi Family - 10
- Multi Family - 14
- Multi Family - 18

731.4 0 365.70 731.4 Feet

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Notes

PF-05-24-9164
Parcel # 41-800-03-02-01-5-00-000

FINAL PLAT

HOOT OWL ACRES

PART OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS MAINS, WATER MAINS, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY THE ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "GRADING" AND "DRAINAGE" EASEMENTS OR BY THE ABBREVIATION "DE" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF STORM WATER DRAINAGE WAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATION APPROVED BY THE CITY ENGINEERING DEPARTMENT. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION TO THE GRADES OR CONTOURS IN SAID DRAINAGE OR GRADING EASEMENTS WITHOUT THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.

LANDSCAPE BUFFERS:

AREAS DESIGNATED AS "LANDSCAPE BUFFER" ARE HEREBY RESERVED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LANDSCAPE PLANTINGS, VISUAL SCREENING BERMS AND THE LIKE. NO FENCE, WALL, PLANTING, STRUCTURE OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID LANDSCAPE BUFFER EXCEPT IN CONFORMITY WITH THE ORDINANCE OF THE CITY OF BLUE SPRINGS GOVERNING SUCH BUFFERS.

WATER EASEMENTS:

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF WATER LINES OVER AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "WATERLINE EASEMENT" OR "W/E" IS HEREBY GRANTED TO JACKSON COUNTY PWSD #13. SHOULD JACKSON COUNTY PWSD #13 NEED TO EXCAVATE/MAINTAIN THE WATER MAIN, JACKSON COUNTY PWSD #13 WILL RESTORE THE COVER CONDITION TO THE PRE-EXISTING CONDITION AND THAT COVER CONDITIONS SHALL BE LIMITED TO GRASS AND PAVEMENT.

DETENTION EASEMENT

AREAS DESIGNATED AS "DETENTION AREA" ARE HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING FLOW, CONVEYANCE, STORAGE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THIS SUBDIVISION AND FROM PROPERTIES OUTSIDE THIS SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID DETENTION AREA SHALL BE IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF BLUE SPRINGS AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER. SAID DETENTION AREA SHALL BE MAINTAINED AS PERMANENT OPEN SPACE BY THE OWNERS OF THE LOT OR LOTS OVER WHICH THE EASEMENT IS LOCATED. OWNER SHALL MOW, REMOVE SILT, AND REMOVE ANY DEBRIS WITHIN THE DETENTION AREA. IN THE EVENT SAID LOT OWNERS SHOULD FAIL TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION AREA, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID AREA, PERFORM SUCH MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY SAID LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT SAID OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACE OR MAINTAINED IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF BLUE SPRINGS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER. SAID EASEMENT, OR ANY PART THEREOF, MAY BE TERMINATED, RELEASED AND CANCELED UPON RESOLUTION BEING ADOPTED BY THE BLUE SPRINGS CITY COUNCIL PROVIDING SUCH.

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE, COMMITMENT NUMBER 374881, HAVING AN EFFECTIVE DATE OF MARCH 5, 2019.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS INSTRUMENT NO. 2018E0087202 OF THE JACKSON COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

8. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED.

9. SUBJECT PROPERTY IS BEING PLATTED TO ALLOW FOR THE DEVELOPMENT OF 35 SINGLE-FAMILY LOTS AND 3 TRACTS.

10. THE MINIMUM FLOOR AREA CLASSIFICATION IS "H" FOR HOMES IN THE SUBDIVISION, 1,300 SQUARE FEET.

11. NO FENCE/OBSTRUCTION OF VISION CANNOT BE CONSTRUCTED CLOSER THAN 10 FEET OF THE RIGHT-AWAY LINE FOR MAJOR ROAD.

12. PLAT CONTAINS A TOTAL AREA OF 13.97± ACRES.

LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
PM ●	SET 5/8" REBAR WITH 2" ALUMINUM ID CAP "POWELL CWM MO 123, KS 36"
FND.	FOUND
R	RECORD DIMENSION
M	MEASURED DIMENSION
RA	RADIUS
L	CURVE LENGTH
Δ	DELTA ANGLE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
D/E	DRAINAGE EASEMENT
I.T.B.	INITIAL TANGENT BEARING
ACH2	AMENDED PLAT OF COLONIAL HIGHLANDS SECOND PLAT

REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-19", 2003 ADJUSTMENT (N: 311433.142 METERS, E: 871951.027 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999054 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 29095C0435G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STREET DEDICATION:

ALL STREETS AND ROADS SHOWN HEREIN, NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF BLUE SPRINGS.

MAINTENANCE OF TRACTS:

TRACTS A AND B ARE FOR OPEN SPACE AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
TRACT C IS FOR OPEN SPACE/DETENTION AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
TRACT D IS FOR LANDSCAPE BUFFER AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "HOOT OWL ACRES".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024.

_____
JUSTIN LARKIN, MANAGER

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JUSTIN LARKIN, MANAGER OF JW LARKIN PROPERTIES LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:

THIS HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT OF "HOOT OWL ACRES" WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, ON THIS _____ DAY OF _____, 2024, BY ORDINANCE NO. _____.

_____
CHRIS HENNING, CHAIRMAN
PLANNING COMMISSION

THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ON THE ACCOMPANYING PLAT HAVE BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI BY ORDINANCE NO. _____, THIS _____ DAY OF _____, 2024.

CHRIS LIEVSAY	MAYOR	DATE
ERIN FORD	CITY CLERK	DATE
CHRIS HENNING	PLANNING COMMISSION CHAIR	DATE
MIKE MALLON	DIRECTOR OF COMMUNITY DEVELOPMENT	DATE
JAMES BURGESS	CITY ENGINEER	DATE

JACKSON COUNTY:

APPROVED BY THE JACKSON COUNTY ASSESSMENT DEPARTMENT.

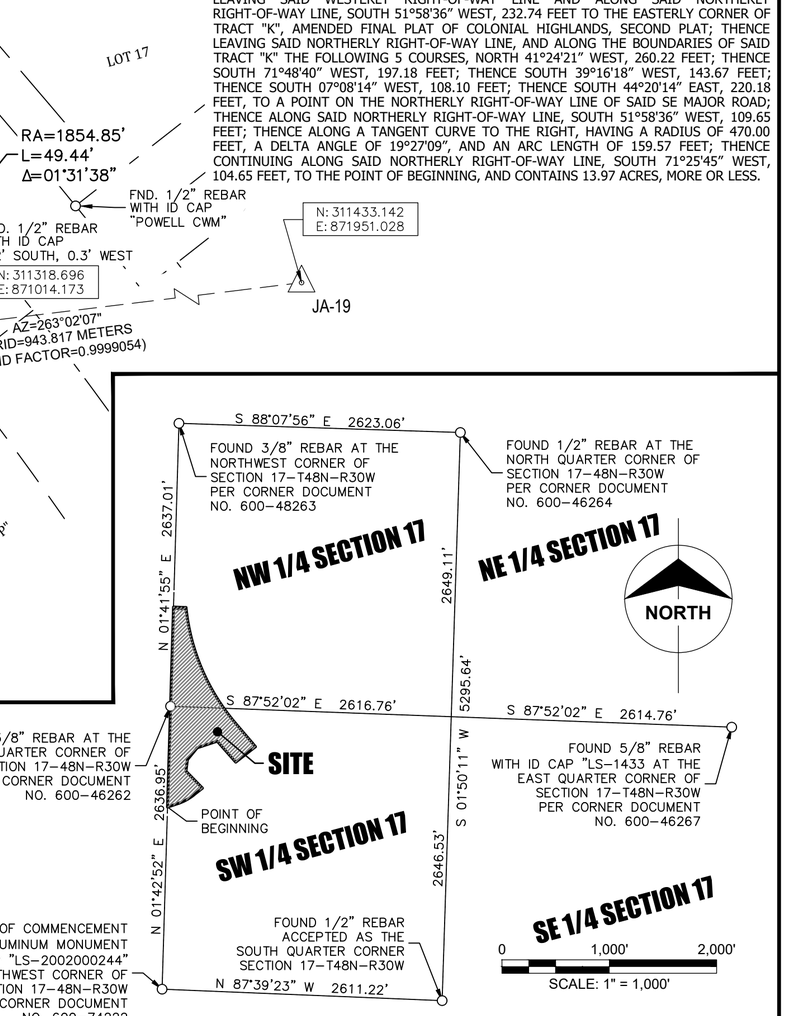
_____
COUNTY ASSESSOR DATE

DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 30 WEST, IN THE CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI, ALSO BEING PART OF THE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 2018E0087202 OF THE JACKSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SECTION 17, NORTH 01°42'52" EAST, 1697.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SE MAJOR ROAD, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG THE WEST LINE OF SAID SECTION 17, NORTH 01°42'52" EAST, 939.48 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°41'55" EAST, 924.55 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°49'24" EAST, 116.25 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SE ADAMS DAIRY PARKWAY, AS NOW ESTABLISHED; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS AND DISTANCES; ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 05°47'34" EAST, A RADIUS OF 1964.85 FEET, A DELTA ANGLE OF 34°41'49" AND AN ARC LENGTH OF 1189.86 FEET; THENCE SOUTH 40°29'22" EAST, 238.55 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1854.85 FEET, A DELTA ANGLE OF 01°31'38", AND AN ARC LENGTH OF 49.44 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE MAJOR ROAD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 51°58'36" WEST, 232.74 FEET TO THE EASTERLY CORNER OF TRACT "K", AMENDED FINAL PLAT OF COLONIAL HIGHLANDS, SECOND PLAT; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE BOUNDARIES OF SAID TRACT "K" THE FOLLOWING 5 COURSES, NORTH 41°24'21" WEST, 260.22 FEET; THENCE SOUTH 71°48'40" WEST, 197.18 FEET; THENCE SOUTH 39°16'18" WEST, 143.67 FEET; THENCE SOUTH 07°08'14" WEST, 108.10 FEET; THENCE SOUTH 44°20'14" EAST, 220.18 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SE MAJOR ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 51°58'36" WEST, 109.65 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°27'09", AND AN ARC LENGTH OF 159.57 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°25'45" WEST, 104.65 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 13.97 ACRES, MORE OR LESS.



TOWNSHIP 48 NORTH, RANGE 30 WEST



SITE LOCATION MAP

PREPARED FOR
JW LARKIN PROPERTIES PO BOX 457 BLUE SPRINGS, MO 64013

REVIEW

NICHOLAS R. MILLER, PLS
MO LS 2016000167

FINAL PLAT
HOOT OWL ACRES
PART OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 30 WEST
CITY OF BLUE SPRINGS, JACKSON COUNTY, MISSOURI

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. I
Independence, MO 64057
816.373.4800 | powellcwm.com

Certificates of Authority
Architecture:
MO 310 | KS 73
Engineering:
MO 4 | KS 241
Land Surveying:
MO 123 | KS 36

REVISED DATE
06/24/2024
06/14/2024

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
05/16/2024	22-2074	KAH/JW	WDE	NRM	URBAN	1 OF 1

JOB NO: 22-2074

Received
06/27/2024 10:01:37 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\Civil\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Existing Conditions, 6/13/2024 8:58:59 AM, JRodell-Tipton, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

PROPERTY LINE

LOT 90
RANDALL & DONNA STOTTS
910 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-08-00-0-00-000

LOT 91
CHRISTOPHER & KRISTI WHITE
906 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-07-00-0-00-000

LOT 92
CHAD & TARA MCGRAW
902 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-06-00-0-00-000

LOT 93
RANDALL & LORI GISH
804 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-05-00-0-00-000

LOT 94
CHRISTOPHER & KARA HINRICHS
800 SE WILLOW PLACE
BLUE SPRINGS, MO 64014
PARCEL NO. 41-820-04-04-00-0-00-000

26.37± ACRES

HOOT OWL RIDGE

ADAMS DAIRY PKWY

SE MAJOR ROAD

S. CLAUDE COURT

S. REDA COURT

S. LEE LARKIN STREET

WILLOW TREE 5TH PLAT

EXISTING ZONING SF-7/PR-O

ZONING RE

ZONING SF-7 / PD

EXISTING ZONING SF-7/PR-O

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

EXIST. SANITARY SEWER EASEMENT

EXISTING STORM TO BE REMOVED OR ABANDONED. EXIST. D/E TO BE RELEASED BY THIS PLAT.

EXISTING STORM TO BE REMOVED OR ABANDONED. EXIST. D/E TO BE RELEASED BY THIS PLAT.

EXIST. GRADING EASEMENT TO BE RELEASED BY THIS PLAT.

EXISTING DETENTION

TRACT "K"
DETENTION AREA
AMENDED FINAL PLAT OF
COLONIAL HIGHLANDS, SECOND PLAT

COLONIAL HIGHLANDS, THIRD PLAT

SALLEE REAL ESTATE INVESTMENTS, LLC
3730 NE TROON DRIVE
LEE'S SUMMIT, MO 64064
PARCEL NO. 41-800-03-02-01-9-00-000

BLUE SPRINGS
903 W. MAIN STREET
BLUE SPRINGS, MO 64015

UTILITY SUBSTATION
AQUILA, INC.
P.O. BOX 418679
KANSAS CITY, MO 64141

UNPLATTED

CAMBRIDGE PARK, 1ST PLAT

TRACT "A"
TRACT "B"
TRACT "C"
TRACT "D"

N 01°41'55" E 924.55'
N 01°42'52" E 939.48'
S 41°23'27" E 238.55'
N 41°23'21" W 360.22'
S 39°16'18" W 143.57'
S 07°08'14" W 108.10'
S 44°20'14" E 220.18'
N 39°06'47" W 50.00'
S 50°53'13" W 50.00'
S 39°06'47" E 50.00'
N 50°53'13" E 50.00'
N 39°06'47" W 50.00'
S 87°49'24" E 116.25' (M)
116.80' (R)
L.T.S. S 05°47'34" E

Δ=34°42'04" (R)
Δ=34°41'49" (M)
L=1190.01' (R)
L=1189.86' (M)
R=1964.85'

0 80' 160'
SCALE: 1" = 80'
NORTH

POWELL CWM
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(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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NO. DATE / DESCRIPTION
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DRAWN BY: JDS
CHECKED BY: JRT
PROJECT #: 22-2074
ISSUE DATE: 06-07-2024
ISSUED FOR: FINAL PD

EXISTING CONDITIONS

C-000

Received
06/14/2024 8:34:19 AM

LAND USE TABLE

GROSS PROPERTY AREA	13.9± ACRES
NEW RIGHT-OF-WAY	2.1± ACRES
NET PROPERTY AREA	11.8± ACRES
NUMBER OF RESIDENTIAL LOTS	35
NUMBER OF LANDSCAPE TRACTS	1 (0.85± ACRES)
NUMBER OF OPEN SPACE TRACTS	3 (2.02± ACRES)
10% OPEN SPACE REQUIRED	1.39 ACRES
OPEN SPACE PROVIDED	2.02± ACRES
MINIMUM FLOOR AREA	1,300 SQUARE FEET
MAXIMUM BUILDING HEIGHTS	35 FEET
MINIMUM BUILDING SETBACKS	25 FEET (FRONT)
MAXIMUM BUILDING COVERAGE	40%
MINIMUM LOT SIZE	0.18 ACRES
MAXIMUM LOT SIZE	0.42 ACRES
AVERAGE LOT SIZE	0.26 ACRES
PROPOSED BUILDING TYPE	DETACHED HOUSE/NEIGHBORHOOD LOT

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

WATER MAIN

PROPERTY LINE TYP.

5' SIDEWALK

EXISTING STORM SEWER CONNECTION

ADAMS DAIRY PKWY

TRACT D

EXIST. SANITARY SEWER EASEMENT

STORM SEWER

WATER MAIN

8" SANITARY SEWER

HOOT OWL STREET

JENSEN PT

SANITARY SEWER

FIRE HYDRANT TYP.

FIELD INLET TYP.

8" WATER MAIN

STORM SEWER

5' SIDEWALK

8" WATER MAIN

SE MAJOR ROAD

CRUMLEY COURT

8" SANITARY SEWER

SEWER MANHOLE TYP.

CURB INLET TYP.

RETAINING WALL

PROPERTY LINE TYP.

1	13,417± SQ. FT.	
2	10,398± SQ. FT.	
3	10,466± SQ. FT.	
4	10,551± SQ. FT.	
5	10,440± SQ. FT.	
6	9,551± SQ. FT.	
7	8,896± SQ. FT.	
8	8,382± SQ. FT.	
9	8,010± SQ. FT.	
10	7,776± SQ. FT.	
11	7,681± SQ. FT.	
12	7,764± SQ. FT.	
13	7,645± SQ. FT.	
14	12,202± SQ. FT.	
15	11,906± SQ. FT.	
16	13,324± SQ. FT.	
17	12,154± SQ. FT.	
18	12,017± SQ. FT.	
19	12,764± SQ. FT.	
20	10,415± SQ. FT.	
21	8,477± SQ. FT.	
22	14,257± SQ. FT.	
23	15,158± SQ. FT.	
24	9,840± SQ. FT.	
25	8,702± SQ. FT.	
26	10,398± SQ. FT.	
27	12,097± SQ. FT.	
28	12,178± SQ. FT.	
29	15,888± SQ. FT.	
30	15,121± SQ. FT.	
31	9,902± SQ. FT.	
32	10,124± SQ. FT.	
33	13,324± SQ. FT.	
34	18,124± SQ. FT.	
35	14,315± SQ. FT.	

TRACT "D" 37,166± SQ. FT.

TRACT A 5,925± SQ. FT.

TRACT B 9,384± SQ. FT.

TRACT C 72,773± SQ. FT. DETENTION AREA AND U/E

NORTH

0 60' 120'

SCALE: 1" = 60'

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FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C

BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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DRAWN BY: JDS
CHECKED BY: JRT
PROJECT #: 22-2074
ISSUE DATE: 06-07-2024
ISSUED FOR: FINAL PD

SITE & UTILITY PLAN

C-100

Received
06/14/2024 8:34:21 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\CAD\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Site &Utility Plan, 6/13/2024 8:59:01 AM, JRodell-Tipton, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

SILT FENCE (ESC-03)

TEMPORARY CONSTRUCTION ENTRANCE (ESC-01)

INLET PROTECTION

TEMPORARY DITCH CHECK

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

WATER MAIN

PROPERTY LINE TYP.

5' SIDEWALK

EXISTING STORM SEWER CONNECTION

EXIST. SANITARY SEWER EASEMENT

STORM SEWER

WATER MAIN

8" SANITARY SEWER

SANITARY SEWER

8" WATER MAIN

FIRE HYDRANT TYP.

FIELD INLET TYP.

STORM SEWER

8" WATER MAIN

5' SIDEWALK

SEWER MANHOLE TYP.

8" SANITARY SEWER

PROPERTY LINE TYP.

RETAINING WALL

CURB INLET TYP.

ADAMS DAIRY PKWY

SE MAJOR ROAD

HOOT OWL STREET

JENSEN CT.

CRUMLEY COURT

S. SE CODY COURT

S. REDA COURT

NORTH

0 60' 120'

SCALE: 1" = 60'

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FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
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PROFESSIONAL ENGINEER

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GRADING AND EROSION CONTROL PLAN

C-200

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LANDSCAPING CALCULATIONS - LANDSCAPE BUFFER						
LANDSCAPING REQUIREMENTS				LANDSCAPING PROVIDED		
MEASUREMENT	BUFFER TYPE	BUFFER WIDTH	REQUIRED PLANT UNITS (P.U.)	LARGE TREES	SMALL TREES	SHRUBS
1470 LF	C	25'	882	44 X 8 P.U.	73 X 5 P.U.	189 X 1 P.U.
				352 P.U.	365 P.U.	189 P.U.
				906 TOTAL P.U.		

NOTE: 60 PLANT UNITS REQUIRED EVERY 100 FT ALONG ADAM'S DAIRY PARKWAY PER APPROVED PD EXCEPTION #1.

LANDSCAPING CALCULATIONS - STREET FRONTAGE			
MEASUREMENT	REQUIRED PLANTINGS	LANDSCAPING PROVIDED	
3,400 LF	1 SMALL TREE PER 40 LF OR 1 LARGE TREE PER 75 LF	29 LARGE TREES	30 SMALL TREES

PLANT LIST						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	PLANT UNIT CALCULATION	TOTAL PROPOSED
	12	AUTUMN BLAZE MAPLE	ACER X FREMANNI 'JEFFSRED'	2" CALIPER	8	96
	13	ESPRESS KENTUCKY COFFEE	GYMNOCLADUS DIOICA 'ESPRESSO'	2" CALIPER	8	104
	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CALIPER	8	32
	15	AUTUMN GOLD GINKO	GINKO BILBOA AUTUMN GOLD	2" CALIPER	8	120
	29	BALD CYPRESS	TAXIDIUM DISTICHUM	2" CALIPER	8	232
	13	EASTERN REDBUD CLUMP	CERCIS CANADENSIS	1-1/2" CALIPER	5	65
	90	TRIDENT MAPLE	ACER BUERGERIANUM	1-1/2" CALIPER	5	450
	189	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	4 GALLON	1	189
					TOTAL P.U.	1288

EXIST. 8' SHARED USE PATH

PROPERTY LINE TYP.

WATER MAIN

PROPERTY LINE TYP.

5' SIDEWALK

EXIST. SANITARY SEWER EASEMENT

5' SIDEWALK

PROPERTY LINE TYP.

ADAMS DAIRY PKWY

SE MAJOR ROAD

HOOT OWL STREET

JENSEN CT

CRUMLEY COURT

SE CLAUDE COURT (50' R/W)

SE LARUE STREET (50' R/W)

SE REDA COURT (50' R/W)

SE CODY COURT (50' R/W)

SANITARY SEWER ESMT DOC. NO. 2017E0059868

STONE PILLAR (FENCE)

5' CONCRETE SIDEWALK

6' ASPHALT SIDEWALK

NORTH

0 60' 120'

SCALE: 1" = 60'

POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291 Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
JW LARKIN PROPERTIES
804 SW ELIZABETH ST.
BLUE SPRINGS, MO
(816) 896-9250

FINAL PD PLAN FOR HOOT OWL ACRES

LOTS 1-35 & TRACTS A-C
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
JADRIENNE S. RODELL-TIPTON
NUMBER PE-2021032725
PROFESSIONAL ENGINEER

JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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REVISIONS NO.	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

DRAWN BY:	JDS
CHECKED BY:	JRT
PROJECT #:	22-2074
ISSUE DATE:	06-07-2024
ISSUED FOR:	FINAL PD

LANDSCAPE PLAN

C-300

Received
06/14/2024 8:34:21 AM

P:\Justin Larkin\22-2074 Hoot Owl Acres\Civil\Final PD Plan\Hoot Owl Acres Final PD Plan.dwg, Landscaping plan, 6/13/2024 8:59:03 AM, JRodell-Tipton, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

MD² DESIGNS
Quality By Design

B&B CUSTOM HOMES



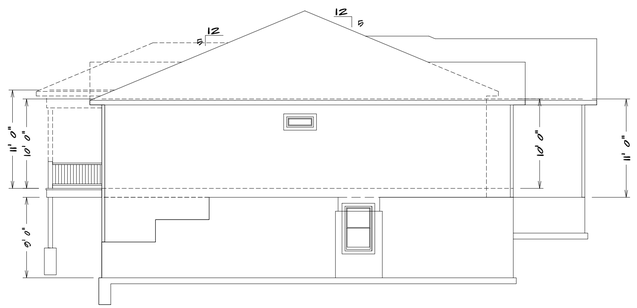
FRONT ELEVATION
1/4" = 1'0"

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES.

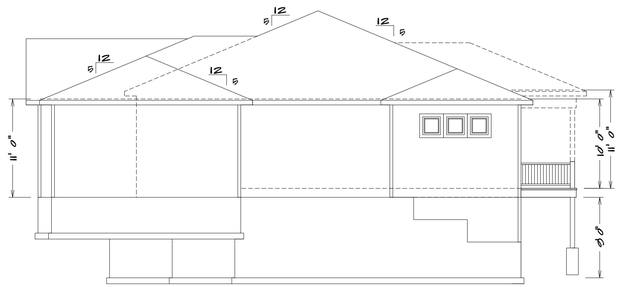
ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC

NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL DRAWINGS. DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND MAY VARY DUE TO MATERIALS AVAILABILITY

THE "TOBY'



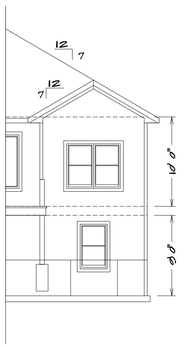
LEFT ELEVATION
1/8" = 1'0"



RIGHT ELEVATION
1/8" = 1'0"



REAR ELEVATION
1/8" = 1'0"



SQUARE FOOTAGE

LIVING AREA
- FIRST FLOOR = 1800
- BASEMENT = 548
- DECK = 184

UNFINISHED AREA
- GARAGE = 670
- STORAGE = 334

112-5246

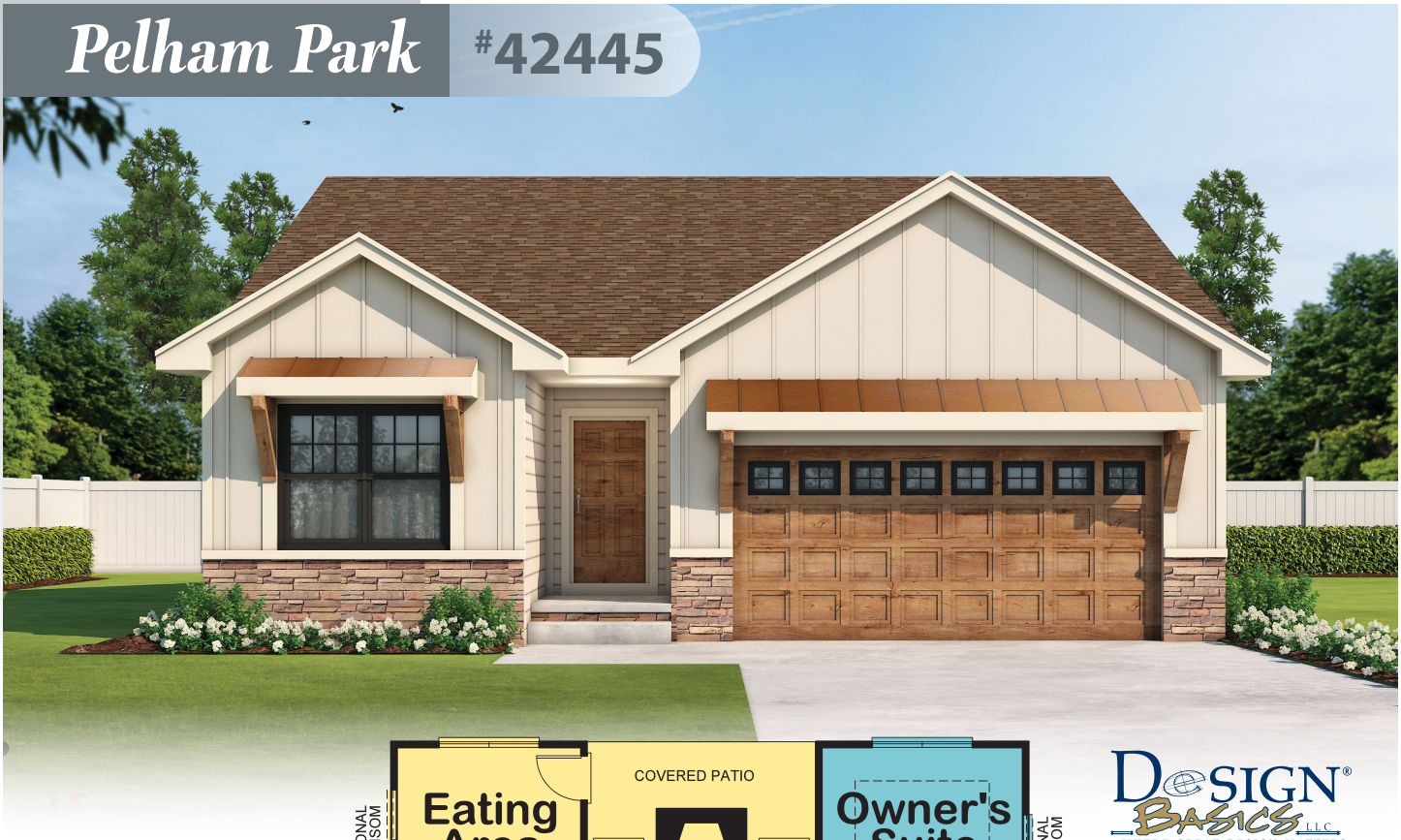
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PHONE:	DATE REVISED:	FILE NAME: 5246 FRNT	APPROX. SQ.FT.
LOT NO.	DESIGNER:		

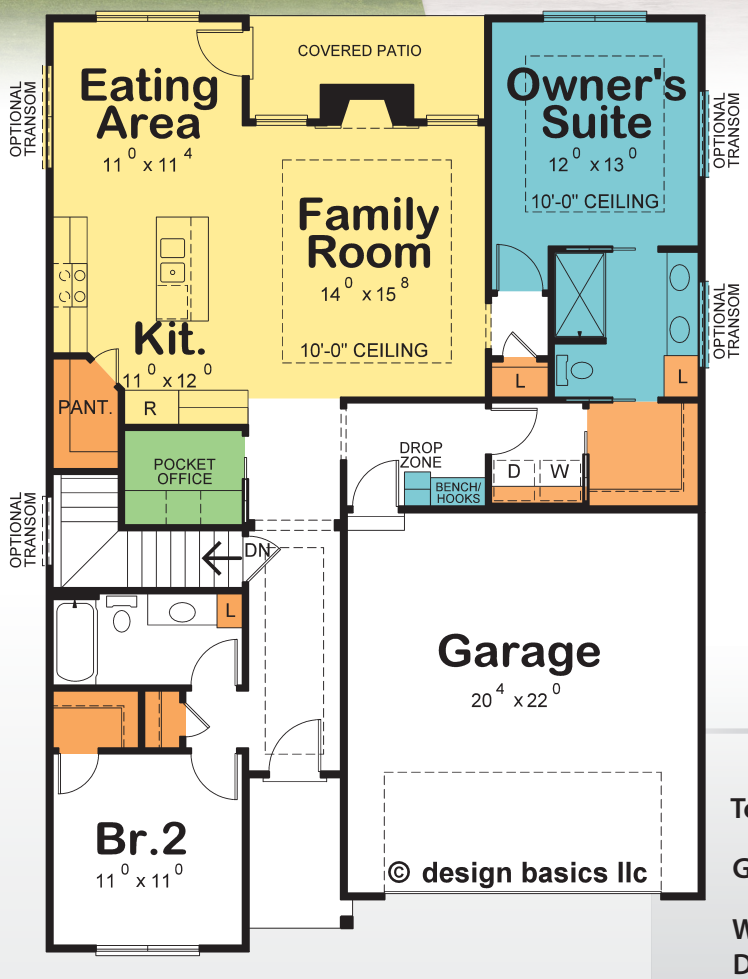
HOME BUYER:
BUILDER:
SUB-DIVISION:

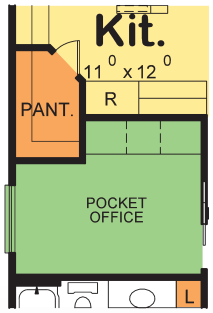
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Received
06/13/2024 8:24:45 AM

Pelham Park #42445







Option in Lieu of Basement Stairs

DESIGN BASICS LLC ...WHERE GREAT DESIGN MATTERS

Pelham Park

Total Area	1390 Sq. Ft.
Garage	464 Sq. Ft.
Width	38'-0"
Depth	54'-0"
Ridge Height	22'-1"

Design Basics, LLC | www.designbasics.com | 800.947.7526

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All rights reserved.

Livability at a Glance™ ENTERTAINING DE-STRESSING STORING FLEXIBLE LIVING

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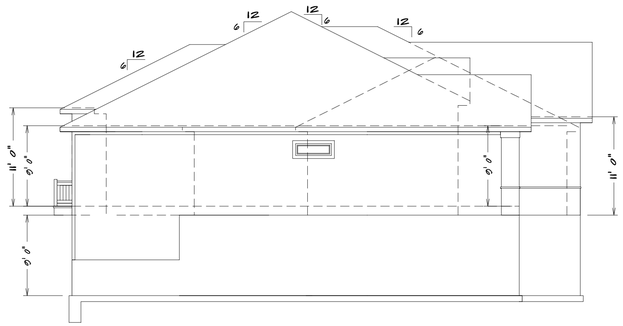


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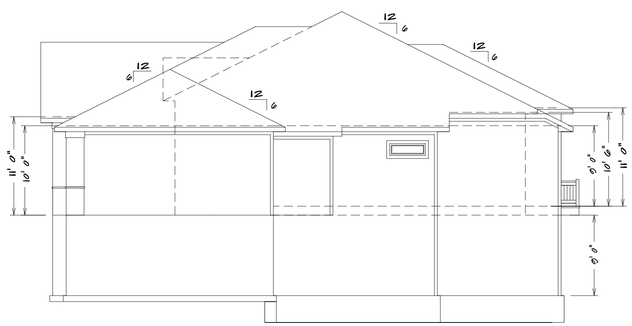
ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC



LEFT ELEVATION
1/8" = 1'0"



REAR ELEVATION
1/8" = 1'0"



RIGHT ELEVATION
1/8" = 1'0"

SQUARE FOOTAGE
LIVING AREA
FIRST FLOOR = 1682
COVERED DECK = 126
BASEMENT = 1218

UNFINISHED AREA
STORAGE BASEMENT = 364
GARAGE (3-CAR) = 728

112-5222-C

SHEET NO. 1			APPROX. SQ.FT.
PLAN NO. 112-5222		FILE NAME: 5222 ELEV	
DATE DRAWN:	DATE REVISED:		DESIGNER:
PHONE:	PHONE:		LOT NO.
HOME BUYER:	BUILDER:		SUB-DIVISION:

BUILDER&CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER&CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER&CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLAINS. BUILDER&CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL CHANGES MADE TO OR REMOVALS TO OTHER CONTRACTED PLANS. BUILDER&CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

Received
06/13/2024 8:25:00 AM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*	
CASE #:	PF-05-2-9164
PC MEETING:	7/8/2024
CC MEETING:	7/15/2024
BOA MEETING:	n/a
NEWSPAPER:	n/a
NOTICE LETTERS:	n/a
PLANNER:	Shantele Frie

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Hoot Owl Acres
Project Name

41-800-03-02-01-5-00-000 — Attached
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — **Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
SF-7/PR-O	Vacant	SF-7/PD	Single Family Residential	13.97	35 Lots, 3 Tracts

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
Justin Larkin	JW Larkin Properties		jlarkin@hotmail.com

Address	City	State	Zip Code
PO BOX 457	Blue Springs	MO	64013

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ 5-15-24
Applicant Signature — **Date**

Name of Property Owner	Phone	Email Address
Justin Larkin	Justin@jwlarkinproperties.com	jlarkin@hotmail.com

Address	City	State	Zip Code
PO Box 457	Blue Springs	MO	64013

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ 5-15-24
Property Owner Signature — **Date**

Received
05/28/2024 11:21:57 AM

The City of Blue Springs

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*
CASE #:
PC MEETING:
CC MEETING:
BOA MEETING:
NEWSPAPER:
NOTICE LETTERS:
PLANNER:

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

HOOT OWL ACRES
Project Name

41-800-03-02-01-5-00-000 — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

ATTACHED — Legal Description (attach as a separate page if too large)

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
PD/SF-7		SF		14+/-	35

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
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SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ☐ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Name of Applicant	Company	Phone	Email Address
JADE RODELL-TIPTON	POWELL CWM, INC	816-343-4800	JRODELL-TIPTON@POWELLCWM.COM

Address	City	State	Zip Code
3300 S STATE RTE 291	INDEPENDENCE	MO	64057

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ Digitally signed by Jade Rodell-Tipton Date: 2024.06.27 07:06:22-05'00'

Applicant Signature — Date

Name of Property Owner	Phone	Email Address
JW LARKIN PROPERTIES LLC	816-896-9250	JUSTIN@JWLARKINPROPERTIES.COM

Address	City	State	Zip Code
PO BOX 457	BLUE SPRINGS	MO	64013

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X _____ 6-27-24

Property Owner Signature — Date

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
☐	**Project Location Information**	Complete 1st page of this Application	
☐	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
☐	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

This development consists of 35 single family neighborhood lots, 3 open space tracts (2.02 ac), and 1 landscape tract (0.85 ac), with 2.1 acres of new right-of-way. The lot sizes range from 0.18 acres to 0.42 acres. Buildings will be detached homes with minimum building floor area of 1,300 sf.

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
3200 S State Route 291	Independence	MO	64057
Email	**Phone**	**Fax**	
jrodell-tipton@powellcwm.com	816-343-4800		

DEVELOPER

Name	Company Name		
Justin Larkin	JW Larkin Properties		
Address	**City**	**State**	**Zip**
PO Box 457	Blue Springs	MO	64013
Email	**Phone**	**Fax**	
justin@jwlarkinproperties.com	816-896-9250		

ENGINEER

Name	Company Name		
Jade Rodell-Tipton	Powell CWM		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

SURVEYOR

Name	Company Name		
Nick Miller	Powell CWM		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
nmiller@powellcwm.com			

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Jeremy Powell	Powell CWM		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	
jpowell@powellcwm.com			

Introduced by Councilmember _____ BILL NO. 5231
(PF-05-24-9164)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT FOR HOOT OWL ACRES, BLUE SPRINGS, JACKSON COUNTY, MISSOURI

WHEREAS, on May 15, 2024, the Applicant, Justin Larkin of JW Larkin Properties, submitted a Planning Application for the Hoot Owl Acres Final Plat; and

WHEREAS, on July 08, 2024, the City Planning Commission held a regular scheduled meeting where the Commission voted unanimously in favor of the Final Plat and sent their recommendation of approval to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The final plat of HOOT OWL ACRES, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, hereinbefore presented to the City Council and having been found to be in compliance with the Unified Development Code (UDC), its amendments, and other ordinances of the City of Blue Springs, is hereby approved subject to the following conditions and those set out in the Planning Commission Staff Report for Case File Number PF-05-24-9164 submitted to the Planning Commission at its July 08, 2024 meeting including the following conditions:

Conditions

1. Approval based on the representations of any drawings presented as part of this application does not waive any requirements or development standards contained in the UDC.
2. Prior to Final Plat recording, all Public Works items must be completed and pass inspections.
3. Prior to Final Plat recording, all required landscaping, buffers, and amenities within common areas must be financially guaranteed as determined by the City.
4. Prior to Building Permit issuance, the Final Plat must be recorded with Jackson County.
5. The following items shall be provided to the issuance of Certificate of Occupancy for each lot:
    a. Sidewalk improvements adjacent to each lot if applicable
    b. A minimum of 45 plant units and street tree(s) shall be installed with the development of each lot as part of the building permit process.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS, MISSOURI

CITY COUNCIL
July 15, 2024

EXHIBITS FOR PUBLIC HEARING

UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS RELATING TO INOPERABLE VEHICLES (UDCT-06-24-9188)

EXHIBIT #1 City Council Information Form dated July 9, 2024 with the following attachments: Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on June 22, 2024; Title IV, Land Use Section – Blue Springs City Code of Ordinances (by reference); and 2014 Comprehensive Plan (by reference) and Bill amending the Unified Development Code

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 9, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☒ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

A public hearing is being held at the request of the City of Blue Springs for consideration of amendments to the Unified Development Code (UDC) related to the definition of inoperable vehicles. Upon conclusion of the public hearing, a Bill approving the amendments to Section 411.040 - Glossary of the City of Blue Springs Unified Development Code will be ready for introduction and readings. (UDCT-06-24-9188)

BACKGROUND/JUSTIFICATION

The current City Code does not include provisions that make it a violation to store or park a motor vehicle on private property that does not have a current State of Missouri registration or current license plates and tags.

At the May 6, 2024 City Council meeting, staff presented information related to other cities' requirements for current license plates and tags on vehicles. At the conclusion of the discussion, Council directed staff to bring forward a City Code amendment to require vehicles parked on private property to have current State of Missouri license plates and tags. The proposed amendment to the UDC Section.411.040(57) adds the word "unlicensed" to the definition of inoperable vehicles making it a violation to have an unlicensed vehicle on private property. A separate City Code amendment to amend Section 245.160 also adds the word "unlicensed" to the definition of inoperable vehicles in the property maintenance portion of the City Code making it a nuisance violation to have an unlicensed vehicle on private property.

The Development Advisory Commission (DAC) recommended approval (2 aye, 1 no) of the UDC Text Amendment on June 24, 2024. Some of the issues raised by the DAC included the potential additional financial burden these Code Amendments would have on residents, as well as concerns with enforcement of the new City Code.

The Planning Commission recommended approval of the UDC Text Amendment unanimously at the July 8, 2024 meeting.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 16, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Development Advisory Commission
Date:	June 24, 2024
Action:	Recommended Approval: 2 Aye, 1 No
Name of Board or Commission:	Planning Commission
Date:	July 8, 2024
Action:	Recommended Approval: 8 Aye, 0 No

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Staff Report with attachments; Application with attachments; Affidavit of Publication in The Examiner on June 22, 2024; Title IV, Land Use Section – Blue Springs City Code of Ordinances (by reference); and 2014 Comprehensive Plan (by reference)
2. Bill amending the Unified Development Code

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**July 8, 2024**
Case File Number:	**UDCT-10-23-8904**

Project Name:	**UDC Text Amendment – Inoperable Vehicles**
Type of Application:	**UDC Text Amendment**
Request:	**411.040(57) INOPERABLE VEHICLE** INOPERABLE VEHICLE Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked, **unlicensed** or partially dismantled condition.

Applicant/Developer:	**City of Blue Springs/ City Staff**
Attachments:	**N/A**
Development Advisory Commission:	**June 24, 2024**
Planning Commission:	**July 8, 2024**
City Council:	**July 15, 2024**
Planner:	**Mike Mallon, Senior Director City Development**

BACKGROUND INFORMATION/SUMMARY:

The current City Code does not include provisions that make it a violation to store or park a motor vehicle on private property that does not have a current State of Missouri registration or current license plates and tags.

At the May 6, 2024 City Council meeting, staff presented information related to other cities' requirements for current license plates and tags on vehicles. At the conclusion of the discussion, Council directed staff to bring forward a City Code amendment to require vehicles parked on private property to have current State of Missouri license plates and tags. The proposed amendment to the UDC Section.411.040(57) adds the word "unlicensed" to the definition of inoperable vehicles making it a violation to have an unlicensed vehicle on private property. A separate City Code amendment to amend Section 245.160 also adds the word "unlicensed" to the definition of inoperable vehicles

UDC Text Amendment
UDCT-06-24-9188
Inoperable Vehicles
Exhibit #1

in the property maintenance portion of the City Code making it a nuisance violation to have an unlicensed vehicle on private property.

PREVIOUS ACTIONS/APPROVALS:

- The City of Blue Springs adopted a Unified Development Code (UDC) in 1996 by passage of Ordinance No. 2738 on November 18, 1996.
- An amended Unified Development Code was adopted on August 3, 2015, by passage of Ordinance No. 4558.
- The Unified Development Code has been further amended since 2015 for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends.

The Development Advisory Commission recommended approval (2 aye, 1 no) of the UDC Text and Sign Amendments on June 24, 2024. Some of the issues raised by the DAC included the potential additional financial burden these Code Amendments would have on residents, as well as concerns with the ultimate enforcement of the new City Code.

STAFF ANALYSIS

Text amendments ensure that the generally applicable laws in this Development Code reflect the broad public interest and long-range planning goals of the community, as reflected in the Comprehensive Plan. The City may determine that it is necessary from time to time to revise and update this Development Code to implement the Comprehensive Plan.

Section 403.020 of the UDC states a Text Amendment shall be reviewed according to the following criteria:

Review Criteria. All review bodies shall use the following criteria for review, recommendations and decisions on text amendments:

1. Whether the change is in accordance with the Comprehensive Plan, Design and Construction Manual, or any official plans or programs developed under the guidance of the Comprehensive Plan;

2. Whether such change is consistent with the purposes of this Development Code, and the intent or objectives of any Chapter or Subsection containing the change;

3. The areas that are most likely to be directly affected by the amendment and in what way they will be affected;

4. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected; and

5. The recommendations of professional staff.

Staff finds that the proposed UDC amendments meet the above criteria and therefore recommends approval of the UDC Text Amendments.

Staff recommends the proposed Sign Code Amendment.

PROPOSED UDC TEXT AMENDMENTS

Language to be added to the UDC is UNDERLINED.

Language to be deleted from the UDC is shown as ~~STRICKEN~~.

411.040(57) INOPERABLE VEHICLE

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked, **unlicensed** or partially dismantled condition

RETURN TO
Director of Community Development
City Hall Annex - 903 Main
Blue Springs, Missouri 64015
816-228-0207
FAX 816-228-0225
Return no later than
Friday – Noon – Cutoff
comdevlegal@bluespringsgov.com
www.bluespringsgov.com

OFFICE USE ONLY – *Updated Feb. 13, 2020*
FILING FEE: $500.00 (Non-Refundable)
CASE NO. **UDCT-** 06-24-9188
CK # _____
P.C. HEARING 7/8
DATE ADVERTISED _____
COUNCIL MTG. 7/15
Revenue Account: 100.00000.430 100.000
Planner: Mike Mallon

The City of Blue Springs Missouri

UNIFIED DEVELOPMENT CODE TEXT AMENDMENT APPLICATION FORM

Application is hereby made to the Planning Commission and the City Council of the City of Blue Springs Missouri for a text amendment to the city's Unified Development Code.

APPLICANT: City of Blue Springs DATE: 6/17/24
(Please Print)
ADDRESS: 903 W Main St PHONE: _____

CITY/STATE/ZIP: BSMO FAX: _____

TEXT AMENDMENT REQUESTED

Chapter 4 Section 411.040 (57) Title _____

PROPOSED CHANGE IN TEXT:

- Add 'unlicensed' to definition of inoperable

PURPOSE FOR WHICH AMENDMENT IS SOUGHT:

_____
Signature

UDC Text Amendment
UDCT-06-24-9188
Inoperable Vehicles
Exhibit #2

Blue Springs City Codes pertaining to Inoperable Vehicles

245.160 **Enumeration Of Nuisances.**

12. All partially dismantled, non-operating, wrecked, junked or discarded vehicles, motor vehicles and trailers allowed to remain on property other than City property within the City for a continuous period of longer than thirty (30) days, except that this Section shall not apply with regard to a vehicle in an enclosed building, or a vehicle on the premises of a business enterprise operated in a lawful place and manner, when necessary to the lawful operation of such business enterprise, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the City.

Section 380.050**State Vehicle License Plates Required.**

No person shall operate or park any motor vehicle or trailer upon any street or highway of this City, unless such motor vehicle or trailer has properly displayed a valid license plate or plates or temporary permit issued to the lawful owner of the vehicle by the Department of Revenue of the State of Missouri, except that any person who is a non-resident of the State of Missouri may operate or park any motor vehicle or trailer upon any street or highway of this City, provided the motor vehicle or trailer has been duly registered for the current year in the State, country, or other place of which the owner is a resident, provided that at all times such motor vehicle or trailer is being operated or parked upon the streets or highways of this City, the valid license plate or plates or temporary permit is properly displayed on such vehicle or trailer. In addition, it shall be unlawful to park a trailer or other motor vehicle on any street or highway of this City on which or in which is located an inoperable motor vehicle or an unlicensed motor vehicle that, if in an operable condition, is capable of being licensed. If this latter situation occurs, the owner or person parking said vehicle or trailer shall be given notice, by affixing said notice to the motor vehicle or trailer, which notice so affixed shall constitute constructive notice, that the offending situation must be corrected within the forty-eight (48) hours of said notice being affixed to the motor vehicle or trailer, or charges will be filed against the owner or person parking said vehicle or trailer for violation of this Section.

411.040{57} **INOPERABLE VEHICLE**

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked or partially dismantled condition.

ADD "UNLICENSED"

THE EXAMINER

Notice ID: pjq6BKSg7Z5BbZNjMSmP
UDC Inoperable Vehicles

AFFIDAVIT OF PUBLICATION: #2404060

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Jun. 22, 2024

Shalon Hartle
Authorized Agent

Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $98.64

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE

Unified Development Code
Text Amendment
UDCT-06-24-9188

An Ordinance amending Section 411.040, Glossary, Inoperable Vehicles, of the Unified Development Code, of the Code of Ordinances of the City of Blue Springs to amend the definition of inoperable vehicles to include unlicensed vehicles.

Notice is hereby given that public hearings will be held by the Planning Commission of the City of Blue Springs on **Monday, July 8, 204, at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on the requests by the City of Blue Springs to amend Section 410.040, Glossary, of the Unified Development Code to amend the definition of Inoperable Vehicles to include unlicensed vehicles. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

CITY OF BLUE SPRINGS
Planning Commission

The City Council of the City of Blue Springs will also hold public hearings on the above noted Section of the Unified Development Code, UDCT-06-24-9188, on **Monday, July 15, 2024, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Jun 22, 2024

2404060

UDC Text Amendment
UDCT-06-24-9188
Inoperable Vehicles
Exhibit #3

Introduced by Councilmember _____ BILL NO. 5232
(UDCT-06-24-9188)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 411.040 OF THE UNIFIED DEVELOPMENT CODE OF THE CODE OF ORDINANCES OF THE CITY OF BLUE SPRINGS, RELATED TO INOPERABLE VEHICLES

WHEREAS, the City of Blue Springs adopted a Unified Development Code (UDC) by passage of Ordinance No. 2738 on November 18, 1996, and readopted an amended Unified Development Code on August 3, 2015, by passage of Ordinance No. 4558; which has been further amended for maintenance purposes, as well as to respond to changing development patterns and keep up to date with current trends; and

WHEREAS, City staff is committed to bringing forward amendments to the Code of Ordinances, City of Blue Springs, Missouri as needed; and

WHEREAS, the issue of unlicensed motor vehicles being stored and parked on private property, in particular, single-family residential lots has escalated in recent years; and

WHEREAS, the City recognizes the proper upkeep and maintenance of property throughout the City significantly contributes to the overall City image, neighborhood wellbeing, protection of property values and reduces visual blight; and

WHEREAS, staff believes the proposed amendment will provide the City, property owners, and neighbors clear direction and understanding of the regulations regarding the storage and parking of unlicensed motor vehicles on private property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Section 411.040 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

<u>411.040(57) INOPERABLE VEHICLE</u>

INOPERABLE VEHICLE

Any motor vehicle that is unable to operate or move under its own power. It shall also mean any motor vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked, **<u>unlicensed</u>** or partially dismantled condition

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 24, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Section 245.160.12 – Enumeration of Nuisances of the Code of Ordinances, City of Blue Springs, Missouri, to add "unlicensed" to the definition of inoperable vehicle as a nuisance violation of City Code.

BACKGROUND/JUSTIFICATION

The current City Code does not include provisions that make it a violation to store or park a motor vehicle on private property that does not have a current State of Missouri registration or current license plates and tags.

At the May 6, 2024 City Council meeting, staff presented information related to other cities' requirements for current license plates and tags on vehicles. At the conclusion of the discussion, Council directed staff to bring forward a City Code amendment to require vehicles parked on private property to have current State of Missouri license plates and tags. The proposed amendment to Section 245.160 adds the word "unlicensed" to the definition of inoperable vehicles making it a nuisance violation to have an unlicensed vehicle on private property.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 16, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Public Safety Citizens' Advisory Board
Date:	March 23, 2021
Action:	No Vote was taken

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5233

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 245.160 – ENUMERATION OF NUISANCES OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO ADD "UNLICENSED" TO THE DEFINITION OF INOPERABLE VEHICLES

WHEREAS, City staff is committed to bringing forward amendments to the Code of Ordinances, City of Blue Springs, Missouri as needed; and

WHEREAS, the issue of unlicensed motor vehicles being stored and parked on private property, in particular, single-family residential lots has escalated in recent years; and

WHEREAS, the City recognizes the proper upkeep and maintenance of property throughout the City significantly contributes to the overall City image, neighborhood wellbeing, protection of property values and reduces visual blight; and

WHEREAS, staff believes the proposed Code amendment will provide the City, property owners, and neighbors clear direction and understanding of the regulations regarding the storage and parking of unlicensed motor vehicles on private property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Section 245.160.12 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

245.160 Enumeration Of Nuisances.

12. All partially dismantled, <u>unlicensed</u>, non-operating, wrecked, junked or discarded vehicles, motor vehicles and trailers allowed to remain on property other than City property within the City for a continuous period of longer than thirty (30) days, except that this Section shall not apply with regard to a vehicle in an enclosed building, or a vehicle on the premises of a business enterprise operated in a lawful place and manner, when necessary to the lawful operation of such business enterprise, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the City.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July, 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: May 31, 2024

SUBMITTED BY: Tom Degenhardt **DEPARTMENT: Public Works**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill amending Section 320.050 of the Code of Ordinances, City of Blue Springs, Missouri, to amend speed limits on Colbern Road to 35 miles per hour.

BACKGROUND/JUSTIFICATION

The requested change modifies the Municipal Code with a change in the existing speed limit of 45 miles per hour to the proposed speed limit of 35 miles per hour. The City is responsible for signage on Colbern Road in the boundaries of Lake Lotawana in accordance with City Ordinance 5296, Section 3..C. Lowering the speed limit in the proposed location will provide speed consistency for travelers between the neighboring jurisdictions along Colbern Road.

Road	Location	Speed Limit
Colbern Road Southwest/Southeast	Within the City Limits	35 mph

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 15, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending Code of Ordinances

REVIEWED BY:

Requesting Director: ***Tom Degenhardt***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5234

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 320.050 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO AMEND SPEED LIMITS ON COLBERN ROAD TO 35 MILES PER HOUR

WHEREAS, on January 2, 2024 the City of Blue Springs adopted Ordinance 5296 approving a Memorandum of Understanding between the City of Blue Springs and the City of Lake Lotawana for the provision of police services and maintenance at and around the intersection of Colbern Road; and

WHEREAS, in Section 3.C. of Ordinance 5296, the City is determined to be responsible for all speed limit signage for Colbern Road in the boundaries as designated in Exhibit A to Ordinance 5296; and

WHEREAS, the City now requests to lower the speed limit on Colbern Road, within the Lake Lotawana city limits, from 45 miles per hour to 35 miles per hour, to provide speed limit consistency for travelers between the neighboring jurisdictions along Colbern Road.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Title III, Schedule II Speed Limits, Table II-A “Speed Limits-Generally” Section 320.050 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 2.

Road	**Location**	**Speed Limit**
Colbern Road Southwest/Southeast	within the City Limits	<u>35mph</u> ~~45mph~~

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: July 1, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☒ Ordinance	☒ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Adopt a Resolution approving amendments to the City's Purchasing Policy and rescinding Resolution No. 70-2015 adopting the City's Surplus Property Disposal Policy, and passage of a Bill amending Chapter 115 Officers and Employees, Article V - Authorization To Enter Into Contracts And Setting Of Fees regarding the City Administrator's authorization to enter into Contracts.

BACKGROUND/JUSTIFICATION

The City is recommending that low-risk contracts under $5,000 be approved by Department Directors rather than the Attorney or City Administrator to streamline the approval process and increase operational efficiency. This delegation of authority allows for quicker decision-making and reduces administrative bottlenecks, ensuring that minor contracts can be executed promptly without the need for higher-level oversight. By focusing the Attorney and City Administrator's attention on more significant and complex matters, this change enables the City to better allocate resources and improve overall productivity. Additionally, this approach maintains adequate oversight by restricting this delegation to contracts that pose minimal risk, excluding those that require property liens or insurance verification for the use of city facilities.

The City's Purchasing Policy, last approved on October 16, 2023, by Resolution No.100-2023 is being updated with the following changes:

1. Add a definition for Facility Use Agreement
2. Add authorization for the Assistant Director of Finance to approve purchasing documents previously only approved by the Director of Finance
3. Update the names of purchasing cooperatives approved by Council on June 3, 2024:
    a. OMNIA Partners per Ordinance No. 5334
    b. Sourcewell per Ordinance No. 5335
4. Authorize Department Directors to sign low-risk contracts of $5,000 or less, excluding CDBG Grants requiring property liens and Facility Use Agreements requiring insurance verification.
5. Increase bidding thresholds to account for inflation.
    a. Purchases between $10,000.01 and $~~25,000.00~~50,000.00:
        i. Informal bids from at least three (3) vendors required
        ii. Approval from Department Director
    b. Purchases between $~~25,000.01~~50,000.01 and $~~50,000.00~~75,000.00:
        i. Posting of Request for Bid/Proposal on the City's website
        ii. Written specifications
        iii. Formal bids
        iv. Approval from the City Administrator

c. Purchases greater than $~~50,000.01~~75,000.00:
   i. Posting of Request for Bid/Proposal on the City's website
   ii. Written specifications
   iii. Formal bids
   ~~iv.~~ Approval from the City Council unless approval authority has been specifically granted to the City Administrator in Article V~~I~~ Section 115.160 of the Blue Springs Municipal Code. ~~Refer to Exhibit 9 – Ordinance #4538~~

The Resolution will also rescind Resolution No. 70-2015 passed by the City Council on September 23, 2015 which adopted the City's Surplus Property Disposal Policy (Surplus Policy). Section 115 of the Municipal Code authorizes the City Administrator to develop policies consistent with State law and City Council adopted Ordinances. This Section also authorizes the City Administrator to execute contracts dealing with disposal of surplus property, except real estate. To enable efficient and timely processing of future amendments to the Surplus Policy, it is recommended that Resolution No. 70-2015 be rescinded and future amendments to the Surplus Policy be approved by the City Administrator.

Based on the updated limits, an Ordinance amending Section 115 of the Municipal Code is necessary to increase the City Administrator's approval authority from $50,000 to $75,000. The Ordinance will also remove the attorney approval as to form requirement on contracts under $10,000 and amend the requirement for the City Attorney signature approving the form of all contracts over $10,000 (previously $5,000). These changes to the Code will allow the City to process contracts in a more efficient, flexible manner while still maintaining legal oversight on contracts with greater risk or legal complexity.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 15, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with amended Purchasing Policy attached as Exhibit A
2. Bill amending the Code relating to Contract Authority

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

A RESOLUTION AMENDING THE CITY'S PURCHASING POLICY AND RESCINDING RESOLUTION NO. 70-2015 ADOPTING THE CITY'S SURPLUS PROPERTY DISPOSAL POLICY

WHEREAS, amendments to the City's Purchasing Policy were adopted October 16, 2023 (Resolution 100-2023); and

WHEREAS, the Purchasing Policy is being updated to add definitions, update purchasing cooperative names and to allow the Assistant Director of Finance to approve purchasing documents; and

WHEREAS, the Purchasing Policy is being updated to authorize department directors to sign service contracts five thousand dollars or less excluding Facility Use Agreements and CDBG grants that require property liens; and

WHEREAS, the Purchasing Policy is being updated to increase the purchasing bidding thresholds; and

WHEREAS, the Municipal Code does not require City Council approval of the Surplus Property Disposal Policy, and therefore it is recommended Resolution No. 70-2015 adopting the City's Surplus Disposal Policy be rescinded to enable efficient and timely processing of future amendments without the need for Council approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections of the Policy not set out herein are not amended or changed.

Section 1. That the City's Purchasing Policy is hereby amended to read as follows:

- **Facility Use Agreement:** An agreement between a municipality and an individual, organization, or business that wishes to use a government-owned property. These agreements are essential for managing the use of government-owned properties and ensuring they are used responsibility and according to local regulations.

- **Invoice Verification:** If a requisition was not obtained before finance received the invoices, the Accountant-Expense Administration and the Director of Finance or the Assistant Director of Finance must both verify compliance with purchasing requirements before processing payment.

- **Purchase of Services $5,000.00 or less:**
    - Department Directors are authorized to sign contracts for services under $5,000 without administrative approval, except the following cases:
        - CDBG Grants that require property liens.
        - Facility Use Agreements that require insurance verification.

- **Purchases between $10,000.01 and $~~25,000.00~~50,000.00:**
    - Informal bids from at least three (3) vendors required.
    - Approval from Department Director.

- **Purchases between $~~25,000.00~~50,000.01 and $~~50,000.00~~75,000.00**:
    - Posting of Request for Bid/Proposal on the city's website.
    - Written specifications.
    - Formal bids.
    - Approval from the City Administrator.

- **Purchases greater than $~~50,000.01~~75,000.00**:
    - Posting of Request for Bid/Proposal on the city's website.
    - Written specifications.
    - Formal bids.
    - Approval from the City Council unless approval authority has been specifically granted to the City Administrator in Article V~~I~~ Section 115.160 of the Blue Springs City code. ~~Refer to Exhibit 9 – Ordinance #4538~~

- **Emergency purchase orders**:
    - Invoice requires Director of Finance or the Assistant Director of Finance and Accountant-Expense Administration signatures to ensure compliance.

- **Types of bidding**:
    - Two types of competitive bidding: formal and informal
    - Formal bids are required for purchases exceeding $~~25,000.00~~50,000.00.
    - Informal bids are required for purchases between $10,000.01 and $~~25,000.00~~50,000.00.

- **Purchasing cooperative agreements:**
    - ~~Mid America Council of Public Purchasing (MACPP) – Resolution 95-2006~~
    - ~~National Joint Powers Alliance (NIPA) – Resolution 36-2014~~ Sourcewell – Ordinance 5335
    - US Communities – Resolution 99-2008 OMNIA Partners – Ordinance 5334

Section 2. A copy of the revised Purchasing Policy is attached hereto as Exhibit A (excluding Exhibits.

Section 3. That Resolution No. 70-2015 adopting the City's Surplus Property Disposal Policy is hereby rescinded.

Section 4. That this Resolution shall be in full force and effect from and after its passage and approval.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

EXHIBIT A

MANUAL: ***Finance - Accounting***	**TITLE:** ***Purchasing***
SECTION: Expenses	**POLICY NUMBER: PU-*1.0***
ORIGINAL DATE: ***September 12, 2018***	**REVISION DATE:** ***July 15, 2024***
PREPARED BY: ***Karen Van Winkle***	**APPROVED BY:**

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City of Blue Springs

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SECTION: Expenses	POLICY NUMBER: PU-*1.0*
ORIGINAL DATE: *September 12, 2018*	REVISION DATE: *July 15, 2024*

Objective:

The objective of the City of Blue Springs purchasing policy is to achieve efficient and cost-effective procurement of products and services. This is accomplished by utilizing appropriate contracts that established clear terms and conditions benefiting both buyers and sellers. The policy aims to enhance financial responsibility and maintain fairness in the procurement process.

The outlined procedures establish a framework that guides purchasing activities within the City of Blue Springs ensuring responsible spending, transparency, and the best use of resources.

- **Contractual Obligation:** When a vendor accepts a purchase order it forms a contractual commitment that ensures both parties adhere to the agreed terms.
- **Financial Control:** Purchase orders help prevent overspending by setting predefined limits and ensuring expenditures align with budgets.
- **Effective Communication:** Purchase orders enable buyers to communicate their procurement intentions clearly to sellers reducing misunderstandings.
- **Payment Assurance:** Sellers are protected as purchase order serve as evidence in case of payment disputes or non-payment by the buyer.
- **Fair Competition:** Purchase order process promotes competition among vendors fostering fairness and allowing the best-suited vendor to be selected.
- **Streamlined Process:** Standardized procedures for purchase orders simplify and streamline the purchasing process minimizing errors and delays.
- **Order Management:** The purchase order system aids in managing incoming and pending orders efficiently.

GFOA Best Practices:

The following best practice was utilized in developing this policy and procedure:

- Policies and Procedures Documentation (October 1, 2021) – Refer to Exhibit 8

Definitions:

- **AIF**: Administrative Contract Information Form. A form used to summarize data for a contract that requires approval by the City Administrator.
- **Budget Transfer Request Form:** A form to reallocate funds within a department or activity for better alignment with actual operating needs. Helps maintain budget accuracy.
- **CIF**: Council Information Form. A form used to summarize data for a contract that requires approval by the City Council.

- **Conflict of Interest:** Conflict of interest may occur while conducting business with supplier in which employees, officers or officials own or control a financial interest or in which employee, officer, or officials' family members are relatives are employed.
- **Encumbrance:** Reserved budget for purchases. Can be reported as assigned fund balance if not already considered restricted or committed fund balance.
- **Facility Use Agreement:** An agreement between a municipality and an individual, organization, or business that wishes to use a government-owned property. These agreements are essential for managing the use of government-owned properties and ensuring they are used responsibility and according to local regulations.
- **Formal Bids:** Sealed responses to invitations to bid evaluated for contract award. Usually opened publicly and at a specific time.
- **Gratuity:** A voluntary gift. Often relevant in maintaining ethical business relationships.
- **Informal Bids:** Competitive bids submitted through letters, fax, or e-mail. Response to bid requests without sealing.
- **Kickback:** Returning part of received sum due to agreement or coercion. Raises ethical concern.
- **Local Blue Springs Businesses:** A business that maintains or operates a physical office within the city limits of the City of Blue Springs as those limits exist on the date that the bids are due and has done so for ninety (90) days next preceding that date, and has held a business license pursuant to the Occupational Licensing Code of the City (Chapter 605 of the Code of Ordinances of the City) for ninety (90) days next preceding the date that the bids are due, and has paid, and can provide proof of payment thereof, all applicable taxes and fees owed to the City of Blue Springs.
- **Piggybacking:** Use of a contractual document/process allowing someone, who was not involved in the original procurement, to purchase the same supplies/equipment through the original document/process.
- **Professional Service:** Contracts for specialized services requiring a high degree of professional skills such as architectural, land surveying, engineering, consulting, or auditing.
- **Public Works Contract:** Public works contracts may require the payment of prevailing wages and Occupational Safety and Health Administration (OSHA) training and are not limited to those contracts initiated by the City's Public Works Department. Staff should contact the City Attorney or discuss with the Missouri Department of Labor and Industrial Relations, Division of Labor Standards if there are questions on if a contract is considered a public works or not.
- **Purchase Order:** Document authorizing specified merchandise or service delivery at a stated price.
- **Request for Proposal (RFP):** Solicitation for project bids with outlined process, terms, and formatting guidance.
- **Requisition to Purchase:** Form to request a purchase order for acquiring products and services.
- **Reserve Purchase Order:** Document authorizing delivery of specified merchandise or service by an unknown vendor.
- **Task Order:** Contract for specified merchandise or services without a fixed quantity, enabling task-based performance.

- **Written Specifications:** Documented requirements for materials, products, or services to meet quality standards.

Authority/Responsibility:

These principles collectively define the authority and responsibilities related to purchasing within the city, ensuring effective financial management and accountability. The budget sets expenditure limits for each department. Purchases within these limits can be initiated without requiring additional council action if they adhere to the outlined policy.

- **Budget Appropriations:** Budget appropriations are not compulsory expenditures unless the need remains valid at the time of purchase. This ensures that purchases are aligned with ongoing needs and priorities.
- **Budget Availability:** Departments must ensure that the relevant general ledger accounts have adequate funds available to cover the requisitions for purchases during the specified budget or project period.
- **Adjusting Spending Levels:** The City Administrator has the authority to establish spending levels lower than the approved budget amounts if revenue collections are insufficient to meet budget requirements. This provides flexibility in managing expenditures based on financial realities.
- **Department Directors' Responsibility:** Department directors have the responsibility and discretion, as granted by the City Administrator, to make purchases within the limits of their departmental appropriations.
- **Supplier Diversity:** Departments are encouraged to diversify suppliers and avoid relying solely on a single source to promote competition which may result in better pricing.
- **Detailed Descriptions/Specifications:** Departments are responsible for providing comprehensive and clear descriptions or specification for purchases. This ensures that technical requirements and expectations are well-defined, facilitating accurate procurement.
- **City Council Role:** The City Council establishes goals, priorities, and standards for city programs and services through the annual budget adoption. This guides the overall financial framework.

Policy:

This policy supports the cities commitment to maintaining transparent and accountable procurement practices while ensuring compliance with federal grant regulations and efficient resource utilization.

Purchasing Requirements and Considerations:

The purchasing requirements outlined in this policy apply to all City purchases. The Office of Management and Budget (OMB), a federal agency that oversees the performance of other federal agencies and administers the federal budget, has established Uniform Guidance on procurement

relating to purchases using federal grant funds. These additional requirements are outlined in Exhibit 7. Where applicable, requirements that are more restrictive will take precedence.

- **Purchasing Limits/Amounts:** Purchasing limits are determined by the gross amount of a purchase excluding trade in and rebate amounts.
- **Invoice and Contract Integrity:** Purchases cannot be split into separate invoices nor can contracts be divided into additional contracts to evade policy requirements.
- **Contract Duration:** Contracts exceeding 5 years including optional renewals require Council approval as detailed in the Contract Manual Term of a Contract section.
- **Contract Term Alignment:** Whenever possible, contract terms should match the city's fiscal year to facilitate financial management.
- **Requisition to Purchase:** All purchases of products and services over $10,000.00 require a requisition to purchase unless processed as a council contract or administrative contract.
- **Invoice Verification:** If a requisition was not obtained before finance received the invoices, the Accountant-Expense Administration and the Director of Finance or the Assistant Director of Finance must both verify compliance with purchasing requirements before processing payment.
- **Equipment Rentals**: For rentals exceeding the $10,000.01 threshold, departments must provide bids or a bid waiver (Exhibit 1) and complete a purchase requisition form (Exhibit 6).

These categories and requirements provide a structured approach for purchasing within various cost ranges promoting transparency and efficient procurement processes.

- **Purchase of Services $5,000.00 or less:**
    - Department Directors are authorized to sign contracts for services $5,000.00 or less without administrative approval, except the following cases:
        - CDBG Grants that require property liens.
        - Facility Use Agreements that require insurance verification.

- **Purchases $10,000.00 or less:**
    - No written competitive bids needed.
    - Finance department reviews periodically to ensure a reasonable and good faith effort has been made to obtain products and services at the lowest possible cost with the optimum quality needed.
    - Categories include car detailing, pest control, tires, trash removal, uniform cleaning, etc. Procurement card is recommended for purchases $10,000.00 and less.

- **Purchases $10,000.00 or less for Public Works Construction:**
    - No written competitive bids required as per Missouri statute 290.23 0.8.
        - 290.230.8 Notwithstanding any provision of law to the contrary, for the purposes of construction of public works for which either the engineer's estimate or the bid accepted by the public body for the total project cost is in

the amount of ten thousand dollars or less for all occupational titles, public bodies shall be exempt from any law requiring the use of competitive bids.

- **Purchases between $10,000.01 and $50,000.00:**
  - Informal bids from at least three (3) vendors required.
  - Approval from Department Director.

- **Purchases between $50,000.01 and $75,000.00:**
  - Posting of Request for Bid/Proposal on the city's website.
  - Written specifications.
  - Formal bids.
  - Approval from the City Administrator.

- **Purchases greater than $75,000.00:**
  - Posting of Request for Bid/Proposal on the city's website.
  - Written specifications.
  - Formal bids.
  - Approval from the City Council unless approval authority has been specifically granted to the City Administrator in Article V Section 115.160 of the Blue Springs City code.

Determining requisition to purchase necessity:

- Refer to specific sections to determine if a requisition to purchase is required.

Budget availability:

- If there is a deficit in the listed general ledger accounts on the requisition to purchase, the budget analyst approved budget transfer is needed before issuing a purchase order. The approved budget transfer (Exhibit 5) request form should accompany the requisition to purchase.
- Unbudgeted items require the Director to work with the City Administrator and Budget Analyst for a budget amendment.

Requisition not required when:

- Items with fluctuating annual costs where the city is not obliged, though adherence to bidding guidelines is still mandatory. Examples include snow removal materials (salt), fuel for city vehicles, and commodities based on demand.
- Lease and maintenance agreements for office equipment under $75,000 do not require a purchase order but need approval from the City Attorney and City Administrator.
- Professional service agreements with undefined scope or completion timeliness.
- Contracts/Agreements approved by City Council or City Administrator bypass the requisition and purchase orders are processed with information obtained by Finance through DocuShare.

Emergency purchase orders:

- Shall only be used, when one or more below situations exist:
  - When there is an unexpected and urgent situation where an immediate threat to public health and safety exists.
  - Where conservation of public resources is at risk.
  - Where an immediate response is necessary to prevent further damage to public property, machinery, or equipment.
  - Where delay would result in significant financial impact to the city as determined by the City Administrator.
- Immediately upon determining that an emergency exists, as defined above, and prior to contacting vendors for supplies and services:
  - The City Administrator or designee shall determine the appropriate course of action.
  - Emergency purchases and repairs shall be made with as much competition as practical under the circumstances.
  - Departments must submit emergency purchases with the appropriate information, including an explanation of the emergency, in advance of the purchase or as soon as practical thereafter.
- If emergency occurs after hours, Departments handling the emergency must following up with Accountant-Expense Administration the next business day.
- Emergency Purchase/Repair Authorization form (Exhibit 9) approved by the City Administrator must accompany invoices for payment.
- Invoice requires Director of Finance or the Assistant Director of Finance and Accountant-Expense Administrations signatures to ensure compliance.
- Departments must adhere to guidelines providing required documentation except for bidding requirements and requisition for emergency situations.
- When the local Emergency Operations Plan is activated, policies pertaining to those specific emergency situations will supersede these purchasing procedures.

Reserve Purchase Orders for Capital Improvement Projects:

- Prepared when unforeseen circumstances prevent purchasing items in the budgeted fiscal year.
- Created for remaining balances for capital improvement projects in funds 115, 155, 158, 310, 410, 420, 430, and 460.
- Projects approved through the CIP process are automatically approved for encumbrance except for water, sewer and storm sewer maintenance, infrastructure deployment, radios, and MDTs and LPRs. These projects will be a reservation of fund balance.
- Partially funded capital improvement projects through grants/non-city revenues may be set up as an assignment of fund balance instead of a reserve purchase order based on timing of revenue receipt.
- Finance and Budget manage this process with input from departments. A summary report will be distributed to Directors.

- Only requests with specific purchases are approved; carrying over of unspent balances without identified purchases is not allowed.

Reserve Purchase Orders – Operating Expenditures:

- The due date for the receipt of reserve purchase orders for operating expenditures will be established after the Accounts Payable Clerk has finished processing all invoices to the prior fiscal year.
- A final expenditure report will be provided to Directors after final invoices are paid. This ensures reserve purchase orders align with final balance information.
- Encumbered amount must not exceed unspent available balance in the requested fiscal year account.
- Created in the financial system using Vendor Number 1607, "Reserve PO".
- Once the vendor and cost are known, to be expensed, approval guidelines and required documentation must be followed including a requisition to purchase form.

Multiple year purchase orders within an annual budget:

- In some cases, purchase orders have an annual budget allocation, but the contract covers multiple years.
- The Legal Assistant shares quarterly emails with the Accountant-Expense Administration to update affidavits and insurance.
- The Accountant-Expense Administration reviews contracts from the emails to determine if a new purchase order is necessary.

Contingency-Force Account:

- Contingency (force account) amount is added to the purchase order only if included in the contract.
- If the original contract doesn't include the contingency amount, it can be added through the change order process.

Competitive Bidding Process:

These sections address ethical considerations related to the competition in bidding processes and the acceptance of gifts by city employees. They emphasize transparency, integrity, and fairness in procurement practices while maintaining clear guidelines for employee behavior regarding vendor relationships and gratuities.

Requirements:

- Competitive bidding is mandatory for purchases of products/services exceeding $10,000.00.
- The City follows competitive bidding as a good business practice and responsible financial stewardship.
- Greater discounts and better service are generally obtained through competitive bidding.

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Types of bidding:

- Two types of competitive building: formal and informal.
- Formal bids are required for purchases exceeding $50,000.00.
- Informal bids are required for purchases between $10,000.01 and $50,000.00.

Formal bidding process:

- Request for bids/proposals must be posted on the City of Blue Springs website. This is consistent with the posting of public records per the City of Blue Springs Home Rule Charter. City-Charter_v101519 (bluespringsgov.com)
- Department defines the purchasing requirements.
- Specifications should be fair and equitable, not favoring any specific supplier.
- Clear communication about the type of bid being solicited.
- Vendors shall not be provided bid ceilings nor budget information.
- All vendors must receive the same information and deadlines to ensure fairness.
- A supplier qualification evaluation, pre-bid conference, or mandatory site inspection may be conducted if it is determined the complexity or risks associated with the purchase warrants these steps.
- Adequate time (usually 10 to 14 working days) shall be given for bid submissions.
- In the event changes are made to the specifications prior to the opening of the formal bids, all vendors who have already submitted a bid shall be notified of said changes and will be allowed to resubmit a bid. This is the only time a resubmission bid request will be allowed.
- Bidders are to bid items exactly as specified. Alternatives should be clearly noted and bid as separate items. In the event a lower cost item is bid other than the one specified, it is the responsibility of the bidder to prove the alternate bid meets all the specifications originally set forth in the bid document.
- Formal RFPs, specifications, etc. require that signed E-Verify Affidavits come in with the bids.
- Bidders cannot submit or resubmit bids after the bidding deadline.

Restraints on competition:

- Bids submitted by vendors must not be disclosed to competing vendors before bid opening except for the name of the company.
- Bid details are not considered public record until opened.
- Bidders should not receive information about bid ceilings, available budget, etc.

Gratuity:

- City employees, officers, or officials are not allowed to use their positions nor receive special consideration from vendors to procure materials for personal use.
- The city strictly prohibits the acceptance of gratuities.
- City employees, Officers or Officials should not actively seek gifts.
- City employees, Officers or Officials should not accept gifts except for items that can be shared by all staff.

- If a vendor offers a kickback to a city employee, the employee must decline and inform their director.
- Violation of this policy by a city employee can result in disciplinary action including termination.
- Employees can benefit from company programs offering discounts for all City employees (e.g., fitness memberships, cell phone discounts).

Exemptions from the bidding process:
These exemptions from the competitive bidding process recognize scenarios where competitive bidding might not be practical or necessary while maintaining transparency and accountability in procurement.

- **Professional Services:**
  - Services that are professional in nature are not conducive to lowest price bidding.
  - Missouri revised state statutes section 8.289 specifically precludes lowest price bidding for architectural, engineering or land surveying services. Other such services not conducive to lowest price bidding include legal, audit, and medical.
  - Ongoing professional service agreements do not need a requisition to purchase.
  - Contracts over $10,000 with specific scope and defined timelines, require a requisition to purchase.

- **Sole source justification:**
  - A supplier is considered a sole source vendor in cases where only one product can meet the specification described by the department and only one supplier can provide that product or service.
  - A detailed justification must be provided to defend the decision that the substitution of product or supplier is not possible.
  - Convenience and expediency alone are not sufficient reasons for bypassing competitive bidding.
  - The City Administrator or their designee negotiates price, delivery, and terms when awarding a contract without competition.
  - A request for competitive bid waiver must be submitted if competitive bidding would have been required. (Exhibit 1)
  - Department Directors must review, confirm justification, and approve bid waivers.

- **Inoperable vehicles:**
  - In cases where vehicle damage renders it inoperable, a bid waiver can replace obtaining bids from multiple vendors. The bid waiver must provide a detailed explanation regarding the reason a vehicle was taken to a particular vendor.

- **Public works construction:**
  - Construction contracts for public works projects costing $10,000.00 or less are exempt from competitive bidding laws. Refer to Missouri State Statue 290.230.8

- **Purchasing cooperative agreements:**
  - The City participates in several not-for-profit buying cooperatives that provide products and services to members at the best possible value.
  - Using cooperative agreements waives bidding requirement if the city is a member and the item is listed.
  - Purchases via cooperative contracts must not seek pricing outside of the cooperative.
  - It is a violation of the agreement to use these bids for obtaining additional concessions or reduced prices for similar products or services.
  - City employees should not join cooperatives without specific purchases being identified.
  - Memberships in a purchasing cooperative requires Council approval.
  - The City is currently a participating member of the following purchase co-operatives:
    - Mid America Regional Council (MARC) – Resolution 95-2006
    -
    - Sourcewell – Ordinance 5335
    - Clayton Paper – Offers MARC prices through a contract with MARC
    - OMNIA – Ordinance 5334
    - TIPS (The Interlocal Purchasing System) (Region VIII Education Service Center) – Resolution 02-2016.
    - State of Missouri – Resolution 1-80

- **Piggybacking:**
  - Piggybacking on another entities contract for the same items or work is exempt from the competitive bid processes.
  - Piggybacking follows policy outlined in purchasing limits/amounts section.

Local business support:
These sections address the City Council intention to support local businesses.

- Missouri Products. Materials, products, supplies, provisions and other needed articles shall be purchased which are produced, manufactured, compounded, made or grown within the State of Missouri, when they are found in marketable quantities in the State and are of a quality suited to the purpose intended and can be secured without additional cost over products of other states; provided, however, that quality and fitness of articles shall be considered in purchasing or letting contracts for articles herein mentioned. (See 71.140, R.S.Mo.)
- Purchases are encouraged to be made from Local Blue Springs businesses if feasible and in compliance with the policy.
- Local Blue Springs businesses are invited to provide bids when suitable products and services are available.
- Preference to Local Blue Springs Businesses shall be given in instances in which quality and service are equal and the Local Blue Springs Business bid does not exceed the submitted lowest

bid by more than five percent (5%) if the lowest submitted bid is less than $1,000,000.00 or two percent (2%) if the lowest submitted bid is $1,000,000.00 or more.

Change orders:

- A Purchase Order Change Order Request must be submitted for purchase order adjustments (changes in specifications, quantities, or costs) to an existing purchase order and document the reason for the change, the specifics of the change, and the referenced purchase order number. Refer to Exhibit 2.
- Change orders for Administrative contracts or purchase, Department Director and City Administrator signatures are required.
- City Administrator can approve change orders when:
    - The original contract was approved by the City Administrator, and the cumulative amount of the contract including all change orders does not exceed $75,000.00, or
    - The original contract was approved by the City Council, and the cumulative change orders do not exceed ten (10) percent of the contract price, and:
        - a change order is initiated by the staff or a construction manager under contract with the City,
        - the change order does not materially alter the purpose of the contract, and
        - sufficient funds are available in the current year's budget to pay for the change orders.
    - Change orders less than $100 or less than 1% do not require City Administrator signature.

Tax exemption certificate:

- The city is exempt from Missouri sales tax and has an exemption certificate #12486957.
- City employees involved in purchasing activities must provide available sales tax exemption certificates to avoid being charged Missouri sales tax.
- The sales tax exemption number is on the City's procurement cards. Refer Exhibit 3

Project exemption certificate:

- Contractors and subcontractors working on city projects are exempt from paying Missouri sales tax on city project related materials under Missouri State Statute 144.062
- This exemption does not apply to machinery, equipment, or tools purchases/rentals.
- To obtain a project exemption certificate for a contractor, indicate a project exemption certificate is needed on the requisition to purchase form, the AIF, or the CIF.
- Project exemption certificates are issued to a project's contractors. Contractors are responsible for providing them to subcontractors. Refer Exhibit 4

Invoicing of purchased products:

- The requesting department verifies product/service receipt.
- Invoices can only be processed if they are directly tied to a specific purchase order.

- Invoices associated with an existing purchase order should include the purchase order number or PO Number and account numbers if there is more than one account number associated with the purchase order, and an authorized dated signature.

Cancellation/closing of purchase orders:

- The original requester must inform the Accountant-Expense Administration when a purchase order needs to be cancelled.
- Open purchase orders at fiscal year-end must be closed or rolled over to the new fiscal year. The Accountant-Expense Administration will work with departments to determine the status of open purchase orders. Please see Reserve Purchase Orders – Operating Expenditures of this policy.

Approved purchase order:

- Assures the employee that approval has been obtained to order and accept delivery of the specified products and services.
- Provides assurance to the vendor that the City will remit payment for the products or services received.
- Encumbers the budgetary accounts to reserve funds for the purchase.
- Creates an obligation for the City once accepted by the vendor.

Product Only Purchases Requisition to Purchase:

- For product only purchases a requisition to purchase must be submitted via e-mail to the Accountant-Expense Administration.
- Required information includes vendor details, delivery instructions, order and delivery dates, quantity and specific description of items, unit prices, total prices, budget account numbers, project number if applicable, freight, installation, or other charges, special instructions, and appropriate signature.
- The City Administrator's signature is required for purchase orders over $50,000.00.
- The following documents must be attached to the requisition to purchase, where applicable
  - Required documents vary based on purchase value and nature of services or products.
  - At least 3 competitive bids or a signed bid waiver form (Exhibit 1).
  - Legal advertisement for purchases $50,000.01 through $75,000.00.
  - Form W-9; Request for Taxpayer Identification Number and Certification is required for all purchase orders.

Services only or service and product:

- For service only or combined service and product contracts over $10,000 the Accountant-Expense Administration prepares purchase order based on required documentation from docushare.

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Reporting and Review:

Once approvals are obtained and sufficient resources are available the Accountant-Expense Administration generates the purchase order, emailing copies to the vendor and relevant staff in the ordering department. A copy is kept for matching with the vendor invoice after delivery.

The Accountant-Expense Administration initiates payment to the vendor only after receiving notification of receipt and payment approval from the appropriate Department Director or designee.

An annual review of purchase orders by each department occurs coinciding with the annual audit to determine whether to keep a purchase order open or liquidate it.

Required Reports and Forms:

Request for Competitive Bid Waiver	Exhibit 1
Purchase Order Change Order Request	Exhibit 2
Missouri Tax Exemption Certificate	Exhibit 3
Project Exemption Certificate	Exhibit 4
Budget Transfer Request Form	Exhibit 5
Requisition to Purchase	Exhibit 6
Grant Purchasing Requirements	Exhibit 7
GFOA	Exhibit 8
Emergency Purchase/Repair Authorization	Exhibit 9

Introduced by Councilmember _____ BILL NO. 5235

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 115 OFFICERS AND EMPLOYEES OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, RELATING TO AUTHORITY TO ENTER INTO CONTRACTS

WHEREAS, Chapter 115 of the Code of Ordinances, City of Blue Springs, Missouri, authorizes the City Administrator to enter into contracts in an amount not to exceed $50,000 annually and take certain actions on behalf of the City; and

WHEREAS, it is desirous to amend the City Administrator's authority to enter into contracts to an amount not to exceed $75,000 annually; and

WHEREAS, it is also desirous to amend the requirement for City Attorney signature approving any contract from $5,000 to $10,000; and

WHEREAS, a Resolution amending the City's Purchasing Policy is presented concurrently with this Bill to reflect these changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS UNDERLINED. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Subsection 115.160.A of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

A. The City Administrator is hereby authorized to execute on behalf of the City contracts for services, goods or equipment not to exceed ~~fifty~~ seventy-five thousand dollars ($~~50~~75,000.00) annually, provided that funds have been appropriated within the budget by the City Council and all other provisions of the City's Code, ordinances, resolutions and polices, including any conflict of interest restrictions, have been complied with. Contracts authorized for City Administrator execution include the following:

Section 2. That Paragraph 115.160.A.2.a of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

a. The original contract was approved by the City Administrator and the cumulative amount of the contract including all change orders, amendments, or addenda does not exceed ~~fifty~~ seventy-five thousand dollars ($~~50~~75,000.00); or

Section 3. That Section 115.240 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

No contract for the purchase of goods or services over the amount of ~~five~~ ten thousand dollars ($~~5~~10,000.00) shall be entered into, or be valid or binding on the City, unless it is approved as to form by the City Attorney and such approval is shown by signature, electronic or paper, on said contract. ~~No contract shall be binding on the City unless it is on a form approved by the City Attorney's office.~~

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 17, 2024

SUBMITTED BY: Bob Muenz **DEPARTMENT: Police**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving a contract in the amount of $183,914.00 with the Reorganized School District No. IV of Jackson County, dba Blue Springs R-IV School District (BSSD) for police officers at BSSD High Schools and dispatching services for the 2024-2025 school year.

BACKGROUND/JUSTIFICATION

Staff is recommending approval of a contract with the BSSD to place School Resource Officers (SROs) at each of the two High Schools within the Blue Springs City limits. This funds the salary for the SROs during the nine-month school year as well as the partial salaries of two IMPACT Officers. This agreement also includes dispatching services for the BSSD Police Department. This is a contract that has been approved for several years and continues the partnership between the Blue Springs Police Department and BSSD.

FINANCIAL IMPACT

Contractor:	Reorganized School District No. IV of Jackson County, dba Blue Springs R-IV School District
Amount of Request/ Contract:	$183,914
Amount Budgeted:	$178,558
Budget Year:	FY 2024-25
Funding Source/Account #:	Multiple Personal accounts
Account Balance:	N/A Date: 7/2/2024
Revenue to be Received:	$183,914
Revenue Account No.	100-00000-429100 R-IV School

PROJECT TIMELINE

Estimated Start Date	**Estimated End Date**
July 1, 2024	May 26, 2025
Years and Months Contract in effect	**Number of times renewable**
9 months	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ordinance with Contract attached as "Exhibit A."

REVIEWED BY:

Requesting Director: ***Bob Muenz***	Budget: ***Lori Turner***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

SUPPORTING DOCUMENTS:
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	☐	N/A
Certificate of Insurance:	☐	N/A
E-Verify Affidavits:	☐	N/A
E-Verify proof of enrollment:	☐	N/A
Bond:	☐	N/A
Anti-Discrimination Against Israel Act Certification (contract over $100,000)	☐	
Wage Order, by reference	☐	Wage Order Number:
IRS Form W-9:	☐	N/A
Bid/RFP/RFQ: (submit all)	☐	N/A
Bid/RFP/RFQ Tabulation:	☐	N/A
Bid Waiver: (less than three bids)	☐	N/A
Contractor address and email:	☐	N/A
Project Exemption Certificate needed:	☐	N/A
Other:	☐	N/A

Introduced by Councilmember _____ BILL NO. 5236

ORDINANCE NO. ____

AN ORDINANCE APPROVING A CONTRACT BETWEEN THE CITY OF BLUE SPRINGS AND THE BLUE SPRINGS R-IV SCHOOL DISTRICT (BSSD) FOR POLICE OFFICERS AT THE BSSD HIGH SCHOOLS AND DISPATCHING SERVICES FOR THE 2024-2025 SCHOOL YEAR.

WHEREAS, the City of Blue Springs has a Community Services Bureau within the Police Department dedicated to all youth under the age of eighteen years old or students enrolled in the Blue Springs R-IV School District; and,

WHEREAS, the Community Services Bureau outreach programs are designed to help youth to understand healthy lifestyle choices with issues including tobacco, alcohol and other dangerous drugs as well as crime, violence and safety issues; and,

WHEREAS, Officers will work with school administrators in providing alcohol and drug education, maintain a peaceful school environment, and gathering information directly related to potential problems resulting in criminal activity potentially endangering lives of students and staff; and; and,

WHEREAS, the Police Department has a communications center that can provide dispatching services to the BSSD Police Department .

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract between the City of Blue Springs and the Reorganized School District No. IV of Jackson County, dba Blue Springs R-IV School District for police officers in the Blue Springs High Schools in the amount of $183,914.00. A copy of the Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said contract.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A

AN AGREEMENT BETWEEN THE CITY OF BLUE SPRINGS, MISSOURI AND REORGANIZED SCHOOL DISTRICT NO. IV OF JACKSON COUNTY, MISSOURI, d/b/a THE BLUE SPRINGS R-IV SCHOOL DISTRICT FOR THE 2024-2025 SCHOOL YEAR

Purpose

This Agreement will establish the procedures and operating conditions between the Blue Springs Police Department (BSPD) and the Reorganized School District No. IV of Jackson County d/b/a Blue Springs R-IV School District (BSSD) for the provision of BSPD officers to work in BSSD schools.

General

This Agreement by and between the City of Blue Springs, Missouri, a Municipal Corporation (City), and the Reorganized School District No. IV of Jackson County d/b/a Blue Springs R-IV School District, a political subdivision of the State of Missouri (BSSD), is entered into this _____ day of ____, 2024.

1) This Agreement will be in effect for the 2024-2025 school year.
2) Either party, upon sixty (60) days' prior written notice, may terminate this Agreement without cause.
3) Both parties will review this Agreement during the summer months each year to ensure it is up-to-date and remains in the best interest of both. Both parties may offer ideas for changes and updates to this Agreement, during this annual review period, as long as the other party agrees to those changes.
4) The City shall have the status of an Independent Contractor for the purposes of this Agreement. The police officers assigned to Blue Springs schools remain the employees of the City and shall be subject to its control and supervision while working in the school system and during after-school events. However, this will not interfere with working hand in hand with each other to provide a safe environment for school officials, students, or parents.
5) This Agreement applies to only the schools lying within the jurisdictional boundaries of the City of Blue Springs, apart from the two BSSD elementary schools located within Independence for the purpose of providing IMPACT Education or an equivalent approved series of classroom instruction related to substance abuse awareness and dispatching services.
6) Each entity is responsible for the supervision and actions of their own officers.
7) The City agrees, to the extent allowed by law, to indemnify and hold BSSD harmless from and against any and all claims, causes of actions, suits, proceedings, liabilities, damages, losses, costs and expenses (including attorneys' and experts' fees) asserted by any person or persons related to or resulting from injuries or damages suffered based on any negligent act or omission by the City while performing services pursuant to this Agreement, but only to the extent of the injuries or damages caused by said act or omission.
8) BSSD agrees, to the extent allowed by law, to indemnify and hold the City harmless from and against any and all claims, causes of actions, suits, proceedings, liabilities, damages, losses, costs and expenses (including attorneys' and experts' fees) asserted

by any person or persons related to or resulting from injuries or damages suffered based on any negligent act or omission by BSSD while the City is performing services pursuant to this Agreement, but only to the extent of the injuries or damages caused by said act or omission.

9) BSPD officers assigned to BSSD schools under this agreement will abide by school board policy, if there is a conflict between BSPD policy and School Board Policy, BSPD policy will prevail for the BSPD officer.

Responsibilities

Blue Springs R-IV School District:

1) The head principal of the school in which a BSPD officer is assigned to work will ensure that instruction is provided to the officer so that the officer has the necessary knowledge to perform police duties in that school. At a minimum the instruction will include introductions to key personnel, layout of the premises, security systems and procedures, problem areas related to the officer's duties, reporting and record-keeping requirements, other requested duties specific to that school, and issuance of necessary school-purchased equipment, keys, or documents.
2) The head principal of the school in which a BSPD officer is assigned to work will ensure the officer has a suitable office to conduct interviews, write reports, or secure equipment. At a minimum the office will be equipped with an adequate desk, chairs, files, telephone, electrical outlets, and lighting, and will have a door that can be closed and locked so the officer can conduct interviews, telephone calls, or meetings in private or secure equipment. The office should be equipped with a BSSD computer with Internet access for the officer's use.

Blue Springs Police Department:

1) The BSPD will respond to both emergency and non-emergency calls for service within the BSSD located within the jurisdictional boundaries of the City of Blue Springs. The BSPD will write all police reports normally associated with these types of calls.
2) The BSPD will provide standard officer uniforms and police department equipment to BSPD officers assigned to work in BSSD schools.
3) The School District Police Officers are permitted to transmit on BSPD police frequencies so they can communicate with the BSPD, whenever necessary. School District Police Officers will use radio numbers assigned to them by BSPD, when transmitting on a BSPD frequency. The BSPD retains the right to revoke this authorization from individuals who abuse this privilege.
4) Two officers of the BSPD Community Services Bureau (CSB) will be assigned to work as High School Resource Officers. These officers will work in high schools within the city limits of Blue Springs and will provide services including, but not limited to dealing with criminal matters and writing police reports. These officers will also provide classroom instruction and mentoring services and can be used as a resource for BSSD students, faculty, and parents, as availability permits. These officers will work with school officials to help them provide a safe school environment and perform other lawful services as requested by them. It is the intent of the BSPD that these officers will work in these schools five days a week for a total of 174 days. However, coverage may be less depending on personnel resources available at the time, grant considerations, and any other unforeseen circumstances to a maximum total of 10 days missed between the two officers. After the 10th absence

of a high school SRO in total and beginning with the 11th absence without coverage, the sum of $513.09 will be deducted from the BSSD payment obligation. This will occur for every subsequent absence for the remainder of the contract year.

5) One or more officers of the BSPD CSB may be assigned, at the discretion of the Chief of Police, to work as IMPACT Education Officer(s) for the BSSD in elementary schools in the city limits of Blue Springs and those located in Independence. This service is partially funded by COMBAT and the City of Blue Springs. The availability of this service will be dependent on personnel resources available at the time, grant considerations and other unforeseen circumstances.
6) A Sergeant of the BSPD CSB will be assigned to supervise the BSPD School Resource Officers and DARE Officers.
7) BSPD will provide dispatching services to the BSSD Department of Public Safety (DPS) to include monitoring and answering radio traffic, making, or taking phone calls, and logging activity of the officers within the computer aided dispatch (CAD) system. The BSPD will provide one dedicated dispatcher Monday through Friday for this service. The BSPD will provide employment fringe benefits above base salary, training, uniforms, supervision, and other ancillary items as needed for the position.
8) BSPD Officers assigned to BSSD schools remain employees of the City and will operate under the current Standard Operating Procedures of the BSPD.
9) DPS Officers will remain employees of the BSSD and will operate under the procedures of the BSSD.
10) Unusual public safety emergencies and/or situations may create the need for temporary assignment changes. The BSPD reserves the right to change staffing assignments. Such decisions, if time allows, will be made with input from the BSSD personnel and every effort will be made to minimize interruptions to the School District.

Financial Agreement

1) In consideration of the costs of the assignment of police officers to work in BSSD schools, provide dispatching services and provide DARE to two elementaries in Independence, the BSSD will pay the City $183,914.00 for the 2024-2025 school year.
2) The City's Finance Department will, during January 2025, send the BSSD's Finance Department an invoice for $91,957.00 and another invoice of $91,957.00 for the balance in June 2025. The BSSD will remit this amount back to City's Finance Department within 30 days of the date on the invoice.

Absences

1) BSPD officers are required by the State of Missouri and the BSPD to receive minimum amounts of training throughout the year to remain certified as a commissioned officer. In addition, other training is needed to keep these officers' skills to a point where they remain effective.
2) BSPD officers assigned as BSSD School Resource Officers will be responsible for notifying both their BSPD supervisor and BSSD principal(s) as far in advance as is possible when they must leave or be absent from the school grounds.
3) Planned absences by a BSPD officer assigned to a BSSD school may be covered by the temporary assignment of another BSPD officer, at the discretion of the Chief of

Police, and will not count toward the number of days missed. In some instances, temporary assignment of a BSPD officer may not be possible due to all available BSPD officers either working Road Patrol, attending required training, or other unforeseen circumstances. In these instances, the BSPD officer assigned to a BSSD school shall attempt to arrange temporary coverage at their school by the School District Police, these instances will count toward the number of days missed.

4) Absences of less than four hours need not be covered and will not count towards days missed.
5) Unplanned absences, including but not limited to illness, death, family problems or injury are beyond the control of the BSPD. Unexpected absences may not be filled and will be counted toward days missed.

IN WITNESS WHEREOF, we have hereunto set our hands and seal the day and year first above written.

CITY OF BLUE SPRINGS, MISSOURI,

Christine Cates, City Administrator

REORGANIZED SCHOOL DISTRICT NO. IV OF JACKSON COUNTY, MISSOURI, d/b/a THE BLUE SPRINGS R-IV SCHOOL DISTRICT

Assistant Superintendent Administration

Assistant Superintendent Business Services

ATTEST:

Erin Ford, City Clerk

APPROVED AS TO FORM:

By: _____
John Mullane, Interim City Attorney

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 10, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill declaring as surplus real property the city-owned land on Adams Dairy Parkway north of the golf course and south of St. Luke's Specialty Clinic and authorizing the issuance of a Request for Proposal (RFP) for the sale of the land.

BACKGROUND/JUSTIFICATION

At the October 2, 2023 City Council meeting, Council approved Ordinance No. 5262 declaring the 23-acre property on Adams Dairy Parkway as surplus and to issue a RFP for development directed at job-creating development for this property. Only one response to that RFP was received and subsequently, City Council determined that the response did not meet the intent of the job-creating development. Staff was directed to issue a new RFP that was broader in scope to include restaurant, retail, service, or office development, with the willingness to consider mixed-use developments that also includes high-quality multifamily residential development.

In compliance with the City's policy on the sale of city-owned property, staff has prepared a RFP calling for submissions on the purchase and development of the property.

The new RFP has been updated in several ways, including 1) remaining open for a longer period to give staff and the development community more time to attract proposals that align with Council's expressed intent and 2) new direction for high quality retail, office, services, restaurants, including mixed-use with Class A high-density residential development.

History:
This property was originally purchased in 2010 and 2012 for the Missouri Innovation Park.

- Adams/Frye property (Parcels: 36-820-01-03-02-1-00-000 and 36-820-01-03-03-0-00-000) purchased November 30, 2010 for $820,000 - 3.62 acres
- Gilkey Trust property (Parcels: 36-820-01-02-01-0-00-000 and 36-800-01-03-01-5-00-000) purchased March 22, 2012 for $1.5 million – 19.404 acres. The City had a "first right offer" agreement for up to five years. If the same purchase price had been applied to the remaining property (40.155 acres), the cost would be $3,104,128 for a total of $4,604,128 for 59.559 acres. The remaining 40.155 acres was purchased by St. Luke's.

The total cost of the property was $2,320,000.

After discussions about the Missouri Innovation Park ended, the property has been considered for different uses:

- In 2013, the property was considered for use as a community center funded by a Parks Sales tax that was on the ballot and defeated on November 5, 2013.
- In 2014-15, City staff worked with Fike on a possible relocation to this property.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 16, 2024	October 18, 2024

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

1. Adams Dairy Parkway City-Owned Property

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill declaring surplus property with Request for Proposal attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***John Mullane***	City Administrator: ***Christine Cates***

Introduced by Councilmember _____ BILL NO. 5237

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN PARCELS OF CITY-OWNED REAL PROPERTY AS SURPLUS AND AUTHORIZING THE SOLICITATION OF OFFERS FOR DISPOSITION THEREOF

WHEREAS, the City of Blue Springs (City) deems it to be in the best interest of the City to designate these four (4) tracts of city-owned real property as surplus: Jackson County Parcels : 36-820-01-02-01-0-00-000 and 36-800-01-03-01-5-00-000 (Gilkey Trust Properties) and Parcels: 36-820-01-03-02-1-00-000 and 36-820-01-03-03-0-00-000 (Adams/Frye properties), generally located southeast of the intersection of Adams Dairy Parkway and R.D. Mize Road; and

WHEREAS, the City deems it to be the in the best interest of the City to authorize the solicitation of offers for the disposition of the surplus real property via a Request for Proposals.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. Jackson County Parcels: 36-820-01-02-01-0-00-000 and 36-800-01-03-01-5-00-000 (Gilkey Trust Properties) and Parcels: 36-820-01-03-02-1-00-000 and 36-820-01-03-03-0-00-000 (Adams/Frye properties) are hereby declared to be surplus real property.

Section 2. The City Administrator is authorized to solicit offers for the sale and development of said parcels via a Request for Proposals, a copy in substantially the same form attached hereto as Exhibit A. The minimum sale price shall be $2,170,000, per the most recent appraisal of the properties.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July 2024.

CITY OF BLUE SPRINGS

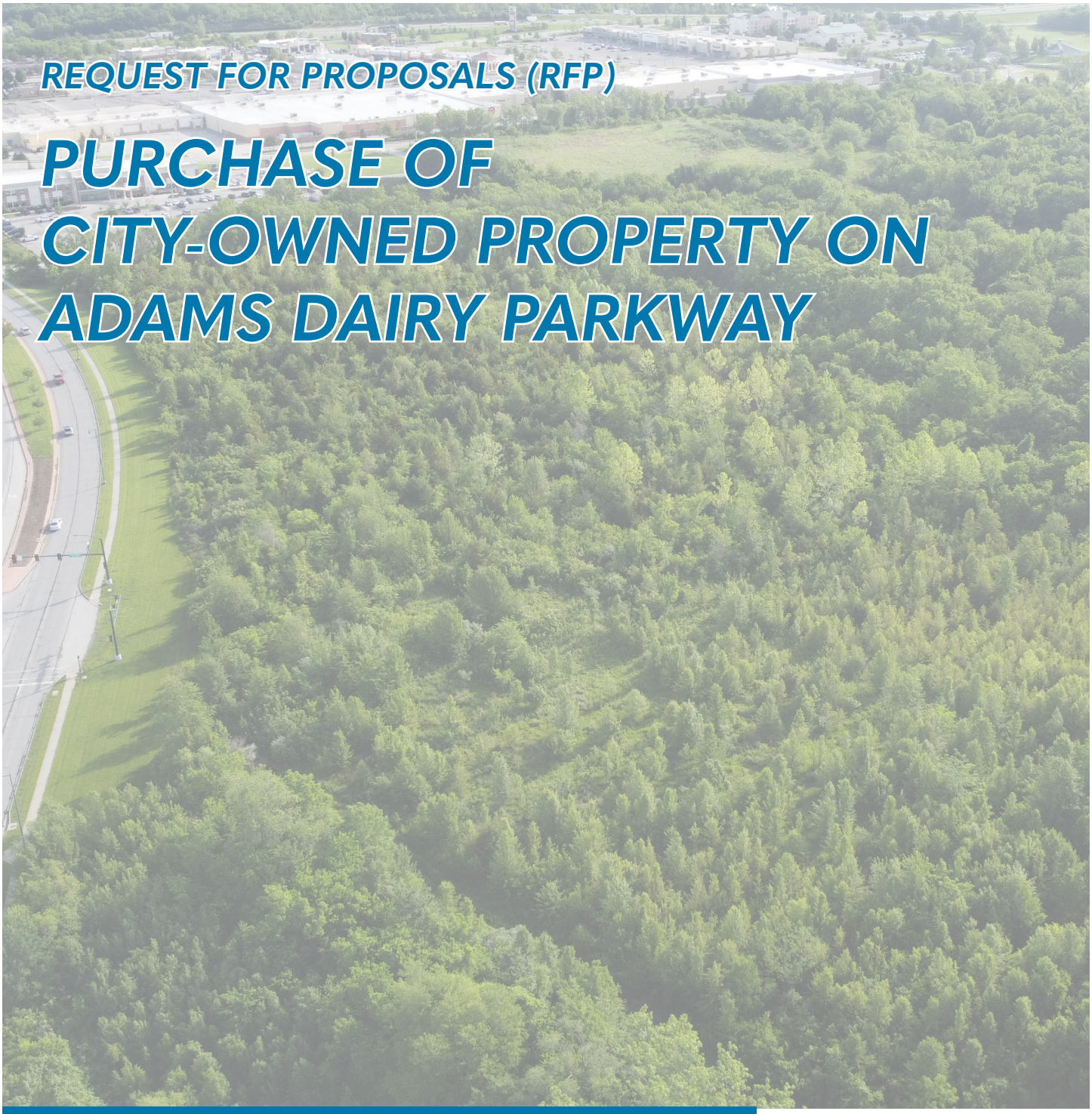
_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st Reading: _____
2nd Reading: _____

EXHIBIT A



REQUEST FOR PROPOSALS (RFP)

PURCHASE OF CITY-OWNED PROPERTY ON ADAMS DAIRY PARKWAY

July 16, 2024 - RFP Issued
October 18, 2024 - Deadline for proposals

CITY OF BLUE SPRINGS, MO
City Development Department
903 W. Main St., Blue Springs, MO 64015
816-228-0124 I www.bluespringsgov.com

ABOUT BLUE SPRINGS

Blue Springs was founded by pioneers in 1827 along the cooling spring waters of the Little Blue River. In the last two decades the city has grown to more than 60,000 residents, holding the distinction of being the 10th largest city in Missouri. It offers all the excitement of metropolitan-style shopping and nightlife, with world-class sporting events, international conventions, all within a 25-minute drive, but when the day is through, the people of Blue Springs agree, there's no other place they would rather call home.





BLUE SPRINGS AMENITIES

Located on Interstate 70, less than a half hour from downtown Kansas City, there is an energized, fast-growing place that knows the meaning of community. Blue Springs enjoys the benefits of:

- High-quality housing
- Central location
- Excellent health care
- Hiking trails
- Nationally recognized schools
- Outdoor recreation opportunities
- Parks

All of these are included in the many reasons families choose to live in Blue Springs! These amenities provide the foundation of a quality lifestyle for its residents.



PROJECT OVERVIEW



The Request for Proposals ("RFP") is being issued by the City of Blue Springs, Missouri ("City").

In compliance with the City's policy on the sale of City-owned property, staff has prepared a Request for Proposals (RFP) calling for submissions on the purchase and development of the property.

The RFP has been amended in several ways from previous issued RFPs, including 1) remaining open for a longer period to give staff and the development community more time to attract proposals that align with Council's expressed intent; 2) an updated vision for development that creates a vibrant, unique destination and sense of place that offers a mix of uses, including commercial, retail, office and services; and 3) inclusion of prior attempts to develop the property that is in alignment with Council's intent.

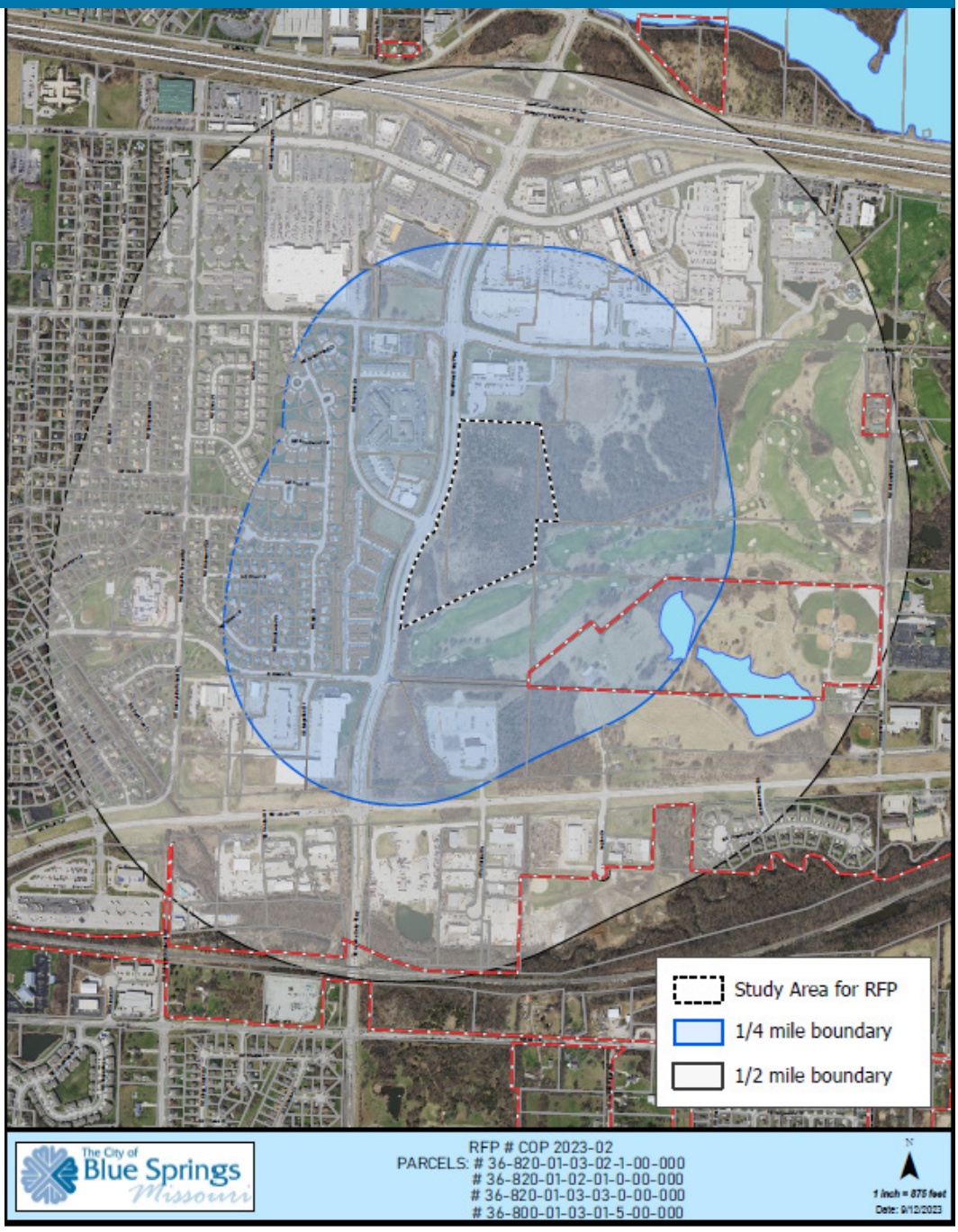
GENERAL INFORMATION AND CONDITIONS

1. The City of Blue Springs is accepting proposals from interested parties with the intention to purchase and develop city-owned property.
2. The property for consideration consists of four parcels totaling nearly 23 acres in size located on the southeast intersection of Adams Dairy Parkway and R.D. Mize Road.
3. Bids must be placed for all lots.
4. The City is seeking a qualified party with the interest, resources and experience to purchase and develop the parcel in a manner that would be a desirable addition to the Adams Dairy Corridor.
5. Preference will be given to proposals which outline a use of the parcels in the near future.
6. The City reserves the right to accept or reject any and all proposals for the best interest of the City.

PROJECT AREA BACKGROUND

This property, consisting of three parcels, was originally purchased in 2010 and 2012 for the Missouri Innovation Park.

- Adams/Frye property purchased 11/30/10 for $820,000 - 3.62 acres
- Gilkey Trust property purchased 3/22/12 for $1.5 million – 19.404 acres. The City had a "first right offer" agreement for up to 5 years. If the same purchase price had been applied to the remaining property (40.155 acres), the cost would be $3,104,128 for a total of $4,604,128 for 59.559 acres. The remaining 40.155 acres was purchased by St. Luke's.



The total cost of the property was $2,320,000.

After the discussions about the Missouri Innovation Park ended, the property has been considered for different uses.

- In 2013, the property was considered for use for a community center funded by a Parks Sales tax that was on the ballot and defeated on November 5, 2013.
- In 2014-15, city staff worked with Fike on a possible relocation to this property.

DESCRIPTION OF PROJECT AND REQUIREMENTS

I. Project Background and Goals

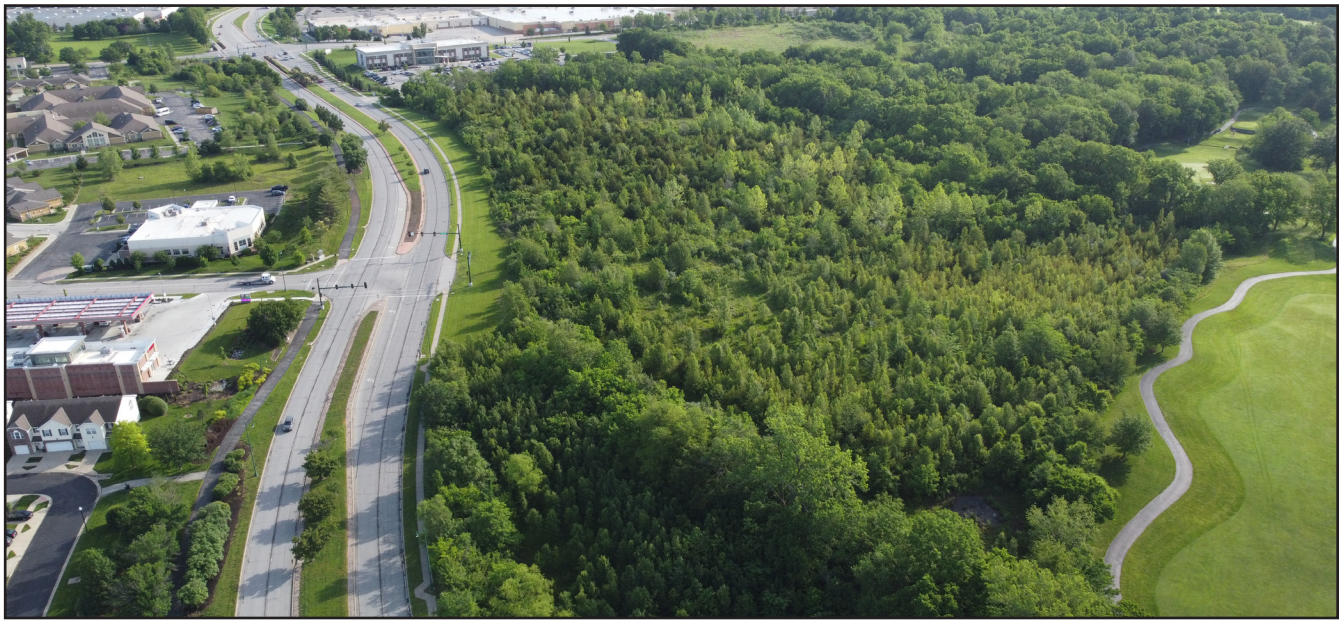
The City of Blue Springs, Missouri (City) is located in Eastern Jackson County along Interstate 70. Blue Springs is the 10th largest city in Missouri with a 2023 US Census Population more than 60,000 and continues to grow. The highest areas of growth and redevelopment have occurred around the I- 70 and Adams Dairy interchange. Preference will be given to buyers who plan to utilize the land in a manner that would stimulate the creation of a vibrant destination with a high-quality mix of land uses including commercial, retail, office, services, sit-down restaurants and the potential for upscale, Class A high-density residential to support existing development along the Adams Dairy Corridor

The Project Area is located between Adams Dairy Parkway and the Adams Pointe Golf Course (an 18-hole public course) with excellent access to I-70. The Project Area was originally part of a visionary development concept that included a satellite campus for the University of Missouri-Columbia and a business and science park totaling 117 acres with a planning area of 500 acres. This project did not ultimately move forward.

Tenants in the neighboring developments include:

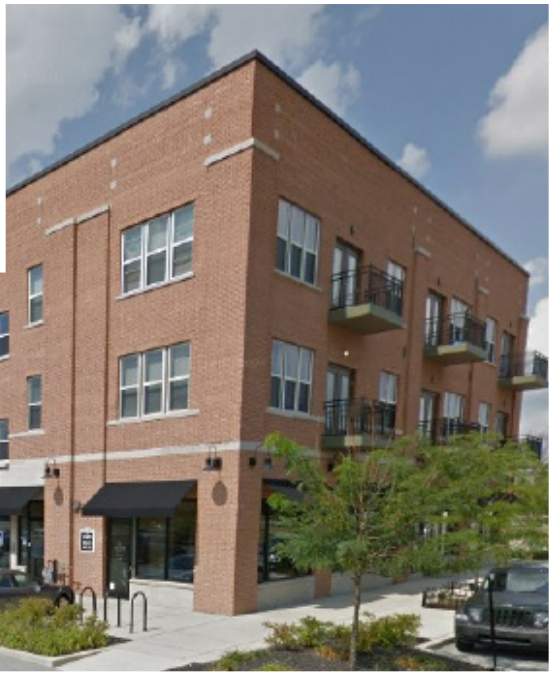
- 121 room Courtyard Marriot and Adams Pointe Conference Center.
- St. Luke's Health System.
- Durvet, an animal health product distributor
- MetrologyWorks, a measurement equipment manufacturer.
- Adams Dairy Landing is 65-acre, 552,000 square foot power center development anchored by national retailers and includes specialty shops and restaurants. Adams Dairy Landing serves the rapidly growing trade area of Eastern Kansas City as well as rural areas further east. This is the closest major retail center for thousands of homes in Jackson County.

Zoning: The project area is primarily zoned as Agricultural. A minority portion is currently zoned Residential Estate in an overlay district. The property would need to be rezoned based on the proposed land use.






VILLAGE







II. Site Information:

The property for consideration consists of four (unaddressed) parcels on located southeast of the intersection of Adams Dairy Parkway and R.D. Mize Road in Blue Springs, Missouri. Bids will only be accepted for those wishing to purchase all lots. The subject property is zoned agricultural in an overlay district.

The Jackson County parcel numbers and sizes are as follows:

- Parcel Number: 36-820-01-02-01-0-00-000 (17.82 Acres)
- Parcel Number: 36-800-01-03-01-5-00-000 (1.32 Acres)
- Parcel Number: 36-820-01-03-02-1-00-000 (3.76 Acres)
- Parcel Number: 36-820-01-03-03-0-00-000 (0.38 Acre)

Please see attached aerial map for more information regarding the location of the parcels.

III. Proposal Content:

All proposals must address the following areas:

1. Transmittal Letter: The transmittal letter should include:
   - Name, title, and contact information of the individual or individuals with the authority to bind the Developer.
   - Signature of individual or individuals representing the Developer.
   - Address and legal form of the Developer.
   - A statement that, if selected, the Developer will negotiate in good faith with the City.
   - A statement that the Developer is not in arrears in the payment of any obligation due and owing to the State of Missouri, the City of Blue Springs, of Jackson County, including tax payments and employee benefits, and that it shall not become so during the term of the agreement, if selected.
   - A statement that the proposal is valid for a minimum of 120 days from the submission deadline.
   - A statement that Developer will conform and accept responsibility for compliance with all applicable federal, state, and local laws, ordinances, and regulations.

2. Statement of Qualifications: The City seeks a Developer with extensive experience and a track record of success and delivering the objectives outlined in Section 4. Developers should include in their submissions a summary that demonstrates the Developer understands the requirements of this RFP

and a description as to how the Developer proposes to integrate the requirements of this RFP into the project.



3. Availability: A statement on the availability and commitment of Developer and assigned professional who will undertake the project.
4. Qualifications and Experience: Provide a summary of the Project Team's experience with projects similar to the proposed project. Descriptions of previous projects should include the following: total land and building area, scope, location, development value, duration of project from inception to completion; role of Project Team members during project execution, and client references, including authorization to contact references.
5. Project Plan: Submit a conceptual description of the proposed project that includes the intended uses for the proposed development for the Project Area and size of the uses. It is important the Developer describes how this project will meet the development goal outlined in Section I. An estimated timeline for project implementation and conceptual layout should be included. The City anticipates negotiating a development agreement with the preferred Developer that will require the Developer to submit additional materials and successfully complete the City's development application process.
6. Sale Price: The proposal will include the nature of ownership the Developer is requesting and include the amount the Developer is willing to pay for the Project Area. Please provide a letter of support showing proof of funds. The minimum sale price is $2,170,000.
7. Public-Private Partnership: The proposal should include a statement indicating whether the proposed development would be contingent upon any local or state government support or action other than review and approval of the development application. Any request for incentives must include a pro forma to outline the financial assumptions and projections of the proposed development, which shall outline the funding gap to be bridged with public incentives and estimated ROI with and without incentives. Preference will be given to proposals that do not rely solely on City financial incentives to make the development viable.
8. Disclosure and Non-Collusion Certification: Proposal will disclose any personal or professional interest which could be a possible conflict of interest in contracting with the City. The proposal must include a properly completed and executed Non-Collusion certification.

IV. Evaluation Criteria:

Developers interested in being considered should submit seven (7) hard copies and one electronic copy of the proposal by 5 p.m. October 18, 2024, to following address:
City Development Director
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

Proposals will be evaluated on the following criteria:

- Purchase Price
- Developer qualifications, experience, and creative vision.
- The capacity of the development proposal to create an upscale, vibrant mixed use development with retail, commercial, office, services, sit-down restaurants, and Class A high-density residential.
- Quality of conceptual development plan and compatibility with development objectives.
- Developer financial capabilities and the ability to successfully execute a project from concept to completion and ongoing operation.
- Ability of the proposal to support and/or encourage further development in the area and along Adams Dairy Corridor.

V. Proposed Process and Timeline:

- RFP Issued: July 16, 2024
- RFP Due date: October 18, 2024
- Proposal review by City Council: November/December 2024
- Notification to preferred Developer and development agreement negotiations: January/February 2025

VI. Conditions and Limitations:

By submitting a proposal in response to this RFP, the respondent expresses its intent to comply with the established timeline. In addition, the respondent accepts the evaluation process and methodology, as well as acknowledges and accepts that the determination of "the most qualified and capable" Developer will require subjective judgments. The City reserves the right to request clarification of information provided in proposals as a response to this RFP without changing the terms of this RFP. The City has the right, in its sole and absolute discretion, to reject any and all proposals received in response to this RFP and to cancel this RFP at any time, for any or no reason, prior to entering into any binding agreements. Responses to this RFP vest no legal or binding rights in the Developers nor does it or is it intended to impose any legally binding obligations upon the City, officials or employees of the City unless and until final legal binding agreements are negotiated and executed. This RFP does not commit the City to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the selected Developer and the City.

Any commitment made by the City will be subject to the appropriation of funds by the City Council to carry out any such commitments and the execution of a contract acceptable to the City. The City will not be responsible for any costs incurred by the Developers or Project Team member related to any response to this RFP and will not reimburse any costs to the Developer or Project Team member.

Before submitting a bid, bidders should carefully examine the site, and fully inform themselves to the existing conditions. To schedule a time, contact Mike Mallon at (816) 228-0124 to make arrangements.

VII. Exhibits and Resources

- Exhibit "A" Non-Collusion Certification
- General Conditions
- Map of Project Area (attachment)
- Blue Springs Comprehensive Plan - **www.bluespringsgov.com/DocumentCenter/View/11338**

GENERAL CONDITIONS GOVERNING RESPONSES AND SUBSEQUENT CONTRACTS



1. SCOPE: The following terms and conditions, unless otherwise modified by the City of Blue Springs within this document, shall govern the submission of proposals and subsequent contracts. The City of Blue Springs reserves the right to reject any proposal that takes exception to these conditions.

2. DEFINITIONS AS USED HEREIN:

a. The term "request for proposal" means a solicitation of a formal, sealed proposal.
b. The term "respondent" means the person, firm, bidder or corporation who submits a formal sealed proposal.
c. The term "City" means City of Blue Springs, MO.
d. The term "City Council" means the governing body of the City of Blue Springs, MO.
e. The term "contractor" means the respondent awarded a contract under this proposal.

3. COMPLETING PROPOSAL: All information must be legible. Any and all corrections and/or erasures must be initialed. Each proposal must be signed in ink by an authorized representative of the respondent and required information must be provided. Contents of the proposal submitted by the successful respondent of this RFP will become part of any contract award as a result of this solicitation.

4. REQUEST FOR INFORMATION: Any requests for clarification of additional information deemed necessary by any respondent to present a proper proposal shall be submitted in writing to the City of Blue Springs, 903 W. Main Street Blue Springs, MO 64015, referencing this RFP number, a minimum of five (5) calendar days prior to the proposal submission date. Any request received after the above stated deadline will not be considered. All requests received prior to the above stated deadline will be responded to in writing by the City in the form of an addendum addressed to all prospective respondents.

5. CONFIDENTIALITY OF PROPOSAL INFORMATION: Each proposal must be submitted in or under cover of a sealed envelope to provide confidentiality of the information enclosed. The envelope should be sealed and clearly marked with RFP number and the name of the project. All proposals and supporting documents will remain confidential until a final contract has been executed. Information that discloses proprietary or financial information submitted in response to qualification statements will not become public information. This is in accordance with the Missouri Sunshine Law.

6. SUBMISSION OF PROPOSAL: Proposals are to be sealed and submitted to the City of Blue Springs, 903 W. Main Street, Blue Springs, MO 64015, prior to the date and time indicated on the cover sheet. At such time, all proposals received will be formally opened. The opening will consist of only the name and address recording of respondents.

7. ADDENDA: All changes, additions and/or clarifications in connection with this proposal will be issued by the Purchasing office in the form of a WRITTEN ADDENDUM. SUBMIT EQUAL NUMBER OF SIGNED ADDENDUM WITH THE NUMBER OF PROPOSALS REQUIRED. Verbal responses and/or representations shall not be binding on the City.
8. LATE PROPOSALS AND MODIFICATION OR WITHDRAWALS: Proposals received after the date and time indicated on the cover sheet shall not be considered. Proposals may be withdrawn or modified in writing prior to the proposal submission deadline. Proposals that are resubmitted or modified must be sealed and submitted to the Purchasing Office prior to the proposal submission deadline. Each respondent may submit only one (1) response to this proposal.
9. BONDS: When a Bond is required it shall be executed with the proper sureties, through a company licensed to operate in the State of Missouri, and hold a current Certificate of Authority as an acceptable surety under 31 CFR Part 223 (and be listed on the current U.S. Department of the Treasury Circular 570 and have at least A Best's rating and a FPR9 or better financial performance rating per the current A.M. Best Company ratings.)
10. NEGOTIATION: The City reserves the right to negotiate any and all elements of this proposal.
11. TERMINATION: Subject to the provisions below, any contract derived from this Request For Proposal may be terminated by either party upon thirty (30) days advance written notice to the other party; but if any work or service hereunder is in progress, but not completed as of the date of termination, then said contract may be extended upon written approval of the City until said work or services are completed and accepted.

a. TERMINATION FOR CONVENIENCE

In the event that the contract is terminated or canceled upon request and for the convenience of the City, without the required thirty (30) days advance written notice, then the City shall negotiate reasonable termination costs, if applicable.

b. TERMINATION FOR CAUSE

Termination by the City for cause, default or negligence on the part of the contractor shall be excluded from the foregoing provision; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived in the event of Termination for Cause.

c. TERMINATION DUE TO UNAVAILABILITY OF FUNDS IN SUCCEEDING FISCAL YEARS.

When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal year, the contract shall be canceled and the contractor shall be reimbursed for the reasonable value of any nonrecurring costs incurred but not amortized in the price of the supplies or services delivered under the contract.

12. TAX EXEMPT: The City and its Agencies are exempt from State and local sales taxes. Sites of all transactions derived from this proposal shall be deemed to have been accomplished within the State of Missouri.
13. SAFETY: All practices, materials, supplies, and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, State and/or local safety or environmental codes.
14. RIGHTS RESERVED: The City reserves the right to reject any or all proposals, to waive any minor informality or irregularity in any proposal, and to make award to the response deemed to be most advantageous to the City.
15. RESPONDENT PROHIBITED: Respondents are prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this proposal or any resultant agreement or its rights, title, or



interest therein or its power to execute such agreement to any other person, company or corporation without the previous written approval of the City.

16. DISCLAIMER OF LIABILITY: The City, or any of its agencies, will not hold harmless or indemnify any respondent for any liability whatsoever.
17. HOLD HARMLESS: The contractor shall agree to protect defend, indemnify, and hold the City Council, City of Blue Springs, MO, its officers, commissions, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character resulting from the error, omission or negligent act of the contractor, its agents, employees or representatives, in the performance of the contractor's duties under any agreement resulting from award of this proposal.
18. LAW GOVERNING: All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Missouri.
19. ANTI-DISCRIMINATION CLAUSE: No respondent on this request shall in any way, directly or indirectly discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. DOMESTIC PRODUCTS: The City of Blue Springs follows Section 34.353, RSMo that requires each contract for the purchase or lease of manufactured goods or commodities by the City, and each contract made by the City for construction, alteration, repair, or maintenance of any public works shall contain a provision that any manufactured goods or commodities used or supplied in the performance of that contract or any subcontract thereto shall be manufactured or produced in the United States.
21. CONFLICTS: No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Federal conflict of interest regulations and applicable provisions of Sections 105.450 – 105.496 shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this contract no person having such interest shall be employed.
22. DEBARMENT: By submission of its response, the Contractor certifies that neither it nor its principals is presently debarred or suspended by any Federal Department or agency, including listing in the U.S. General Services Administrations List of Parties Excluded from Federal Procurement or Non-Procurement programs; or if the amount of this response is equal to in excess of $100,000, that neither it nor its principals nor its subcontractors receiving sub-awards equal to or in excess of $100,000 is presently disbarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by an Federal Department , agency or prevision of law. If the Contractor is unable to certify any of the statements in this certification, the responder must attach an explanation to its response.

Blue Springs, MO





Legend

- City Limits
- Lift_Stations
- Manholes
- San_Line
- Storm_Inlets
- Storm_Misc
- Storm_Manholes
- Storm_Lines
- WMisc
- Waterlines
  - Private
  - Hydrant
  - City Owned
- Fiber Optic Access
- Fiber Optic Lines
  - City of Blue Springs - Dedicated
  - City of Blue Springs - Shared
  - BSSD - Dedicated
  - BSSD - Shared
- Street_Lights
- Addresses
- City Parcels
- Streets
- County Parcels

Notes

516.7 0 258.33 516.7 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 29, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☒ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☒ Economic Dev.	☐ Other

ISSUE/REQUEST

Passage of a Bill approving a First Supplement to Trust Indenture that modifies the definition of "Approved Investor" and the process for making transfers of the Series 2015B Bonds. Blue Springs Development Three, Inc. (the "Developer"), developer of property in accordance with the Adams Farm Tax Increment Financing Plan (the "Adams Farm TIF") has requested that the City modify the terms for the transfer of the Subordinate Special Obligation Tax Increment and Special District Bonds (Adams Farm Project) Series 2015B (the "Series 2015B Bonds").

BACKGROUND/JUSTIFICATION

On February 20, 2007, by Ordinance No. 4036, the City approved the Adams Farm Tax Increment Financing Plan (the "Original TIF Plan") which designated the redevelopment area as a blighted area, approved projects therein and adopted tax increment financing for the redevelopment projects, and designated the Developer as developer to implement the Original TIF Plan. The Original TIF Plan was thereafter amended by Ordinance No. 4114 on November 5, 2007, Ordinance No. 4243 on June 1, 2009, and Ordinance No. 4264 on September 21, 2009 (the Original TIF Plan, along with all amendments thereto being the "TIF Plan"). On March 5, 2007, by Ordinance No. 4039, the City approved a redevelopment contract (the "Original Redevelopment Contract") with a predecessor in interest to the Developer. The Original Redevelopment Contract was thereafter amended by various Resolutions and Ordinances (the Original Redevelopment Contract, along with all amendments thereto being the "Redevelopment Contract").

To provide financing for reimbursable project costs under the TIF Plan and Redevelopment Contract, the City issued (1) the City of Blue Springs, Missouri Special Obligation Bonds (Adams Farm Project), Series 2009 (the "Series 2009 Bonds"), in the original principal amount of $14,500,000, and (2) the City of Blue Springs, Missouri Special Obligation Bonds (Adams Farm Project), Series 2010 (the "Series 2010 Bonds") in the original principal amount of $16,805,000.

On July 20, 2015, pursuant to Ordinance No. 4552, the City issued (1) the City of Blue Springs, Missouri Special Obligation Tax Increment and Special Districts Refunding and Improvement Bonds (Adams Farm Project), Series 2015A (the "Series 2015A Bonds") in the aggregate principal amount of $38,050,000 for the purpose of (a) financing additional reimbursable project costs, (b) current refunding the Series 2009 Bonds and Series 2010 Bonds, (c) funding a debt service reserve fund for the Series 2015A Bonds, and (d) paying costs of issuing the Series 2015A Bonds and refunding the Series 2009 Bonds and Series 2010 Bonds, and (2) the City of Blue Springs, Missouri Subordinate Special Obligation Tax Increment and Special District Bonds (Adams Farm Project), Series 2015B (the "Series 2015B Bonds") in the principal amount

of $9,566,529.65 to the Developer as reimbursement for a portion of the reimbursable project costs incurred by the Developer.

The Trust Indenture (the "Trust Indenture") for the Series 2015B Bonds contains a provision restricting the transfer of the Series 2015B Bonds to a transferee that is (1) the Developer, (2) an affiliate of the Developer, or (3) an owner of the TIF project. The Developer now desires to transfer the Series 2015B Bonds to an unrelated entity that is not an owner of any part of the TIF project and requests that the City amend the terms related to the transfer of the Series 2015B Bond.

To accomplish the request of the Developer, the First Supplement to Trust Indenture (the "First Supplement") modifies the definition of "Approved Investor" to allow the Series 2015B Bonds to be owned by a sophisticated investor, as further described in the First Supplement, as well as modification of related provisions in the document to accomplish the transfer.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
July 15, 2024	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

Adams Farm Tax Increment Financing Plan

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill approving the First Supplement to Trust Indenture with First Supplement to Trust Indenture attached as Exhibit A

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***N/A***
Legal: Sarah Granath Gilmore & Bell, P.C.	City Administrator: ***Christine Cates***

INTRODUCED BY COUNCILMEMBER _____ BILL NO. 5238

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FIRST SUPPLEMENT TO TRUST INDENTURE BETWEEN THE CITY OF BLUE SPRINGS, MISSOURI, AND UMB BANK, N.A., AS TRUSTEE, RELATED TO THE SUBORDINATE SPECIAL OBLIGATION TAX INCREMENT AND SPECIAL DISTRICT BONDS (ADAMS FARM PROJECT), SERIES 2015B, AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Blue Springs, Missouri (the "City") is a constitutional charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS**,** the City has previously (a) approved a plan for redevelopment known as the "Adams Farm Tax Increment Financing Plan" (as amended, the "Redevelopment Plan") for an area designated as the redevelopment area and legally described therein (the "Redevelopment Area"), (b) designated the Redevelopment Area as a "blighted area" within the meaning of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the "TIF Act"), (c) approved projects and adopted tax increment financing for Redevelopment Projects A, B and C, respectively, within the Redevelopment Area, and (d) designated Blue Springs Development Three, Inc., a Missouri corporation (the "Developer," as successor to the original developer under the Redevelopment Plan), as the developer to implement the Redevelopment Plan; and

WHEREAS, on July 31, 2009, the City and the Developer entered into an Amended and Restated Tax Increment Financing Contract, and on March 25, 2010, the City and the Developer amended such contract through the execution of a First Amendment to the Amended and Restated Tax Increment Financing Contract (the "First Amendment to the Amended and Restated Tax Increment Financing Contract"), and on August 18, 2015, the City and the Developer amended such contract through the execution of a Second Amendment to the Amended and Restated Tax Increment Financing Contract (the Amended and Restated Tax Increment Financing Contract, as so amended by the First Amendment to the Amended and Restated Tax Increment Financing Contract and the Second Amendment to the Amended and Restated Tax Increment Financing Contract, is referred to as the "Redevelopment Agreement"), which provides for the funding and financing of certain Reimbursable Project Costs, as defined therein; and

WHEREAS, the Adams Farm Transportation Development District (the "Adams Farm TDD"), The I-70 and Adams Dairy Parkway Transportation Development District (the "Home Depot TDD"), and The Coronado Drive Transportation Development District (the "Walmart TDD"), are each authorized and empowered under the Missouri Transportation Development District Act, Sections 238.200 to 238.280 of the Revised Statutes of Missouri, as amended (the "TDD Act"), to fund, promote, plan, design, construct, improve, maintain, and operate certain improvements, or to assist in any such activity. Pursuant to the TDD Act, the Adams Farm TDD, the Home Depot TDD and the Walmart TDD are authorized to fund certain improvements and services related to the Redevelopment Plan. The voters of the Adams Farm TDD, the Home Depot TDD and the Walmart TDD, respectively, have approved and the Board of Directors of the Adams Farm TDD, the Home Depot TDD and the Walmart TDD, respectively,

have imposed (a) a sales tax at the rate of 1.0% within the Adams Farm TDD, (b) a sales tax increase of 0.5% within the Home Depot TDD, and (c) a sales tax of 0.5% within the Walmart TDD, for the purpose of paying a portion of the Reimbursable Project Costs, which are eligible for payment under the TDD Act; and

WHEREAS**,** in order to provide financing for Reimbursable Project Costs, the City has previously issued (a) the City of Blue Springs, Missouri Special Obligation Bonds (Adams Farm Project), Series 2009 (the "Series 2009 Bonds"), in the original principal amount of $14,500,000, and (b) the City of Blue Springs, Missouri Special Obligation Bonds (Adams Farm Project), Series 2010 (the "Series 2010 Bonds") in the original principal amount of $16,805,000; and

WHEREAS, On July 20, 2015, the City Council of the City adopted Ordinance No. 4552 authorizing the issuance of (a) $38,050,000 aggregate principal amount of Special Obligation Tax Increment and Special Districts Refunding and Improvement Bonds (Adams Farm Project), Series 2015A (the "Series 2015A Bonds") and (b) $9,566,529.65 aggregate principal amount of Subordinate Special Obligation Tax Increment and Special Districts Bonds (Adams Farm Project), Series 2015B (the "Series 2015B Bonds," together with the Series 2015A Bonds, the "Series 2015 Bonds"), pursuant to the Trust Indenture dated as of August 1, 2015 (the "Original Indenture"), by and between the City and the Trustee, for the purpose of providing funds to (i) pay certain costs of the Project (defined therein) from the Series 2015A Bonds, (ii) current refund the Series 2009 Bonds and the Series 2010 Bonds, both from the Series 2015A Bonds, (iii) fund a debt service reserve for the Series 2015A Bonds, (iv) reimburse the Developer for a portion of the Reimbursable Project Costs incurred by the Developer, from the Series 2015B Bonds, and (v) pay the costs of issuance of the Series 2015A Bonds and the incidental costs of refunding the Refunded Bonds: and

WHEREAS, the Developer now requests that the City modify certain provisions of the Original Indenture relating to the restrictions on the transfer of the Series 2015B Bonds, including the definition of Approved Investor, to allow the Developer to transfer the Series 2015B Bonds to an investor not affiliated with the Developer or an owner of the Project; and

WHEREAS, the City finds and determines that it is necessary and desirable to amend certain terms of the Original Indenture to conform with the Developer's request, and desires to do so through the execution of a First Supplement to Trust Indenture (the "First Supplement," and together with the Original Indenture, the "Indenture").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CITY OF BLUE SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. The First Supplement is hereby approved in substantially the form attached hereto as Exhibit A, and the Mayor is authorized to execute the First Supplement on behalf of the City.

Section 2. City staff, the City's bond counsel, and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, and agreements or other documents as may be necessary, desirable, convenient, or proper to perform all matters authorized herein.

Section 3. It is hereby declared to be the intention of the City Council that each and every part of this Ordinance shall be separate and severable from each and every other part. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts shall be in full force and effect.

Section 4. This Ordinance shall take effect and be in full force from and after its passage by the City Council and approval by the Mayor.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 15th day of July, 2024.

_____
Chris Lievsay, Mayor

ATTEST:

_____
Erin Ford, City Clerk

1st reading: _____
2nd reading: _____

EXHIBIT A

FIRST SUPPLEMENT TO TRUST INDENTURE

[*Attached*]

FIRST SUPPLEMENT TO TRUST INDENTURE

Dated as of _____, 2024

between the

CITY OF BLUE SPRINGS, MISSOURI

and

UMB BANK, N.A.,
as Trustee

Relating to

$9,566,529.65
Subordinate Special Obligation
Tax Increment and Special Districts Bonds
(Adams Farm Project)
Series 2015B

FIRST SUPPLEMENT TO TRUST INDENTURE

THIS FIRST SUPPLEMENT TO TRUST INDENTURE (this "First Supplement") is made and entered into as of _____, 2024 by and between the CITY OF BLUE SPRINGS, MISSOURI, a constitutional charter city and political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri (the "City"), and UMB BANK, N.A., a national banking association duly organized and existing, and authorized to accept and execute trusts of the character herein set forth, under the laws of the United States of America, with a corporate trust office located in Kansas City, Missouri, as trustee (the "Trustee").

RECITALS:

1. The City is authorized and empowered under its Charter and the Revised Statutes of Missouri, as amended, to issue bonds for the purpose of providing funds to finance the costs of certain redevelopment projects and to refund the bonds validly issued for such purposes.

2. The City (a) approved a plan for redevelopment known as the "Adams Farm Tax Increment Financing Plan" (as amended, the "Redevelopment Plan") for an area designated as the redevelopment area and legally described therein (the "Redevelopment Area"), (b) designated the Redevelopment Area as a "blighted area" within the meaning of the TIF Act (defined herein), (c) approved projects and adopted tax increment financing for Redevelopment Projects A, B and C, respectively, within the Redevelopment Area, and (d) designated Blue Springs Development Three, Inc., a Missouri corporation (the "Developer," as successor to the original developer under the Redevelopment Plan), as the developer to implement the Redevelopment Plan.

3. On July 31, 2009, the City and the Developer entered into an Amended and Restated Tax Increment Financing Contract, and on March 25, 2010, the City and the Developer amended such contract through the execution of a First Amendment to the Amended and Restated Tax Increment Financing Contract (the Amended and Restated Tax Increment Financing Contract, as so amended by the First Amendment to the Amended and Restated Tax Increment Financing Contract, is referred to as the "Prior Redevelopment Agreement"), which provided for the funding and financing of certain Reimbursable Project Costs, as defined therein.

4. The City and the Developer entered into a Second Amended and Restated Tax Increment Financing Contract dated August 18, 2015 (the "Redevelopment Agreement"), amending and restating the Prior Redevelopment Agreement and providing for the funding and financing of the Reimbursable Project Costs.

5. In order to provide financing for Reimbursable Project Costs, the City issued (a) the City of Blue Springs, Missouri Special Obligation Bonds (Adams Farm Project), Series 2009 (the "Series 2009 Bonds"), in the original principal amount of $14,500,000, and (b) the City of Blue Springs, Missouri Special Obligation Bonds (Adams Farm Project), Series 2010 (the "Series 2010 Bonds") in the original principal amount of $16,805,000.

6. On July 20, 2015, the City Council of the City adopted Ordinance No. 4552 authorizing the issuance of (a) $38,050,000 aggregate principal amount of Special Obligation Tax Increment and Special Districts Refunding and Improvement Bonds (Adams Farm Project), Series 2015A (the "Series 2015A Bonds") and (b) $9,566,529.65 aggregate principal amount of Subordinate Special Obligation Tax Increment and Special Districts Bonds (Adams Farm Project), Series 2015B (the "Series 2015B Bonds," together with the Series 2015A Bonds, the "Series 2015 Bonds"), pursuant to the Trust Indenture dated as of August 1, 2015 (the "Original Indenture" and, together with this First Supplement, the "Indenture"), by

and between the City and the Trustee, for the purpose of providing funds to (i) pay certain costs of the Project from the Series 2015A Bonds, (ii) current refund the Series 2009 Bonds and the Series 2010 Bonds, both from the Series 2015A Bonds, (iii) fund a debt service reserve for the Series 2015A Bonds, (iv) reimburse the Developer for a portion of the Reimbursable Project Costs incurred by the Developer, from the Series 2015B Bonds, and (v) pay the costs of issuance of the Series 2015A Bonds and the incidental costs of refunding the Refunded Bonds.

7. The City, the Adams Farm TDD (defined in the Original Indenture), the Home Depot TDD (defined in the Original Indenture) and the Walmart TDD (defined in the Original Indenture) entered into a Financing Agreement (the "Financing Agreement") dated as of August 1, 2015, pursuant to which the City, the Adams Farm TDD, the Home Depot TDD and the Walmart TDD agreed to, subject to appropriation by the applicable entity, transfer certain funds to be used to pay debt service on the Bonds.

8. The Developer requests that the City modify certain provisions of the Original Indenture relating to the restrictions on the transfer of the Series 2015B Bonds, including the definition of Approved Investor, to allow the Developer to transfer the Series 2015B Bonds to an investor not affiliated with the Developer or an owner of the Project.

9. The City and the Trustee find and determine that it is necessary and desirable to amend certain terms of the Original Indenture to conform with the Developer's request.

10. Pursuant to **Section 206(b)** of the Original Indenture, the City is authorized to waive some or all of the transfer restrictions placed on the Series 2015B Bonds by the Original Indenture.

11. Pursuant to **Section 1001** of the Original Indenture, without the consent of or notice to any of the Bondowners (as defined in the Original Indenture), the City and the Trustee are authorized to enter into a supplemental indenture amending the Original Indenture, subject to certain other conditions set forth in **Article X** of the Original Indenture, so long as such supplemental indenture does not, in the sole judgment of the Trustee, materially adversely affect the interests of the Bondowners, the Trustee or the City.

12. The City and the Trustee have determined that this First Supplement complies in all respects with **Section 1001** of the Original Indenture and the execution and delivery of this First Supplement has in all respects been duly authorized.

NOW THEREFORE, THIS FIRST SUPPLEMENT WITNESSETH:

Section 1. Definitions; Rules of Construction. The definitions of "Approved Investors" and "Authorized Denominations" in **Section 101** of the Original Indenture are hereby amended and restated as follows:

"Approved Investors" means (i) an "accredited investor" (as defined in Rule 501(a)(1), (2), (3), (7) or (8) under the Securities Act of 1933, as amended ("1933 Act")) (an "Accredited Investor"), or (ii) a "Qualified Institutional Buyer" within the meaning of Section (a) of Rule 144A ("Rule 144A") promulgated by the Securities and Exchange Commission pursuant to the 1933 Act (a "QIB").

"Authorized Denominations" means, (a) with respect to the Series 2015A Bonds, $5,000 or any integral multiple thereof, (b) with respect to the Series 2015B Bonds, $100,000 and any $0.01 integral multiple thereof in excess thereof or, if the Outstanding principal amount of the Series 2015B Bonds is less than $100,000, an amount equal to the Outstanding principal amount of the Series 2015B Bonds, and (c) with respect to any Additional Bonds, the amount or amounts specified in the Supplemental Indenture authorizing the issuance of such Additional Bonds.

Section 2. Method and Place of Payment. Section 201(h) of the Original Indenture is hereby amended and restated as follows:

(h) Method and Place of Payment. Except as provided herein, the principal of, and redemption premium, if any, and interest on the Series 2015A Bonds shall be payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of public and private debts. Principal and premium, if any, shall be payable by check or draft at the Payment Office of the Trustee or at the office of any alternate Paying Agent, upon presentation and surrender of such Bonds. Payment of interest on any Series 2015A Bond shall be made by check or draft of the Trustee mailed to the person in whose name such Bond is registered on the Bond Register as of the close of business of the Trustee on the Record Date for such Interest Payment Date, except that interest not duly paid or provided for when due shall be payable to the person in whose name such Bond is registered at the close of business on the Business Day immediately preceding the date of payment of such defaulted interest. In the case of an interest or principal payment to the Securities Depository or any Owner of $500,000 or more in aggregate principal amount of Series 2015A Bonds as of the close of business of the Trustee on the Record Date for a particular Interest Payment Date, payment of interest and principal is payable by electronic transfer of immediately available federal funds pursuant to the written instructions from such Owner. The electronic transfer instructions must include the name, address and ABA routing number of the bank (located in the continental United States) and the account name and account number to which payment is to be credited. Written notice must be given by such Owner to the Trustee not less than 5 days prior to a Record Date. All checks or drafts for the payment of the principal and redemption price of and interest on the Series 2015A Bonds shall include or have enclosed therewith the CUSIP number and appropriate payment amount for each CUSIP number. The Trustee shall use its best efforts to include the CUSIP number and appropriate payment amount for each CUSIP number with respect to all electronic transfers of the payment of the principal and redemption price of and interest on the Series 2015A Bonds. If any Bondowner fails to provide a correct taxpayer identification number to the Trustee, the Trustee may impose a charge against such Bondowner sufficient to pay any governmental charge required to be paid as a result of such failure and such amount may be deducted by the Trustee from amounts otherwise payable to such Bondowner under this Indenture or under the Series 2015A Bonds.

With respect to the Series 2015B Bonds, principal of, redemption premium, if any, and interest on the Series 2015B Bonds are payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of public and private debts, and such principal and premium, if any, on this Bond shall be payable by check or draft at the payment office of UMB Bank, N.A., as trustee (the "Trustee "), in Kansas City, Missouri. Principal payments on the Series 2015B Bonds shall not require presentation of the Series 2015B Bond for payment except upon final maturity or redemption in full. Payment of principal of, redemption premium, if any, and interest on the Series 2015B Bonds will be made by check or draft of the Trustee mailed to the person in whose name such Bond is registered on the Bond Register as of the close of business of the Trustee on the Record Date for such Interest Payment Date, except that interest not duly paid or provided for when due will be payable to the person in whose name such Bond is registered at the close of business on the Business Day immediately preceding the date of payment of such defaulted interest as provided for in this Indenture. In the case of a principal and/or interest payment to any Owner of $500,000 or more in aggregate principal amount of Series 2015B Bonds as of the close of business of the Trustee on the Record Date for a particular Interest Payment Date, payment of the principal of and interest on such Bond is payable by electronic transfer of immediately available federal funds pursuant to

the written instructions from any Owner of $500,000 or more in aggregate principal amount of the Series 2015B Bonds (or such lesser amount as represents the entire remaining principal amount of the Series 2015B Bonds). The electronic transfer instructions must include the name, address and ABA routing number of the bank (located in the continental United States) and the account and number to which payment is to be credited. Written notice must be given by such Owner to the Trustee not less than 5 days prior to a Record Date. Upon payment other than at Maturity without presentation of a Series 2015B Bond, the Trustee shall record the amount of such principal payment on the registration books for such Bonds maintained by the Trustee. If any Series 2015B Bond is presented to the Trustee for such payment, the Trustee shall also record the amount of such principal payment on the registration books for such Bonds maintained by the Trustee. Notwithstanding the foregoing, the registration books maintained by the Trustee shall be the official record of the principal amount on the Series 2015B Bonds at any time, and the Bondowner is not required to present such Bonds for action by the Trustee with each payment of principal on such Bond other than for payments at Maturity. The records of the Trustee related to the principal amount Outstanding from time to time shall be conclusive, absent manifest error.

Section 3. Registration, Transfer and Exchange of Bonds. Section 206(b) of the Original Indenture is hereby amended and restated as follows:

(b) The Series 2015B Bonds and beneficial interests therein may only be purchased by or transferred to Approved Investors and may only be transferred upon the execution by the proposed purchaser or transferee of a letter in substantially the form attached as Exhibit G hereto and the delivery of (i) an opinion to the effect that the sale or transfer will not violate the 1933 Act and regulations issued pursuant to such act; or (ii) a no-action letter of the staff of the Securities and Exchange Commission that the staff will recommend that no action be taken with respect to such sale or transfer. Subject to the limitations of the preceding sentence and any limitation that may be imposed on any Additional Bonds by a Supplemental Indenture authorizing the issuance of such Additional Bonds, any other Bonds may be transferred only upon the Bond Register upon surrender thereof to the Trustee duly endorsed for transfer or accompanied by an assignment duly executed by the registered Owner or such Owner's attorney or legal representative in such form as shall be satisfactory to the Trustee. Upon any such transfer, the City shall execute and the Trustee shall authenticate and deliver in exchange for such Bond a new Bond or Bonds of the same series and maturity, registered in the name of the transferee, of any Authorized Denomination.

Section 4. Form of Series 2015B Bonds. Exhibit B of the Original Indenture is hereby amended and restated in the form attached as Exhibit A to this First Supplement.

Section 5. Investor Letter. Exhibit G of the Original Indenture is hereby amended and restated in the form attached as Exhibit B to this First Supplement.

Section 6. Applicability of the Original Indenture. Except as otherwise provided in this First Supplement, the provisions of the Original Indenture are hereby ratified, approved and confirmed. This First Supplement shall be construed as having been authorized, executed and delivered under the provisions of **Section 1001** of the Original Indenture.

Section 7. Severability. If any provision of this First Supplement is held or deemed to be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or

circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or Sections in this First Supplement contained shall not affect the remaining portions of this First Supplement, or any part thereof.

Section 8. Execution in Counterparts. This First Supplement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 9. Governing Law. This First Supplement shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 10. Electronic Means. The parties agree that the transaction described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the City has caused this First Supplement to be signed in its name and behalf and its corporate seal to be hereunto affixed and attested by its duly authorized officers, and to evidence its acceptance of the trusts hereby created, the Trustee, has caused this First Supplement to be signed in its name and behalf by its duly authorized signatory, all as of the day and year first above written.

CITY OF BLUE SPRINGS, MISSOURI

By _____
Mayor

[SEAL]

ATTEST:

_____
City Clerk

UMB BANK, N.A., as Trustee

By _____
Title:

EXHIBIT A

FORM OF SERIES 2015B BONDS

THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "1933 ACT"), OR ANY OTHER SECURITIES LAWS. THIS BOND HAS BEEN ACQUIRED FOR INVESTMENT AND NOT WITH A VIEW TO DISTRIBUTION OR RESALE AND MAY NOT BE OFFERED FOR SALE, SOLD, TRANSFERRED, ASSIGNED, HYPOTHECATED OR OTHERWISE DISPOSED EXCEPT (I) UPON EFFECTIVE REGISTRATION OF THE SECURITIES UNDER THE 1933 ACT AND OTHER APPLICABLE SECURITIES LAWS COVERING SUCH SECURITIES OR (II) PURSUANT TO AN EXEMPTION FROM REGISTRATION. FURTHERMORE, THE SERIES 2015B BONDS ARE TRANSFERABLE ONLY TO APPROVED INVESTORS AS DEFINED IN THE HEREIN REFERENCED INDENTURE AND UPON THE OTHER TERMS AND CONDITIONS CONTAINED IN THE INDENTURE.

REGISTERED
NO. R-1

REGISTERED
$9,566,529.65

UNITED STATES OF AMERICA
STATE OF MISSOURI

CITY OF BLUE SPRINGS, MISSOURI
SUBORDINATE SPECIAL OBLIGATION
TAX INCREMENT AND SPECIAL DISTRICTS BOND
(ADAMS FARM PROJECT)
SERIES 2015B

Interest Rate:	Maturity Date:	Dated Date:
5.25%	June 1, 2039	August 18, 2015

Registered Owner:

Principal Amount: NINE MILLION FIVE HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED TWENTY NINE DOLLARS AND SIXTY FIVE CENTS

The City of Blue Springs, Missouri (the "City"), a constitutional charter city and political subdivision organized and existing under the laws of the State of Missouri, for value received hereby acknowledges itself obligated to, and promises to pay, the Registered Owner identified above, or registered assigns, but only out of the sources pledged for that purpose as hereinafter provided, and not otherwise, on the Maturity Date set forth above, or upon prior redemption, the Principal Amount set forth above and interest thereon from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or for which due provision has been made or, if no interest has been paid since the Dated Date, from the Dated Date, at the Interest Rate per annum set forth above, until the City's obligation with respect to payment of said Principal Amount is discharged. Interest shall be payable semiannually on June 1 and December 1 in each year (each, an "Interest Payment Date"), beginning on December 1, 2015. Interest shall be computed on the basis of a year of 360 days and twelve 30-day

months. Interest on this Bond that accrues but remains unpaid on any Interest Payment Date shall be compounded semi-annually at the same rate of interest until paid.

Principal of, redemption premium, if any, and interest on this Bond are payable in any coin or currency of the United States of America which, at the respective dates of payment thereof, is legal tender for the payment of public and private debts, and such principal and premium, if any, on this Bond shall be payable by check or draft at the payment office of UMB Bank, N.A., as trustee (the "Trustee "), in Kansas City, Missouri. Principal payments hereunder shall not require presentation of the Bond for payment except upon final maturity or redemption in full. Payment of principal of, redemption premium, if any, and interest on this Bond will be made by check or draft of the Trustee mailed to the person in whose name this Bond is registered on the Bond Register as of the close of business of the Trustee on the Record Date for such Interest Payment Date, except that interest not duly paid or provided for when due will be payable to the person in whose name this Bond is registered at the close of business on the Business Day immediately preceding the date of payment of such defaulted interest as provided for in the hereinafter referred to Indenture. In the case of an interest and/or principal payment to any Owner of $500,000 or more in aggregate principal amount of Bonds (or such lesser amount as represents the entire principal balance of the Bond) as of the close of business of the Trustee on the Record Date for a particular Interest Payment Date, payment of the principal of and interest on this Bond is payable by electronic transfer of immediately available federal funds pursuant to the written instructions from any Owner of $500,000 or more in aggregate principal amount of Bonds (or such lesser amount as represents the entire principal balance of the Bond). The electronic transfer instructions must include the name, address and ABA routing number of the bank (located in the continental United States) and the account and number to which payment is to be credited. Written notice must be given by such Owner to the Trustee not less than 5 days prior to a Record Date. Upon payment other than at Maturity without presentation of this Bond, the Trustee shall record the amount of such principal payment on the registration books for such Bonds maintained by the Trustee. If any Bond is presented to the Trustee for such payment, the Trustee shall also record the amount of such principal payment on the registration books for such Bonds maintained by the Trustee. Notwithstanding the foregoing, the registration books maintained by the Trustee shall be the official record of the principal amount on this Bond at any time, and the Bondowner is not required to present such Bonds for action by the Trustee with each payment of principal on such Bond other than for payments at maturity. The records of the Trustee related to the principal amount Outstanding from time to time shall be conclusive, absent manifest error.

The Bonds and the interest thereon are special limited obligations of the City payable solely out of the Revenues and other moneys pledged to the payment of the Bonds and held by the Trustee as provided in the Indenture. The Bonds are equally and ratably secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the Owners of the Bonds, as provided in the Indenture. The Bonds are junior and subordinate with respect to the payment of principal and interest from the Revenues and other moneys pledged thereto and held by the Trustee as provided in the Indenture and in all other respects to the Parity Bonds and, in the event of any default in the payment of either principal of or interest on any of the Senior Bonds, all of the Revenues and other moneys pledged thereto and held by the Trustee as provided in the Indenture will be applied solely to the payment of the principal of and interest on the Parity Bonds until such default is cured. The Bonds shall not have any priority with respect to the payment of principal or interest from the Revenues and other moneys pledged thereto and held by the Trustee as provided in the Indenture over any Parity Bonds issued in accordance with the provisions of the Indenture.

The Bonds are not an indebtedness of the City, the State of Missouri or any political subdivision thereof within the meaning of any provision of the Constitution or laws of the State of Missouri. The Bonds shall not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction. The issuance of the bonds shall not, directly, indirectly or contingently, obligate the City, the State or any political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

No recourse shall be had for the payment of the principal of, or premium, if any, or interest on, any of the Bonds or for any claim based thereon or upon any obligation, provision, covenant or agreement contained in the Indenture, against any past, present or future elected official, trustee, officer, employee or agent of the City, or any elected official, trustee, officer, employee or agent of any successor to the City, as such, either directly or through the City or any successor to the City, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such elected official, trustee, officer, employee or agent as such is, by the purchase and acceptance of this Bond, expressly and conclusively waived and released as a condition of and in consideration for the execution of the Indenture and the issuance of any of this Bond.

GENERAL PROVISIONS

This Bond is the sole bond issued from a series of Bonds of the City designated as Subordinate Special Obligation Tax Increment and Special Districts Bonds (Adams Farm Project), Series 2015B (the "Bonds") issued in the original principal amount of $9,566,529.65. The Bonds are issued under a Trust Indenture dated as of August 1, 2015 (the "Original Indenture," as amended by the First Supplement to Trust Indenture dated as of July __, 2024 (the "First Supplement," and together with the Original Indenture being the "Indenture"), between the City and the Trustee, to reimburse the Developer for payment of costs of the Project, all by the authority of and in full compliance with the provisions, restrictions and limitations of the City's Charter and the Constitution and statutes of the State of Missouri, and pursuant to proceedings duly had by the City. Capitalized terms not otherwise defined in this Bond have the meanings set forth in the Indenture.

Counterparts or copies of the Indenture and the other documents referred to herein are on file at the Administrative Office of the Trustee, and reference is hereby made thereto and to the documents referred to therein for the provisions thereof, including the provisions with respect to the rights, obligations, duties and immunities of the City, the Trustee, the Developer and the Registered Owners of the Bonds under such documents, to all of which the Registered Owner hereof, by acceptance of this Bond, assents. The Registered Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Indenture. The Indenture and other documents referred to therein may be modified or amended to the extent permitted by and as provided therein. Subject to the limitations provided for in the Indenture, this Bond may be exchanged for a like aggregate principal amount of Bonds in Authorized Denominations. Bonds are transferable by the Registered Owner thereof in person or by such Owner's attorney or legal representative duly authorized in writing at the Payment Office of the Bond Registrar, but only in the manner and subject to the limitations provided for in the Indenture and upon surrender and cancellation of this Bond.

THE OWNER HEREOF EXPRESSLY AGREES, BY SUCH OWNER'S ACCEPTANCE HEREOF, THAT THE RIGHT TO PURCHASE, TRANSFER, ASSIGN OR NEGOTIATE THIS BOND SHALL BE LIMITED TO PURCHASE, TRANSFER, ASSIGNMENT OR NEGOTIATION TO APPROVED INVESTORS AND UPON THE EXECUTION BY THE PROPOSED PURCHASER OR TRANSFEREE OF AN INVESTOR LETTER IN SUBSTANTIALLY THE FORM OF EXHIBIT G TO

THE INDENTURE, SIGNED BY THE PROPOSED PURCHASER OR TRANSFEREE, SHOWING THAT THE PROPOSED PURCHASER OR TRANSFEREE IS AN APPROVED INVESTOR AND THE DELIVERY OF (i) AN OPINION TO THE EFFECT THAT THAT THE SALE OR TRANSFER WILL NOT VIOLATE THE 1933 ACT AND REGULATIONS ISSUED PURSUANT TO SUCH ACT; OR (ii) A NO-ACTION LETTER OF THE STAFF OF THE SECURITIES AND EXCHANGE COMMISSION THAT THE STAFF WILL RECOMMEND THAT NO ACTION BE TAKEN WITH RESPECT TO SUCH SALE OR TRANSFER. "Approved Investor" means (i) an "accredited investor" (as defined in Rule 501(a)(1), (2), (3), (7) or (8) under the 1933 Act), or (iv) a "Qualified Institutional Buyer" within the meaning of Section (a) of Rule 144A ("Rule 144A") promulgated by the Securities and Exchange Commission pursuant to the 1933 Act.

Upon transfer a new Bond or Bonds in Authorized Denominations for the same aggregate principal amount will be issued to the transferee in exchange. The Bond Registrar may require a Registered Owner, among other things, to furnish appropriate endorsements and transfer documents and to pay any taxes and fees required by law or permitted by the Indenture in connection with the exchange or transfer. The City and the Trustee may treat the Registered Owner of this Bond as the absolute Owner for the purpose of receiving payment as herein provided and for all other purposes and none of them shall be affected by any notice to the contrary.

REDEMPTION PROVISIONS

The Bonds are subject to redemption prior to maturity as provided in the Indenture, which redemption provisions are summarized as follows:

Optional Redemption. The Bonds are subject to redemption and payment prior to maturity by the City in whole or in part on any date in Authorized Denominations, at a redemption price of 100% of the principal amount thereof, plus accrued interest to the redemption date, without premium.

Special Mandatory Redemptions. The Bonds are subject to special mandatory redemption by the City on any Interest Payment Date, at the redemption price of 100% of the principal amount being redeemed, together with accrued interest thereon to the date fixed for redemption, in an amount equal to the amount which is on deposit in the applicable subaccount of the Redemption Account of the Debt Service Fund 40 days prior to each Payment Date (or if such date is not a Business Day, the immediately preceding Business Day).

The Bonds are subject to special mandatory redemption by the City, in whole but not in part, on any date in the event that moneys in the applicable account of the Debt Service Fund derived from the Revenues are sufficient to redeem all of such Bonds at a redemption price of 100% of such Bonds Outstanding, together with accrued interest thereon to the date fixed for redemption.

The Trustee shall select Bonds for redemption as provided in the Indenture. Bonds shall be redeemed only in Authorized Denominations. When less than all of the Outstanding Bonds are to be optionally redeemed, such Bonds shall be redeemed from stated maturities selected by the City, and Bonds of less than a full Stated Maturity shall be selected by the Trustee in $0.01 units of principal amount by lot or in such other equitable manner as the Trustee may determine. No Bond may be redeemed in part if the principal amount thereof to remain Outstanding following partial redemption is not an Authorized Denomination. The Trustee shall cause notice of any such redemption to be given as provided in the Indenture to the Registered Owner of the Bonds designated for redemption in whole or in part, at its address as shown on the Bond Register by mailing a copy of the redemption notice by first-class mail, postage prepaid, at least 30 days prior to the redemption date. The failure of the Trustee to

give notice to any Bondowner or any defect of such notice shall not affect the validity of the redemption of Bonds. On the date fixed for redemption by notice given as provided in the Indenture, the Bonds so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Bonds on such date.

ADDITIONAL BONDS

Additional Bonds may be issued under the Indenture on a parity with the Parity Bonds and other Parity Bonds issued under the Indenture upon compliance with the conditions set forth in the Indenture for any purpose authorized under the TIF Act and the TDD Act and related to the Project.

Except as provided in the Indenture, the City will not otherwise issue any obligations on a parity with the Parity Bonds, but the City may issue other obligations specifically subordinate and junior to the Parity Bonds (a) with the written consent of the owner of the Bonds, and (b) provided that if at any time the City shall be in default in paying either principal of or interest on the Parity Bonds, the City shall make no payments of either principal of or interest on said junior bonds or the Bonds until such default or defaults be cured.

THIS BOND shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Indenture until the Certificate of Authentication hereon shall have been manually signed by an authorized signatory of the Trustee.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required to exist, to happen and to be performed precedent to and in the issuance of this Bond have existed, have happened and have been performed in due form, time and manner as required by law.

IN WITNESS WHEREOF, the City has caused this Bond to be executed and attested by the manual or facsimile signatures of its duly authorized officers, and its official seal to be affixed or imprinted hereon, as of the Dated Date shown above.

CITY OF BLUE SPRINGS, MISSOURI

[SEAL]

By _____
Mayor

ATTEST:

By _____
City Clerk

AUTHENTICATION CERTIFICATE

The undersigned hereby certifies that this is one of the Series 2015B Bonds described in the within-mentioned Indenture.

Date of Authentication:_____

UMB BANK, N.A., as Trustee

By _____
Authorized Signatory

==========

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

_____

(Please Print or Type Name, Address and Social Security Number or Taxpayer Identification Number of Transferee) the within Bond and all rights therein, and hereby irrevocably constitutes and appoints _____ agent to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

_____

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed By:

_____

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution as defined by SEC Rule 17Ad-15 (17 CFR 240.17Ad-15) or other rule determined by the Trustee to be applicable.

By _____
Title _____

==========

EXHIBIT B

INVESTOR LETTER

City of Blue Springs, Missouri
Blue Springs, Missouri
ATTN: City Administrator

UMB Bank, N.A.
Kansas City, Missouri
ATTN: Corporate Trust Department

Re: Subordinate Special Obligation Tax Increment and Special Districts Bonds (Adams Farm Project), Series 2015B of the City of Blue Springs, Missouri

Ladies and Gentlemen:

In connection with the purchase of the above-referenced Bonds (the "Bonds"), the undersigned (the "Investor"), duly and legally authorized to execute this Investor Letter, hereby represents, warrants and agrees as follows:

1. The Investor understands that (a) the Bonds are being issued under and pursuant to a Trust Indenture dated as of August 1, 2015 (the "Original Indenture"), as amended and supplemented on _____, 2024 (the "First Supplement" and together with the Original Indenture, the "Indenture") between the City of Blue Springs, Missouri (the "City") and UMB Bank, N.A., as trustee (the "Trustee"), and (b) the Bonds are payable solely out of certain revenues and receipts to be received by the Trustee as provided in the Indenture related to the Adams Farm Tax Increment Financing Plan (the "Redevelopment Plan"). Capitalized terms not defined herein have the meanings set forth in the Indenture.

2. The Investor understands that the Bonds are transferable only in the manner provided for in the Indenture and discussed below and warrants that it is acquiring the Bonds for its own account with the intent of holding the Bonds as an investment, and the acquisition of the Bonds is not made with a view toward its distribution or for the purpose of offering, selling or otherwise participating in a distribution of the Bonds. The Investor is an Approved Investor.

3. The Investor understands that the Bonds have not been registered under the 1933 Act and, unless so registered, may not be sold without registration under the 1933 Act or an exemption therefrom. It is aware that it may transfer or sell the Bonds only if the City, the Trustee and the Investor shall first have received: (i) a satisfactory opinion of counsel that the sale or transfer will not violate the 1933 Act and regulations issued pursuant to such act; or (ii) a no-action letter of the staff of the Securities and Exchange Commission that the staff will recommend that no action be taken with respect to such sale or transfer; or (iii) a certificate stating that they reasonably believe that the transferee is (a) a "Qualified Institutional Buyer" within the meaning of Section (a) of Rule 144A ("Rule 144A") promulgated by the Securities and Exchange Commission pursuant to the 1933 Act, or (b) an "accredited investor" (as defined in Rule 501(a)(1), (2), (3), (7) or (8) under the 1933 Act, and has informed the transferee of the transfer restrictions applicable to the Bonds and that the transferor may be relying upon Rule 144A or the "accredited investor" rules (as defined in Rule 501(a)(1), (2), (3), (7) or (8) under the 1933 Act) with respect to the transfer of the Bonds.

4. The Investor has been provided (a) such information as the Investor deems necessary to make an informed investment decision with respect to the purchase of the Bonds and (b) ample opportunity to ask questions of, and to receive answers from, the City, the Developer and others related to the Project, the Redevelopment Plan and the terms and conditions of the Bonds.

5. The Investor is familiar with the Project and fully aware of terms and risks of the Bonds. The Investor believes the Bonds that it is acquiring are a security of the kind that it wishes to purchase and hold for investment and that the nature and amount thereof are consistent with its investment program. The Investor is able to bear the economic risk of an investment in the Bonds, including a complete loss of such investment.

6. The Investor understands that the Bonds are subordinate and junior to the Parity Bonds and that, if at any time the City shall be in default in paying either principal of or interest on the Parity Bonds, the City shall make no payments of either principal of or interest on the Bonds until such default or defaults are cured.

7. The Investor understands that the City has no continuing disclosure obligations with regards to the Bonds.

Dated: _____

Investor Name: _____
Address: _____
_____
Phone: _____

By: _____
Title: _____

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: June 25, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☒ Economic Dev.	☐ Other

ISSUE/REQUEST

Representatives from Retail Strategies will present an update on research, analysis and retail recruitment efforts pursuant to their contract with the City.

BACKGROUND/JUSTIFICATION

The City has contracted with Retail Strategies since 2022 to provide for research, real estate analysis, and retail recruitment, in order to help identify needed services and retail sectors in Blue Springs, and aid in recruiting appropriate retailers to Blue Springs. As part of the contract, Retail Strategies committed to one site visit and presentation per year to update the City on their efforts over the past year and workplan for the next year.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

There is no staff recommendation, the presentation is for information purposes

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Retail Strategies Presentation

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

retail strategies



Partnership Review

Blue Springs, MO

7/15/24

www.retailstrategies.com | info@retailstrategies.com | +1 (205) 313-3676

Presented by:

Kam South, Senior Portfolio Director

Who you will work with

Your Team



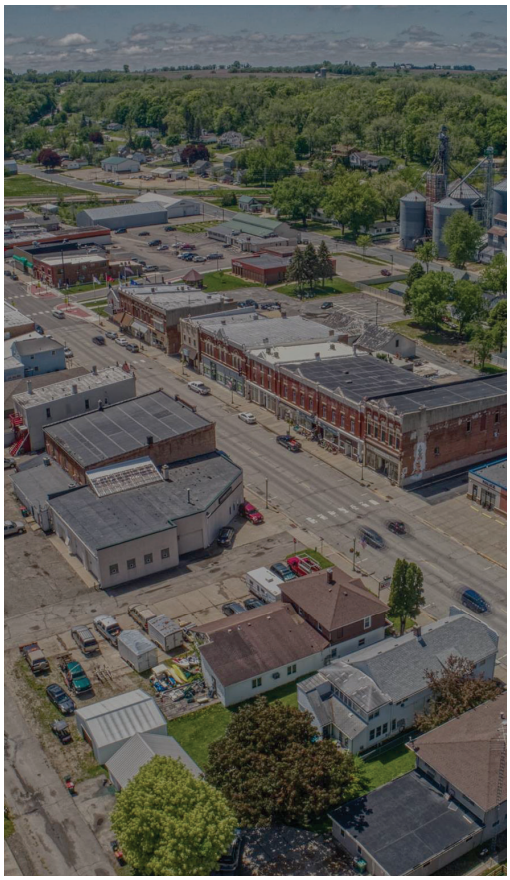
Senior Portfolio Director

Kam South
205-413-6082
ksouth@retailstrategies.com



Retail Development Associate

Stephen Dendy
205-725-1691
sdendy@retailstrategies.com





Partnership Lifecycle



We are constantly leveraging our data, insights, and expertise to recruit national retail successfully.

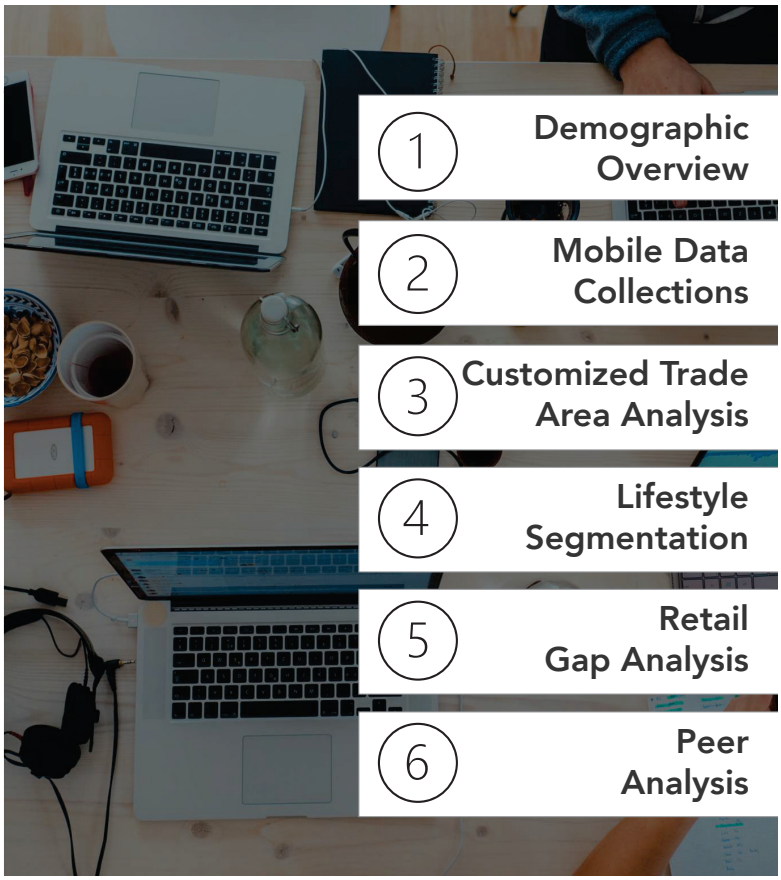
DISCOVER

Research

You have at your disposal thousands of variables from population and household incomes to spending patterns by retail category.

The information covered in this document represents the key highlights for your community. Retail Strategies has provided Blue Springs's primary point of contact an electronic copy of each of these reports from multiple geographic parameters.

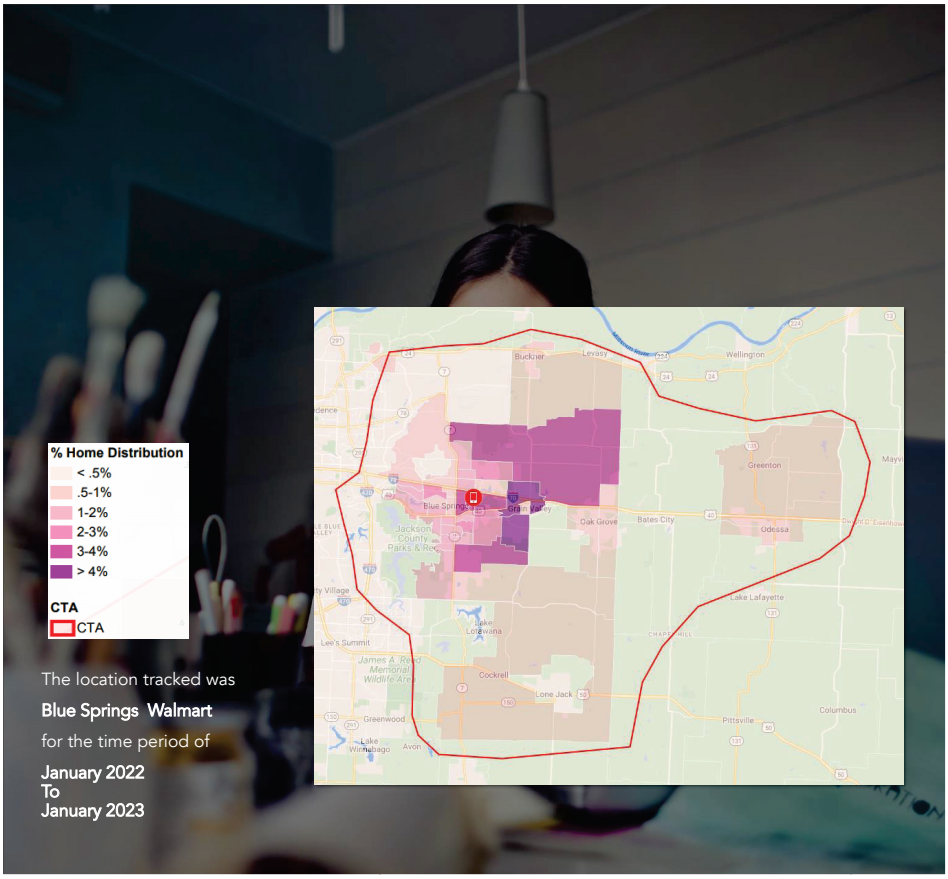
The following are the highlights from a data and analytic perspective.



DISCOVER

Mobile Data Collection

This mobile tracking service uses data collected from mobile phone users who have agreed within their apps and phone settings to enable location information. By drawing a geofence around a specific business or location, we are able to gather valuable data about the customer base that has actively used their mobile device while in the identified location. This tool allows us to see where customers are coming from to shop in your market using actual data. This information is used to optimize your trade area, analyze business locations, compare the frequency of visitors, and assist retailers in site selection. This is intended to support the trade area but does not solely define the trade area.

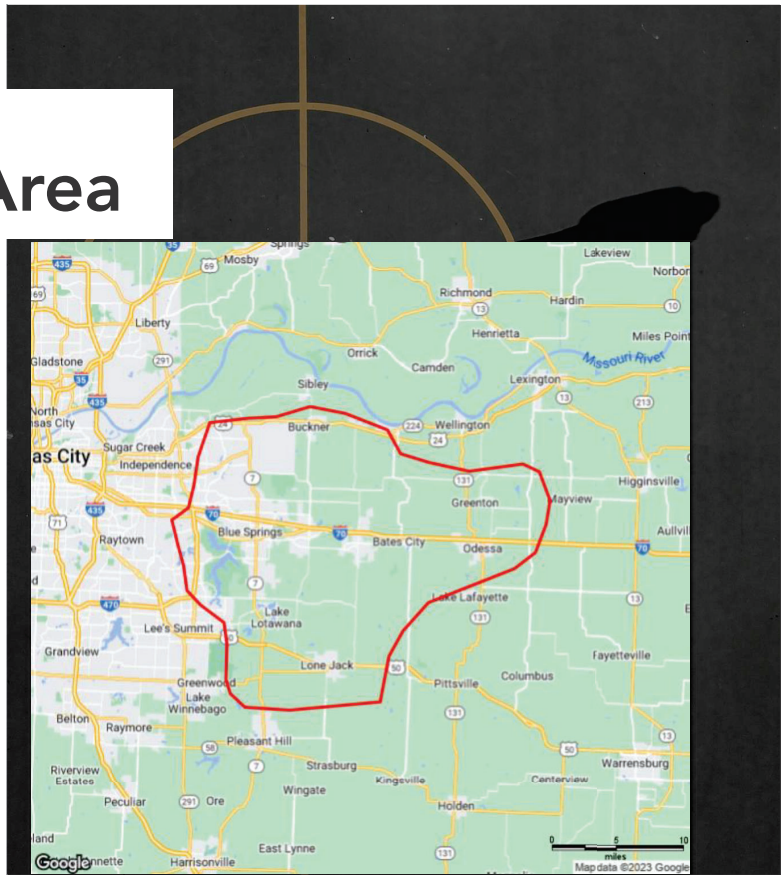


DISCOVER

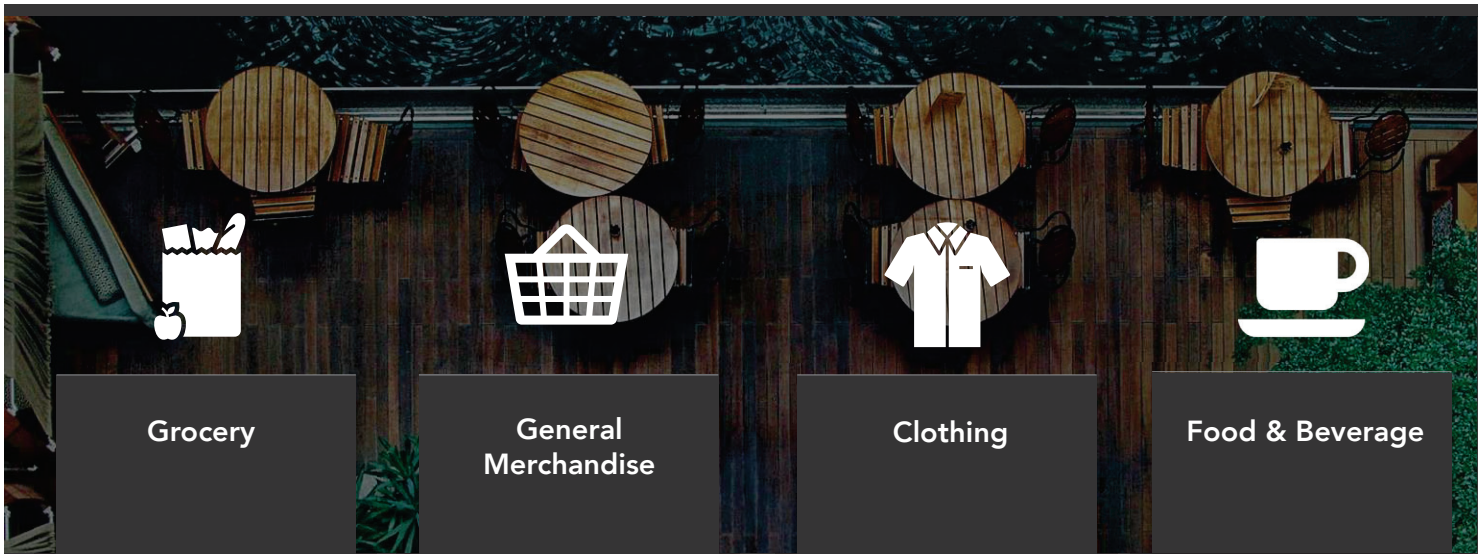
Customized Trade Area

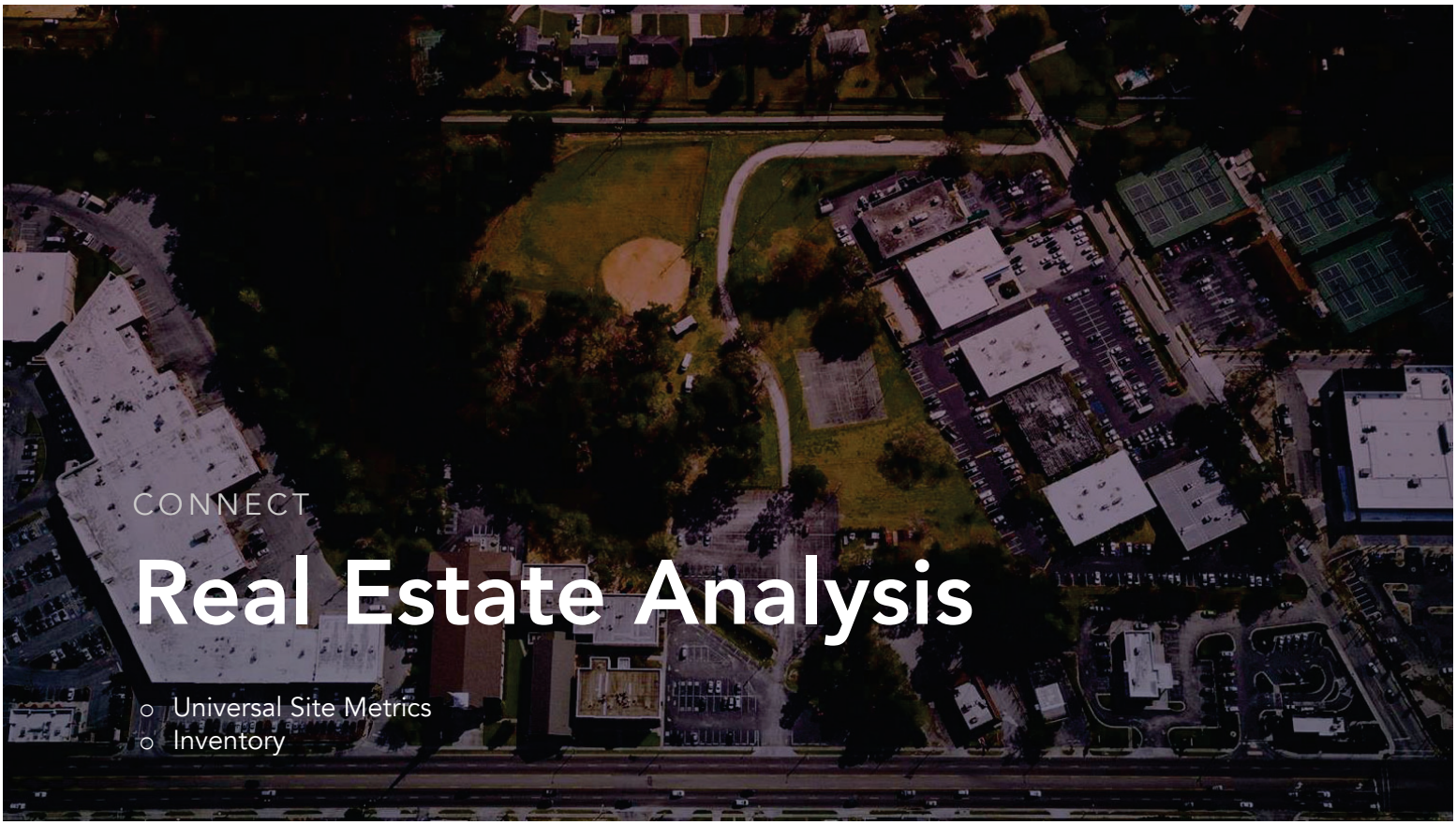
Each retailer has a specific set of site selection criteria they use to determine if they will have a profitable store. Municipal boundaries, radius rings and drive times are a start to evaluating the information sought by these decision makers. A customized trade area is the next step to analyzing a market. A trade area defines a core customer base of consumers highly likely to shop and eat in the market at least once a month. Your trade area has been created by combining the mobile tracking data with drive times, geographic boundaries, and proximity to neighboring shopping destinations. Each retailer will analyze their own trade area based on their existing stores, their competition and site selection criteria.

Retail Strategies has created the customized core trade area shown in the map here which is focused on a consumer who might travel to the market to shop or dine.



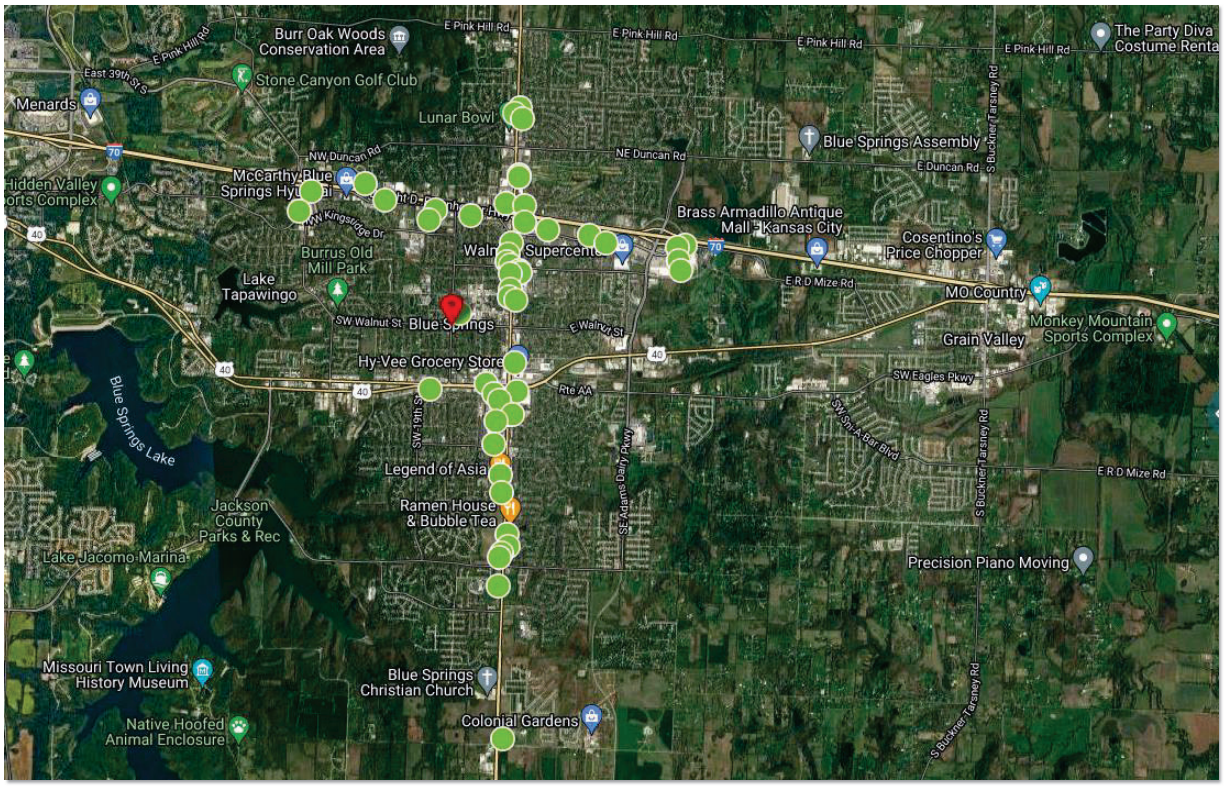
Your Top Categories for Recruitment





DISCOVER

Focus Opportunities for Recruitment



Blue Springs, MO – Recruitment Focus

Retail Types:

- Grocery Stores
- Full-service Restaurants
- Fast-Casual Restaurants
- Upgraded QSR Concepts
- Clothing/Apparel Retailers
- Home Improvement Retailers
- Home Goods Retailers
- Health & Personal Care Stores
- Hobby/Craft Retailers
- High-end Regional & National Convenience Stores
- General Merchandise Stores
- Sporting Goods Stores

Big Picture Vision:

- Establish Blue Springs's unique market position with national retailers, their brokers, and developers.
- Recruit large-market and, MO-based developers to actively monitor market for opportunities. Primarily looking to attract a new grocery/soft goods anchored shopping center development in Blue Springs.

Retail Development Summary

•Engagement with Retailers:
- Actively connected with 47 retailers.

•Prime Locations Identified:
•Pinpointed 21 optimal locations for retail development.

•Conference Participation:
- ICSC Las Vegas
- ICSC Central
- Enhanced networking with industry professionals to benefit Blue Springs.

•Community Analysis:
- Identified suitable retail categories:
  - General Merchandise
  - Clothing
  - Food & Beverage
  - Grocery

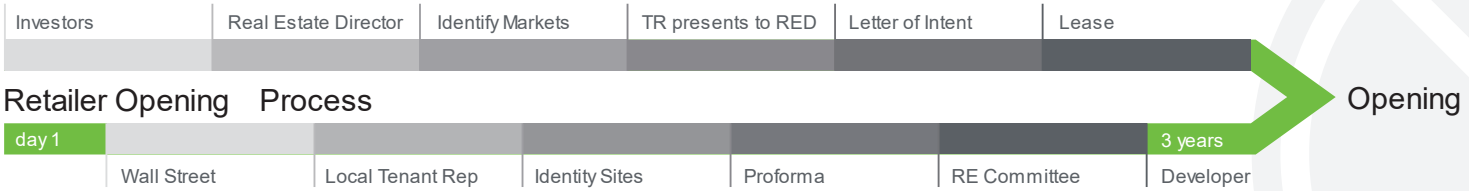
Blue Springs, MO Notes – Active Recruitment Prospects

- *National Coffee Operator:* We shared potential sites with REDACTED and their real estate manager in early 2023. As of recent, they reached an agreement with the landowner and currently going through the permitting process with the city.
- *National Chicken QSR:* The real estate manager for REDACTED has reviewed potential sites in Blue Springs but has yet to find a suitable location. Their requirements are very specific, needing at least .5 to 1.25 acres on HWY 7, specifically on the south side of HWY 7. We will continue to search for sites that meet these criteria and keep them updated on any new opportunities.
- *National Hobby Retailer:* REDACTED has shown interest in the Blue Springs market but has not yet found a suitable site. They are open to considering new development opportunities. This is a positive indication of their commitment to expanding in this area, and we are actively searching for locations that meet their criteria.
- *National Grocer:* This retailer has stores in several nearby trade areas. We have shared Blue Springs market data with their real estate team and asked if the market would be of interest in 2024/2025. They are reviewing the market data. Historically they have had concerns about population density (they now prefer 55,000 people within a 3-mile radius of a prospective site).

Blue Springs, MO Notes – Active Recruitment Prospects

- *National Coffee Operator:* We shared potential sites with REDACTED and their real estate manager in early 2023. As of recent, they reached an agreement with the landowner and currently going through the permitting process with the city. We are expecting further feedback soon.
- *National Pet Supply Retailer:* This brand is looking to stay aggressive in their growth in Missouri in 2025. We shared Blue Springs market data with the real estate team, and they let us know that the market is not a priority in 2024. We believe that in time they will be a prospect for the market.
- *National Sports Bar & Grill:* REDACTED has a new real estate team and are set to grow in late 2024 in Missouri. We have shared market data with the brand's real estate team along with their development team. They are reviewing the data to see if the market is better suited for the full-service restaurant.
- *Regional Burger QSR:* The brand continues to build their pipeline for 2024 and beyond. We have shared with them market data in Blue Springs and some initial, redacted plans at REDACTED to see if this retail zone in Blue Springs would be of interest. We are continuing to promote the market and opportunities to keep Blue Springs on their mind.





- Retailer drives the decision
- Small percentage of proposed sites equal new openings
- Lengthy process, with many stakeholders

Who we are looking at for you

Retail Recruitment 101

The magic ingredients

Our Secret Sauce

- Relationships with national retail
- Comprehensive data
- Relationships with local brokers
- National reputation for success

Day in the life of a

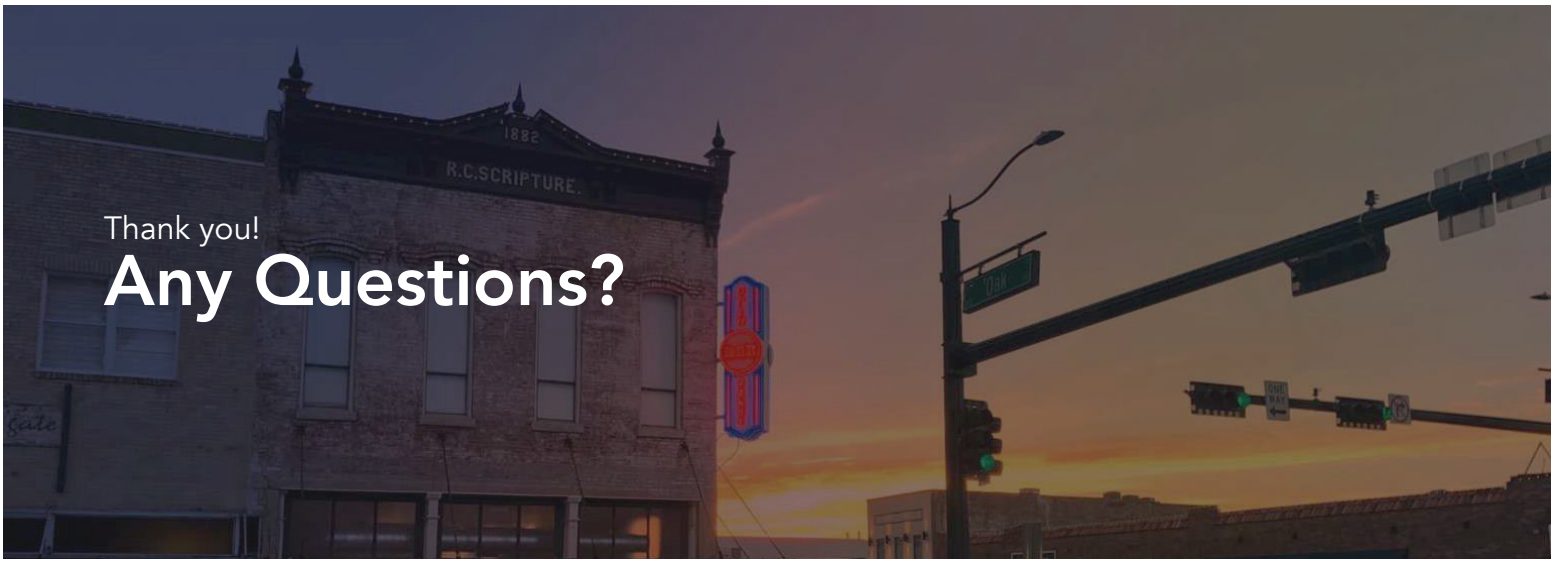
Retail Recruiter

- Updating prospect lists
- Calling brokers
- Scouting sites for real estate directors
- Strategizing for the next trade show





retail strategies



Thank you!

Any Questions?

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