

## **CONTRACT FOR PROGRESSIVE DESIGN-BUILD SERVICES**

This **CONTRACT FOR PROGRESSIVE DESIGN-BUILD SERVICES** ("Agreement") is entered into this **10th** day of **June, 2024** ("Agreement Date") by and between the City of Kansas City, Missouri ("Owner") and Burns & McDonnell Engineering Company, Inc. ("Design-Builder"). In consideration of the mutual covenants and obligations contained herein, Owner and Design-Builder hereby agree as follows:

### **WITNESSETH:**

**WHEREAS**, on or about August 11, 2023, Owner issued a Request for Qualifications ("RFQ") soliciting interested parties to submit a Statement of Qualifications ("SOQ") to serve as the design-builder for the Project; and

**WHEREAS**, on or about September 14, 2023, ("Proposal Submittal Date"), Design-Builder submitted its proposal ("Proposal") in response to the RFP; and

**WHEREAS**, on or about October 27, 2023, Owner notified Design-Builder that it was the successful proposer; and

**WHEREAS**, on or about June 11, 2024, Owner awarded Design-Builder this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and obligations contained herein, Owner and Design-Builder hereby agree as follows:

### **Article 1** **The Project**

- 1.1 The Project is generally referred as the Dr. Jeremiah Cameron Park and Westport Stormwater Improvements Project (Project No. 82000379)/Contract #470, and is specifically defined in the Contract Documents.

### **Article 2** **The Work**

#### **2.1 General Services**

2.1.1 Design-Builder shall complete all Work as specified or indicated in the Contract Documents.

2.1.2 Owner shall provide Design-Builder with Owner's project criteria and preferences during Phase 1 and as comments to design documents or other written means.

#### **2.2 Phased Services**

2.2.1 Phase 1 Services. Design-Builder shall perform the services of design, pricing, and other services for the Project based on Owner's project criteria and preferences, in accordance with Section 2.1 hereof, and as set forth in Exhibit 2.2.1, Scope of Services. Design-Builder shall perform such services to the level of completion required for Design-Builder and Owner to establish the Contract Price for Phase 2, as set forth in Section 2.3 below. The Contract Price for Phase 2 shall be developed during Phase 1 on an "open-book" basis. Design-Builder's

Compensation for Phase 1 Services is set forth in Section 4.0 herein. The level of completion required for Phase 1 Services is defined in Exhibit 2.2.1, Scope of Services.

2.2.2 Phase 2 Services. Design-Builder's Phase 2 services shall consist of the completion of design services for the Project, the procurement of all materials and equipment for the Project, the performance of construction services for the Project, the start-up, testing, and commissioning of the Project, and the provision of warranty services, all as further described in the Phase 2 Contract Price Amendment. Upon receipt of Design-Builder's proposed Contract Price for Phase 2, Owner may proceed as set forth in Article 2.3.

2.3 Proposal. Upon completion of the Phase 1 Services and any other Basis of Design Documents upon which the parties may agree, Design-Builder shall submit a proposal to Owner (the "Proposal") for the completion of the design and construction for the Project for the Contract Price, which may be based on either; a) Design-Builder's Fee and Cost of the Work with an option for a Guaranteed Maximum Price (GMP), or; b) a Lump Sum / Fixed Price.

2.3.1. The Proposal shall include the following unless the parties mutually agree otherwise:

- (a) The Contract Price;
- (b) The Basis of Design Documents, which are set forth in detail and are attached to the Proposal;
- (c) A list of the assumptions, clarifications, and exclusions made by Design-Builder in the preparation of the Proposal, which list is intended to supplement the information contained in the drawings and specifications and is specifically included as part of the Basis of Design Documents;
- (d) The Scheduled Substantial Completion Date and a Baseline Schedule for the Work;
- (e) If applicable, a list of Allowance Items, Allowance Values, and a statement of their basis;
- (f) If applicable, a schedule of alternate prices;
- (g) If applicable, a schedule of unit prices;
- (h) If applicable, a schedule of Additional Services which may be performed but which are not included in the Proposal, and which, if performed, shall be the basis for an increase in the Contract Price and/or Contract Time(s);
- (i) The time limit for acceptance of the Proposal;
- (j) A permit and easement list, detailing the individual permits and governmental approvals that Owner and Design-Builder will each bear responsibility to obtain; and
- (k) A proposed Schedule of Values for Phase 2.

### 2.3.2 Review and Adjustment to Proposal

- (a) After submission of the Proposal, Design-Builder and Owner shall meet to discuss and review the Proposal. If Owner has any comments regarding the Proposal, or finds any inconsistencies or inaccuracies in the information presented, it shall promptly give written notice to Design-Builder of such comments or findings. If appropriate, Design-Builder shall, upon receipt of Owner's notice, make appropriate adjustments to the Proposal.
- (b) Acceptance of Proposal. If Owner accepts the Proposal, as may be amended by Design-Builder, the Contract Price and its basis shall be set forth in an amendment to this Agreement, when mutually agreed between the parties (Phase 2 Contract Price Amendment). Once the parties have agreed upon the Contract Price and Owner has issued a Notice to Proceed with Phase 2, Design-Builder shall perform the Phase 2 Services, all as further described in the Phase 2 Contract Price Amendment, as it may be revised.
- (c) Failure to Accept the Proposal. If Owner rejects the Proposal, or fails to notify Design-Builder in writing on or before the date specified in the Proposal that it accepts the Proposal, the Proposal shall be deemed withdrawn and of no effect. In such event, Owner and Design-Builder shall meet and confer as to how the Project will proceed, with Owner having the following options;
  - i. Owner may suggest modifications to the Proposal, whereupon, if such modifications are accepted in writing by Design-Builder, the Proposal shall be deemed accepted and the parties shall proceed in accordance with Section 2.3.2.b above.
  - ii. Owner may authorized Design-Builder to continue to proceed with the Work on the basis of reimbursement as provided in Section 4.1.2 hereof without a Contract Price, in which case all reference in this Agreement to the Contract Price shall not be applicable; or
  - iii. Owner may terminate this Agreement for convenience in accordance with Article 11.6 of the General Conditions of Contract.

If Owner fails to exercise any of the above options, Design-Builder shall have the right to (a) suspend performance of Work in accordance with Section 11.3.1 of the General Conditions of Contract, or (b) may give written notice to Owner that it considers this Agreement completed. If Owner fails to exercise any of the options under Section 2.3.2 within ten (10) days of receipt of Design-Builder's notice, then this Agreement shall be deemed completed. If Owner terminates the relationship with Design-Builder under Section 2.3.2.c(iii), or if this Agreement is deemed completed under this paragraph, then Design-Builder shall have no further liability or obligations to Owner under this Agreement.

## **Article 3**

### **Contract Times**

- 3.1 Commencement Date. The Phase 1 Services shall commence within five (5) days of Design-Builder's receipt of Owner's Notice to Proceed unless the parties mutually agree otherwise in writing. Design-Builder shall commence the Phase 2 Services upon receipt

of the Owner's Notice to Proceed for Phase 2 Services ("Commencement Date"). The Commencement Date shall be no later than fifteen (15) days after the Agreement Date, unless the Parties mutually agree otherwise in writing.

### 3.2 Contract Times

3.2.1 Scheduled Substantial Completion Date. Design-Builder shall achieve Substantial Completion of the Work no later than the date set forth in the Phase 2 Contract Price Amendment ("Scheduled Substantial Completion Date").

3.2.2 Scheduled Final Completion Date. Final Completion of the Work shall be achieved as expeditiously as reasonably practicable, but in no event later than ninety (90) days after the Substantial Completion Date (the last day of such 90-day period being referred to as the "Scheduled Final Completion Date").

3.3 Schedule Adjustments. All of the scheduled completion dates set forth in Section 3.2 above (collectively referred to as "Contract Time(s)") shall be subject to adjustment in accordance with the General Conditions of Contract.

3.4 Time of the Essence. Owner and Design-Builder mutually agree that the Scheduled Substantial Completion Date and Scheduled Final Completion Date, individually and collectively, are of the essence of this Agreement.

3.5 Delay Liquidated Damages. Design-Builder understands that if certain of the Contract Time(s) are not attained, Owner will suffer damages which are difficult to determine and accurately specify. To compensate Owner for such damages, Design-Builder hereby agrees to pay Owner Delay Liquidated Damages as follows:

3.5.1 Substantial Completion. If the Substantial Completion Date has not been achieved on or before the Scheduled Substantial Completion Date, then Design-Builder shall pay to Owner Delay Liquidated Damages of Two Thousand Dollars (\$2,000) per day for each day between the Scheduled Substantial Completion Date and the Substantial Completion Date.

3.5.2. Final Completion. If the Final Completion Date has not been achieved by the Scheduled Final Completion Date, Designer-Builder shall pay to Owner Delay Liquidated Damages of Five Hundred Dollars (\$500) per day for each day between the Scheduled Final Completion Date and the Final Completion Date.

3.5.3. Sole and Exclusive Remedy. Delay Liquidated Damages shall be the sole and exclusive liability of Contractor and the sole and exclusive remedy of Owner for Contractor's unexcused delay in performing the Work.

## **Article 4**

### **Contract Price**

#### 4.1 Contract Price.

4.1.1. Owner shall pay Design-Builder in accordance with Article 6 of the General Conditions of Contract the sum of Two Million Seven Hundred Forty-One Thousand Dollars (\$2,741,000.00) for the Phase 1 Services, subject to adjustments made in accordance with the General Conditions of Contract. Unless



otherwise provided in the Contract Documents, the Phase 1 Services compensation is deemed to include all sales, use, consumer and other taxes mandated by applicable Legal Requirements.

4.1.2 For Phase 2 Services, Owner shall pay Design-Builder in accordance with Article 6 of the General Conditions of Contract a contract price ("Contract Price") equal to the amount set forth in the Phase 2 Contract Price Amendment, subject to adjustments made in accordance with the General Conditions of Contract.

#### 4.2 Allowance Payment Items and Allowance Payment Values

4.2.1 General. The Contract Price for the Phase 1 Services includes all Allowance Payment Items, as well as their corresponding Allowance Payment Values, as set forth in Exhibit 2.2.1, Scope of Services. The Contract Price for Phase 2 Services includes all Allowance Payment Items, as well as their corresponding Allowance Payment Values, as set forth in the Phase 2 Contract Price Amendment.

4.2.2 Performance of Work on Allowance Payment Items. No work shall be performed on any Allowance Payment Item without Design-Builder first obtaining in writing advanced authorization to proceed from Owner.

4.2.3 Reconciliation of Allowance Payment Values. If the actual costs for an Allowance Payment Item differ from the stated Allowance Payment Value, the Contract Price shall ultimately be adjusted accordingly by Change Order. If, at the time the Final Application for Payment, the actual costs for any Allowance Payment Value are less than the corresponding Allowance Payment Value, such difference shall be reflected in a Change Order that reduces the Contract Price by such difference.

### **Article 5** **Payment Procedures**

5.1 Progress Payments for Phase 1 Services. Design-Builder and Owner agree upon the following method for partial and final payment to Design-Builder for the services hereunder; Design-Builder will submit an Application for Payment to Owner each month based on work completed during the period since the last Application for Payment was submitted.

#### 5.2 Progress Payments for Phase 2 Services.

5.2.1 Submission. Design-Builder shall submit to Owner on the Fifth (5<sup>th</sup>) day of each month, beginning with the first month after the Commencement Date, Applications for Payment in accordance with Article 6 of the General Conditions of Contract.

5.2.2 Payment. Owner shall make payment within thirty (30) days after Owner's receipt of each properly submitted and accurate Application for Payment in accordance with Article 6 of the General Conditions of Contract, but in each case less the total of payments previously made, and less amounts properly withheld under Section 6.3 of the General Conditions of Contract or otherwise.

#### 5.3 Retainage on Progress Payments.

5.3.1 Retainage. No retainage will be held for Phase 1. For Phase 2, Owner will withhold retainage in the amount of five percent (5%) on progress payments due Design-

Builder. After fifty percent (50%) of the total Contract Price has been completed and requisitioned through Applications for Payment, and two and one-half (2.5%) of the Contract Price has been retained, Owner shall cease withholding any retainage from future progress payments owing to Design-Builder hereunder, *provided, however*, that Design-Builder's performance is deemed satisfactory by Owner, in its sole discretion. If Design-Builder is forecasting Substantial Completion to be forty-five (45) calendar days beyond the Scheduled Substantial Completion Date, the progress will be considered unsatisfactory and Owner shall resume withholding five percent (5%) of each invoiced amount from future payments until Owner and Design-Builder have agreed upon a plan for mitigating such delay.

- 5.3.2 Reduction of Retainage. Within thirty (30) days after the Substantial Completion Date, Owner shall release to Design-Builder all retainage, less an amount equal to: (a) two hundred percent (200%) of the reasonable value of all remaining Punch List items as of the Substantial Completion Date; and (b) all other amounts Owner is entitled to withhold pursuant to Section 6.3 of the General Conditions of Contract.
- 5.3.3 Letter of Credit. Design-Builder shall have the right to substitute an irrevocable letter of credit in lieu of cash for all or any portion of the retainage, provided that the letter of credit shall: (a) be a direct pay letter of credit payable immediately upon presentation by Owner, issued by a financial institution, and on a form, approved by Owner in its sole discretion; (b) permit partial draws and be in the amount of one hundred percent (100%) of the required retainage amount, or such lesser amount as Owner agrees in writing from time-to-time to reflect reductions in required retainage; and (c) name Owner as sole payee and beneficiary. Owner shall be entitled to draw upon the letter of credit to provide the requisite cash to satisfy any of Design-Builder's obligations under the Contract Documents. Owner shall further be entitled to draw upon the letter of credit, and hold the proceeds as retainage, if the letter of credit is not renewed or extended at least thirty (30) days prior to its expiration.
- 5.4 Final Payment. Owner shall pay the outstanding retention at Final Payment, in accordance with Section 6.6 of the General Conditions of Contract.
- 5.5 Interest. All amounts not paid when due as provided in Article 6 of the General Conditions of Contract shall bear interest in accordance with Mo. Rev. Stat. §34.057, at the rate of one and one-half percent (1.5%) per month.
- 5.6 Owner's Rights to Offset. Owner shall have the right to withhold Liquidated Damages from any monies unpaid, otherwise due, or to become due, to Design-Builder, to demand and receive payment from Design-Builder of such Liquidated Damages, and to initiate applicable dispute resolution procedures under Article 10 of the General Conditions of Contract to recover such Liquidated Damages. The withholding of such damages from any monies unpaid, otherwise due, or to become due shall be in addition to retainage under the Contract Documents. Owner has the discretion to allow Liquidated Damages to accrue without withholding and by doing so does not waive any rights to withhold them at a later time.

## **Article 6**

### **Limitations of Liability**

## 6.1 Limitations of Liability.

- 6.1.1 Limitation of Liability for Liquidated Damages. Design-Builder's total aggregate liability to Owner for the payment of Liquidated Damages under Section 3.5 above shall not exceed an amount equal to five percent (5%) of the Contract Price.
- 6.1.2 Maximum Liability Cap. Notwithstanding any provision to the contrary herein, in no event shall Design-Builder's total aggregate liability to Owner under the Contract Documents for any and all damages and losses from any and all causes exceed in the total aggregate an amount equal to one hundred percent (100%) of the Contract Price ("Maximum Liability Cap"). Owner hereby releases Design-Builder from all liability in excess of the Maximum Liability Cap, whether such liability arises in contract, tort (including negligence) or any other legal theory, except as set forth in Section 6.1.3 below.
- 6.1.3 Exclusions to the Maximum Liability Cap. Notwithstanding Section 6.1.2 above, or anything else in the Contract Documents, Design-Builder's liability for the following shall not be limited or released in any way for the following liabilities, losses, damages, costs or expenses:
- (a) not used;
  - (b) Any loss, cost or expense arising out of or connected with Design-Builder's fraud, fraudulent misrepresentation, intentional misconduct, Gross Negligence, or criminal acts;
  - (c) Any loss, cost or expense incurred by Design-Builder in connection with Design-Builder's indemnification obligations for third party claims set forth in Article 7 of the General Conditions of Contract; and
  - (d) Any loss, cost, expense or penalties incurred by Design-Builder to any person or entity other than Owner in any legal proceedings.

## 6.2 Consequential Damages.

- 6.2.1 Waiver of Consequential Damages. To the fullest extent permitted by law, and notwithstanding any other provision of the Contract Documents other than those below in this Section 6.2, in no event, whether arising out of contract, breach of warranty (express or implied), tort (including negligence), strict liability, indemnity, contribution, or any other cause of or form of action whatsoever, shall either Party be liable to the other for any consequential, incidental, indirect, special, exemplary, or punitive damages (including damages for loss of use, loss of profits or anticipated profits, loss of revenue or anticipated revenue, loss of goodwill, claims from Owner's customers, borrowing or financing, productivity or shop space, increased cost of capital, punitive damages, and loss of business opportunity) arising out of or in connection with the performance or non-performance of its obligations under the Contract Documents.
- 6.2.2 Exceptions to Waiver. The waiver of consequential damages set forth in Section 6.2.1 above shall not be deemed to affect or waive:

- (a) Design-Builder's obligation to pay Liquidated Damages in accordance with Section 3.5 above;
- (b) Design-Builder's liability for fraud, fraudulent misrepresentation, intentional misconduct, Gross Negligence, or criminal acts of Design-Builder or any DB-Related Entity; and
- (c) Design-Builder's liability for its indemnity obligations for third party claims under Article 7 of the General Conditions of Contract.

6.3 Liability Limitation Period. Notwithstanding anything to the contrary in the Contract Documents, Design-Builder shall not be liable to Owner for any claims, causes of action, or demands: (1) that accrue more than five (5) years from the Substantial Completion Date; or (2) for which Design-Builder has not received written notice from Owner within five (5) years from the Substantial Completion Date, *provided, however*, that the above-referenced liability limitations shall not apply to:

6.3.1 Design-Builder's liability for fraud, fraudulent misrepresentation, intentional misconduct, Gross Negligence, or criminal acts of Design-Builder or any DB-Related Entity; or

6.3.2 Design-Builder's liability for its indemnity obligations under Article 7, but only to the extent that Design-Builder could have been sued directly by, and would have been liable directly to, the third party in the underlying action.

The liability limitation in this Section 6.3 shall not be construed to impact Owner's rights against any Subcontractors for any extended warranty periods that Design-Builder has obtained from Subcontractors.

#### 6.4 Applicability

6.4.1 Other Persons and Entities. The provisions of this Article 6 shall be binding on and extend to the benefit of all successors, assignees, employees, officers, directors and Affiliates of each Party; *provided, however*, that the amount of Design-Builder's liability shall not exceed in the aggregate the limits set forth in Section 6.1.2.

6.4.2 Binding Effect. Except to the extent prohibited by applicable Legal Requirements or specific terms to the contrary in this Article 6, the releases, waivers, limitations of liability and other terms in this Article 6 shall apply even in the event of the fault, negligence (in whole or in part), tort, strict liability, breach of contract or otherwise, of the person or entity in whose favor such provisions operate.

### **Article 7** **Design-Builder's Representations**

7.1 Representations. Design-Builder makes the following representations as of the Agreement Date:

- 1. Design-Builder examined, carefully studied, and thoroughly understood the RFP Documents, including the Addenda.

2. Design-Builder will become familiar with and be satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work as set forth in Section 4.2.1 of the General Conditions of Contract.
3. Design-Builder is familiar with and is satisfied as to all Legal Requirements that may affect cost, progress, or performance of the Work.
4. Design-Builder has examined, carefully studied, and thoroughly understands: (a) the reports and drawings (if any) of explorations and tests of subsurface conditions at or contiguous to the Site; (b) all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified or made available by Owner; (c) environmental reports; and (d) conditions and restrictions of site access and egress.
5. Design-Builder is aware of the nature of other work that will be undertaken by Owner's Separate Contractors, and of the relationship of such other work to the Work as indicated in the Project Requirements.
6. Design-Builder has correlated the Project Requirements with the information known to Design-Builder, information obtained from the geotechnical and environmental reports, observations made during visits to the Site, reports and drawings identified in the RFP Documents, and all additional examinations, investigations, explorations, tests, studies and data made known to Design-Builder.
7. Design-Builder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Design-Builder has discovered in the RFP Documents as of the Agreement Date and the written resolution thereof by Owner is acceptable to Design-Builder.
8. The RFP Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
9. Design-Builder shall be bound by and shall perform its obligations in full compliance with the Contract Documents.

## **Article 8**

### **Bonds and Insurance**

#### **8.1 Insurance.**

- 8.1.1 Insurance Requirements. Design-Builder shall procure and maintain the insurance required by Exhibit 8.1.
- 8.1.2 Evidence of Insurance. No later than seven (7) days after the Agreement Date, Design-Builder shall deliver to Owner the certificates, endorsements, and other evidence of insurance required to be provided by Design-Builder in accordance with Section 5.1.3(a) of the General Conditions.

#### **8.2 Performance and Maintenance Bond and Payment Bond.**

- 8.2.1 Provision of the Bonds. No later than seven (7) days after execution of the Phase 2 Contract Price Amendment, Design-Builder shall deliver to Owner:

- (a) a Performance and Maintenance Bond in the penal amount equal to one hundred percent (100%) of the Contract Price, which bond shall cover the faithful performance of all Design-Builder's obligations under the Contract Documents (the "Performance and Maintenance Bond"); and
  - (b) a Payment Bond in the penal amount equal to one hundred percent (100%) of the Contract Price (the "Payment Bond").
- 8.2.2 Surety Rating. The surety for the Performance and Payment Bonds shall: (a) have a rating of A- or better in the latest revision of the A.M. Best Owner's Insurance Report; (b) be authorized by law to do business in Missouri; and (c) be listed in the most recent U.S. Department of Treasury Circular 570.
- 8.2.3 Form of Bonds. The Performance and Maintenance Bond shall be in the form set forth in Exhibit 8.2.3(a) and the Payment Bond shall be in the form set forth in Exhibit 8.2.3(b).
- 8.2.4 Duration of Performance Bond. The Performance Bond shall remain valid for a period of two (2) years after Final Completion.

## **Article 9**

### **Contract Documents**

- 9.1 Contract Documents. The Contract Documents consist of the documents listed below:
  - 9.1.1. This Agreement and all of the Exhibits;
  - 9.1.2. General Conditions of Contract;
  - 9.1.3. Project Requirements;
  - 9.1.4. The following, which shall be designated, completed, delivered, prepared, or issued after the Agreement Date and are not attached hereto:
    - (a) The Released for Construction Documents.
    - (b) Any and all written amendments, Change Orders, Work Change Directives, and Minor Changes amending, modifying, or supplementing the Contract Documents.
- 9.2 Amending the Contract Documents. The Contract Documents may only be amended, modified, or supplemented through a written amendment executed by the Parties or a Change Order, Work Change Directive, or Minor Change issued in accordance with Article 9 of the General Conditions of Contract.
- 9.3 Order of Precedence of the Contract Documents. The Contract Documents comprise the entire agreement between Owner and Design-Builder governing the Work. The Contract Documents are complementary; what is called for by one is as binding as if called for by all. The Contract Documents will be construed in accordance with the laws of the State of Missouri. The following order of precedence shall apply in the case of direct, irresolvable conflicts between or among Contract Documents:
  - 1. Written amendments and Change Orders

2. Work Change Directives
3. Minor Changes
4. This Agreement, and all of the Exhibits
5. The General Conditions of Contract
6. Released for Construction Documents
7. Project Requirements

## **Article 10**

### **Miscellaneous**

10.1 Defined Terms. Terms used in this Agreement will have the meanings indicated in the General Conditions of Contract.

10.2 Notice. Whenever the Contract Documents require that notice be provided to the other Party, notice will be deemed to have been validly given: (a) if delivered in person to the individual intended to receive such notice; or (b) four (4) days after being sent by registered or certified mail, postage pre-paid, with return receipt requested, to the address indicated in the Agreement, or (c) one (1) business day after being sent by overnight delivery via a nationally recognized courier service (e.g., FedEx or UPS), postage, transmittal or shipping charges prepaid, to the addresses set forth below:

If to Design-Builder:

If to Owner:

Bryan Canzoneri

Matt Thomas

Section Manager

Operations Officer

9400 Ward Parkway

4800 E. 63<sup>rd</sup> Street

Kansas City, MO 64114

Kansas City, MO 64130

10.3 MBE/WBE Requirements. Owner has adopted a Minority/Women Business Enterprise ("MBE/WBE") Program (Sections 3-421 through 3-469, Code of Ordinances). Design-Builder shall comply with all MBE/WBE requirements set forth in such Program in performing its obligations under the Contract Documents.

10.4 Workforce Program and Prevailing Wage Requirements

10.4.1 Workforce Program Requirements. Owner has adopted a Construction Employment ("Workforce") Program (Sections 3-501 through 3-525, Code of Ordinances). Design-Builder shall comply with all Workforce requirements set forth in such Program in performing its obligations under the Contract Documents.

10.4.2 Prevailing Wages. Design-Builder shall comply and require each of its Subcontractors to comply with:

- (a) Sections 290.210 to 290.340, RSMO the State of Missouri Prevailing Wage Law (the "Law");

- (b) 8 CSR 30-3.010 to 8 CSR 30-3.060, the Prevailing Wage Law Rules (the "Rules");
- (c) The Annual Wage Order (the "Wage Order") issued by the State of Missouri's Department of Labor and Industrial Relations; and
- (d) Any applicable Annual Incremental Wage Increase (the "Wage Increase") to the Annual Wage Order.

The Law, Rules, Annual Wage Order and any Wage Increase are incorporated into and made part hereof the Contract Documents and shall be collectively referred to in this Section 10.4.2 as the "Prevailing Wage Requirements." Design-Builder shall pay and require each of its Subcontractors to pay to all workers performing the Work not less than the prevailing hourly rate of wages for the class or type of work performed by the worker in accordance with the Prevailing Wage Requirements. Design-Builder shall take whatever steps are necessary to insure that the prevailing hourly wage rates are paid and that all workers for Design-Builder and each of its Subcontractors are paid for the class or type of work performed by the worker in accordance with the Prevailing Wage Requirements. If Design-Builder shall fail to start to perform Design-Builder's obligations under the Contract Documents within sixty (60) days from the Agreement Date, Design-Builder and each of its Subcontractors shall be obligated to pay all workers in accordance with any new Wage Order, as subsequently amended by any applicable Wage Increase, issued by the Department of Labor and Industrial Relations within the aforementioned sixty (60) day period. The new Wage Order and any applicable Wage Increase shall govern notwithstanding the fact that the Wage Order being replaced might be physically attached or incorporated in the Contract Documents.

10.5 Liquidated Damages Not Penalty. The Parties acknowledge, recognize and agree on the following:

- 10.5.1 that because of the unique nature of the Project, it is difficult or impossible to determine with precision the amount of damages that would or might be incurred by Owner as a result of Design-Builder's failure to complete the Work on or before the applicable Contract Time(s);
- 10.5.2 that any sums which would be payable under this Agreement as Delay Liquidated Damages are in the nature of liquidated damages, and not a penalty, and are fair and reasonable and such payment represents a reasonable estimate of fair compensation for the losses that may reasonably be anticipated from such failure;
- 10.5.3 that any sums which would be payable under this Agreement as Delay Liquidated Damages shall be in lieu of all liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are occasioned by, as applicable, any delay in achieving the applicable Contract Time(s). Notwithstanding the above, Liquidated Damages are not intended to excuse Design-Builder from liability for any other breach of its obligations under the Contract Documents; and
- 10.5.4 that, in recognition of the acknowledgments above, Design-Builder is expressly estopped from arguing, and waives any rights it may have to argue, that the Delay Liquidated Damages are a penalty and that they are not enforceable.

10.6 Exhibits. The following exhibits ("Exhibits") are specifically made part of, and incorporated by reference into, this Agreement:



Exhibit 2.2.1	Scope of Services
Exhibit 8.1	Insurance Requirements
Exhibit 8.2.3(a)	Form of Performance and Maintenance Bond
Exhibit 8.2.3(b)	Form of Payment Bond
Exhibit 10.3	CREO KC Contract Utilization Plan Documents
Exhibit 10.4	Annual Wage Order 30 Jackson County
Exhibit 10.6(a)	Phase 1 Engineering & Preconstruction
Exhibit 10.6(b)	Schedule Proposed Schedule of Values
Exhibit 10.6(c)	List of Key Personnel
Exhibit 10.6(d)	Revenue Clearance Letter Sample
Exhibit 10.6(e)	CREO 14 Affirmative Action Program Affidavit
Exhibit 10.6(f)	CREO Contract Assurances Addendum
Exhibit 10.6(g)	Employee Eligibility Verification Affidavit

**IN WITNESS WHEREOF**, Owner and Design-Builder have signed this Agreement in duplicate. One counterpart each has been delivered to Owner and Design-Builder.

**OWNER:**

City of Kansas City, Missouri

DocuSigned by:



B2907FD7330D4F5...

(Signature)

kelly Postlewait

(Printed Name)

Interim Director

(Title)

5/21/2024

Date:

**PROGRESSIVE DESIGN-BUILDER:**

Burns &amp; McDonnell Engineering Company, Inc.



(Signature)

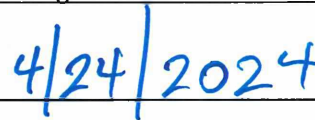
Bryan Canzoneri

(Printed Name)

Section Manager

(Title)

Date:



Approved as to form:

DocuSigned by:



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Assistant City Attorney

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the Treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

DocuSigned by:



18F59B5A8EE444E...

6/10/2024

Director of Finance

Date

# GENERAL CONDITIONS OF CONTRACT

## Article 1 General

### 1.1 Mutual Obligations

**1.1.1** Owner and Design-Builder commit at all times to cooperate fully with each other, and proceed on the basis of trust and good faith, to permit each Party to realize the benefits afforded under the Contract Documents.

### 1.2 Basic Definitions

**1.2.1** For the purposes of the Contract Documents, the following words and terms shall have the meanings specified below (other words and abbreviations that have well-known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings), *provided, however*, that capitalized terms defined in other Contract Documents, including but not limited to the Agreement, shall have the meanings specified in such document. For convenience, this Section 1.2 includes an index of capitalized terms used in the Agreement and the General Conditions of Contract.

*Affiliate* means, (a) any person or entity which directly or indirectly through one or more intermediaries controls, or is controlled by, or is under common control with, Design-Builder or any of its members, partners or shareholders holding an interest in Design-Builder; and (b) any person or entity for which ten percent (10%) or more of the equity interest in such person or entity is held directly or indirectly, beneficially or of record by: (i) Design-Builder; (ii) any of Design-Builder's members, partners or shareholders that own ten percent (10%) or more of Design-Builder or Design-Builder's members, partners or shareholders; or (iii) any Affiliate of Design-Builder under clause (a) of this definition. For purposes of this definition the term "control" means the possession, directly or indirectly, of the power to cause the direction of the management of a person and/or entity, whether through voting securities, by contract, family relationship or otherwise.

*Agreement* has the meaning set forth in the Preamble, and refers to the document titled "Agreement by and Between Owner and Design-Builder," signed by both Parties, and further includes all Exhibits expressly identified in Section 10.6 of the Agreement.

*Agreement Date* has the meaning set forth in the Preamble.

*Allowance Payment Item* means an item or portion of the Work which has not been defined sufficiently, or for which Owner has yet to make certain decisions necessary, to permit pricing by Design-Builder.

*Allowance Payment Value* means the estimated dollar amount included in the Schedule of Values as a placeholder value for an Allowance Payment Item, pending acceptance by Owner of pricing offered by Design-Builder and other applicable terms.

*Application for Payment* means a request for payment in form acceptable to Owner that is submitted by Design-Builder to Owner on a monthly basis, or other periodic basis acceptable to Owner, and which includes, without limitation, all supporting documentation and information required by Owner or the Contract Documents.

*Bankrupt Party* has the meaning set forth in Section 11.5.1 below.

*Baseline Schedule* has the meaning set forth in Section 2.1.3 below. The Baseline Schedule, among other things, shall identify certain events that are critical to the orderly progress and timely completion of the Work and the dates by which such events are required to occur. The Baseline Schedule shall be in a critical path method format, and shall include all information, data, and detail required by the Project Requirements.

*Books and Records* means all documents (whether paper, electronic, or other media) and electronically stored information, including, but not limited to, any and all books, correspondence, receipts, vouchers, estimates, records, contracts, cost data, schedules, Subcontracts, schedules, job cost reports, and other data, including computations and projections, of Design-Builder and any of its Subcontractors related to bidding, negotiating, pricing, or performing the Work.

*Builder's Risk Insurance* means the policy of insurance required under Exhibit 8.1 of the Agreement identified as the Builder's Risk policy, which policy is intended to provide property insurance for the construction Work in progress and other coverages.

*Certificate of Final Completion* means a certification issued by Owner to Design-Builder, stating that Design-Builder, to the best of Owner's actual knowledge and belief, has achieved Final Completion, and confirming that date upon which such event occurred as well as other information as more specifically set forth in Section 8.4 below.

*Certificate of Substantial Completion* means a certification issued by Owner to Design-Builder, stating that Design-Builder, to the best of Owner's actual knowledge and belief, has achieved Substantial Completion, and confirming that date upon which such event occurred as well as other information as more specifically set forth in Section 8.2 below.

*Change Order* has the meaning set forth in Section 9.1.3 below.

*Commencement Date* has the meaning set forth in Section 3.1 of the Agreement.

*Compensable Delays* has the meaning set forth in Section 8.7.1 below.

*Confidential Information* has the meaning set forth in Section 15.1.1 below.

*Contract Documents* means those documents specifically referenced and listed in the Section 9.1 of the Agreement as Contract Documents.

*Contract Price* has the meaning set forth in Section 4.1 of the Agreement.

*Contract Time(s)* has the meaning set forth in Section 3.2 of the Agreement.

*Cost of the Work* has the meaning set forth in Section 9.8.1 below.

*COVID-19 Baseline Assumptions* means that the Project will not be subject to any physical distancing, restrictions on large gatherings or self-isolation guidelines and requirements under Legal Requirements in effect as of the Agreement Date.

*day or days* mean calendar days unless otherwise specifically noted in the Contract Documents.

*DB-Related Entity* means Design Consultants, Subcontractors, Sub-Subcontractors, and anyone for whose acts any of them may be legally or contractually responsible.

*Delay Liquidated Damages* mean those liquidated damages associated with the failure of Design-Builder to achieve Substantial Completion on or before the Scheduled Substantial Completion Date and/or Final Completion on or before the Scheduled Final Completion Date.

*Design-Builder* has the meaning set forth in the Preamble.

*Design-Builder's Project Manager* means that person designated by Design-Builder under Section 2.1.4 below, who will be the principal representative of Design-Builder with respect to the performance of the Work.

*Design-Builder's Representative* means that person designated by Design-Builder under Section 2.1.4 below, who shall be the principal representative of Design-Builder with respect to contractual matters, and shall have full authority to act on behalf of Design-Builder and make binding decisions on behalf of Design-Builder with respect to any matter arising out of or relating to the Contract Documents.

*Design-Builder's Safety Representative* means that person designated by Design-Builder under Section 2.8.1 below, whose principal duty shall be the prevention of accidents and the protection of all persons and property located on or adjacent to the Site. Design-Builder's

Safety Representative shall take such action as appropriate to ensure the proper implementation of, and compliance with, safety policies, precautions, procedures and plans.

*Design-Builder Proposed Change Order* means a proposed change order submitted to Owner from Design-Builder in accordance with Section 9.5 below.

*Design Consultant* is a qualified, licensed design professional, eligible to provide professional engineering, architectural and/or land surveying services, who may be an employee of Design-Builder, or may be retained by Design-Builder or any DB-Related Entity, to furnish design services required under the Contract Documents.

*Differing Site Conditions* has the meaning set forth in Section 4.3.1 below.

*Directive Letter* has the meaning set forth in Section 9.6.1 below.

*Electronic Data* has the meaning set forth in Section 13.1.1 below.

*Equipment and Materials* shall mean all of the equipment, materials, machinery, apparatus, structures, supplies and other goods required by the terms of the Contract Documents to complete the Work and to be incorporated into the Project or provided to Owner. The term "Equipment and Materials" shall not be construed to include any construction equipment, supplies, materials, apparatus or tools owned by Design-Builder or any DB-Related Entity that are used to complete the Work but are not contemplated under the Contract Documents to become incorporated into the Project or to be provided to Owner.

*Excusable Delay* has the meaning set forth in Section 8.5.1 below.

*Exhibits* has the meaning set forth in Section 10.6 of the Agreement.

*Final Application for Payment* means the Application for Payment submitted by Design-Builder to Owner after Design-Builder has achieved Final Completion, requesting payment of the unpaid balance of the Contract Price (less any amounts properly withheld by Owner).

*Final Completion* has the meaning set forth in Section 8.4 below.

*Final Completion Date* means the date that Final Completion occurs.

*Force Majeure Events* are those events that are beyond the reasonable control of Design-Builder, all DB-Related Entities, and Owner, including but not limited to the events of war, terrorism, floods, labor disputes (other than those set forth in Section 8.5.2(b)), earthquakes, fires, hurricanes, tornadoes, epidemics, pandemics, public health emergencies, unusually severe and abnormal weather conditions, and other acts of God.

*General Conditions of Contract* refers to this document.

*Good Engineering and Construction Practice* means those methods, techniques, standards, and practices which, at the time they are to be employed and in light of the circumstances known or reasonably believed to exist at such time, are generally recognized and accepted as good engineering, equipping, installation, construction, commissioning, and testing practices for the design, construction, and improvement of capital projects in a similar industry to the Project in scope and complexity using the design-build delivery method, under similar circumstances, as followed in the United States.

*Governmental Approval* means any authorization, consent, approval, license, lease, ruling, permit, certification, exemption, or registration by or with any Governmental Unit.

*Governmental Unit* means any national, state or local government, any political subdivision thereof, or any governmental, quasi-governmental, judicial, public or statutory instrumentality, administrative agency, authority, body or other person and/or entity having jurisdiction over the Site, performance of the Work, the Project or the Parties. <sup>AD10</sup>

*Gross Negligence* means: such wanton or reckless conduct or omissions as constitutes, in effect, a disregard for harmful, foreseeable, and avoidable risks or consequences; provided that Gross Negligence does not include any act or failure to act insofar as it: (i) constituted mere ordinary negligence; or (ii) was done or omitted in accordance with the written instructions or written approval of the Parties.

*Hazardous Environmental Condition* means the presence of Hazardous Materials in such quantities or circumstances that may be reasonably considered to present an imminent or substantial safety or health hazard for Owner, Design-Builder, any DB-Related Entity, and their respective employees, agents or representatives, the general public or the surrounding environment.

*Hazardous Materials* means any materials, waste, substances and chemicals deemed to be hazardous under applicable Legal Requirements.

*Key Personnel* means those individuals designated as such in Exhibit 10.6(c) to the Agreement.

*Legal Requirements* means all applicable federal, state and local laws, codes, ordinances (including the Code of Ordinances of Kansas City, Missouri), rules, statutes, regulations, orders and decrees, and other requirements of any Governmental Unit, including, without limitation, any interpretation of such items by the applicable Governmental Unit.

*Liquidated Damages* means Delay Liquidated Damages.

*Maximum Liability Cap* has the meaning set forth in Section 6.1.2 of the Agreement.

*Named Team Members* means those persons or entities specifically identified in Exhibit 10.6(c) to the Agreement.

*Notice of Design-Builder Claim for Change Order* has the meaning set forth in Section 9.5.1 below.

*Notice of Termination for Convenience* means a written notice from Owner to Design-Builder that terminates the right of Design-Builder to perform all or a portion of the Work, specifying the date upon which such notice shall be deemed effective and any other applicable terms.

*Operations and Maintenance Data (O&M Data)* mean the manual(s) and other information as required by the Project Requirements that provide overall operating approach and strategy for the Project, as well as the Services Manuals required for operating and maintaining the Equipment and Materials, facilities and systems, including the related computer programs prepared by Design-Builder containing detailed standard procedures and other specific instructions, policies, directives, routines, schedules and other matters relating to the Project, developed and maintained as required by Section 2.10 below.

*Overhead and Profit Markup* means all field, Project, and home office overhead, including, but not limited to: (a) field supervision and administration above the general foreman level, such as superintendents, assistant superintendents, purchasing agents, accountants, clerks, timekeepers, office managers, and all others on the field staff; (b) office supplies; (c) drinking water; (d) temporary heat, light and power; (e) field toilets; (f) costs of services; (g) small tools and expendable materials required for, or consumed in, the performance of the Work; (h) telephone system and charges; (i) facsimile machines, telephones, telegrams, and the charges associated therewith; (j) photographs; (k) photocopying; (l) postage; (m) insurance; (n) taxes; (o) general and administrative expenses incurred at the home, branch, and/or district offices; and (p) profit.

*Owner* is the City of Kansas City, Missouri.

*Owner Indemnitee* means and includes Owner, Owner's Advisor, and their officers, directors, employees, representatives, and agents.

*Owner's Representative* means that person designated by Owner under Section 3.2.1 below, who shall have full authority to act on behalf of Owner with respect to the Project.

*Party or Parties* has the meaning set forth in the Preamble.

*Payment Bond* has the meaning set forth in Section 8.2.1(b) of the Agreement.

*Performance and Maintenance Bond* has the meaning set forth in Section 8.2.1(a) of the Agreement.

*Phase 1 Engineering & Preconstruction Schedule* means that schedule attached as Exhibit 10.6(a) to the Agreement.

*Phase 2 Contract Price Amendment* means the amendment to the Agreement for Phase 2 services comprised of the accepted Proposal as developed by Design-Builder in accordance with Section 2.3 of the Agreement between Owner and Design-Builder.

*Phase 2 Proposal* means that proposal developed by Design-Builder in accordance with Section 2.3 of the Agreement.

*Preamble* means the introductory paragraphs of the Agreement that identify, among other things, the Agreement Date, the Parties and the background to the Parties entering into the Agreement.

*Pre-Existing Intellectual Property* means Design-Builder's proprietary algorithms, software, hardware, databases and other background technology and intellectual property that Design-Builder developed or licensed from third parties prior to the Agreement Date.

*Project* is the Dr. Jeremiah Cameron Park and Westport Stormwater Improvements Project.

*Project Requirements* mean the requirements as set forth in the Scope of Services attached as Exhibit 2.2.1 to the Agreement.

*Project Warranties* has the meaning set forth in Section 2.9.1 below.

*Project Warranties Term* means that period from the Agreement Date through the date that is two (2) years following the Substantial Completion Date, as such period may be extended pursuant to Section 2.9.6, *provided, however*, that if the Contract Documents require a longer warranty period for a specific element of the Work, the Project Warranties Term for such specific element of the Work shall be that longer warranty period.

*Proposed Phase 2 Baseline Schedule* means that schedule attached to the Phase 2 Proposal.

*Proposed Schedule of Values* means that schedule of values attached as Exhibit 10.6(b) to the Agreement.

*Punch List* means that list of Work that has been identified as incomplete in accordance with Section 2.11 below.

*Released for Construction Documents* mean those final, complete design documents that: (a) are to be used for performing the construction and in correlation with all applicable Governmental Approvals, (b) have been signed and sealed by a properly licensed Design Consultant or a properly licensed employee of Design-Builder; and (c) have been approved by Owner in accordance with Section 2.4.4 below.

*Scheduled Final Completion Date* means the date that is set forth in Section 3.2.2 of the Agreement.

*Scheduled Substantial Completion Date* means the date that is set forth in Section 3.2.1 of the Agreement, and is the date by which Design-Builder is obligated to achieve Substantial Completion of the entire Work.

*Schedule of Values* means a tabulation or breakdown of the entire Contract Price as estimated, allocating such Contract Price to various portions of the Work and other line-items, prepared by Design-Builder in such form and detail, and supported by such data to substantiate its accuracy, as Owner may require.

*Separate Contractor* means a person and/or entity, other than Design-Builder, retained by Owner to perform work or to provide services, or Equipment and Materials, in connection with the Project.

*Site* is the parcels of land or premises on which the Project is located, as more specifically described in the Project Requirements.

*Subcontract* means any and all agreements between Design-Builder and any DB-Related Entity.

*Subcontractor* means any person or entity (other than Design Consultants) with whom Design-Builder has entered into any Subcontract for such person or entity to perform any portion of the Work, including Suppliers.

*Substantial Completion* has the meaning set in Section 8.2 below.

*Substantial Completion Date* means the date on which Substantial Completion occurs.

*Sub-Subcontractor* is any person or entity (other than a Design Consultant) retained by a Subcontractor as an independent contractor to perform any portion of a Subcontractor's Work, including Suppliers.

*Supplier* is any person or entity retained by Design-Builder or a DB-Related Entity to provide Equipment and Materials, or construction equipment, supplies or other goods to be used in the performance of the Work but not incorporated into the Work.

*Training Plan* means Design-Builder's plan for the training of Owner employees in the long-term operations and maintenance of the Project, as developed and executed by Design-Builder, in conjunction with the qualified technical trainers of Subcontractors, Sub-Subcontractors and Suppliers, and in accordance with the Project Requirements.

*Work* means all work, services, activities and other obligations to be performed by Design-Builder under the Contract Documents, including without limitation, design, engineering, permitting, procurement of Equipment and Materials, project management, supervision, construction, commissioning, start-up, and testing.

*Work Change Directive* means a written order prepared and signed by Owner, directing a change in the Work prior to agreement on an adjustment in any Contract Time, Contract Price, or other terms in the Contract Documents pertaining to the change in the Work.

*Work Product* means all drawings, specifications, calculations, data, models, images, materials, products, and documents identified as deliverables in the Contract Documents, including, without limitation all materials, products, and such items developed or produced by all Design Consultants, Subcontractors and Sub-Subcontractors, whether in hard-copy, digital or electronic data, or any other medium.

## **Article 2**

### **Design-Builder's Services and Responsibilities**

#### **2.1 General.**

**2.1.1** The parties will meet within seven (7) days after the Commencement Date to discuss issues affecting the administration of the Work and to implement the necessary procedures, including those relating to submittals and payment, to facilitate the ability of the parties to perform their obligations under the Contract Documents.

**2.1.2** The Phase 1 Engineering and Preconstruction Schedule shall be the basis for monitoring Design-Builder's performance of the Work during Phase 1. Likewise, the Phase 1 Schedule of Values shall be used as the basis for payment for Design-Builder's activities during Phase 1. The Phase 1 Engineering and Preconstruction Schedule will be updated each month to indicate planned and actual progress and forecast activities within Phase 1.

**2.1.3** At the time the Design-Builder submits the Phase 2 Proposal, Design-Builder shall submit to Owner, for its review and approval, the following:

(a) A proposed Baseline Schedule that includes, among other things: (1) the order in which Design-Builder proposes to carry out the Work; and (2) the times when submissions and approvals or consents by Owner are required (*provided, however*, that such times shall be no less than Owner's minimum review duration identified in Section 3.1 below). The proposed Baseline

Schedule shall meet the format and other requirements established by the Contract Documents to demonstrate that all major Project components, activities, and events are being performed in a logical sequence for Design-Builder to achieve the Contract Times. Owner acknowledges that Design-Builder's schedule margin (e.g., float) shown in the Baseline Schedule is owned and controlled by Design-Builder and may not be used or consumed on account of an event that allows Design-Builder the right to seek a Change Order.

(b) A proposed Phase 2 Schedule of Values that shall consist of a detailed breakdown of the Contract Price into measurable components of the completed Work for the purpose of making payment to Design-Builder during Phase 2. The Phase 2 Schedule of Values shall be compatible with and representative of the Baseline Schedule.

(c) A proposed forecast of monthly cash flow requirements for the entire Project, incorporating the actual cash flow for the time elapsed since the Commencement Date.

(d) If Owner does not approve a proposed submission under Paragraphs (a), (b), or (c) above, Design-Builder shall submit a revised submission to Owner within seven (7) days of its receipt of Owner's comments on such submission. This process shall continue until such time as the submission is so approved by Owner, which submission shall be then deemed, as applicable, the Baseline Schedule, Schedule of Values, and forecast of monthly cash flow Requirements. Design-Builder shall provide Owner with updates of these documents as set forth in the Contract Documents.

(e) Owner's review and approval of the Baseline Schedule shall not be construed as relieving Design-Builder of its complete and exclusive control over the means, methods, sequences and techniques for executing the Work.

**2.1.4** Design-Builder shall designate a member of its Key Personnel as its Project manager (the "Design-Builder's Project Manager"), who shall be reasonably available to Owner and shall have the necessary expertise and experience required to supervise the Work. Design-Builder's Project Manager will be stationed in the Design-Builder's Kansas City office and present at all appropriate times. Design-Builder will have a representative at the Site authorized to act on its behalf when Design-Builder's Project Manager is not present. Design-Builder shall also designate a qualified member of its Key Personnel as its Project representative (the "Design-Builder's Representative"), who shall communicate regularly with Owner and shall be vested with the authority to act on behalf of Design-Builder. Neither Design-Builder's Project Manager or Design-Builder's Representative may be replaced without prior written approval of Owner, with such approval not to be unreasonably withheld, and any replacement shall be acceptable to Owner.

**2.1.5** Design-Builder shall provide management, supervision and professional staff for the Work in accordance with the organizational chart set forth in Exhibit 10.6(c) referred to as List of Key Personnel. Design-Builder acknowledges the importance of its Key Personnel in successfully performing the Project. Absent separation of employment, none of the Key Personnel may be withdrawn from the Project without prior written approval of Owner, with such approval not to be unreasonably withheld. It is understood and agreed that Design-Builder will provide Owner with at least thirty (30) days written notice of any request to withdraw any Key Personnel or Named Team Member. Any replacement personnel shall have equivalent skill, experience and reputation. Design-Builder shall remove or replace, or have removed or replaced, any personnel performing the Work if Owner has a reasonable objection to such individual.

**2.1.6** Design-Builder shall participate in monthly progress meetings with Owner. During such meetings, progress during the prior month shall be reviewed. These meetings shall be attended by, among other: (a) Design-Builder's Project Manager and other required Design-Builder personnel, as well as key Subcontractors and Design Consultants responsible for Work completed during the specified duration and Work scheduled during the upcoming reporting duration; and (b) Owner representatives and others as designated by Owner. Owner may direct that personnel from Design-Builder and DB-Related Entities attend any or all meetings if Owner believes, in its sole



opinion, that such personnel are necessary to have at such meetings.

**2.1.7** Design-Builder assumes responsibility to Owner for the proper performance of the Work of all DB-Related Entities and any acts and omissions in connection with such performance.

## **2.2 Design Professional Services.**

**2.2.1** Design-Builder shall, consistent with applicable state licensing laws, provide or furnish through Design Consultants or qualified, licensed design professionals employed by Design-Builder, the necessary design services, including architectural, engineering and other design professional services, for the preparation of the required drawings, specifications and other design submittals to permit Design-Builder to complete the Work consistent with the Contract Documents.

**2.2.2** Design-Builder shall incorporate all obligations and understandings of the Contract Documents applicable to design services in its respective contracts with any Design Consultant and Subcontractors, including but not limited to the obligations relative to ownership and use of the Work Product set forth in Article 12 below.

## **2.3 Standard of Care.**

**2.3.1** Design-Builder shall perform the Work in accordance with: (a) the Contract Documents; (b) applicable Legal Requirements and Governmental Approvals; and (c) Good Engineering and Construction Practice. Notwithstanding the above, if any of (a), (b) or (c) in the preceding sentence conflict, Design-Builder shall be obligated to perform the Work in accordance with the more stringent standard.

## **2.4 Design Development Services.**

**2.4.1** Design-Builder assumes and shall have exclusive responsibility for the accuracy and efficacy of the Released for Construction Documents. Accordingly, in no event shall Design-Builder be entitled to any price, schedule or performance relief associated with any error, omission or deficiency in the Released For Construction Documents, and shall bear full responsibility for correcting errors and deficiencies in accordance with the Contract Documents.

**2.4.2** Design-Builder shall conduct such additional geotechnical evaluations and potholing surveys as are required by Good Engineering and Construction Practices and incorporate such evaluations and surveys into its design.

**2.4.3** Owner shall review and act upon design submittals as set forth in the Project Requirements. Notwithstanding anything to the contrary in the Contract Documents, Owner's review, comment and/or approval of any design submittal, including but not limited to the Released for Construction Documents, shall not be deemed to transfer any design liability from Design-Builder to Owner or relieve Design-Builder of any of its obligations under the Contract Documents or liability for the design services that are part of the Work.

**2.4.4** The Released for Construction Documents shall be consistent with the latest set of approved interim design submissions, and shall be submitted to Owner and approved by Owner in accordance with the Contract Documents. Design-Builder shall proceed with construction in accordance with the approved Released for Construction Documents. Any modifications to the Released for Construction Documents will constitute a change to the Contract Documents and Design-Builder shall seek Owner approval in advance of issuing such revisions.

**2.4.5** To the extent not prohibited by the Contract Documents or Legal Requirements, Design-Builder may prepare interim design submissions and Released for Construction Documents for a portion of the Work to permit construction to proceed on that portion of the Work prior to completion of the Released for Construction Documents for the entire Work.

## **2.5 Legal Requirements.**

**2.5.1** Design-Builder shall perform the Work in accordance with all Legal Requirements and shall provide all notices applicable to the Work as required by the Legal Requirements.

**2.5.2** Design-Builder may request an appropriate Change Order, in accordance with the requirements of Articles 8 and 9 herein, that the Contract Price and/or Contract Time(s) be adjusted to compensate Design-Builder for the impacts of any changes in the Legal Requirements enacted after the Agreement Date. Such impacts may include, without limitation, revisions Design-Builder is required to make to the Released for Construction Documents because of such changes in Legal Requirements. For the avoidance of doubt, any tariff adopted, promulgated, issued, or modified by the U.S. federal government after the Agreement Date shall be treated as a change in Legal Requirements under this Section 2.5.2, provided that such tariff or modification was not scheduled prior to the Agreement Date. Notwithstanding the above, the relief afforded by this Section 2.5.2 shall not apply to changes in Legal Requirements relating to: (a) Design-Builder's or any DB-Related Entity's corporate existence or the maintenance of its business; (b) changes in Legal Requirements affecting payroll taxes or other taxes associated with labor; or (c) changes in Legal Requirements affecting taxes imposed on an entity's gross revenue, income or profits.

**2.5.3** Design-Builder may request an appropriate Change Order, in accordance with the requirements of Articles 8 and 9 of the General Conditions, that the Contract Price and/or Contract Time be adjusted to compensate Design-Builder for the impacts of any changes in COVID-19 Baseline Assumptions and Legal Requirements related to COVID-19 enacted after the Agreement Date.

## **2.6 Government Approvals and Permits.**

**2.6.1** Except as specifically identified in Section 3.4.1 below, Design-Builder shall obtain, maintain, and pay for all costs to obtain and maintain (including all application, permit and filing fees) for all necessary Governmental Approvals from or by any Governmental Unit that may be required for the proper prosecution and execution of the Work, including any additional Governmental Approval identified in the Project Requirements as the responsibility of Design-Builder. If any such Governmental Approval is required to be formally issued in the name of Owner, Design-Builder shall undertake all commercially reasonable efforts to obtain such Governmental Approvals with Owner's reasonable support and cooperation. Design-Builder shall develop all data and technical documents for Governmental Approval submittals, prepare and submit all applications, participate in meetings with Governmental Units and Owner as required, and expedite all Governmental Approvals to meet Project schedule requirements. Governmental Approval applications and other documentation required in connection with a Governmental Approval shall be subject to approval by Owner. Design-Builder shall deliver to Owner, promptly after Design-Builder's receipt, a copy of each such Governmental Approval, with a listing of the status of all such Governmental Approvals included in the monthly reports required by the Contract Documents.

**2.6.2** Design-Builder shall provide all commercially reasonable assistance to Owner to obtain those Governmental Approvals that are the responsibility of Owner under Section 3.4.1 below. No construction activity will commence until: (a) all Governmental Approvals required for the relevant construction activity (including any activity that may disturb the Site) have been obtained; (b) Owner has been notified that such Governmental Approvals have been obtained; and (c) Owner has, after reviewing the validity and scope of the Governmental Approval, authorized Design-Builder to proceed.

**2.6.3** Design-Builder shall ensure that the Work conforms to the requirements and stipulations of all Governmental Approvals. Design-Builder shall not be entitled to an adjustment in the Contract Price and/or Contract Time(s) for any events arising from or related to Design-Builder or any DB-Related Entity violating or failing to comply with any Governmental Approval, including but not limited to suspensions arising therefrom. Such violations and failures to comply shall be at the sole risk of Design-Builder.

## **2.7 Design-Builder's Construction Services.**

**2.7.1** Unless otherwise provided in the Contract Documents to be the responsibility of Owner or a Separate Contractor, Design-Builder shall provide through itself or Subcontractors the necessary supervision, labor, inspection, commissioning, start-up, testing, Equipment and Materials, construction equipment, supplies, temporary utilities and other temporary facilities and other related services to permit Design-Builder to achieve Substantial Completion and Final Completion of the Project consistent with the Contract Documents. Except as otherwise expressly set forth in the Agreement or these General Conditions of Contract, Design-Builder retains all market risk, whether or not foreseeable, pertaining to cost and availability of labor, Equipment and Materials, and all other items required or used in connection with the performance of the Work.

**2.7.2** Design-Builder shall perform all construction activities efficiently and with the requisite expertise, skill and competence to satisfy the requirements of the Contract Documents. Design-Builder shall at all times exercise complete and exclusive control over the means, methods, sequences and techniques of construction.

**2.7.3** Design-Builder shall employ only Subcontractors who are duly licensed in Missouri and qualified to perform the Work consistent with the Contract Documents. Owner may reasonably object to Design-Builder's selection of any Subcontractor. Those Subcontractors who are Named Team Members shall be deemed acceptable to Owner for the scope of Work designated in Design-Builder's Named Team Members.

**2.7.4** Design-Builder shall coordinate the activities of all Subcontractors. If any Separate Contractor performs work on, adjacent, or in proximity to the Project or the Site, or has any element of work that interfaces or affects the Work, Design-Builder agrees to reasonably cooperate and coordinate its activities with those of such Separate Contractors so that the Project can be completed in an orderly and coordinated manner without unreasonable disruption. Design-Builder specifically agrees to attend and participate in any coordination meetings that are held by Owner to manage and coordinate the work of Design-Builder and Separate Contractors.

**2.7.5** Design-Builder shall keep the Site reasonably free from debris, trash and construction wastes to permit Design-Builder to perform its construction services efficiently, safely and without interfering with the use of adjacent land areas. Upon Substantial Completion of the Work, Design-Builder shall remove all debris, trash, construction wastes, materials, equipment, machinery and tools arising from the Work.

**2.7.6** Subject to Section 4.3 below, Design-Builder shall be responsible for all utility relocations necessary or convenient to its performance of the Work. For all such relocations, Design-Builder will meet all of Owner's requirements, procedures and standards.

**2.7.7** Design-Builder shall be responsible for making arrangements to obtain, provide and pay for all temporary and permanent utilities associated with the Work, except for those utilities specifically identified in the Contract Documents as being provided by Owner and furnished without cost to Design-Builder.

**2.7.8** During any adverse weather (including but not limited to unusually severe and abnormal weather conditions as referenced in Section 8.5.3 below), Design-Builder shall take commercially reasonable precautions so that the Work may progress properly.

## **2.8 Design-Builder's Responsibility for Project Safety.**

**2.8.1** Design-Builder recognizes the importance of performing the Work in a safe manner so as to prevent damage, injury or loss to: (a) all individuals at the Site, whether working or visiting; (b) the Work, including Equipment and Materials incorporated into the Work or stored on-Site or off-Site; and (c) all other property at the Site or adjacent thereto. Design-Builder assumes responsibility for implementing and monitoring all safety precautions and programs related to the performance of

the Work. Design-Builder shall, prior to commencing construction, designate a member of its Key Personnel with the necessary qualifications and experience to supervise the implementation and monitoring of all safety precautions and programs related to the Work ("Design-Builder's Safety Representative"). Unless otherwise required by the Contract Documents, Design-Builder's Safety Representative shall be an individual stationed at the Site who may have responsibilities on the Project in addition to safety. The Safety Representative shall make routine daily inspections of the Site and shall hold weekly safety meetings with Design-Builder's personnel, Subcontractors of any tier, and others as applicable.

**2.8.2** Design-Builder and Subcontractors shall comply with all Legal Requirements relating to safety, as well as any Owner-specific safety requirements set forth in the Contract Documents, provided that such Owner-specific requirements do not violate any applicable Legal Requirement. Design-Builder will immediately report in writing any safety-related injury, loss, damage or accident arising from the Work to Owner's Representative and, to the extent mandated by Legal Requirements, to all Governmental Units having jurisdiction over safety-related matters involving the Project or the Work. Owner shall have the right to suspend any or all Work if Design-Builder fails to comply with its obligations hereunder.

**2.8.3** Design-Builder's responsibility for safety under this Section 2.8 is not intended in any way to relieve Subcontractors of any tier of their own contractual and legal obligations and responsibility for: (a) complying with all Legal Requirements, including those related to health and safety matters; and (b) taking all necessary measures to implement and monitor all safety precautions and programs to guard against injuries, losses, damages or accidents resulting from their performance of the Work.

## **2.9 Design-Builder's Project Warranties.**

**2.9.1** Design-Builder warrants to Owner that the Work shall, through the Project Warranties Term: (1) be new and of good quality; (2) conform to the requirements of the Contract Documents; and (3) be free of construction faults or defects, as established by the Project Requirements (collectively the "Project Warranties"). The Project Warranties are subject to the following:

(a) The Project Warranties include remedy for damages or defects caused by testing performed by Design-Builder.

(b) The Project Warranties exclude remedy for damages or defects caused by modifications not undertaken or executed by Design-Builder under this Agreement. In addition, the Project Warranties exclude remedy for damages or defects caused by Owner's improper or insufficient maintenance, Owner's improper operation, or normal wear and tear under normal usage.

**2.9.2** Design-Builder shall perform or cause to be performed all warranty work in a manner that will minimize interference with the ongoing operations of the Project. Design-Builder shall provide a written plan for all proposed warranty work, unless expressly waived by Owner.

**2.9.3** If Owner determines at any time during the Project Warranties Term that any of the Work is not in conformance with the requirements of the Project Warranties, it shall provide written notice to Design-Builder of such determination. Design-Builder shall, within seven (7) days of receipt of such written notice, take meaningful steps to commence correction of such nonconforming Work, including the correction, removal or replacement of the nonconforming Work and any damage caused to other parts of the Work affected by the nonconforming Work. Notwithstanding the above, Design-Builder shall respond to a verbal or electronic notification from Owner of an emergency warranty condition that could cause serious loss or damage within twenty-four (24) hours of such notification. Such response shall require that a competent representative or representatives of Design-Builder familiar with the Project, including its specific equipment, design and operational requirements, inspect the Work and, while on Site: (a) correct the problem; (b) if the problem cannot be corrected while on Site, mitigate while on Site the imminent harm from the emergency; and (c)

fully correct the problem within a reasonable period of time. If Design-Builders fails to commence the necessary steps within, as applicable, such seven (7) day period (or in the event of any emergency warranty condition, respond within a twenty-four (24) hour period and correct and/or mitigate the problem as set forth in the preceding sentence), Owner, in addition to any other remedies provided under the Contract Documents, may provide Design-Builders with written notice that Owner will commence correction of such nonconforming Work with its own forces or with third party contractors. If Owner does perform such corrective Work, Design-Builders shall be responsible for all reasonable costs incurred by Owner in performing such correction, including but not limited to any retesting and reinspection costs.

**2.9.4** Owner may, based on good cause, direct Design-Builders to perform a "root cause" analysis of any defect in the Work. If Design-Builders fails to perform such analysis as directed by Owner, or if Owner concludes that the "root cause" analysis is flawed, Owner may elect to conduct an independent analysis of the alleged defect, whereupon Design-Builders shall cooperate with Owner and provide such information relevant to the alleged defect as Owner may request. If the "root cause" or independent analysis reveals a defect or defects in any part of the Work, Design-Builders shall be responsible for the costs and expenses of remedying such defects, including the costs of the "root cause" or independent analysis. If the "root cause" or independent analysis demonstrates that there is no defect, then Owner shall bear the reasonable costs and expenses of such analyses. All remedial measures related to defects revealed by any "root cause" or independent analysis must be approved by Owner prior to implementation by Design-Builders.

**2.9.5** Nothing contained in this Section 2.9 shall be construed to establish a period of limitation with respect to other obligations that Design-Builders has under the Contract Documents.

**2.9.6** If, after the Substantial Completion Date, any Work is modified, corrected, repaired, replaced and/or reperformed by Design-Builders pursuant to Section 2.9.3, then the Project Warranties Term applicable to such portion of the Work that has been modified, corrected, repaired, replaced and/or reperformed shall be extended for one year from the date of completion of the modification, correction, repair, replacement or reperformance, but in no event longer than three (3) years after the Substantial Completion Date.

**2.9.7** During the Project Warranties Term, Design-Builders and Owner shall be permitted to enforce all warranties provided by Suppliers with respect to the Work. However, no such warranty shall relieve Design-Builders of any obligation with respect to the Project Warranties.

**2.9.8** Design-Builders acknowledges and agrees that:

(a) It shall be fully responsible for the costs associated with all warranty work as provided in Section 2.9.3, and shall reimburse Owner for its costs resulting from a breach of its obligations under Section 2.9.3 with respect to the Project Warranties, subject to the terms and conditions of the Contract Documents.

(b) The provisions of this Section 2.9 shall survive the termination of the Agreement.

**2.9.9** Without limiting any of the Project Warranties, Design-Builders shall, for the protection of Owner, obtain from all Subcontractors and Suppliers from which Design-Builders procures Equipment and Materials such warranties and guarantees as are normally provided with respect thereto and as may be specifically required by the Contract Documents, each of which shall be assigned to Owner to the full extent of the terms thereof. No such warranty or guarantee shall relieve Design-Builders of any obligation hereunder, and no failure of any warranted or guaranteed structures, improvements, or Equipment or Materials shall be the cause for any increase in the Contract Price or otherwise excuse Design-Builders from the performance of any Work or warranty obligation. For the avoidance of doubt, disclaimers and limitations in specific Equipment and Materials that conflict with this Section 2.9 shall not be construed to limit Design-Builders' obligations or Owner's rights under this Section 2.9.

**2.9.10** Nothing in the Contract Documents is intended to limit any third party warranty that provides Owner with greater warranty rights than those provided under the Project Warranties.

**2.9.11** EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH IN THE CONTRACT DOCUMENTS, DESIGN-BUILDER MAKES NO OTHER WARRANTIES OR REPRESENTATIONS OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, LATENT OR PATENT, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PURPOSE RELATING TO THE WORK PERFORMED UNDER THE CONTRACT DOCUMENTS, AND ALL SUCH OTHER WARRANTIES ARE HEREBY EXPRESSLY EXCLUDED AND DISCLAIMED. THE REMEDIES SET FORTH IN THIS SECTION 2.9 ARE THE SOLE AND EXCLUSIVE REMEDIES OF OWNER FOR ANY NONCONFORMING WORK, WHETHER DESIGN-BUILDER'S LIABILITY IS BASED ON CONTRACT, WARRANTY, STRICT LIABILITY, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE.

## **2.10 O&M Data.**

**2.10.1** Design-Builder shall develop comprehensive O&M Data in accordance with the Project Requirements. The O&M Data shall: (a) contain a detailed description of the means and methods of properly operating and maintaining the Project; (b) document standard operating procedures and predictive, preventive and corrective maintenance procedures, practices and schedules; and (c) otherwise be sufficiently detailed to permit the Project to be operated and maintained by Owner's operations and maintenance staff.

**2.10.2** Design-Builder shall submit O&M Data in accordance with the Project Requirements.

## **2.11 Punch List Requirements.**

**2.11.1** Design-Builder shall submit a proposed Punch List to Owner when Design-Builder believes that the Work has achieved Substantial Completion in compliance with the Contract Documents. Owner shall have the right to approve each Punch List in its reasonable discretion. The failure to include any items on such list does not alter the responsibility of Design-Builder to complete all Work in accordance with the Contract Documents.

**2.11.2** Design-Builder shall promptly complete all items on the Punch List. Owner shall have the option to correct or otherwise resolve any and all Punch List items not promptly completed by Design-Builder by using its own forces or by hiring others. The reasonable cost of such correction or resolution of remaining punch list items by Owner or others shall be deducted from the final payment to Design-Builder.

## **2.12 Care, Custody and Control, Risk of Loss and Damage to Owner Property**

**2.12.1** Design-Builder shall have care, custody, and control of the Work (including but not limited to having responsibility for the security of the Site) until the Substantial Completion Date.

**2.12.2** Design-Builder shall bear all risk of loss concerning the Work until the Substantial Completion Date, regardless of: (a) subject to the extent to which the loss was insured or the availability of insurance proceeds; and/or (b) whether Owner had title to the Work or paid for any of the Work that was subject to a loss. After Substantial Completion, Owner shall bear all risk of loss for the Work and shall have care, custody and control of the Project (including but not limited to having responsibility for the security of the Site) and shall be accountable and responsible for any loss or damage to any part of the Work, including property of any kind and including uninsured losses and deductibles. Owner will cause its property insurers to issue a waiver of subrogation in favor of Design-Builder and its Subcontractors while Work is being performed and after Substantial Completion consistent with the rights and obligations of this Section.

**2.12.3** Notwithstanding anything in the Contract Documents to the contrary, after the Substantial Completion Date, Design-Builder's total liability to Owner for the repair and/or replacement of

Owner's existing property, structures, materials or equipment (other than the Work itself) shall be limited to One Million Dollars (\$1,000,000) per occurrence and in the aggregate, to the extent the damage is caused by Design-Builder, and Owner shall release Design-Builder from liability for any claim, loss or damage exceeding such amount. Owner will cause its insurers to issue a waiver of subrogation in favor of Design-Builder and any other DB-Related Entity consistent with the rights and obligations of this Section 2.12.3.

### **Article 3**

#### **Owner's Services and Responsibilities**

##### **3.1 Duty to Cooperate.**

**3.1.1** Owner shall, throughout the performance of the Work, cooperate with Design-Builder and perform its responsibilities, obligations and services in a timely manner to facilitate Design-Builder's timely and efficient performance of the Work and so as not to delay or interfere with Design-Builder's performance of its obligations under the Contract Documents.

**3.1.2** Owner shall provide Design-Builder with reasonable access to the Site, including land rights and areas for storage reasonably sufficient that Design-Builder may perform the Work in accordance with the Contract Times.

**3.1.3** Owner shall provide timely reviews and approvals (where required) of interim design submissions and the Released for Construction Documents consistent with the turnaround times set forth in the Contract Documents and the Baseline Schedule, provided, however that, unless stated otherwise in the Contract Documents, Owner shall have twenty-one (21) days after receipt of such submissions to act upon such submissions, unless: (a) a shorter review period is specifically indicated in the Project Requirements; or (b) Design-Builder and Owner mutually agree upon a shorter review period for a specific submission. Design-Builder may, for more complex or time-sensitive submittals, request joint review meetings with Owner in the interest of expediting such reviews, and Owner will, to the extent it is reasonably able to do so, attempt to satisfy such requests. Owner approval, or narrative indicating approval by Owner or indication that Owner is approving, means that Owner is reviewing for conformance with the Contract Documents and indicating its belief at a specific time that submittals being reviewed are in conformance. In providing such approval, Owner is not accepting any responsibility or liability for itself or relieving responsibility for performance of the Design-Builder under the Contract Documents, for which the Design-Builder remains wholly responsible..

**3.1.4** Owner shall give Design-Builder prompt and timely notice of any Work that Owner notices to be defective or not in compliance with the Contract Documents.

##### **3.2 Owner's Representative.**

**3.2.1** Owner shall designate a representative responsible for providing Owner-Furnished Information and approvals in a timely manner to permit Design-Builder to fulfill its obligations under the Contract Documents ("Owner's Representative"). Owner's Representative shall also provide Design-Builder with prompt notice if it observes any failure on the part of Design-Builder to fulfill its contractual obligations, including any errors, omissions or defects in the performance of the Work. Owner's Representative shall communicate regularly with Design-Builder and shall be vested with the authority to act on behalf of Owner.

**3.2.2** Owner's Representative shall have full authority to act on behalf of Owner with respect to matters requiring Owner's approval or authorization. Owner's Representative may delegate all or a portion of its authority to others by written notice to Design-Builder, which delegated authority may be revoked or modified at any time by written notice to Design-Builder.

**3.2.3** Owner's Representative may be replaced with seven (7) days' prior written notice to Design-Builder, and may delegate its authority and responsibilities to assistants with written notice

Design-Builder.

### **3.3 Government Approvals.**

**3.3.1** Owner shall obtain and pay for only the Governmental Approvals expressly set forth in the Project Requirements as being the sole responsibility of Owner.

**3.3.2** Owner shall provide reasonable assistance to Design-Builder in obtaining those Governmental Approvals that are Design-Builder's responsibility.

### **3.4 Separate Contractors.**

**3.4.1** Owner is responsible for all work performed on the Project or at the Site by Separate Contractors with whom Owner has contracted. Owner shall contractually require its Separate Contractors to cooperate, and coordinate their activities so as not to interfere, with Design-Builder in order to enable Design-Builder to timely complete the Work consistent with the Contract Documents.

## **Article 4**

### **Hazardous Environmental Conditions and Differing Site Conditions**

#### **4.1 Hazardous Environmental Conditions.**

**4.1.1** Owner has advised Design-Builder of any known Hazardous Materials or Hazardous Environmental Conditions at the Site.

**4.1.2** If Design-Builder encounters any unknown Hazardous Environmental Conditions at the Site, it shall stop Work immediately in the affected part of the Work to the extent required to avoid any such safety or health hazard until it has taken such action as is necessary, in accordance with applicable Legal Requirements, to protect the interests of any affected party. Design-Builder shall, immediately upon encountering any Hazardous Environmental Conditions at the Site, notify Owner and, if required by Legal Requirements, assist Owner in providing notifications to all Governmental Units having jurisdiction over the Project or Site.

**4.1.3** Unless mutually agreed by Design-Builder, Owner shall take all necessary measures required to ensure that Hazardous Environmental Conditions are remediated or rendered harmless in accordance with applicable Legal Requirements.

**4.1.4** Except for those Hazardous Materials and Hazardous Environmental Conditions set forth in Section 4.1.6 below, Design-Builder will be entitled, in accordance with these General Conditions of Contract, to an adjustment in the Contract Price and/or Contract Time(s) to the extent Design-Builder's cost and/or time of performance have been adversely impacted by the presence of unknown Hazardous Environmental Conditions.

**4.1.5** To the fullest extent permitted by Legal Requirements, Owner shall indemnify, defend, and hold harmless Design-Builder from and against any and all claims, losses, damages, liabilities and expenses, including attorneys' fees and expenses, arising out of or resulting from unknown Hazardous Environmental Conditions. Nothing in this Section 4.1.5 shall obligate Owner to indemnify or hold harmless Design-Builder from and against the consequences of Hazardous Materials brought to the Site by Design-Builder or any DB-Related Entity.

**4.1.6** Notwithstanding anything to the contrary in this Section 4.1, Design-Builder shall bear full responsibility for the handling, treatment, storage, removal, remediation, avoidance, or other appropriate action (if any), with respect to: (a) any Hazardous Material brought to the Site by Design-Builder or any DB-Related Entity; and (b) the exacerbation of a Hazardous Environmental Condition of which Owner notified Design-Builder pursuant to Section 4.1.1, to the extent caused



by the breach of contract, negligence, recklessness or willful misconduct of Design-Builder or any DB-Related Entity. To the fullest extent permitted by Legal Requirements, Design-Builder shall indemnify, defend and hold harmless each Owner Indemnitee from and against all claims, losses, damages, liabilities and expenses, including attorneys' fees and expenses, arising out of or resulting from Items (a) and (b) above.

**4.1.7** As between Owner and Design-Builder, Owner is the generator of any pre-existing Hazardous Materials or Hazardous Environmental Condition.

**4.1.8** Owner represents that the Site has not been designated as a "Superfund" site by the United States Environmental Protection Agency.

## **4.2 Inspection of Site Conditions.**

**4.2.1** Design-Builder represents and warrants that it has, as of the date the Phase 2 Proposal is submitted, ascertained the nature and location of the Work, the character and accessibility of the Site, the existence of obstacles to construction which are ascertainable or visible upon a thorough investigation of the Site, the availability of facilities and utilities, the location and character of existing or adjacent work or structures, the surface conditions, and other general and local conditions (including labor) which might affect its performance of the Work or the cost thereof.

**4.2.2** Design-Builder shall, after the Agreement Date, undertake such testing, inspections and investigations as may be necessary to perform its obligations under the Contract Documents, including but not limited to additional geotechnical evaluations or Hazardous Materials studies. All reports or analyses generated by Design-Builder's testing, inspections and investigations, including but not limited to additional geotechnical testing, shall be furnished to Owner promptly after such reports or analyses are generated.

## **4.3 Differing Site Conditions.**

**4.3.1** Concealed or latent physical conditions or subsurface conditions at the Site that: (a) materially differ from the conditions indicated in the Contract Documents; or (b) are of an unusual nature, differing materially from the conditions ordinarily encountered and generally recognized as inherent in the Work, are collectively referred to herein as "Differing Site Conditions." If Design-Builder encounters a Differing Site Condition, Design-Builder will be entitled to an adjustment in the Contract Price and/or Contract Time(s) to the extent Design-Builder's cost and/or time of performance are adversely impacted by the Differing Site Condition. The term "Differing Site Conditions" excludes: (a) conditions of which Design-Builder had actual knowledge as of the Agreement Date; and (b) conditions that should have been discovered through a reasonable Site investigation performed in accordance with Section 4.2. For the avoidance of doubt, Hazardous Environmental Conditions are not deemed Differing Site Conditions, and shall be treated as set forth under Section 4.1 above.

**4.3.2** Upon encountering a Differing Site Condition, Design-Builder shall provide prompt written notice to Owner of such condition, which notice shall not be later than fourteen (14) days after such condition has been encountered. Design-Builder shall, to the extent reasonably possible, provide such notice before the Differing Site Condition has been substantially disturbed or altered.

# **Article 5**

## **Insurance and Bonds**

## **5.1 Design-Builder's Insurance Requirements.**

**5.1.1** Design-Builder shall obtain and maintain, at its own cost and expense, the insurance coverages specified in Exhibit 8.1 of the Agreement, which insurance shall be in accordance with this Section 5.1.

**5.1.2** All insurance required by Section 5.1 shall be from insurance companies that are authorized to do business in the state of Missouri, and have a current policyholder's management and financial size category rating of not less than "A-VIII" according to A.M. Best's Financial Strength and Financial Size Category.

**5.1.3** Design-Builder shall deliver to Owner, with copies to each additional insured, the following:

(a) Certificates of insurance and relevant endorsements establishing that Design-Builder has obtained and is maintaining the policies and coverages required hereunder, with the understanding that updated, compliant certificates of insurance and relevant endorsements shall be delivered annually, prior to the expiration of any policy, to evidence renewal of the required insurance coverages.

(b) Upon request by Owner or any additional insured, evidence of such required insurance on an Acor certificate insurance as evidence of insurance required to be purchased and maintained by Design-Builder, Design Consultants, or Subcontractors.

(c) Failure of Owner or any additional insured to demand the documents required by this Section 5.1.3, or failure of Owner to identify a deficiency in compliance from the evidence provided, will not be construed as a waiver of the obligation of the relevant party (i.e., Design-Builder, Design Consultant, or Subcontractor) to obtain and maintain such insurance.

**5.1.4** Design-Builder shall use commercially reasonable efforts to require its Design Consultants and Subcontractors to purchase and maintain adequate insurance coverages specific to their scope of Work.

**5.1.5** Owner does not represent that insurance coverage and limits established in Section 8.1 of the Agreement will be adequate to protect the interests of Design-Builder, Design Consultants, or Subcontractors. Each such party is responsible for determining whether such coverage and limits are adequate to protect its interests, and for obtaining and maintaining any additional insurance that Design-Builder deems necessary.

**5.1.6** Design-Builder, Design Consultants, and Subcontractors shall be solely responsible for any and all deductibles or self-insured retentions that shall apply under any required, or otherwise purchased, insurances and shall have no recourse against Owner for any such costs.

**5.1.7** All policies of insurance that Design-Builder is required to purchase and maintain under the Agreement shall:

(a) Contain a provision requiring the insurer to give not less than thirty (30) days' prior notice to Owner whenever the insurer gives Design-Builder a notice of cancellation or non-renewal with respect to the policy (except in the case of any non-premium payment, not less than ten (10) days' prior notice, which the insurer shall be obligated to give to Owner simultaneously with providing such notice to Design-Builder). The provision required by the preceding sentence shall not be deemed to infer a right of cancellation that would otherwise not exist in the absence of such provision.

(b) Delete any specific design-build or similar exclusions that could compromise coverage because of Design-Builder's involvement in the design-build process.

(c) Other than for professional liability insurance, workers compensation/employer's liability insurance and builder's risk insurance, where additional insured coverage is required include cross-liability clauses allowing one insured to bring a claim against another insured party. With regard to pollution liability insurance, a cross-liability clause will be allowed as long as it does not impact Owner's ability to sue another insured party and collect under the policy.

(d) Other than for professional liability insurance and workers

compensation/employer's liability insurance, be endorsed so that the insurer agrees to waive, to the extent permitted by law, all rights of subrogation or action that it may have or acquire against Owner, Owner Indemnitees, or any additional insured.

(e) Other than for professional liability insurance, workers compensation/employer's liability insurance, automobile liability insurance, railroad protective liability insurance and contractor pollution liability insurance, contain a provision under which the insurer agrees that the failure of one insured to observe and fulfill the terms of the policy will not prejudice the coverage of the other insureds.

(f) For commercial general liability and umbrella/excess liability insurance, , not include defense costs within the limits of coverage or permit erosion of coverage limits by defense costs.

(g) Design-Builder's required commercial general liability, automobile liability, umbrella or excess, and pollution liability must:

1. Include and list as additional insureds Owner and the Owner Indemnitees, and include coverage for the respective officers, directors, members, partners, and employees of all such additional insureds;
2. Afford primary coverage to these additional insureds for claims covered thereby (for those claims caused by Design-Builder's Work including both ongoing and completed operations coverage);
3. Not seek contribution from insurance maintained by the additional insured; and
4. As to commercial general liability insurance, apply to additional insureds with respect to liability caused in whole or in part by Design-Builder's acts or omissions, or the acts and omissions of DB-Related Entities, in the performance of Design-Builder's Work.

## **5.2 Performance and Maintenance Bonds and Payment Bond.**

**5.2.1** Design-Builder shall provide Owner with the Performance and Maintenance Bond and Payment Bond in accordance with Section 8.2 of the Agreement.

## **Article 6** **Payment**

### **6.1 General.**

**6.1.1** Owner shall pay Design-Builder for the Work in accordance with Articles 4 and 5 of the Agreement and this Article 6.

**6.1.2** Owner shall pay Design-Builder through monthly progress payments described in Section 6.2 below, with payments to be based upon the Schedule of Values agreed upon by the Parties pursuant to Section 2.1.3 above. In making such progress payments, Owner shall retain the amounts set forth in Section 5.3.1 of the Agreement, as well as other amounts permitted under the Contract Documents or at law.

### **6.2 Monthly Progress Payments.**

**6.2.1** On or before the date established in the Agreement, Design-Builder shall submit for Owner's review and approval its Application for Payment requesting payment for all Work performed as of the date of the Application for Payment. The Application for Payment shall be accompanied by all supporting documentation required by the Contract Documents, including,

without limitation, such documents, information and data as Owner may require to: (a) waive or release lien rights for all Work performed for which compensation has been received (other than with respect to any retainage then withheld); and (b) evaluate or verify the right to receive payment of any amount requested for payment.

**6.2.2** The Application for Payment may request payment for Equipment and Materials not yet incorporated into the Project, provided that: (a) Owner is satisfied that the Equipment and Materials are suitably stored at either the Site or another acceptable location; (b) the Equipment and Materials are protected by suitable insurance; and (c) upon the earlier of incorporation into the Project or payment, Owner will receive the Equipment and Materials free and clear of all liens and encumbrances.

**6.2.3** The Application for Payment shall constitute Design-Builder's representation that the Work described therein has been performed consistent with the Contract Documents, has progressed to the point indicated in the Application for Payment, and that title to all Work will pass to Owner free and clear of all claims, liens, encumbrances, and security interests upon the incorporation of the Work into the Project, or upon Design-Builder's receipt of payment, whichever occurs earlier. The passage of title shall not be construed as relieving Design-Builder from the sole responsibility for all Work upon which payments have been made (including but not limited to risk of loss or the restoration of any damaged Work), or as waiving the right of Owner to require the fulfillment of all of the terms of the Contract Documents.

### **6.3 Withholding of Payments.**

**6.3.1** On or before the date established in the Agreement, Owner shall pay Design-Builder all amounts properly due. If Owner determines that Design-Builder is not entitled to all or part of an Application for Payment as a result of Design-Builder's failure to meet its obligations hereunder, it will notify Design-Builder in writing at least five (5) days prior to the date payment is due. The notice shall indicate the specific amounts Owner intends to withhold, the reasons and contractual basis for the withholding, and the specific measures Design-Builder must take to rectify Owner's concerns. Design-Builder and Owner will attempt to resolve Owner's concerns prior to the date payment is due. If the Parties cannot resolve such concerns, Design-Builder may pursue its rights under the Contract Documents, including those under Article 10 below.

**6.3.2** Notwithstanding anything to the contrary in the Contract Documents, Owner shall pay Design-Builder all undisputed amounts in an Application for Payment within the times required by the Agreement. Payments which Owner disputes in good faith shall not be deemed due.

### **6.4 Right to Stop Work and Interest.**

**6.4.1** If Owner fails to pay timely Design-Builder any amount that becomes due and is not subject to a good faith dispute, then Design-Builder, in addition to all other remedies provided in the Contract Documents, may stop Work pursuant to Section 11.3 below. All payments due and unpaid, other than those subject to a good faith dispute, shall bear interest at the rate set forth in the Agreement.

### **6.5 Design-Builder's Payment Obligations.**

**6.5.1** Design-Builder will pay its Design Consultants and Subcontractors, in accordance with its contractual obligations to such parties, all the amounts Design-Builder has received from Owner on account of their work. Design-Builder will impose similar requirements on Design Consultants and Subcontractors to pay those parties with whom they have contracted. Design-Builder will indemnify and defend Owner against any claims for payment and mechanic's liens as set forth in Section 7.3 below.

## **6.6 Final Payment.**

**6.6.1** Upon achieving Final Completion in accordance with Section 8.4 below, Design-Builder shall provide Owner with a Final Application for Payment. The Final Application for Payment shall be accompanied by all supporting documentation required by the Contract Documents, including, without limitation the following:

(a) An affidavit that there are no claims, obligations or liens outstanding or unsatisfied for labor, services, Equipment or Materials, construction equipment, taxes or other items performed, furnished or incurred for or in connection with the Work which will in any way affect Owner's interests.

(b) A general release executed by Design-Builder waiving all claims, except for receipt of final payment by Design-Builder and those claims previously made in writing to Owner and remaining unsettled at the time of final payment, which previously made claims shall be specifically listed in an attachment to the general release.

(c) Consent of Design-Builder's surety to final payment.

(d) Certificates of insurance confirming that required coverages will remain in effect consistent with the requirements of the Contract Documents.

(e) Final Project Workforce Monthly Report and Final Companywide Workforce Monthly Report.

**6.6.2** After receipt of a proper Final Application for Payment from Design-Builder, Owner shall make final payment by the time required in the Agreement. If Owner is not in agreement with said Application, Owner shall return the final Application for Payment to Design-Builder, indicating in writing the reasons for not recommending final payment, in which case Design-Builder shall make the necessary corrections and resubmit the Final Application for Payment.

**6.6.3** Final payment shall be an absolute bar to the assertion of any claim of any type by Design-Builder other than those expressly set forth in the attachment set forth in Section 6.6.1(b) above.

## **Article 7** **Indemnification**

### **7.1 Intellectual Property Infringement.**

**7.1.1** Design-Builder shall defend any action or proceeding brought against any Owner Indemnitee based on any claim that the Work, or any part thereof, or the operation or use of the Work or any part thereof, constitutes infringement or unauthorized use of any patent, trademark, copyright, or trade secret now or hereafter issued. Owner shall give prompt written notice to Design-Builder of any such action or proceeding and will reasonably provide authority, information and assistance in the defense of same. Design-Builder shall indemnify and hold harmless Owner Indemnitees from and against all damages and costs, including but not limited to attorneys' fees and expenses awarded against Owner Indemnitees or Design-Builder in any such action or proceeding. Design-Builder agrees to keep all Owner Indemnitees regularly informed of all developments in the defense of such actions.

**7.1.2** If any Owner Indemnitee is enjoined from the operation or use of the Work, or any part thereof, as the result of any patent, trademark, copyright or trade secret suit, claim, or proceeding, Design-Builder shall at its sole expense take reasonable steps to procure the right to operate or use the Work. If Design-Builder cannot so procure such right within a reasonable time, Design-Builder shall promptly, at Design-Builder's option and at Design-Builder's expense: (a) modify the Work so as to avoid infringement of any such patent, trademark copyright, or trade secret; or (b)

replace said Work with Work that does not infringe or violate any such patent, trademark, copyright or trade secret; *provided, however*, that any such modification or replacement shall not adversely affect the performance, use, operation, or any material characteristic of the Project, and shall be subject to the approval of the Owner Indemnitees.

**7.1.3** Sections 7.1.1 and 7.1.2 above shall not be applicable to any suit, claim or proceeding based on infringement or violation of a patent, trademark, copyright or trade secret: (a) relating solely to a particular process or product of a particular manufacturer specified by Owner and not offered or recommended by Design-Builder to Owner; or (b) arising from modifications to the Work by Owner or its agents after the Substantial Completion Date. If the suit, claim or proceeding is based upon events set forth in the preceding sentence, Owner shall defend, indemnify and hold harmless Design-Builder to the same extent Design-Builder is obligated to defend, indemnify and hold harmless Owner in Section 7.1.1 above.

## **7.2 Tax Claim Indemnification.**

**7.2.1** If, in accordance with Owner's direction, an exemption for all or part of the Work is claimed for taxes, Owner shall indemnify, defend and hold harmless Design-Builder from and against any liability, penalty, interest, fine, or tax assessment imposed by the applicable Governmental Unit, and reasonable attorneys' fees or other expenses or costs incurred by Design-Builder as a result of defending a claim caused by any action taken by Design-Builder in accordance with Owner's directive with respect to such claimed tax exemption. Owner shall furnish Design-Builder with any applicable tax exemption certificates necessary to obtain such exemption, upon which Design-Builder may rely.

## **7.3 Payment Claim Indemnification.**

**7.3.1** Provided that Owner is not in breach of its contractual obligation to make payments to Design-Builder for the Work, Design-Builder shall indemnify, defend and hold harmless Owner Indemnitees from any claims or mechanic's liens brought against Owner Indemnitees or against the Project as a result of the failure of Design-Builder or any DB-Related Entity to pay for any services, Equipment and Materials, materials, labor, equipment, taxes or other items or obligations furnished or incurred for or in connection with the Work. Within three (3) days of receiving written notice from any Owner Indemnitee that such a claim has been asserted or mechanic's lien has been filed, Design-Builder shall commence to take the steps necessary to discharge said claim or lien, including, if necessary, the furnishing of a mechanic's lien bond that will remove such claim or lien from title. If Design-Builder fails to do so, Owner Indemnitees will have the right to discharge the claim or lien and hold Design-Builder liable for costs and expenses incurred, including attorneys' fees.

## **7.4 Design-Builder's General Indemnification.**

**7.4.1** Design-Builder, to the fullest extent permitted by law, shall indemnify, hold harmless and defend Owner Indemnitees from and against claims, losses, damages, liabilities, including attorneys' fees and expenses, for bodily injury, sickness or death, and third party property damage or destruction (other than to the Work itself) to the extent resulting from the intentional misconduct or negligent acts or omissions of Design-Builder or any DB-Related Entity. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 7.4.

**7.4.2** If an employee of any Design-Builder or any DB-Related Entity has a claim against any Owner Indemnitee, Design-Builder's indemnity obligation set forth in Section 7.4.1 above shall not be limited by any limitation on the amount of damages, compensation or benefits payable by or for Design-Builder or any DB-Related Entity under any employee benefit acts, including workers' compensation or disability acts.

## **7.5 Defense and Indemnification Procedures.**

**7.5.1** If any Owner Indemnitee receives notice of or otherwise has actual knowledge of a claim which it believes is within the scope of Design-Builder's indemnification under the Contract Documents, it shall by writing as soon as practicable: (a) inform Design-Builder of such claim; (b) send to Design-Builder a copy of all written materials Owner Indemnitee has received asserting such claim; and (c) notify Design-Builder that either: (i) the defense of such claim is being tendered to Design-Builder; or (ii) Owner Indemnitee has elected to conduct its own defense for a reason set forth below.

**7.5.2** If the insurer under any applicable insurance policy accepts tender of defense, Design-Builder and Owner Indemnitee shall cooperate in the defense as required by the insurance policy. If no defense is provided by insurers under potentially applicable insurance policies, then the following provisions shall apply.

**7.5.3** If the defense is tendered to Design-Builder, it shall within forty-five (45) days of said tender deliver to Owner Indemnitee a written notice stating that Design-Builder: (a) accepts the tender of defense and confirms that the claim is subject to full indemnification hereunder without any "reservation of rights" to deny or disclaim full indemnification thereafter; (b) accepts the tender of defense but with a "reservation of rights" in whole or in part; or (c) rejects the tender of defense if it reasonably determines it is not required to indemnify against the claim under the Contract Documents. If such notice is not delivered within such forty-five (45) days, the tender of defense shall be deemed rejected.

**7.5.4** If Design-Builder accepts the tender of defense, Design-Builder shall have the right to select legal counsel for Owner Indemnitee, subject to reasonable approval of Owner Indemnitee, and Design-Builder shall otherwise control the defense of such claim, including settlement, and bear the fees and costs of defending and settling such claim. During such defense: (a) Design-Builder shall, at Design-Builder's expense, fully and regularly inform Owner Indemnitee of the progress of the defense and of any settlement discussions; and (b) Owner Indemnitee shall, at Design-Builder's expense for all of Owner Indemnitee's reasonable out-of-pocket third party expenses, fully cooperate in said defense, provide to Design-Builder all materials and access to personnel it requests as necessary for defense, preparation and trial and which or who are under the control of or reasonably available to Owner Indemnitee and maintain the confidentiality of all communications between it and Design-Builder concerning such defense to the extent allowed by law.

**7.5.5** Owner Indemnitee shall be entitled to select its own legal counsel and otherwise control the defense of such claim if: (a) the defense is tendered to Design-Builder and it refuses the tender of defense, or fails to accept such tender within forty-five (45) days, or reserves any right to deny or disclaim such full indemnification thereafter; or (b) Owner Indemnitee, at the time it gives notice of the claim or at any time thereafter, reasonably determines that: (i) a conflict exists between it and Design-Builder which prevents or potentially prevents Design-Builder from presenting a full and effective defense; or (ii) Design-Builder is otherwise not providing an effective defense in connection with the claim and Design-Builder lacks the financial capability to satisfy potential liability or to provide an effective defense. Owner Indemnitee may assume its own defense pursuant to the above by delivering to Design-Builder written notice of such election and the reasons thereof.

**7.5.6** If Owner Indemnitee is entitled and elects to conduct its own defense pursuant hereto, all reasonable costs and expenses it incurs in investigating and defending and claim for which it is entitled to indemnification hereunder (and any settlements or judgments resulting there from) shall be reimbursed by Design-Builder after completion of the proceeding.

**7.5.7** If Owner Indemnitee is entitled to and elects to conduct its own defense, then it shall have the right to settle or compromise the claim with Design-Builder's prior written consent, which shall not be unreasonably withheld or delayed, or with approval of the court, and with the full benefit of

Design-Builder's indemnity. Notwithstanding the foregoing, if Owner Indemnitee elects to conduct its own defense and it is later determined that no indemnification obligation existed as to the particular claim, Owner Indemnitee shall pay its own costs and expenses relating thereto. In addition, if Owner Indemnitee elects to conduct its own defense because it perceives a conflict of interest, Owner Indemnitee shall pay its own costs and expenses relating thereto.

## **7.6 Survival.**

**7.6.1** All of Design-Builder's obligations under this Article 7 shall survive any termination of the Agreement, whether for cause or convenience.

## **Article 8** **Contract Times**

### **8.1 General.**

**8.1.1** Design-Builder agrees that it will commence performance of the Work and achieve completion of the Work within the Contract Time(s) in accordance with Article 3 of the Agreement.

**8.1.2** Design-Builder shall perform the Work, as applicable, in accordance with the Phase 1 Engineering and Preconstruction Schedule and the Baseline Schedule. Design-Builder shall provide Owner with monthly updates, or more frequently as required by conditions and progress of the Work, comparing actual progress to the Baseline Schedule, but such updates shall not be deemed to modify the Baseline Schedule or Contract Time(s), nor relieve Design-Builder of its obligations to complete the Work within the Contract Time(s), as may be adjusted in accordance with this Article 8.

**8.1.3** The conditions for Substantial Completion of the entire Work are set forth in Sections 8.2 below. Design-Builder acknowledges that Owner may want to take-over and operate some elements of the Work before Substantial Completion of the entire Work. To accomplish this, the Parties will discuss and agree upon the terms upon which Owner may do so, including but not limited to the impact of such on Design-Builder's responsibility for risk of loss, insurance and warranty.

### **8.2 Substantial Completion.**

**8.2.1** Substantial Completion shall be deemed to have occurred when all of the following conditions have been satisfied:

(a) Design-Builder has submitted and Owner has approved in writing, such approval not to be unreasonably withheld or delayed, a certification by Design-Builder that, except for the items on the Punch List, all physical Work is complete and in compliance with the Contract Documents.

(b) Design-Builder has completed all testing required by the Contract Documents associated with Substantial Completion.

(c) Design-Builder and Owner have agreed in writing upon the Punch List (or, if they are unable to agree, Owner shall have prepared and issued the Punch List to Design-Builder within thirty (30) days of Design-Builder having submitted its proposed Punch List to Owner).

(d) Design-Builder has delivered to Owner written certification from the Equipment manufacturers (including information technology systems and instrumentation and controls) that all major Equipment included in the Project have been properly installed and tested in accordance with the manufacturers' recommendations and requirements.



(e) Design-Builder shall be in possession of, and shall have delivered to Owner, copies of the warranties of Equipment and Materials, together with copies of all related operating manuals provided by Suppliers.

(f) Design-Builder has delivered to Owner and Owner has approved in writing, such approval not to be unreasonably withheld or delayed, all O&M Data required by the Contract Documents as a condition of Substantial Completion.

(g) Design-Builder has delivered to Owner all applicable draft Record Documents and other closeout documents required by the Project Requirements, as applicable to Substantial Completion.

(h) Design-Builder has satisfied all of the requirements for Substantial Completion set forth in the Phase 2 Contract Price Amendment.

(i) Design-Builder and Owner have executed a Certification of Substantial Completion that all of the foregoing conditions have been satisfied.

**8.2.2** When Design-Builder considers that the Work has achieved Substantial Completion, Design-Builder shall request in writing that Owner perform a Substantial Completion inspection. Design-Builder shall give Owner at least thirty (30) days' prior written notice of the expected date of Substantial Completion. Owner shall determine, within seven (7) days of its inspection, whether it concurs that Substantial Completion has been achieved. If Owner disagrees, it shall promptly send written notice to Design-Builder of the basis for its disagreement. Design-Builder shall expeditiously complete the Work and shall re-request in writing that Owner perform a Substantial Completion inspection. The preceding process will be repeated until Owner determines that Substantial Completion has been achieved.

**8.2.3** The Substantial Completion Date shall be the day on which Design-Builder has given Owner notice pursuant to Section 8.2.2 and the Owner has concurred that Substantial Completion has been achieved.

## **8.4 Final Completion.**

**8.4.1** Final Completion shall be deemed to have occurred when all of the following conditions have been satisfied:

(a) Design-Builder has achieved Substantial Completion in accordance with Section 8.2 above.

(b) All Work (including all repairs and Work identified on the Punch List and all clean-up and removal of construction materials, demolition debris and temporary facilities) is complete, and in all respects is in compliance with the Contract Documents.

(c) Design-Builder shall have delivered to Owner all final Record Documents, the final BIM model, and all closeout documents and other deliverables required by the Contract Documents.

(d) Design-Builder's surety has consented to the release of final payment to Design-Builder.

(e) Design-Builder has certified to Owner that all of its claims against Owner have been resolved, except for those set forth in the attachment to the general release described in Section 6.6.1(b) above.

(f) All Liquidated Damages due under the Agreement have been paid or otherwise satisfied.

(g) Design-BUILDER has satisfied all of the requirements for Final Completion set forth in OR-01770.

(h) Design-BUILDER and Owner have executed a Certification of Final Completion that all of the foregoing conditions have been satisfied.

**8.4.2** When Design-BUILDER considers that Final Completion has been achieved, it shall so notify Owner in writing. Owner shall determine, within twenty-one (21) days following its receipt of such notice, whether it concurs that Final Completion has been achieved. If Owner disagrees, it shall promptly send written notice to Design-BUILDER of the basis for its disagreement. Design-BUILDER shall expeditiously correct the conditions raised by Owner in order to achieve Final Completion. The preceding process will continue until Owner determines that Final Completion has been achieved

**8.4.3** The Final Completion Date shall be the day on which Owner has executed the Certificate of Final Completion. However, for the sole purpose of determining Design-BUILDER's liability to Owner for Delay Liquidated Damages for failure to achieve Final Completion on or before the Scheduled Final Completion Date, Final Completion shall be deemed effective as of the date Design-BUILDER has executed the Certificate of Final Completion.

## **8.5 Excusable Delays.**

**8.5.1** The term "Excusable Delay" shall refer to delays in or other adverse impacts on the performance of the Work to the extent caused directly by acts, omissions, conditions, events, or circumstances beyond the reasonable control of Design-BUILDER and all DB-Related Entities, including, by way of example, acts or omissions of Owner or anyone under Owner's control (including Owner's Separate Contractors), changes in the Work, Differing Site Conditions, unknown Hazardous Environmental Conditions, Force Majeure Events, a change in Legal Requirements, and suspensions of work under Section 11.1 below.

**8.5.2** Notwithstanding Section 8.5.1 above, all cost, time, and other risks arising from the following events or circumstances shall be borne exclusively by Design-BUILDER, shall not be deemed Excusable Delays, and shall not be the basis for any relief, monetary or otherwise, to Design-BUILDER:

(a) general market and economic conditions affecting the availability, supply or cost of labor, Equipment and Materials, construction equipment, supplies, or commodities, provided, however, that the term "general market and economic conditions shall not be deemed to include the effects on market or economic conditions arising from epidemics or pandemics or other Force Majeure Events;

(b) strikes, labor disputes, work slowdowns, work stoppages, boycotts or other similar labor disruptions, unless such strikes, disputes, slowdowns, stoppages, boycotts or disruption affect a specific trade on a national or regional level and were not caused by the improper acts or omissions of Design-BUILDER or any DB-Related Entity;

(c) delays in obtaining or delivery of Equipment and Materials, or any other goods or services, from any DB-Related Entity, unless the DB-Related Entity's reason for delay arises from an event that would otherwise be excusable to Design-BUILDER under these General Conditions of Contract;

(d) delays of common carriers, unless the common carrier's reason for the delay arises from an event that would otherwise be excusable to Design-BUILDER under these General Conditions of Contract;

(e) bankruptcy or insolvency of any DB-Related Entity;

(f) the inability of a DB-Related Entity to perform, unless such inability would be otherwise excusable to Design-Builder under these General Conditions of Contract;

(g) any acts, omissions, conditions, events, or circumstances that were caused by or arose from the negligent acts, omissions, fault, recklessness, willful misconduct, breach of contract, or violation of law by Design-Builder or any DB-Related Entity; and

(h) the exercise of any right or any act by Owner permitted under the Contract Documents, except to the extent the Contract Documents expressly require an adjustment in the Contract Time(s) as a result of such exercise or act (e.g., a change in the Work that will delay performance).

**8.5.3** If Design-Builder intends to seek Excusable Delay classification for any weather condition, it shall demonstrate, as a condition to qualifying for an Excusable Delay, that the actual weather encountered was unusually severe and abnormal compared with the five-year average weather statistics compiled by the United States National Oceanic and Atmospheric Administration for the time of year and locality of the weather condition.

**8.5.4** If Design-Builder intends to seek Excusable Delay classification for a delay in the issuance of a Governmental Approval, it shall demonstrate that: (a) Design-Builder and all applicable DB-Related Entities have submitted all applications, data, studies, reports, responses and other information required under Legal Requirements in order to obtain the Governmental Approval; (b) Design-Builder and all applicable DB-Related Entities have in all respects used commercially reasonable efforts to obtain the Governmental Approval; and (c) Design-Builder and all applicable DB-Related Entities have consistently maintained a fully responsive, engaged and respectful professional relationship with the staff and management of the Governmental Unit in a manner that, while not expressly required under Legal Requirements, is generally recognized among regular practitioners in the permitting field as necessary on a practical level to secure similar Governmental Approvals in a timely manner in light of the discretion accorded Governmental Units under Legal Requirements.

## **8.6 Adjustment of Contract Time(s).**

**8.6.1** Design-Builder shall be entitled to request a Change Order adjusting the Contract Time(s) to reflect not more than the amount of time Design-Builder is actually delayed by an Excusable Delay, expressly conditioned upon Design-Builder demonstrating that: (a) Design-Builder has complied with the procedural requirements of Section 8.5 and this Section 8.6; (b) the delay impacts the critical path of the Work as demonstrated by Section 8.6.3 below; (c) the delay was not foreseeable as of the Agreement Date by Design-Builder, and would not have been foreseen as of the Agreement Date by a reasonably experienced design-builder; (d) Design-Builder, in view of all the circumstances, has exercised reasonable efforts to avoid and mitigate the delay and did not, through itself or any DB-Related Entity, cause the delay; and (e) the delay for which relief is requested is not within the scope of those events or circumstances described in Section 8.5.2.

**8.6.2** If Design-Builder intends to seek an adjustment in the Contract Time(s) as the result of an Excusable Delay, it shall comply with Sections 8.6.3 and 9.4 below.

**8.6.3** Design-Builder shall demonstrate the critical path impact of an Excusable Delay and the impact on the Contract Time(s) through a written time impact analysis ("TIA") establishing the influence of the event on the most current monthly updated Baseline Schedule. Each TIA shall include a fragmentary network, and for events that have yet to occur (such as an Owner proposed change), the fragmentary network shall demonstrate how Design-Builder proposes to incorporate such event into the most current monthly updated Baseline Schedule. The TIA shall demonstrate: (a) the time impact based on the date the event occurred, or, in the instance of an Owner proposed change, the date such proposed change was given to Design-Builder; (b) the status of the Work at such point in time; and (c) the time computation of all affected activities.

## **8.7 Compensation for Delays**

**8.7.1** Design-Builder shall be entitled to request an adjustment of the Contract Price pursuant to the provisions of Article 9 for all Excusable Delays for which Design-Builder is entitled to a time extension pursuant to Section 8.6 above ("Compensable Delays"), *provided, however*, that Compensable Delays shall not be deemed to include: (a) the Force Majeure Reserve; or (b) Excusable Delays where Design-Builder's performance was or would have been concurrently delayed or interrupted by any event that does not otherwise qualify as an Excusable Delay ("Concurrent Delay"). Design-Builder's sole remedy for a Concurrent Delay is an extension of the Contract Time(s), provided that Design-Builder has complied with the requirements of Section 8.6 above.

## **8.8 Recovery Schedules**

**8.8.1** Notwithstanding the right of Design-Builder to request a time extension for an Excusable Delay pursuant to this Article 8, Design-Builder agrees that it will, if directed by Owner, develop and implement a recovery schedule and plan to improve progress and take such measures to overcome such delay. Should Owner have a reasonable belief that the Contract Time(s) will not be met, then Owner has the right, but not the obligation, to so notify Design-Builder and direct Design-Builder to overcome such delay by working additional overtime, engaging additional personnel and taking such other measures as necessary to complete the Work within the Contract Time(s). If such delay is not an Excusable Delay, Design-Builder shall bear all costs related to such overtime, additional personnel and other measures if such delay will reasonably result in a delay in achieving the Contract Time(s). If such delay is an Excusable Delay, and Design-Builder has met the requirements of this Article 8 for an adjustment to the Contract Time(s) for such delay, then Design-Builder may request an adjustment to the Contract Price in accordance with the requirements of Article 9 for the increase in costs incurred by Design-Builder directly related to such overtime, additional personnel and other measures.

# **Article 9**

## **Changes to the Contract Price and Contract Times**

## **9.1 Right of Owner to Make Changes.**

**9.1.1** Without invalidating the Agreement, Owner may by written order, at any time and from time-to-time, authorize and/or request changes in, additions to, or deletions in the Work, including but not limited to those involving: (a) changes in, additions to, or deletions in the Contract Documents; (b) changes in the method, manner, sequence and time of performance of the Work (provided that Design-Builder retains and accepts full responsibility for all associated construction means, methods, techniques, sequences, and procedures); (c) changes in Owner-furnished services or deliverables, or (d) a direction to accelerate performance of the Work. If Owner proposes making a change in the Work, Owner shall advise Design-Builder and Design-Builder shall follow the processes set forth in Section 9.2 below.

**9.1.2** No oral instruction, order or statement by Owner or Owner's Representative shall constitute a change under this Article 9. If Design-Builder believes that any oral instruction, order or statement by Owner may result in a change in the Work or require an adjustment to the Contract Price or the Contract Time(s), Design-Builder shall request that the oral instruction, order or statement be given in writing and shall thereafter comply with the provisions of this Article 9.

**9.1.3** A "Change Order" is a written instrument issued after execution of the Agreement signed by Owner and Design-Builder, stating their agreement upon the scope of a change in the Work, and the agreed adjustment, if any, to the Contract Price, Contract Time(s), or any other requirement of the Contract Documents. Unless specifically stated to the contrary in the Change Order, an executed Change Order shall constitute the final and complete compensation and satisfaction for all costs and schedule impacts related to: (a) the implementation of the changes that are the subject of the Change Order; and (b) the cumulative impact of effects resulting from such changes on all

prior Work and changes in the Work to be performed as scheduled.

**9.1.4** All changes in the Work authorized by applicable Change Order shall be performed under the applicable conditions of the Contract Documents. Owner and Design-Builder shall negotiate in good faith and as expeditiously as possible the appropriate adjustments for such changes.

## **9.2 Work Change Directives.**

**9.2.1** A Work Change Directive is a written order prepared and signed by Owner directing a change in the Work prior to agreement on an adjustment in the Contract Price and/or the Contract Time(s).

**9.2.2** Upon receipt of a Work Change Directive, Design-Builder shall promptly proceed with the change in the Work involved, unless Owner directs otherwise. Owner and Design-Builder shall negotiate in good faith and as expeditiously as possible the appropriate adjustments for the Work Change Directive. Upon reaching an agreement, the Parties shall prepare and execute an appropriate Change Order reflecting the terms of the agreement.

**9.2.3** If the Parties are not able to agree on the method for adjusting the Contract Price for a Work Change Directive within a reasonable time, then Owner shall pay Design-Builder for such Work on a Cost of the Work basis as set forth in Section 9.7.1(c) below.

## **9.3 Minor Changes in the Work.**

**9.3.1** Minor changes in the Work do not involve an adjustment in the Contract Price and/or Contract Time(s) and do not materially and adversely affect the Work, including the design, quality, performance and workmanship required by the Contract Documents.

**9.3.2** Owner may request minor changes in the Work that do not involve an adjustment in the Contract Price or Contract Time(s), and do not materially or adversely affect the Work. If Design-Builder disputes that such order involves a minor change, Design-Builder shall notify Owner in accordance with Section 9.4 below.

**9.3.3** Design-Builder may make minor changes in the Work consistent with the intent of the Contract Documents, *provided, however*, that Design-Builder shall promptly inform Owner, in writing, of any such changes and record such changes on the documents maintained by Design-Builder.

## **9.4 Procedures Following Owner's Notice of Proposed Change.**

**9.4.1** Design-Builder shall, within twenty-one (21) days after receipt of notice of a proposed Owner change, prepare and submit to Owner in writing the information set forth in Section 9.5.2 below as if such change were the subject of a Design-Builder Proposed Change Order, and such other information and data as Owner may reasonably request. Owner shall endeavor to review Design-Builder's submittal with Design-Builder within twenty-one (21) days of its receipt of such submittal. If the Parties reach agreement on the terms of Owner's proposed change and Owner elects to proceed with such change, a Change Order shall be executed by the Parties. If the Parties are unable to reach agreement on the terms of the proposed change, Owner shall have the right, in its sole discretion, to direct Design-Builder to proceed with the change by issuing a Work Change Directive to Design-Builder.

**9.4.2** Owner shall have the right, at any time and at its sole discretion, not to undertake any proposed change. If Owner elects not to undertake a proposed change for which Design-Builder performed design and preconstruction services in developing its submittal under Section 9.4.1 above, Design-Builder shall be paid its reasonable design and preconstruction costs incurred for such submittal.

## **9.5 Design-Builder Proposed Change Orders.**

**9.5.1** If Design-Builder believes that it is entitled under the Contract Documents to an adjustment to the Contract Price, Contract Time(s), or other relief due to any event or situation arising out of or related to the Work (including but not limited to alleged Excusable Delays, disputes over Owner's instructions or interpretation of the Contract Documents), Design-Builder shall, within seven (7) days after Design-Builder knows, or should have reasonably known, the impact of such event or situation giving rise to the requested relief, submit to Owner a written notice labeled "Notice of Design-Builder Proposed Change Order." The Notice of Design-Builder Proposed Change Order shall describe the general nature of the event or situation and, if such Notice involves an Excusable Delay, the probable duration thereof.

**9.5.2** Design-Builder shall, within fourteen (14) days after providing Owner with a Notice of Design-Builder Proposed Change Order, submit to Owner in writing: (a) a description of the facts, circumstances and contractual basis for the relief sought, with sufficient specificity for Owner to assess the matter; (b) the cost data supporting any proposed adjustments to the Contract Price; and (c) the scheduling information and analysis required under Section 8.6.3 above to support any request for adjustment to the Contract Time(s).

**9.5.3** Owner shall endeavor to review Design-Builder's submittal under Section 9.5.2 above within fourteen (14) days of its receipt of such submittal. If Owner believes that Design-Builder's request is justified, in whole or in part, Owner shall advise Design-Builder and an appropriate Change Order shall be executed. If Owner disputes Design-Builder's request, and the Parties are unable to resolve the dispute, such dispute shall be resolved in accordance with Article 10 below. Owner may request clarifications and/or additional information to assist with its decision to such proposed change order.

## **9.6 Owner Directive Letters**

**9.6.1** If the Parties are unable to reach agreement on the terms of a Design-Builder Proposed Change Order under the processes set forth in Section 9.5 above, then Owner may, in its sole discretion, issue to Design-Builder a written notice ("Directive Letter") that directs Design-Builder to proceed in accordance with the terms of such notice notwithstanding the inability of the Parties to reach agreement on the terms of the Design-Builder Proposed Change Order. Design-Builder shall fully comply with all Directive Letters, and shall have the right to pursue its remedies under Article 10 below.

## **9.7 Contract Price Adjustments.**

**9.7.1** The increase or decrease in the Contract Price resulting from a change in the Work shall be determined by one or more of the following methods:

(a) Unit prices set forth in the Agreement or as subsequently agreed to between the Parties;

(b) A mutually accepted lump sum, properly itemized and supported by sufficient substantiating data to permit evaluation by Owner; or

(c) If the Parties have not reached agreement on the basis of (a) or (b) above, the Contract Price shall be adjusted based upon the Cost of the Work and Overhead and Profit Markup as set forth in Section 9.8 below.

## **9.8 Cost of the Work and Overhead and Profit Markup.**

**9.8.1** The term "Cost of the Work" shall mean costs: (i) reasonably, actually and properly incurred by Design-Builder in the proper performance of the Work associated with the change; (ii) reasonably documented; and (iii) that would not have been incurred but for the change in the Work.

The Cost of the Work shall include only the following:

(a) Craft Labor.

(1) Actual wages shall be computed on the base hourly rates paid by Design-Builder to its craft labor for all levels general foreman (or equivalent level) and below to perform the changed Work at the Site or, with Owner's agreement, at locations off the Site. No supervision or project management time above the general foreman level shall be included by Design-Builder as a direct labor cost, as this is covered by the Overhead Markup.

(2) Labor burden shall be established as a percent of the actual wages paid for each craft under (a) above. The burden shall be limited to payment for: vacation allowance, health and welfare, pension, apprenticeship programs and other similar programs as required for each craft, social security, unemployment insurance, and workers' compensation insurance. Labor burden shall not include expenses relating to employee profit sharing plans, bonuses, voluntary employee contributions to charities, savings plans, or general liability insurance

(b) Equipment and Materials. Design-Builder's net cost, including freight and transportation F.O.B Site, for all Equipment and Materials. All actually received quantity discounts and prompt payment discounts shall be reflected as credits for any Equipment and Materials purchased.

(c) Small Tools and Supplies. Small tools and supplies shall be paid based on five percent (5%) of the labor costs allowed in Item .1 above. Equipment and tools having a replacement value of \$500 or less, whether or not consumed or used, shall be considered small tools compensated by the preceding percentage and no separate payment will be made therefor under any other category of cost.

(d) Construction Equipment.

(1) All construction equipment leased specifically for changes in the Work shall be at Design-Builder's net invoiced cost.

(2) If construction equipment is owned and actually engaged in the performance of the change in the Work, hourly rates will be computed based on the latest version of the "Blue Book Rental Rate for Construction Equipment." Hourly rates will be computed by dividing monthly Blue Book rates (excluding operating costs) by 176, and adjusting for region and depreciation. In the case of any machinery or equipment not referred to in the Blue Book Rental Rates, a monthly rental rate shall be computed on the basis of an amount that is the equivalent of 3% of the purchased price of such equipment. The hourly rate in such cases will be determined by dividing the monthly rate by 176 when actually operating. Payment for equipment idled as a direct result of the change, if applicable, shall be based on 40% of the rate determined herein, without inclusion of operating costs.

(e) Subcontractors. Payments properly made by Design-Builder to Subcontractors for performance of portions of the Work, including any bond premiums incurred by Subcontractors. Each Subcontractor will price its change in the Work based upon the requirements set forth in Items (a) through (d) above.

(f) Design and Engineering Changes.

(1) Payment will be made for the cost of labor for design and engineering services, whether provided by Design-Builder or a Design Consultant, equal to the sum of the following: (i) the hourly rates established in Design-Builder's Phase 2 Proposal; plus (ii) an overhead rate to be agreed-upon between Owner and Design-Builder, not to exceed the

applicable audited overhead rate. For Design Consultants, up to an additional ten percent (10%) on the total of such labor and overhead costs may be allowed to account for profit on design and engineering service labor.

(2) Payment will be made for the recovery of necessary expenses for other direct costs incurred in performing the work of a design and/or engineering change order, whether incurred by Design-Builder or a Design Consultant, provided that such costs are not included in Design-Builder's or Design Consultant's indirect cost or overhead rate. Costs for travel, meals and lodging shall be reimbursed in accordance with Owner's Travel Reimbursement Guidelines.

(g) **Bond and Builder's Risk Insurance.** Payment for additional bond cost will be based upon a rate that reflects the actual additional bond premiums. Payment for additional Builder's Risk Insurance premiums will be based on the actual additional premium for the change.

(h) **Miscellaneous.** Other costs reasonably and properly incurred in the performance of the Work may be considered Cost of the Work to the extent approved in writing by Owner.

**9.8.2** The Overhead and Profit Markup to be applied to the Cost of the Work for a change shall be as follows:

.1 For: (a) craft labor engaged under Section 9.8.1(a) above; (b) Equipment and Materials furnished under Section 9.8.1(b) above; (c) small tools and supplies furnished under Section 9.8.1(c) above; (d) rented and owned construction equipment under Section 9.8.1(d) above; and (e) miscellaneous costs under Section 9.8.1 (h) above, an Overhead and Profit Markup of ten percent (10%) will be applied.

.2 For design professional services labor engaged under Section 9.8.1(f) above, an Overhead and Profit Markup of ten percent (10%) will be applied.

.3 For bonds and Builder's Risk Insurance under Section 9.8.1(g) above, no Overhead and Profit Markup will be applied.

.4 Contractor and each higher-tier Subcontractor not performing the Work will be allowed to apply an Overhead and Profit Markup of five percent (5%) on the lower-tier Subcontractor's direct costs (i.e., excluding the lower-tier Subcontractor's Overhead and Profit Markup, regardless of the tier of the Subcontractor.

**9.8.3** In the event of a Compensable Delay, Design-Builder will be entitled to recover for its time-related Project overhead costs that would not have been incurred but for the Excusable Delay. Overhead and Profit Markup of ten percent (10%) will be applied to such Project overhead costs.

## **9.9 Emergencies.**

**9.9.1** In any emergency affecting the safety of persons and/or property, Design-Builder shall act, at its discretion, to prevent threatened damage, injury or loss. Any change in the Contract Price and/or Contract Time(s) on account of emergency work shall be determined as provided in this Article 9.

## **9.10 Duty to Proceed.**

**9.10.1** Except only for Design-Builder's right to stop work under Section 11.3.1 below, no dispute between Design-Builder and Owner, including but not limited to those relating to the entitlement, cost or time associated with a notice of proposed Owner change or Design-Builder Notice of Proposed Change Order, shall interfere with the progress of the Work. Design-Builder shall have the duty to diligently proceed with the Work in accordance with Owner's instructions despite any dispute, including but not limited to those events where the Parties are in disagreement as to



whether instructions from Owner constitute a change to the Work and justify adjustments to the Contract Price and/or Contract Time(s). Design-Builder's sole recourse in the event of such a dispute will be to pursue its rights under Article 10 below.

#### **9.11 Burden of Proof.**

**9.11.1** Design-Builder shall bear the burden of proof in establishing its entitlement to relief under this Article 9, including but not limited to adjustments in the Contract Price and Contract Time(s).

### **Article 10** **Contract Adjustments and Disputes**

#### **10.1 Requests for Contract Adjustments and Relief.**

**10.1.1** If either Design-Builder or Owner believes that it is entitled to relief against the other for any event arising out of or related to the Work or Project, such Party shall provide written notice to the other Party of the basis for its claim for relief. Such notice shall, if possible, be made prior to incurring any cost or expense and in accordance with any specific notice requirements contained in applicable sections of these General Conditions of Contract. In the absence of any specific notice requirement, written notice shall be given within a reasonable time, not to exceed twenty-one (21) days, after the occurrence giving rise to the claim for relief or after the claiming Party reasonably should have recognized the event or condition giving rise to the request, whichever is later. Such notice shall include sufficient information to advise the other Party of the circumstances giving rise to the claim for relief, the specific contractual adjustment or relief requested and the basis of such request.

#### **10.2 Dispute Avoidance and Resolution.**

**10.2.1** The Parties are fully committed to working with each other throughout the Project and agree to communicate regularly with each other at all times so as to avoid or minimize and resolve and any disputes. If any disputes do arise, Design-Builder and Owner each commit to resolving such disputes in an amicable, professional and expeditious manner.

**10.2.2** Design-Builder and Owner will first attempt to resolve disputes at the field level through discussions between Design-Builder's Project Manager and Owner's Representative. Such discussions shall conclude within fourteen (14) days of the written notice provided for in Section 10.1.1 unless Owner and Design-Builder mutually agree otherwise.

**10.2.3** If a dispute is not resolved at the field level within fourteen (14) days of the written notice provided for in Section 10.1.1, then, upon the written request of either Party, the dispute shall be elevated to Design-Builder's senior representative and Owner's Director or designee. Such individuals shall meet as soon as conveniently possible, but in no case later than thirty (30) days after such a request is made, to attempt to resolve such dispute. Five (5) days prior to any meetings between such individuals, the Parties will exchange relevant information that will assist the Parties in resolving the dispute.

**10.2.4** Either Party shall have the right to exercise its right to initiate its rights to litigation under Section 10.4 below if a dispute has not been resolved within sixty (60) days of the request of a Party under Section 10.2.3 above to elevate the dispute to the individuals set forth in Section 10.2.3 above.

#### **10.3 Mediation.**

**10.3.1** If, after the meeting set forth in Section 10.2.3 above, the senior representatives determine that the dispute cannot be resolved on terms satisfactory to both Parties, the Parties may mutually agree to mediate the dispute. For the avoidance of doubt, mediation is voluntary and will not be a

condition precedent to the initiation of litigation. Any mediation will be based upon a process mutually agreed upon by the Parties.

#### **10.4 Litigation.**

**10.4.1** Any and all legal proceedings between the Parties shall be solely and exclusively initiated and maintained in the state or federal courts of Jackson County, Missouri. Owner and Design-Builder each irrevocably consents to the jurisdiction of such courts in any such proceeding and each Party waives any objection it may have to the jurisdiction of any such proceeding. Any legal proceedings shall consist of a bench trial and not a trial by jury, and each party hereby waives its right to a jury trial in connection with any legal proceedings.

**10.4.2** Notwithstanding Section 10.4.1 above, any prevailing Party may seek enforcement of any judgment rendered in a court in any jurisdiction where the non-prevailing Party or its property may be located.

#### **10.5 Duty to Continue Performance.**

**10.5.1** Unless provided to the contrary in the Contract Documents, Design-Builder shall continue to perform the Work and Owner shall continue to satisfy its payment obligations to Design-Builder, pending the final resolution of any Dispute between Design-Builder and Owner.

### **Article 11** **Stop Work and Termination Rights**

#### **11.1 Owner's Right to Stop Work.**

**11.1.1** Owner may, at any time, without cause and for its convenience, order Design-Builder in writing to stop and suspend the Work. Such suspension shall not exceed either sixty (60) consecutive days or in the aggregate more than ninety (90) days.

**11.1.2** Design-Builder is entitled to seek an adjustment of the Contract Price and/or Contract Time(s) under Articles 8 and 9 above if its cost or time to perform the Work has been adversely impacted by any suspension or stoppage of the Work by Owner under Section 11.1.1.

#### **11.2 Owner's Right to Perform and Terminate for Cause.**

**11.2.1** If Design-Builder, at any time, fails to: (a) provide a sufficient number of skilled workers to meet the Contract Times and Baseline Schedule; (b) supply the Equipment and Materials required by the Contract Documents; (c) comply with applicable Legal Requirements; (d) timely pay, without cause, Design Consultants or Subcontractors; (e) achieve Substantial Completion by the time the Limitation of Liability for Liquidated Damages has been reached, as such date may be adjusted pursuant to Article 8 above; or (f) perform material obligations under the Contract Documents that are not subject to Liquidated Damages, then Owner, in addition to any other rights and remedies provided in the Contract Documents, by Legal Requirements, or at law or in equity, shall have the rights set forth in Sections 11.2.2 and 11.2.3 below, and as provided at law.

**11.2.2** Upon the occurrence of an event set forth in Section 11.2.1 above, Owner may provide written notice to Design-Builder that it intends to terminate the Agreement unless the problem cited is cured, or commenced to be promptly cured, within seven (7) days of Design-Builder's receipt of such notice. If Design-Builder fails to cure, or reasonably commence and diligently continue to cure, such problem, then Owner may give a second written notice to Design-Builder of its intent to terminate within an additional seven (7) day period. If Design-Builder, within such second seven (7) day period, fails to cure, or reasonably commence and diligently continue to cure, such problem, then Owner may declare the Agreement terminated for default by providing written notice to Design-Builder of such declaration. Notwithstanding anything to the contrary, if Owner has provided

Design-Builder with three (3) initial notices of Owner's intent to terminate the Agreement for any of the reasons set forth in Section 11.2.1 above, then Owner shall have no further obligation to provide Design-Builder with an opportunity to cure, and may terminate the Agreement for cause as set forth in a written notice from Owner.

**11.2.3** Upon declaring the Agreement terminated pursuant to Section 11.2.2 above, Owner may enter upon the Site and take possession, for the purpose of completing the Work, of all Work Product, Equipment and Materials, construction equipment, supplies, scaffolds, tools, appliances and other items thereon, which have been purchased or provided for the performance of the Work, all of which Design-Builder hereby transfers, assigns and sets over to Owner for such purpose, and to employ any person or persons to complete the Work and provide all of the required labor, services, Equipment and Materials, construction equipment, supplies, and other items; provided, however, that Owner shall not take possession of any construction equipment, supplies, scaffolds, tools, appliances and other similar items owned or rented by Design-Builder.

**11.2.4** In the event of such termination, Design-Builder shall not be entitled to receive any further payments under the Contract Documents until the Work shall be finally completed in accordance with the Contract Documents. If the unpaid balance of the Contract Price exceeds the costs of finishing the Work, excluding Liquidated Damages, Design-Builder will only be entitled to be paid for Work performed prior to its default (unless otherwise agreed to by the Parties), and the balance will be for the account of and retained by Owner. If the actual and reasonable costs of finishing the Work exceed the unpaid balance, Design-Builder shall, within thirty (30) days of receipt of written notice setting out the amount of the excess costs, pay the difference to Owner. Such costs and expense shall include the reasonable cost of completing the Work (including costs to accelerate the Work as necessary to achieve Substantial Completion as near as possible to the Scheduled Substantial Completion Date), subject to the waiver of consequential damages and limitations of liability set forth in Article 6 of the Agreement.

**11.2.5** If Owner improperly terminates the Agreement for cause, the termination for cause will be converted automatically to and treated as a termination for convenience under the provisions of Section 11.6 below.

### **11.3 Design-Builder's Right to Stop Work.**

**11.3.1** Design-Builder may, in addition to any other rights afforded under the Contract Documents or at law, stop the Work if Owner has failed to pay amounts properly due under Design-Builder's Application for Payment, *provided, however*, that amounts subject to a good faith dispute shall not be deemed properly due.

**11.3.2** Should the event set forth in Section 11.3.1 above occur, Design-Builder has the right to provide Owner with written notice that Design-Builder will stop the Work unless said event is cured within seven (7) days from Owner's receipt of Design-Builder's notice. If Owner does not cure the problem within such seven (7) day period, Design-Builder may stop the Work. In such case, Design-Builder shall be entitled to make a claim for adjustment to the Contract Price and/or Contract Time(s) to the extent it incurs additional Costs of the Work or the progress of the Work has been adversely impacted by such stoppage.

### **11.4 Design-Builder's Right to Terminate for Cause.**

**11.4.1** Design-Builder, in addition to any other rights and remedies provided in the Contract Documents, may terminate the Agreement for cause for the following reasons:

(a) The Work has been stopped for sixty (60) consecutive days, or more than ninety (90) days in the aggregate, because of a Force Majeure Event, including a court order, any Government Unit having jurisdiction over the Work, failure of Owner to obtain Governmental Approvals that are Owner's responsibility under the Contract Documents, or orders by Owner under Section 11.1.1 above, provided that such stoppages are not due to the acts or omissions of Design-

Builder or any DB-Related Entity; and

(b) Owner's failure to cure the problems set forth in Section 11.3.1 above within sixty (60) days after Design-Builder has stopped the Work.

**11.4.2** Upon the occurrence of an event set forth in Section 11.4.1 above, Design-Builder may provide written notice to Owner that it intends to terminate the Agreement unless the problem cited is cured, or commenced to be cured, within seven (7) days of Owner's receipt of such notice. If Owner fails to cure, or reasonably commence to cure, such problem, then Design-Builder may give a second written notice to Owner of its intent to terminate within an additional seven (7) day period. If Owner, within such second seven (7) day period, fails to cure, or reasonably commence to cure, such problem, then Design-Builder may declare the Agreement terminated for default by providing written notice to Owner of such declaration. In such case, Design-Builder shall be entitled to recover in the same manner as if Owner had terminated the Agreement for its convenience under Section 11.6 below.

## **11.5 Bankruptcy of Owner or Design-Builder.**

**11.5.1** If either Owner or Design-Builder institutes or has instituted against it a case under the United States Bankruptcy Code (such Party being referred to as the "Bankrupt Party"), such event may impair or frustrate the Bankrupt Party's ability to perform its obligations under the Contract Documents. Accordingly, should such event occur:

(a) The Bankrupt Party, its trustee or other successor, shall furnish, upon request of the non-Bankrupt Party, adequate assurance of the ability of the Bankrupt Party to perform all future material obligations under the Contract Documents, which assurances shall be provided within ten (10) days after receiving notice of the request; and

(b) The Bankrupt Party shall file an appropriate action within the bankruptcy court to seek assumption or rejection of the Agreement within sixty (60) days of the institution of the bankruptcy filing and shall diligently prosecute such action.

If the Bankrupt Party fails to comply with its foregoing obligations, the non-Bankrupt Party shall be entitled to request the bankruptcy court to reject the Agreement, declare the Agreement terminated and pursue any other recourse available to the non-Bankrupt Party under this Article 11.

**11.5.2** The rights and remedies under Section 11.5.1 above shall not be deemed to limit the ability of the non-Bankrupt Party to seek any other rights and remedies provided by the Contract Documents or by law, including its ability to seek relief from any automatic stays under the United States Bankruptcy Code or the right of Design-Builder to stop Work under any applicable provision of these General Conditions of Contract.

## **11.6 Owner's Right to Terminate for Convenience.**

**11.6.1** Design-Builder's performance of Work under the Agreement may be terminated by Owner in accordance with this Section 11.6 in whole or in part, without cause or whenever Owner shall determine that such termination is in the best interest of Owner. Any such termination shall be effected by delivery to Design-Builder of a Notice of Termination for Convenience, specifying the extent to which performance of Work under the Agreement is terminated, and the date upon which such termination becomes effective.

**11.6.2** Design-Builder shall comply with instructions in the Notice of Termination for Convenience and, unless such notice directs otherwise:

(a) Immediately discontinue the Work on the date specified in such notice and to the extent specified in such notice;

(b) Place no further orders or Subcontracts except as may be necessary for completion or such portion of the Work as is not discontinued;

(c) Assign to Owner any Subcontract relating to the performance of Work that is discontinued that Owner elects in writing, at its sole election and without obligation, to have assigned to it, with Owner assuming, and Design-Builder being relieved of, all obligations under the Subcontract;

(d) Promptly cancel or terminate, on terms reasonably and commercially appropriate, all Subcontracts that Owner does not elect to have assigned to Owner to the extent that such Subcontracts relate to the performance of Work that is discontinued;

(e) Complete performance of such part of the Work as shall not have been terminated by the Notice of Termination for Convenience;

(f) Take such action as may be necessary, or as Owner may direct, for the protection and preservation of the property related to the Agreement which is in the possession of Design-Builder and in which Owner has or may acquire an interest; and

(g) Deliver to Owner all Work Product produced during the period commencing on the Agreement Date to the date of the termination, which Work Product shall, for the avoidance of doubt, become the property of Owner (except for the intellectual property set forth in Section 12.3 below), to the extent that it may not have been the property of Owner before the date of termination.

Design-Builder shall proceed immediately with the performance of the above obligations notwithstanding any delay in determining or adjusting the cost, or any item of reimbursable cost, under this Section 11.6.

**11.6.3** In the event of a termination for convenience, Design-Builder shall be entitled to receive only the following with respect to the terminated portion of the Project (to the extent not previously paid or subject to a good faith dispute) as its sole and exclusive remedy for such termination:

(a) Its costs performed through the date of termination in accordance with the Schedule of Values;

(b) The reasonable costs incurred by Design-Builder in the performance of its obligations under Section 11.6.2 above directly resulting directly from such termination, including all actual and reasonable demobilization costs and amounts due in settlement of terminated Subcontracts; and

(c) A fair and reasonable Overhead and Profit Markup attributable to the Work performed on the terminated portion of the Work up to the time of termination.

Design-Builder shall not be entitled to recover any overhead costs or profit on unperformed portions of the Work. In no case shall Design-Builder or any DB-Related Entity be entitled to anticipatory or unearned profits, unabsorbed overhead, opportunity costs, or consequential or other damages as a result of a termination for convenience under this Section 11.6.

**11.6.4** The obligation of Owner to pay amounts due in settlement of Subcontracts under Section 11.6.3 above shall be limited to the reasonable costs incurred by Design-Builder in settling and closing out Subcontracts that Owner does not elect to have assigned to it under Section 11.6.3 above and shall be subject to cost substantiation. Any convenience termination settlement payment under any Subcontract shall be calculated in the same manner as provided in Section 11.6.3 above with respect to the convenience termination settlement payment to Design-Builder.

**11.6.5** The total sum to be paid to Design-Builder under Section 11.6.3 above shall not exceed

the total Contract Price as reduced by the amount of payments otherwise made and as further reduced by the price of Work not terminated.

## **Article 12**

### **Ownership of Work Product**

#### **12.1 Ownership of Work Product**

**12.1.1** Owner shall own all rights, title and interest in the Work Product upon its receipt of and compensation for such Work Product. Owner's ownership rights, include without restriction or limitation, the right of Owner, and anyone contracting with Owner, to incorporate any ideas or information from the Work Product into any other contract awarded in reference to the Project. The rights conferred herein to Owner include, without limitation, Owner's ability to use the Work Product without the obligation to notify or seek permission from Design-Builder.

#### **12.2 Use of Work Product at Owner's Risk**

**12.2.1** Owner's use of the Work Product on any subsequent procurement by Owner on another project shall be at Owner's sole risk, and Design-Builder neither warrants nor represents that the Work Product is suitable for use on another project without modification. Design-Builder shall have no liability for errors or omissions in any designs, documents or other Work Product that is not completed due to a termination by either party prior to final completion of Design-Builder's Work. Owner waives any rights to seek recovery from Design-Builder for any claims, damages, liabilities, losses and expenses arising out of or resulting from Owner's use of the Work Product on another project or use of incomplete Work Product.

#### **12.3 Pre-Existing Intellectual Property**

**12.3.1** Owner acknowledges and agrees that in the performance of the Work hereunder Design-Builder will use Pre-Existing Intellectual Property. Design-Builder shall retain all right, title and interest in Pre-Existing Intellectual Property used or modified in the performance of the Work. Design-Builder hereby grants to Owner licenses to the Pre-Existing Intellectual Property on a non-exclusive, cost free, irrevocable, perpetual basis for use by Owner. Owner shall not license, transfer or otherwise make available Pre-Existing Intellectual Property to any third-party without the written consent of Design-Builder, which consent is hereby granted for purposes of completing, operating, maintaining or repairing the Project following the termination or completion of this Agreement. Owner's use of any such Pre-Existing Intellectual Property for purposes other than in connection with the Project shall be at its own risk and Design-Builder shall have no liability therefor.

## **Article 13**

### **Electronic Data**

#### **13.1 Electronic Data.**

**13.1.1** The Parties recognize that Contract Documents, including drawings, specifications and three-dimensional modeling (such as Building Information Models) and other Work Product may be transmitted among Owner, Design-Builder and others in electronic media as an alternative to paper hard copies (collectively "Electronic Data").

#### **13.2 Transmission of Electronic Data.**

**13.2.1** Owner and Design-Builder shall agree upon the software and the format for the transmission of Electronic Data. Each Party shall be responsible for securing the legal rights to access the agreed-upon format, including, if necessary, obtaining appropriately licensed copies of the applicable software or electronic program to display, interpret and/or generate the Electronic Data.

13.2.2 Neither Party makes any representations or warranties to the other with respect to the functionality of the software or computer program associated with the electronic transmission of Work Product. Unless specifically set forth in the Agreement, ownership of the Electronic Data does not include ownership of the software or computer program with which it is associated, transmitted, generated or interpreted.

13.2.3 By transmitting Work Product in electronic form, the transmitting Party does not transfer or assign its rights in the Work Product. The rights in the Electronic Data shall be as set forth in Article 12 above. Under no circumstances shall the transfer of ownership of Electronic Data be deemed to be a sale by the transmitting Party of tangible goods.

### **13.3 Electronic Data Protocol.**

**13.3.1** The Parties acknowledge that Electronic Data may be altered or corrupted, intentionally or otherwise, due to occurrences beyond their reasonable control or knowledge, including but not limited to compatibility issues with user software, manipulation by the recipient, errors in transcription or transmission, machine error, environmental factors, and operator error. Consequently, the Parties understand that there is some level of increased risk in the use of Electronic Data for the communication of design and construction information and, in consideration of this, agree, and shall require their independent contractors, Subcontractors and Design Consultants to agree, to the following protocols, terms and conditions set forth in this Section 13.3.

**13.3.2** Electronic Data will be transmitted in the format agreed upon in Section 13.2.1 above, including file conventions and document properties, unless prior arrangements are made in advance in writing.

**13.3.3** The Electronic Data represents the information at a particular point in time and is subject to change. Therefore, the Parties shall agree upon protocols for notification by the author to the recipient of any changes which may thereafter be made to the Electronic Data, which protocol shall also address the duty, if any, to update such information, data or other information contained in the electronic media if such information changes prior to Final Completion of the Project.

**13.3.4** The transmitting Party specifically disclaims all warranties, expressed or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose, with respect to the media transmitting the Electronic Data. However, transmission of the Electronic Data via electronic means shall not invalidate or negate any duties pursuant to the applicable standard of care with respect to the creation of the Electronic Data, unless such data is materially changed or altered after it is transmitted to the receiving Party, and the transmitting Party did not participate in such change or alteration.

## **Article 14**

### **Retention and Owner's Access to Books and Records**

#### **14.1 Owner's Right to Examine, Copy and Audit.**

**14.1.1** Owner shall have the right to examine, copy and audit all Books and Records in connection with Work to be performed on a Cost of the Work or similar basis, including adjustments for Compensable Delays under Section 9.8.3 and disputes. In the event that Design-Builder is a joint venture, said right to examine, copy and audit shall apply collaterally and to the same extent to the Books and Records of the joint venture sponsor, and those of each individual joint venture member. No audit rights shall extend to any lump-sum amount, rates, or unit price once the parties have agreed upon such amount, rates, or price.

**14.1.2** Upon written notice by Owner, Design-Builder immediately shall make available at its office at all reasonable times the Books and Records for examination, audit, or reproduction. Notice shall be in writing, delivered by hand or by certified mail, and shall provide not fewer than five (5) days' notice of the examination and/or audit. Owner may take possession of such Books and Records

by reproducing such Books and Records for off-site review or audit. When requested in Owner's written notice of examination and/or audit, Design-Builder shall provide Owner with copies of electronic and electronically stored Books and Records in a reasonably usable format that allows Owner to access and analyze all such Books and Records. For Books and Records that require proprietary software to access and analyze, Design-Builder shall provide Owner with two licenses with maintenance agreements authorizing Owner to access and analyze all such Books and Records. If Design-Builder is unable to provide the licenses, Design-Builder shall provide Owner with access to Design-Builder's project accounting system whereby Owner can obtain applicable Books and Records, including job cost reports, material distribution reports, labor cost reports, labor productivity reports, standard time/overtime analysis reports, manhour reports, and the like.

**14.1.3** Owner has sole discretion as to the selection of an examiner or auditor and the scope of the examination or audit.

**14.1.4** Design-Builder shall preserve all of its Books and Records, and Owner may examine, audit, or reproduce the Books and Records, from the Agreement Date until the later of three (3) years after: (a) final payment under this Contract; (b) final settlement of a termination for convenience under Section 11.6; or, in the event of litigation between the Parties, (c) the final resolution of any such litigation.

**14.1.5** Failure by Design-Builder to make available to Owner its Books and Records or Design-Builder's refusal to cooperate with a notice of audit shall be deemed a material breach of the Contract and grounds for termination.

**14.1.6** Design-Builder shall insert a clause containing all the provisions of this Article 14 in all Subcontracts over \$10,000.

## **Article 15**

### **Miscellaneous**

#### **15.1 Confidential Information.**

**15.1.1** Confidential Information is defined as information which is determined by the transmitting Party to be of a confidential or proprietary nature and: (a) the transmitting Party identifies as either confidential or proprietary; (b) the transmitting Party takes steps to maintain the confidential or proprietary nature of the information; and (c) the document is not otherwise available in or considered to be in the public domain, and was not available to the receiving Party prior to its disclosure on a non-confidential basis (provided that the source of the information is not known by the receiving Party to be bound by a confidentiality agreement or otherwise prohibited from transmitting such information by a contractual, legal or fiduciary duty), or was not independently developed by the receiving Party without the use of any Confidential Information by the disclosing Party. The receiving Party agrees to maintain the confidentiality of the Confidential Information and agrees to use the Confidential Information solely in connection with the Project.

**15.1.2** Design-Builder may share Confidential Information with the other DB-Related Entities as appropriate for the procurement and execution of the Work.

**15.1.3** The confidentiality obligations herein shall expire within three (3) years of the Final Completion Date.

#### **15.2 Assignment.**

**15.2.1** Neither the Agreement nor any right, privilege, delegation, or interest thereunder may be assigned or transferred in whole or in part by Owner or Design-Builder without the prior written consent of the other Party, and any attempted assignment or transfer without such written consent



shall be void, except as set forth in Section 15.3 below.

### **15.3 Successorship.**

**15.3.1** Design-Builder and Owner intend that the provisions of the Contract Documents are binding upon the Parties, their employees, agents, heirs, successors and permitted assigns.

### **15.4 Governing Law.**

**15.4.1** This Agreement and all Contract Documents shall be governed by the laws of Missouri, without giving effect to its conflict of law principles or any provision of the laws of Missouri that would void or make unenforceable any waiver, release or limitation on liability or remedies set forth in or required by this Agreement or the Contract Documents.

### **15.5 Severability.**

**15.5.1** If any provision or any part of a provision of the Contract Documents shall be finally determined to be superseded, invalid, illegal, or otherwise unenforceable pursuant to any applicable Legal Requirements, such determination shall not impair or otherwise affect the validity, legality, or enforceability of the remaining provision or parts of the provision of the Contract Documents, which shall remain in full force and effect as if the unenforceable provision or part were deleted.

### **15.6 Third Party Rights.**

**15.6.1** Except as set forth below, this Agreement is exclusively for the benefit of Owner and Design-Builder and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action or other rights. Notwithstanding the above, it is understood and agreed that: (a) Owner is an intended third-party beneficiary of all Subcontracts; (b) Owner Indemnitees are intended beneficiaries of the indemnification rights afforded to them under the Contract Documents; and (c) nothing shall impair the rights of any DB-Related Entity to seek recovery under Builder's Risk Insurance.

### **15.7 No Waiver.**

**15.7.1** The failure of either Design-Builder or Owner to insist, in any one or more instances, on the performance of any of the obligations required by the other under the Contract Documents shall not be construed as a waiver or relinquishment of such obligation or right with respect to future performance.

### **15.8 Headings.**

**15.8.1** The headings used in these General Conditions of Contract, or any other Contract Document, are for ease of reference only and shall not in any way be construed to limit or alter the meaning of any provision.

### **15.9 Amendments.**

**15.9.1** The Contract Documents may not be changed, altered, or amended in any way except in writing signed by a duly authorized representative of each Party.

END OF GENERAL CONDITIONS OF CONTRACT

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## SCOPE OF SERVICES

Project Number: 82000379 – Contract Number: 470  
Project Title: Dr. Jeremiah Park and Westport Stormwater Improvements

### SERVICES TO BE PROVIDED BY PHASE

#### A. WORK COMPLETED UNDER PHASE 1 SERVICES

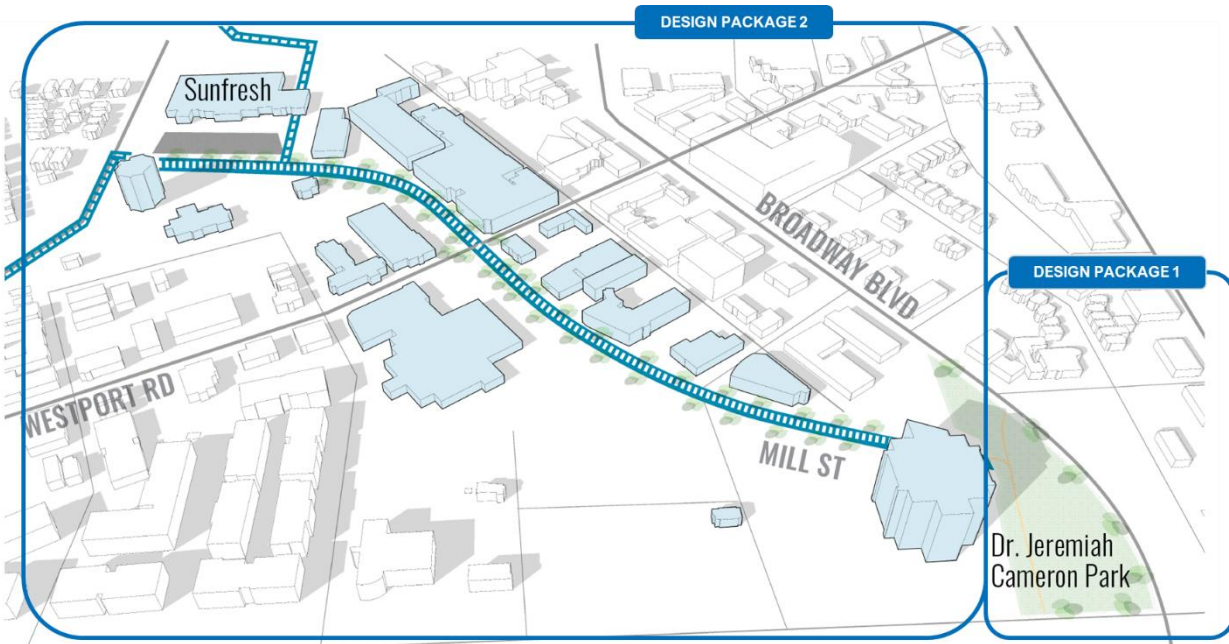
The following describes the Phase 1 scope of work for progressive-design build services to complete the Dr. Jeremiah Cameron Park and Westport Stormwater Improvements project. The progressive design-build approach allows for comprehensive programming, planning, design, and construction services. This work will be executed in the following two (2) phases:

1. Phase 1: Design-Builder shall complete pre-final design of the proposed improvements defining project scope, requirements, plans, and specifications to a level of detail adequate for DESIGN-BUILDER and OWNER to establish a Contract Price for Phase 2 services. The Contract Price for Phase 2 shall be developed during Phase 1 as further defined in Task Series 700 below.
2. Phase 2: Design-Builder's Phase 2 services shall consist of the completion of design services for the Project, the procurement of all materials and equipment for the Project, the performance of construction services for the Project, the start-up, testing, and commissioning of the project, and the provision of warranty services, all of which will be further described in the future Phase 2 Contract Price Amendment.

Design documents completed under Phase 1 will be split into two (2) Design Packages to expedite the execution of critical path work and optimize project schedule and budget. Design Packages are as described below and as generally depicted in Figure 1:

1. Design Package 1 (Task Series 500:): includes design for the underground storage structure, stormwater flow control and junction structures, and storm sewer piping proposed within Dr. Jeremiah Cameron Park.
2. Design Package 2 (Task Series 600:): includes design of storm sewer piping and appurtenances required to separate stormwater from the combined sewer system and direct it to the Dr. Jeremiah Cameron Park underground storage structure. The sewer separation area generally includes Mill Steet from Dr. Jeremiah Cameron Park to Southwest Trafficway and portions of Westport Road, 43<sup>rd</sup> Street, and Southwest Trafficway. This package also includes design of roadway green infrastructure, street reconstruction along Mill Street, underground storage structure proposed at 4029 Mill Street (Sunfresh), and restoration at Dr. Jeremiah Camron Park.

*Figure 1: Design Packages*



## **Task Series 100: Project Management & Coordination**

### **Task 101. Project Management Services**

Provide project management services necessary throughout the project to successfully manage and complete the Work, including project correspondence and consultation with OWNER; supervision and coordination of services; assignment of personnel resources; continuous monitoring of work progress; and maintenance of project controls. Project management services associated with this scope of work are assumed to be ongoing for a period of eight (8) months.

### **Task 102. Subconsultant/Subcontractor Agreements & Administration**

Prepare a scope, budget, schedule, and agreement for DESIGN-BUILDER's subconsultants and subcontractors involved in the Project. Conduct coordination meetings as required to prepare subconsultant agreements, to review deliverables, and to execute the defined scope of work. Provide administration of subconsultant agreements and subconsultant work, including deliverables, subcontractor invoicing, schedule maintenance, and potential project scope variances with corrective action.

### **Task 103. Monthly Invoicing & Decision/Action Log**

Prepare and submit monthly invoices on a form acceptable to the OWNER and provide a monthly decision/action log to communicate project status, data request between Owner and DESIGN-BUILDER, and documents decisions made during Phase 1.

### **Task 104. Kick-off Meeting**

DESIGN-BUILDER shall organize and conduct a kick-off meeting with OWNER to review and establish project goals, lines of communication, project procedures, scope of work and proposed

project approach, including anticipated schedule.

- DESIGN-BUILDER will prepare and submit an agenda to OWNER prior to meeting
- DESIGN-BUILDER will prepare and distribute meeting summary following the meeting

#### **Task 105. Monthly Progress Meetings**

DESIGN-BUILDER will schedule regular progress meetings as necessary to communicate project progress, review design alternatives, and plan upcoming activities. DESIGN-BUILDER will facilitate up to eight (8) progress meetings, as follows:

- DESIGN-BUILDER will prepare and submit an agenda to OWNER prior to the meeting.
- DESIGN-BUILDER will prepare and distribute meeting summary following the meeting.
- Meetings will be held virtually and attended by up to three (3) staff members from DESIGN-BUILDER's team.

### **Task Series 200: Field Investigation & Data Review**

#### **Task 201. Topographic Survey**

DESIGN-BUILDER shall conduct topographic survey for up to 12 acres of area to support the evaluation of the recommended design alternative for design alternatives evaluation.

Additional topographic survey may be completed during future design phases, if required. Existing conditions shall be surveyed to determine critical features within the project area. The survey shall be delivered in standard text file, electronic topographic survey files including contours at a one (1.0) foot contour interval in CAD format.

1. Horizontal and Vertical Control - The horizontal control coordinates will be indicated in State Plane Coordinates conforming to NAD 1983/1987 Missouri coordinate system with conversion to ground plane coordinates with a combined adjustment factor for the project coordinate system. The vertical control will conform to NAVD 1988.
2. Detailed Topographic Survey - Perform a detailed topographic survey within limits agreed on with the OWNER, along easements where existing combined sewers are located, within existing public right-of-way and street corridors from a minimum of right-of-way to right-of-way where existing sewers are located, or where new storm or sanitary sewers are likely to be required. The survey may extend beyond City right of way as needed for potential work in existing or anticipated future easements and/or acquisitions. The topographic survey will include but not be limited to the location of combined sewers, storm sewers, sanitary sewers and associated structures with top/invert elevations, shape, material and diameter, as applicable; water and gas utilities including all valves, meter pits, fire hydrants, pressure reducer, regulators, etc.; overhead utilities including power poles, telephone poles, and light poles; underground electric and communication utilities; street and pavements including sidewalks, streets, driveways, parking lots, and unimproved roadways; trees (isolated trees

three (3) inch diameter and larger and twelve (12) inch diameter and larger in wooded areas) and landscaping indicating type and diameter; and structures including buildings, retaining walls, fences and other visible improvements within the survey boundary determined by the DESIGN-BUILDER.

3. Prepare Base Map - Prepare a base map of existing parcels, with the owner's name and address, and right-of-way within the Project boundaries. The base map will establish the existing right-of-way and adjacent parcels by field evidence, recorded plats, deeds, etc. Existing sewer and water utilities shall be labelled as shown in the OWNER's GIS.
4. Coordinate and Locate Utilities - Coordinate utility locates with Missouri One Call and locate visible existing utilities and utilities located by Missouri One Call. If utility locate companies are nonresponsive then contact each utility company to request utility maps and records.
5. Locate Geotechnical Borings - Survey will provide field locations of all soil borings performed during geotechnical investigations.

#### **Deliverables**

- Submit electronic data files of the survey(s) and other requested information. Metadata should be incorporated into every digital file to document date, source, methodology, etc. Submit a digital file in AutoCAD format containing the full survey drawing. This drawing must be created at its real State Plane Coordinates NAD 1983 position and the view shall be un-rotated from the coordinate system so that the NORTH points orthographically vertical in the screen. Also submit an ascii point file (.txt or .csv) in "pnezd" comma-delimited format representative of all data collected. DESIGN-BUILDER shall also submit a full-sized digital PDF copy(s) of the survey signed by a Registered Land Surveyor (RLS).

#### **Task 202. Ground Penetrating Radar (GPR)**

DESIGN-BUILDER will collect GPR data, process and interpret data, and identify areas of potential subsurface risk. The purpose of the GPR investigations will be to identify potential conflicts, identify unknown or unmarked utilities, and identify the presence of other subsurface structures that could significantly impact the cost of the project. Data shall be used to mitigate risks during design and construction, and identify the need for additional subsurface investigations, as needed. GPR collection efforts will be limited to \$50,000. If additional GPR is determined to be valuable it shall be authorized under an additional Allowance Authorization.

#### **Task 203. Geotechnical Investigations**

DESIGN-BUILDER shall conduct geotechnical engineering services including exploratory field work, laboratory and field testing, and preparation of geotechnical reports. The geotechnical report shall include professional interpretations of the probable soils to be encountered.

The geotechnical investigations shall include the following services:

1. Soil Borings and Testing. Perform all exploratory field work and field and laboratory testing to characterize soil types, the presence of fill material or obstructions, depth to bedrock, and depth to groundwater, if encountered. Collect three to four samples from

each boring and retain for future reference. Each boring shall be surveyed to obtain horizontal coordinates and elevation at the ground surface. Obtain up to 40 soil borings at the following anticipated average depths:

- a. 8 borings within Dr. Jeremiah Cameron Park with anticipated average depth up to 30 feet, assuming rock coring may be required.
  - b. 20 borings with anticipated average depth up to 20 feet within Dr. Jeremiah Cameron Park and/or Sunfresh Parking lot. If additional or deeper borings are required for rock coring, the additional work shall be performed under Allowances upon authorization.
  - c. 12 borings with anticipated average depth up to 10 feet along proposed storm sewer alignment or within Sunfresh Parking lot. If additional or deeper borings are required for rock coring, the additional work shall be performed under Allowances upon authorization.
2. Street core samples. Obtain up to eleven (11) street core samples to determine pavement type, thickness, and subsurface materials. The street core samples will be at the same location as the soil boring locations. Street core samples shall be up to 18-inches in length or the depth of the pavement section.
3. Seepage Investigation. DESIGN-BUILDER shall conduct a subsurface investigation of proposed green infrastructure sites approved for inclusion in the project preliminary and final design, including exploratory field work, laboratory and field testing, and preparation of a subsurface report. One soil boring shall be performed at each site to a depth of (TBD during contract negotiations) feet, and two (2) field infiltration tests shall be performed at each site. The field infiltration testing shall consist of:
  - a. Excavation of one test pit at each site to be evaluated, 4-feet by 4-feet by 6-feet to visually document the soil stratigraphy. Collection of one grab sample from the bottom of the pit for laboratory grain size analysis. Test pits shall be backfilled with stone at the end of the workday.
  - b. Monitoring depth of water in each pit. A field infiltration test will be performed consisting of an initial saturation and followed within 24 hours by a second infiltration in accordance with the City of Kansas City, Missouri green infrastructure specifications Section 02956 Green Stormwater Infrastructure In-Situ Infiltration Testing.
4. Geotechnical Report. A geotechnical report shall be prepared and shall discuss the general soil and groundwater conditions underlying each site including depths to rock where encountered; present relevant engineering properties of the existing soils; provide results of the seepage investigation(s), provide excavation and earthwork recommendations including minimum setbacks from adjacent structures, and recommend design criteria and parameters for pipe bedding and other earth supported improvements. The report shall also provide an analysis of existing pavement materials to determine bearing capacities and suitability for long term reliability so that pavement removal/replacement areas can be determined in coordination with existing street and curb conditions and utility impacts.

5. As required, Public Works and Parks Department permit fees shall be obtained prior to drilling, and necessary temporary signage shall be printed and installed in coordination with the OWNER. All costs shall be included in this task.

#### **Deliverables**

- Submit an electronic copy of initial geotechnical report to OWNER for review and comments. Revise the report to address review comments. The final geotechnical report shall be sealed and signed by the geotechnical engineer of record.

#### **Task 204. Combined Sewer Rehabilitation Analysis**

DESIGN-BUILDER shall review available CCTV inspection data for up to 45 pipe segments, and other available inspection information as provided by the OWNER. Existing sewer rehabilitation analysis will be limited to the recommended actions for CCTV inspection, CCTV inspection recommended within critical improvement extents, and engineer review required as defined in the Basis of Design Report.

Repair recommendations will be provided for inspected pipe segments reviewed as part of this scope. DESIGN-BUILDER will provide an estimated level of effort for design of repair recommendations for reviewed pipe segments as well as the recommended actions already defined in the Basis of Design Report.

#### **Deliverable**

- Recommended actions summary for existing combined sewer within project extent
- Level of effort estimate for design of recommended improvements as part of Design Package 2

#### **Task 205. Waterline Repair Analysis**

DESIGN-BUILDER shall coordinate with KC Water staff to identify waterline repair and replacement needs within the project disturbance extents. DESIGN-BUILDER will provide an estimated level of effort for design of waterline replacement recommendations.

#### **Deliverable**

- Recommended actions summary for waterline replacement within project extent
- Level of effort estimate for design of recommended improvements as part of Design Package 2

#### **Task 206. Utility Interface**

Utility interface efforts will be completed based on the outcomes of Utility Notice #1 efforts completed and documented in the Basis of Design Report. DESIGN-BUILDER shall provide for communication with impacted utilities in the project area including notifications, requests for facility information and meetings to discuss the project. Utility coordination shall be performed in accordance with the City of Kansas City, Missouri's Four Step Utility Notification Guideline. DESIGN-BUILDER shall complete the following tasks in addition to the Four Step Utility Notification process:

1. Identify utilities that may be affected by the project. Contact those utility owners and determine locations of such utilities.
2. Employ Subsurface Utility Engineering (S.U.E.) practices, level C and D, to determine utility locations sufficiently to proceed to preliminary design. Obtain verification from the utilities.
3. Communicate and coordinate with each impacted utility to determine preliminary scope of relocations that may be required.
4. Based on the risk of utility conflict provide recommendations for establishing a Utility Quality Level as defined by CI/ASCE 38-02 for data collection during design. And, establish a plan for data collection with the utilities affected.

In addition to external utility coordination, DESIGN-BUILDER will coordinate with City departments to identify potential conflicts with other planned public improvements. Up to two (2) meetings will be held with the following departments:

- KC Water (water and sewer improvement coordination)
- KC Parks
- Public Works

Up to three (3) utility interface meetings will be held collectively with all utilities identified as being within the project, or unresponsive to Utility Notice #1. Up to 12 individual utility interface meetings will be held as needed to coordinate with each impacted utility.

#### **Deliverables**

- Track and record utility coordination activities in accordance with the OWNER's Utility Log Template.

#### **Task 207. Easement Exhibits**

DESIGN-BUILDER shall, through the services of a Professional Surveyor, provide information and documents required for temporary and permanent easements for the project. For each tract to be subject to temporary or permanent easements, the following assumptions shall apply:

- DESIGN-BUILDER shall prepare legal descriptions for temporary and permanent easements. Easement legal descriptions shall be prepared using State Plane Coordinates, "Missouri Coordinate System of 1983, West Zone" in accordance with applicable Missouri standards of practice and easement recording requirements.
- DESIGN-BUILDER shall prepare easement exhibits in accordance with applicable Missouri standards of practice and easement recording requirements.
- OWNER shall acquire and provide to the DESIGN-BUILDER informational title reports ownership and encumbrance (O&E) reports for preparation of the easement documents.

It is anticipated that the project will require up to five (5) permanent and thirty (30) temporary easements. It is anticipated that up to 17 commercial and 13 residential O&E's will be required. OWNER shall review and approve the easement and legal descriptions including exhibits.



DESIGN-BUILDER shall provide the services of a professional land surveyor, licensed in the state of Missouri, to seal the final easement legal descriptions and exhibits after corrections have been made. Easement development in excess of the quantities defined herein shall require an Allowance Authorization.

OWNER will be responsible for negotiating required temporary and permanent easements, and property appraisals and land acquisition for the project.

#### **Deliverables**

- Easement exhibits and legal descriptions

#### **Task 208. Structural Reviews & Basement Inspections**

DESIGN-BUILDER will conduct a visual field inspection for structural condition of the retaining wall along the Embassy Suites property (220 W 43<sup>rd</sup> St and 4243 Wornall Rd). DESIGN-BUILDER will also conduct interior basement inspections for the properties on the north side of Mill St, east of Southwest Trafficway. DESIGN-BUILDER will coordinate the scheduling of meetings with property owners and tenants through the Westport Regional Business League (WRBL). Inspections will document current conditions prior to start of construction and identify potential risk and mitigation strategies for construction, operations, and maintenance of improvements.

#### **Deliverables**

- Structural review summary findings memorandum documenting current conditions of inspected structures prior to start of construction

### **Task Series 300: Communications & Engagement**

#### **Task 301. Project Team Coordination**

DESIGN-BUILDER shall conduct weekly design and communications team meetings with the internal project team. Weekly meetings will cover interdisciplinary coordination and scheduling needs for execution of the project.

#### **Task 302. Communications & Engagement Planning**

DESIGN-BUILDER shall facilitate the following stakeholder engagement activities for the Phase 1 of the project focused on the Westport District and general public:

- Up to four (4) stakeholder information meetings with Westport Regional Business League (WRBL) and representing business owners within the project area.
- Up to ten (10) one-on-one meetings with Westport business owners to coordinate and communicate property-specific impacts of the project.
- One (1) online community survey via Social PinPoint to gather community priorities including development of social media graphic and outreach material to promote the survey.

- One (1) community visioning workshop/open house open to the general public including development of up to ten (10) display boards, comment cards, and promotional communication graphics to encourage public participation.

For all meetings DESIGN BUILDER shall:

- Establish meeting date, time and venue, and make arrangements for the meeting.
- Prepare display boards, handouts, and facilitate presentation of meeting material. DESIGN-BUILDER may print (if needed) all meeting materials and pay all related costs which may be invoiced as reimbursable expenses.
- Facilitate feedback and collect data from project stakeholders and prepare and distribute a meeting summary to the OWNER.

### **Task 303. Presentations to City/Community Groups**

The project team will create up to two (2) PowerPoint presentation templates for use in updating city staff, city officials and/or community groups. Supporting materials including images, graphics, and suggested talking points will also be provided. DESIGN-BUILD team shall deliver the presentation up to four (4) times, as requested by the OWNER.

### **Task 304. Phase 1 Communication Materials**

DESIGN-BUILDER shall create general project communication material for use by OWNER to communicate with project stakeholders during Phase 1 of the project. OWNER shall be responsible for distribution of communication material. The following general communication materials will be developed:

- One (1) project fact sheet
- One (1) update to the project fact sheet
- Two (2) website updates for OWNER's website
- Four (4) updates for OWNER's social media
- One (1) draft press release near end of Phase 1 to communicate project status and next steps

### **Task 305. Dr. Jeremiah Cameron Park Stakeholder Engagement**

This task includes the development of a specific approach and plan for stakeholder engagement around a vision for Dr. Jeremiah Cameron Park. DESIGN-BUILDER shall establish and engage a Dr. Jeremiah Cameron Park Steering Committee consisting of interested community groups and partners. To support this effort DESIGN-BUILDER shall:

- Facilitate up to four (4) steering committee meetings
- Facilitate up to four (4) small group/1:1 meetings with stakeholders
- Develop up to three (3) renderings of potential future park amenities and aesthetics

Outcomes from this effort shall determine the civil-site and restoration design elements for Dr. Jeremiah Cameron Park as part of Task Series 600: Design Package 2. Community amenities that directly support the performance function of the project and fit within project budget will be

integrated into the design. Desired amenities that are outside the scope of this project will be supported under Task 306.

### **Task 306. Funding Support**

DESIGN-BUILDER shall assist the OWNER with identifying funding opportunities for desired community amenities that are outside the scope of this project. DESIGN-BUILDER shall identify, review, and develop an application for up to three (3) grants to fund park amenities. DESIGN-BUILDER shall develop a memorandum outlining a summary of engagement and desired improvements, including:

- A toolkit of funding sources, with information about eligibility and timeline
- A suggested prioritization framework for desired improvements
- Information about nonprofit partnerships and relevant city agencies

### **Task Series 400: Model Refinement & Optimization**

This task represents the hydrologic and hydraulic 2D dynamic modeling refinements to simulate the performance of proposed improvements. DESIGN-BUILDER shall complete all model refinement and optimization using the Info Works ICM 2D model developed during the study phase of this project. DESIGN-BUILDER shall conduct 2D modeling refinement of the concept design within the project area for the May 20, 2020 and July 7, 2021 historic rainfall events. DESIGN-BUILDER shall also conduct 2D modeling for up to three (3) average recurrence interval design events to be agreed upon with OWNER using the NOAA Atlas 14-based design storms.

The 2D InfoWorks model will be used to perform the following tasks:

- Refinement & Optimization of Design Package 1 Dr. Jeremiah Cameron Park
- Refinement & Optimization of Design Package 2 Preliminary and Final Design
- Verified Performance of Final Design

Due to deficiencies and limitations in the existing downstream combined sewer system, the improvements shall not be designed to meet the American Public Works Association Standard Specifications and Design Criteria Section 5600 Storm Drainage & System Facilities stormwater level of services standards that are currently adopted by the City of Kansas City, Missouri, as designing to this standard would have an adverse impact downstream. Design Improvements will address frequent flooding for improved performance during modeled rain events defined herein.

### **Task Series 500: Design Package 1**

Design Package 1 generally includes design for the underground storage structure, stormwater flow control and junction structures, and storm sewer piping proposed within Dr. Jeremiah Cameron Park.

#### **Task 501. Dr. Jeremiah Cameron Park Storage Design**

DESIGN-BUILDER shall develop detailed design parameters for the underground storage structure proposed at Dr. Jeremiah Cameron Park in the Basis of Design Report. Design elements shall include development of flow control and overflow structure parameters for control of

stormwater inflows and outflows from the underground storage structure. DESIGN-BUILDER shall evaluate opportunities to connect underground storage improvements to green infrastructure improvements currently under design at Mill Creek Park. DESIGN-BUILDER shall evaluate sustainable stormwater management opportunities including re-use of stored water and real-time controls for optimization of storage. DESIGN-BUILDER shall develop performance specifications for underground storage structure to support request for proposals from product vendors.

#### **Task 502. Pre-Final Design Documents (Design Package 1)**

DESIGN-BUILDER will provide Phase 1 design for the underground storage structure at Dr. Jeremiah Cameron Park based on the parameters and assumptions documented in the Basis of Design Report. Pre-Final Design will include development of Drawings, specifications, a narrative description of work, major equipment lists, and sequence of operations in support of the Bid Documents.

Pre-final design will include completion of Bidding Drawings completed to a level adequate to support a Design-Build form of project execution and development of a Phase 2 price offering. The following Drawings will be developed:

- Cover Sheet meeting KC Water standards
- Sheet Index and Legend
- Survey Horizontal and Vertical Control
- Control & Protection Plan including erosion and sediment control measures
- Demolition Extents
- Storm Sewer Plan & Profile
- Underground Storage Layout and Details
- Temporary Grading Plan
- Flow Control and Outlet Control Structural Details

DESIGN-BUILDER shall review and reference OWNER's Technical Specifications in the drawings, and recommend supplemental specifications as needed.

DESIGN-BUILDER shall conduct a field walkthrough and review of Drawings.

Task 703OWNER shall review and provide review and technical comment for deliverables within two (2) weeks of receipt.

#### **Deliverables**

Electronic PDF files of the following documents:

- Construction Drawings
- Technical Specifications

#### **Task Series 600: Task 703Design Package 2**

Design Package 2 generally includes design of storm sewer piping and appurtenances required to separate stormwater from the combined sewer system and direct it to Dr. Jeremiah underground storage. The sewer separation area generally includes Mill Steet from Dr. Jeremiah Cameron

Park to Southwest Trafficway, Westport Road from Mill Street to Bridger Rd, 43<sup>rd</sup> Street from Pennsylvania Avenue to Southwest Trafficway, and Southwest Trafficway from Mill Street to Roanoke Road. This package also includes the design of roadway green infrastructure, street reconstruction along Mill Street, underground storage structure proposed at 4029 Mill Street (Sunfresh), and restoration at Dr. Jeremiah Camron Park.

**Task 601. Storm Sewer & Green Infrastructure Design**

DESIGN-BUILDER shall develop detailed design parameters for the storm sewer and roadway green infrastructure proposed in the Basis of Design Report. Design elements shall include refinement of sewer alignment, development of sewer profile to minimize utility conflicts, and refinement of storage parameters and sections for permeable paver and tree planter green infrastructure improvements. DESIGN-BUILDER shall develop performance specifications for green infrastructure improvements to support request for proposals from product vendors.

**Task 602. Sunfresh Underground Storage Design**

DESIGN-BUILDER shall develop detailed design parameters for the underground storage structure proposed at 4029 Mill Street (Sunfresh) in the Basis of Design Report. Design elements shall include coordination with property owner to define layout and extents of structure, refinement of targeted storage volume, and development of flow control and overflow structure parameters for control of stormwater inflows and outflows from underground storage structure. DESIGN-BUILDER shall evaluate sustainable stormwater management opportunities including re-use of stored water and real-time controls for optimization of storage. DESIGN-BUILDER shall develop performance specifications for underground storage structure to support request for proposals from product vendors.

**Task 603. Roadway Design**

DESIGN-BUILDER shall develop detailed design parameters for the reconstruction of Mill Street as proposed in the Basis of Design Report. Design elements shall include street design, retaining wall design, landscaping design, street lighting, traffic signal, permitting requirements, and coordination of storm sewer and green infrastructure design components.

DESIGN BUILDER shall have up to two (2) meetings with Public Works to develop design criteria for the project taking into account the following:

- Latest APWA Specifications and Design Criteria, including the latest standards specifications and drawings, as adopted and revised by replacement and additive supplements incorporated by the Director of Public Works.
- MoDOT LPA Standards,
- AASHTO Standards and Policies
- FHWA Policies and Criteria
- Other applicable design standards

OWNER shall provide DESIGN-BUILDER current daily traffic volumes and peak period traffic counts for use in completing traffic projects, as needed. DESIGN-BUILDER shall analyze the existing geometries along the project and determine traffic control and/or geometric improvement recommendations to align with traffic and entertainment district needs. OWNER

shall review proposed roadway configurations.

DESIGN-BUILDER will prepare an analysis of the construction phasing and traffic control needs to maintain acceptable access to the existing land uses along the project corridor.

**Task 604. Water & Sewer Rehab Design**

Detailed design for water and sewer rehabilitation needs as identified in Task 204 and Task 205 is not included in this scope of work. Detailed design shall require an Allowance Authorization for integration in Design Package 2 construction documents.

**Task 605. Preliminary Design Documents (Design Package 2)**

DESIGN-BUILDER will provide Phase 1 preliminary design for the storm sewer separation, green infrastructure, underground storage, street reconstruction, and Dr. Jeremiah Cameron Park restoration improvements based on the parameters and assumptions documented in the Basis of Design Report. Preliminary Design will include detailed information for preliminary Drawings, specifications, a narrative description of work, major equipment lists, and sequence of operations in support of the Bid Documents.

Preliminary Design will include completion of preliminary Drawings completed to a level adequate to support a Design-Build form of project execution and development of a preliminary Phase 2 price offering. The following Drawings will be developed to preliminary level:

- Cover Sheet meeting KC Water standards
- Sheet Index and Legend
- Survey Horizontal and Vertical Control
- Control & Protection Plan including erosion and sediment control measures
- Demolition Extents
- Storm Plan & Profiles
- Underground Storage Layout and Details
- Flow Control and Outlet Control Structural Details
- Mill Street Plan, Profiles and Cross Sections
- Intersection Plan and Profiles
- Roadway Green Infrastructure Details
- Driveway Details for parking lots along Mill Street
- Mill Street Pavement Marking and Signing Plans and Details
- Mill Street Lighting Plans, Schedules, and Details
- Mill Street Restoration and Landscaping Plans and Details
- Dr. Jeremiah Cameron Park Grading Plan
- Dr. Jeremiah Cameron Park Hardscape/Landscaping Plans and Details
- Structural Details

DESIGN-BUILDER shall review and reference OWNER's Technical Specifications in the drawings, and recommend supplemental specifications as needed.

DESIGN-BUIDER shall conduct a field walkthrough and review of Drawings.

Task 704OWNER shall review and provide review and technical comment for deliverables within two (2) weeks of receipt. OWNER shall provide acceptance of design and direction to move forward into pre-final design development.

#### **Deliverables**

Electronic PDF files of the following documents:

- Preliminary Construction Drawings
- Preliminary Technical Specifications

#### **Task 606. Task 704Pre-Final Design Documents (Design Package 2)**

Upon approval of the Preliminary Design by OWNER, DESIGN-BUILDER will proceed with Pre-Final Design services. Changes initiated by the Owner following approval of the Concept Design may result in additional schedule and fee; all changes will be documented by DESIGN-BUILDER. Pre-Final Design will include refinement of Drawings, specifications, a narrative description of work, major equipment lists, and sequence of operations developed during Preliminary Design.

Pre-final design will include completion of Drawings developed during Preliminary Design completed to a level adequate to support a Design-Build form of project execution and development of a Phase 2 price offering.

DESIGN-BUILDER shall review and reference OWNER's Technical Specifications in the drawings, and recommend supplemental specifications as needed.

DESIGN-BUILDER shall conduct a field walkthrough and review of Drawings.

Task 704OWNER shall review and provide review and technical comment for deliverables within two (2) weeks of receipt. OWNER shall provide acceptance of design and direction to move forward into pre-final design development.

#### **Deliverables**

Electronic PDF files of the following documents:

- Construction Drawings
- Technical Specifications

#### **Task Series 700: Task 704Pre-Construction**

##### **Task 701. Procurement and Subcontract Planning**

DESIGN-BUILDER will review the project scope and develop a draft procurement and subcontracting plan. This draft plan will detail how the DESIGN-BUILDER anticipates packaging the Work into subcontracts and vendor procurement packages.

The draft plan will include a list of subcontractors and vendors from which DESIGN-BUILDER anticipates soliciting proposals for each work package.

The draft plan will incorporate the DESIGN-BUILDER's Subcontractor Utilization Plan.

The draft plan will describe the DESIGN-BUILDER's process for issuing and receiving Requests

For Proposals and how proposals will be evaluated.

The draft plan will include a list of the RFP documents the DESIGN-BUILDER will develop to solicit proposals.

The DESIGN-BUILDER will submit the procurement and subcontracting plan to the OWNER for comment. The DESIGN-BUILDER and Owner will meet within 14 days of submission of the plan. At this meeting, the OWNER will provide any comments they have to the DESIGN-BUILDER. The DESIGN-BUILDER will incorporate the Owner's comments and issue a Final Procurement and Subcontracting Plan.

The DESIGN-BUILDER will develop the Request for Proposal documents to be used for procurement and subcontracting. These documents include development of the following documents:

- Invitation and Instructions to Bidders
- Site Working Requirements
- Submittal Requirements
- Project Closeout Requirements
- Scope of Work template
- Bid Summary template
- Conformed Purchase Agreement
- Conformed Subcontract

### **Deliverables**

Electronic PDF files of the following documents:

- Draft Procurement & Subcontracting Plan
- Final Procurement & Subcontracting Plan

### **Task 702. Construction Planning and Scheduling**

In conjunction with developing the Procurement and Subcontract Plan, the DESIGN-BUILDER will develop a Project Schedule using P6 software. The project schedule will include design, procurement, and construction activities at a level sufficient to plan the work.

The initial project schedule will be produced within 60 days of the Phase 1 Notice to Proceed.

Within 14 days of receipt, the Owner will review the initial project schedule and provide comments. Particularly, the Owner will give the DESIGN-BUILDER input on activities and durations to include in the schedule to represent the Owner's review and approval time anticipated for approval of the Phase 2 Amendments.

The DESIGN-BUILDER will incorporate the Owner's feedback into the Project Schedule.

The schedule will be updated monthly and submitted to the Owner for the duration of Phase 1. Each Phase 2 amendment will dictate schedule reporting requirements after Phase 2 price approval.

Design-Builder will develop a permit matrix for the project. The permit matrix will list required permits, permitting authorities, lead times for permits, and the party responsible for obtaining the



permit.

### **Deliverables**

Electronic PDF files of the following documents:

- Initial Project Schedule
- Monthly Project Schedule Updates
- Permit Matrix

### **Task 703. Design Package 1 Preconstruction Services**

The DESIGN-BUILDER will produce an estimate based on the Pre-Final Design Documents produced under Task 502Task Series 500:. This estimate will provide the framework for the Phase 2 Amendment pricing.

The DESIGN-BUILDER will conduct a procurement process to select a vendor that will design and supply the 2-million-gallon precast concrete storage basin. The DESIGN-BUILDER will complete the required tree removals within Dr. Jeremiah Cameron Park necessary for the installation of the precast concrete storage basin.

The DESIGN-BUILDER will conduct a procurement process to select subcontractors to construct the work.

The DESIGN-BUILDER will use the Pre-Final Design estimate, vendor pricing, and subcontractor pricing to formulate the basis of the Phase 2 Amendment. DESIGN-BUILDER will submit the Phase 2 Amendment to the Owner for review.

### **Deliverables**

Electronic PDF files of the following documents:

- Phase 2 Amendment with attachments

### **Task 704. Design Package 2 Preconstruction Services**

The DESIGN-BUILDER will produce an estimate based on the Preliminary Design Documents produced under Task 605. This estimate will provide the basis for future construction packages. The DESIGN-BUILDER and Owner will meet to review the estimate. The Owner will provide the DESIGN-BUILDER direction on what scope to carry forward.

The DESIGN-BUILDER will update the Procurement and Subcontracting Plan based on the approved scope input provided by the Owner.

The DESIGN-BUILDER will produce an estimate based on the Pre-Final Design Documents produced under Task 606. This estimate will provide the framework for the Phase 2 Amendment pricing.

The DESIGN-BUILDER will conduct a procurement process to select vendors and subcontractors to construct the work.

The DESIGN-BUILDER will use the Pre-Final Design estimate, vendor pricing, and subcontractor pricing to formulate the basis of the Phase 2 Amendment. DESIGN-BUILDER will submit the Phase 2 Amendment to the Owner for review.

### **Deliverables**

Electronic PDF files of the following documents:

- Preliminary Design Estimate
- Phase 2 Amendment with attachments

### **Allowance Payment Value and Items**

The Phase 1 Contract Price includes an Allowance Payment Value of \$250,000. The Allowance Payment Value may be used to fund any work requested by Owner that is not specifically stated in one of the Scope of Services listed above, or work requested beyond the quantity defined in the Scope of Services herein. This allowance shall not be utilized by DESIGN-BUILDER unless specifically authorized in writing by the Owner to perform. Anticipated Allowance items may include, but are not limited to:

- Additional GRP services in excess of the amount specified in Task 202.
- Easement descriptions in excess of the amount and types specified in Task 207.
- Detailed design services for combined sewer rehab replacement as specified in Task 604.
- Detailed design services for water replacement as specified in Task 604.

**Exhibit 8.1**  
**Insurance Requirements**

**A. Design-Builder's Insurance Coverages**

1. **Workers' Compensation and Employer's Liability Insurance** with statutory workers' compensation (Coverage A) limits and employer's liability (Coverage B) limits of \$1 million bodily injury by accident, each accident, and \$1 million bodily injury by disease, each employee. Coverage will be extended, if needed, to cover any claims under the United States Longshore and Harbor Workers' Compensation Act (33 U.S.C. §§ 901-950) and the Jones Act (46 U.S.C. §30104).

2. **Commercial General Liability Insurance** including coverage for premises and operations, independent contractors, personal injury, product and completed operations, explosion, collapse and underground, and broad form contractual liability of limits of \$2 million per occurrence and \$4 million annual aggregate. Completed operations coverage shall continue to be carried for a period of two (2) years after the Substantial Completion Date.

3. **Automobile Liability Insurance** with a limit of \$2 million combined single limit for bodily injury and property damage covering all owned (if any), non-owned, hired, or borrowed vehicles on site or off.

4. **Builder's Risk Insurance** Design-Builder will provide on an "all risks" completed value basis a builders risk policy insuring the Work during construction at the Project Site with a limit based on what is commercially and reasonably available in the insurance marketplace at the time of placement prior to mobilization to the site and/or construction start whichever is earlier, until Substantial Completion of the Work. Covered causes of loss shall include resultant damage sublimits for the following perils fire, explosion, collapse, earth movement (including collapse), flood, windstorm, theft, collapse, terrorism, and vandalism. This policy will include the Owner, subcontractors of every tier as additional insureds and include the suppliers, vendors, manufacturers, architects, and engineers as additional insureds as their interest appear while on the Project site. This policy shall include a waiver of subrogation in favor of Owner.

Design-Builder shall submit to Owner on or before the start of construction at the Project Site: (a) builders risk certificate of insurance.

5. **Contractor's Equipment** to include "all-risk" insurance covering all risk of physical damage to equipment to be used at the Site by Design-Builder, whether leased, rented, borrowed, or used at the Site, unless covered under the Builder's Risk Insurance policy described above..

6. **Contractor's Pollution Liability Insurance** includes coverage for bodily injury, property damage, cleanup/remediation costs or other amounts which Design-Builder is legally obligated to pay arising out of the Work. Such insurance will have limits of \$5 million any one claim and in the aggregate and will remain in full force and effect for the period of the Work and a five (5)-year extended reporting period after the Acceptance Date.

7. **Professional Liability Insurance** covering Design-Builder's negligent acts, errors, or omissions caused by the Work, for \$1 million any one claim and in the aggregate. This insurance may be on a "claims-made" basis and, if so, shall have an extended reporting or discovery "tail" period, or be renewed for a period, of 2 years after the Substantial Completion

Date of Design-Builders Work. It shall also have a retroactive date effective before the commencement of any design.



## PERFORMANCE AND MAINTENANCE BOND

Project/Contract Numbers 82000379/470

Project Title Dr. Jeremiah Cameron Park and Westport Stormwater Improvements

KNOW ALL MEN BY THESE PRESENTS: That **Burns & McDonnell Engineering Company, Inc.**, as PRINCIPAL (CONTRACTOR), and \_\_\_\_\_, (SURETY), licensed to do business as such in the State of Missouri, hereby bind themselves and their respective heirs, executors, administrators, successors, and assigns unto Kansas City, Missouri, a constitutionally chartered municipal corporation, (OWNER), as obligee, in the penal sum of **Two Million Seven Hundred Forty-One Thousand Dollars & No/100 (\$2,741,000.00)** for the payment whereof CONTRACTOR and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

CONTRACTOR has entered into a Contract with OWNER for **Dr. Jeremiah Cameron Park and Westport Stormwater Improvements**, which Contract, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform said Contract including all duly authorized changes thereto, and including any maintenance requirements contained therein, according to all the terms thereof, including those under which CONTRACTOR agrees to pay legally required wage rates including the prevailing hourly rate of wages in the locality, as determined by the Department of Labor and Industrial Relations or by final judicial determination, for each craft or type of workman required to execute the Contract and, further, shall defend, indemnify, and hold harmless OWNER from all damages, including but not limited to, liquidated damages, loss and expense occasioned by any failure whatsoever of said CONTRACTOR and SURETY to fully comply with and carry out each and every requirement of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect.

WAIVER. That SURETY, for value received, hereby expressly agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the Work to be performed thereunder, shall in any way affect the obligations of this Bond; and it does hereby waive notice of any such change, extension of time, or alteration or addition to the terms of the Contract or the Work to be performed thereunder.

IN WITNESS WHEREOF, the above parties have executed this instrument the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

### CONTRACTOR

Name, address and facsimile number of Contractor

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that I have authority to execute this document on behalf of Contractor.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

(Attach corporate seal if applicable)

**SURETY**

Name, address and facsimile number of Surety:

---

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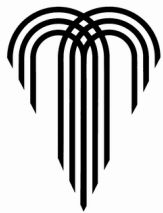
---

I hereby certify that (1) I have authority to execute this document on behalf of Surety; (2) Surety has an A.M. Best rating of A-, V, or better; (3) Surety is named in the current list of "Companies Holding Certificates of Authority as Acceptable Reinsuring Companies: as published in Circular 570 (most current revision) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury; and (4) Surety is duly licensed to issue bonds in the State of Missouri and in the jurisdiction in which the Project is located.

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

(Attach seal and Power of Attorney)

Phase 2 per Section 8.2.1



## PAYMENT BOND

Project/Contract Numbers 82000379/470

Project Title Dr. Jeremiah Cameron Park and Westport Stormwater Improvements

KNOW ALL MEN BY THESE PRESENTS: That **Burns & McDonnell Engineering Company, Inc.** as PRINCIPAL (CONTRACTOR), and \_\_\_\_\_, (SURETY), licensed to do business as such in the State of Missouri, hereby bind themselves and their respective heirs, executors, administrators, successors, and assigns unto Kansas City, Missouri, a constitutionally chartered municipal corporation, (OWNER), as obligee, in the penal sum of **Two Million Seven Hundred Forty-One Thousand Dollars & No/100 (\$2,741,000.00)** for the payment whereof CONTRACTOR and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

CONTRACTOR has entered into a contract with OWNER for **Dr. Jeremiah Cameron Park and Westport Stormwater Improvements**, which Contract, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if in connection with the Contract, including all duly authorized modifications thereto, prompt payment shall be made to all laborers, subcontractors, teamsters, truck drivers, owners or other suppliers or for equipment employed on the job, and other claimants, for all labor performed on such work whether done for CONTRACTOR, a subcontractor, SURETY, a completion contractor or otherwise (at the full wage rates required by any law of the United States or of the State of Missouri, where applicable), for services furnished and consumed, for repairs on machinery, for equipment, tools, materials, lubricants, oil, gasoline, water, gas, power, light, heat, oil, telephone service, grain, hay, feed, coal, coke, groceries and foodstuffs, either consumed, rented, used or reasonably required for use in connection with the construction of the work or in the performance of the Contract and all insurance premiums, both for compensation and for all other kinds of insurance on the work, for sales taxes and for royalties in connection with or incidental to, the completion of the Contract, in all instances whether the claim be directly against CONTRACTOR, against SURETY or its completion contractor, through a subcontractor or otherwise, and, further, if CONTRACTOR shall defend, indemnify and hold harmless OWNER from all such claims, demands or suits by any such person or entity, then this obligation shall be void; otherwise, it shall remain in full force and effect.

Any conditions legally required to be included in a Payment Bond on this Contract, including but not limited to those set out in §107.170 RSMo. are included herein by reference.

SURETY agrees that, in the event that CONTRACTOR fails to make payment of the obligations covered by this Bond, it will do so and, further, that within forty-five (45) days of receiving, at the address given below, a claim hereunder stating the amount claimed and the basis for the claim in reasonable detail, it (a) will send an answer to the claimant, with a copy to OWNER stating the amounts that are undisputed and the basis for challenging any amounts that are disputed, and (b) will pay any amounts that are undisputed. The amount of this Bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder.

While this Bond is in force, it may be sued on at the instance of any party to whom any such payment is due, in the name of OWNER to the use for such party. OWNER shall not be liable for the payment of any costs or expenses of any such suit.

No suit shall be commenced or pursued hereunder other than in a state court of competent jurisdiction in

Jackson, Clay or Platte County, Missouri, or in the United States District Court for the Western District of Missouri.

WAIVER. That SURETY, for value received, hereby expressly agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the Work to be performed thereunder, shall in any way affect the obligations of this Bond; and it does hereby waive notice of any such change, extension of time, or alteration or addition to the terms of the Contract or the Work to be performed thereunder.

IN WITNESS WHEREOF, the above parties have executed this instrument the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CONTRACTOR**

Name, address and facsimile number of Contractor

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that I have authority to execute this document on behalf of Contractor.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

(Attach corporate seal if applicable)

**SURETY**

Name, address and facsimile number of Surety:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that (1) I have authority to execute this document on behalf of Surety; (2) Surety has an A.M. Best rating of A- or better; (3) Surety is named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (most current revision) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury; and (4) Surety is duly licensed to issue bonds in the State of Missouri and in the jurisdiction in which the Project is located.

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

(Attach seal and Power of Attorney)



## Nestport Phase 1


 Remaining Level of Effort    Remaining Work    ◆ Milestone  
 Actual Work    Not Started

[illegible]

Exhibit 10.6(c) List of Key Personnel

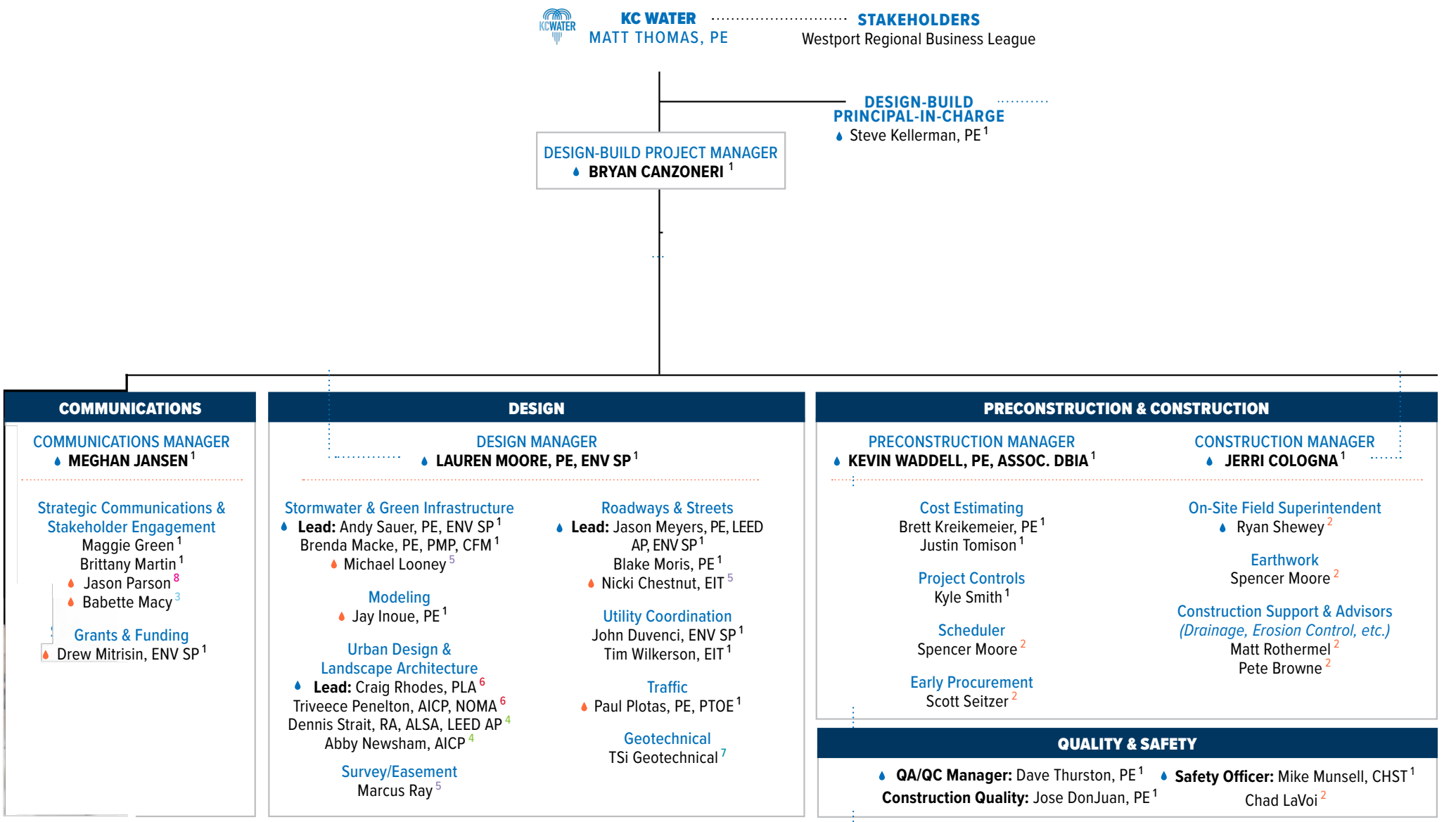


Figure 5. Organizational Chart

LEGEND

- |                        |                              |   |
|------------------------|------------------------------|---|
| 1 Burns & McDonnell    | 5 T&B DBE, MBE               | Required Key Personnel (two-page resume in Appendix B)    |
| 2 Kissick Construction | 6 Vireo DBE, WBE             | Additional Key Personnel (half page resume in Appendix B) |
| 3 LINK DBE, WBE        | 7 TSi DBE, MBE, WBE          |   |
| 4 Multistudio          | 8 P+A DBE, MBE, SDVOSB, SLBE |   |



## CONTRACTOR UTILIZATION PLAN/REQUEST FOR WAIVER

Project Number 82000379

Project Title Dr. Jeremiah Cameron Park and Westport Stormwater Improvements

Dr. Jeremiah Cameron Park and Westport Stormwater Improvements  
(Department Project)

KC Water Services  
Department

Burns & McDonnell Engineering Company, Inc.  
(Bidder/Proposer)

STATE OF Missouri )  
COUNTY OF Jackson ) ss

I, John Pruss, of lawful age and upon my oath state as follows:

1. This Affidavit is made for the purpose of complying with the provisions of the MBE/WBE submittal requirements on the above project and the MBE/WBE Program and is given on behalf of the Bidder/Proposer listed below. It sets out the Bidder/Proposer's plan to utilize MBE and/or WBE contractors on the project.

2. The project target goals are 10 % MBE and 10 % WBE.

3. Bidder/Proposer assures that it will utilize a minimum of the following percentages of MBE/WBE participation in the above project:

BIDDER/PROPOSER PARTICIPATION: 15 % MBE 5 %  
WBE

POST-BID/POST-RFP ESTIMATED BUDGET: \$ 2,741,000.00

4. The following are the M/WBE subcontractors whose utilization Bidder/Proposer warrants will meet or exceed the above-listed Bidder/Proposer Participation. Bidder/Proposer warrants that it will utilize the M/WBE subcontractors to provide the goods/services described in the applicable Letter(s) of Intent to Subcontract, copies of which shall collectively be deemed incorporated herein). (*All firms must currently be certified by Kansas City, Missouri*)

Name of M/WBE Firm Taliaferro & Browne, Inc. (MBE)  
Address 1020 E. 8th Street, Kansas City, MO 64106  
Telephone No. (816)283-3456  
I.R.S. No. 48-0758891



Name of M/WBE Firm Parson & Associates (MBE)  
Address 1518 E. 18th Street, Kansas City, MO 64108  
Telephone No. (816)216-6571  
I.R.S. No. 33-1169076

Name of M/WBE Firm TSi Geotechnical, Inc. (MBE)  
Address 8248 NW 101st Terrace, #5, Kansas City, MO 64153  
Telephone No. (816)599-7965  
I.R.S. No. \_\_\_\_\_

Name of M/WBE Firm Vireo (WBE)  
Address 929 Walnut Street, Kansas City, MO 64106  
Telephone No. (816)756-5690  
I.R.S. No. 43-1714841

Name of M/WBE Firm Macy Consulting Services (WBE)  
Address 601 E. 63rd St., Kansas City, MO, 64110  
Telephone No. (816)716-8153  
I.R.S. No. 84-2322146

Name of M/WBE Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
I.R.S. No. \_\_\_\_\_

*(List additional M/WBEs, if any, on additional page and attach to this form)*

4. The following is a breakdown of the percentage of the total contract amount that Bidder/Proposer agrees to pay to each listed M/WBE:

**MBE/WBE BREAKDOWN SHEET**

**MBE FIRMS:**

Name of MBE Firm	Supplier/Broker/Contractor	Subcontract Amount*	Weighted Value**	% of Total Contract
<u>Taliaferro &amp; Browne</u>	_____	<u>\$ 277,600.00</u>	<u>\$ 277,600.00</u>	<u>10.13</u>
<u>Parson &amp; Associates</u>	_____	<u>\$ 18,800.00</u>	<u>\$ 18,800.00</u>	<u>0.69</u>
<u>TSI</u>	_____	<u>\$ 133,000.00</u>	<u>\$ 133,000.00</u>	<u>4.85</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____





---

<b>TOTAL MBE \$ / TOTAL MBE %:</b>	<u>\$ 429,400.00</u>	<u>15.67 %</u>
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**WBE FIRMS:**

Name of WBE Firm	Supplier/Broker/Contractor	Subcontract Amount*	Weighted Value**	% of Total Contract
Vireo		\$ 108,220.00	\$ 108,220.00	3.95
Macy Consulting Services		\$ 25,000.00	\$ 25,000.00	0.91
<b>TOTAL WBE \$ / TOTAL WBE %:</b>		<u>\$ 133,200.00</u>		<u>4.86 %</u>

---

\*“Subcontract Amount” refers to the dollar amount that Bidder/Proposer has agreed to pay each M/WBE subcontractor as of the date of contracting and is indicated here solely for the purpose of calculating the percentage that this sum represents in proportion to the total contract amount. Any contract amendments and/or change orders changing the total contract amount may alter the amount due an M/WBE under their subcontract for purposes of meeting or exceeding the Bidder/Proposer participation.

\*\*\*“Weighted Value” means the portion of the subcontract amount that will be credited towards meeting the Bidder/Proposer participation. See CREO KC Forms and Instructions for allowable credit and special instructions for suppliers.

- Bidder/Proposer acknowledges that the monetary amount to be paid each listed M/WBE for their work, and which is approved herein, is an amount corresponding to the percentage of the total contract amount allocable to each listed M/WBE as calculated in the MBE/WBE Breakdown Sheet. Bidder/Proposer further acknowledges that this amount may be higher than the subcontract amount listed therein as change orders and/or amendments changing the total contract amount may correspondingly increase the amount of compensation due an M/WBE for purposes of meeting or exceeding the Bidder/Proposer participation



6. Bidder/Proposer acknowledges that it is responsible for considering the effect that any change orders and/or amendments changing the total contract amount may have on its ability to meet or exceed the Bidder/Proposer participation. Bidder/Proposer further acknowledges that it is responsible for submitting a Request for Modification or Substitution if it will be unable to meet or exceed the Bidder/Proposer participation set forth herein.
7. If Bidder/Proposer has not achieved both the M/WBE goal(s) set for this Project, Bidder/Proposer hereby requests a waiver of the MBE and/or WBE goal(s) that Bidder/Proposer has failed to achieve
8. Bidder/Proposer will present documentation of its good faith efforts, a narrative summary detailing its efforts and the reasons its efforts were unsuccessful when requested by the City.
9. I hereby certify that I am authorized to make this Affidavit on behalf of the Bidder/Proposer named below and who shall abide by the terms set forth herein:

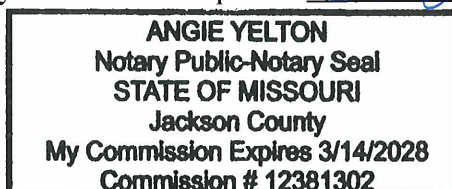
Bidder/Proposer primary contact: John Pruss  
Address: 9450 Ward Parkway  
Kansas City, MO 64114  
Phone Number: (816)743-4603  
Facsimile number: \_\_\_\_\_  
E-mail Address: Jjpruss@burnsmcd.com

By: John Pruss  
Title: Director, Program Management  
Date: 3/27/2024  
(Attach corporate seal if applicable)

Subscribed and sworn to before me this 27th day of March, 2024.

My Commission Expires: 3-14-28

Angie Yelton  
Notary Public



## TIMETABLE FOR MBE/WBE UTILIZATION

*(This form should be submitted to the City after contract award.)*

I, John Pruss, acting in my capacity as Director, Program Management  
(Name) (Position with Firm)  
of Burns & McDonnell Engineering, Inc., with the submittal of this Timetable, certify that  
(Name of Firm)  
the following timetable for MBE/WBE utilization in the fulfillment of this contract is correct and  
true to the best of my knowledge.

### **ALLOTTED TIME FOR THE COMPLETION OF THIS CONTRACT**

*(Check one only)*

15 days	<input type="checkbox"/>	75 days	<input type="checkbox"/>	135 days	<input type="checkbox"/>
30 days	<input type="checkbox"/>	90 days	<input type="checkbox"/>	150 days	<input type="checkbox"/>
45 days	<input type="checkbox"/>	105 days	<input type="checkbox"/>	165 days	<input type="checkbox"/>
60 days	<input type="checkbox"/>	120 days	<input type="checkbox"/>	180 days	<input type="checkbox"/>
Other	<u>245</u>	(Specify)			

Throughout                      ☒ Beginning 1/3                       
Middle 1/3                      Final 1/3                       
Beginning 1/3                      % Middle 1/3                      % Final 1/3                      %

**PLEASE NOTE:** Any changes in this timetable require approval of the Civil Rights & Equal Opportunity Department in advance of the change.

If you have any questions regarding the completion of this form, please contact the Civil Rights & Equal Opportunity Department at: (816) 513-1836.

John Pruss  
(Signature)

Director, Program Management

(Position with Firm)

3/27/2024  
(Date)







# LETTER OF INTENT TO SUBCONTRACT

Check one:
Original LOI: <input checked="checked" type="checkbox"/>
Updated LOI: <input type="checkbox"/>

Project Name/Title Dr. Jeremiah Cameron Clark and Westport Stormwater Improvements

Project Location/Number 470

**PART I:** Prime Contractor Burns & McDonnell Engineering, Inc. agrees to enter into a contractual agreement with M/W/DBE Subcontractor Taliaferro & Browne who will provide the following goods/services in connection with the above-reference contract: [Insert a brief narrative describing goods/services to be provided. Broad Categorizations (e.g., "electrical," "plumbing," etc.) or the listing of NAICS Codes in which M/W/DBE Subcontractor is certified are insufficient and may result in denial of this Letter of Intent to Subcontract.]  
Project Management & Administration, Topographic Survey, Combined Sewer Rehabilitation Analysis,  
Development of Easement Exhibits, Design Document Development

for an estimated amount of \$ 277,600.00 (or 10.13 % of the total estimated contract value.)

M/WBE Vendor type: ☒ Subcontractor/manufacture (counts as 100% of contract value towards goals)  
☐ Supplier (counts as 60% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)  
☐ Broker (counts as 10% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)

M/W/DBE Subcontractor is, to the best of Prime Contractor's knowledge, currently certified with the City of Kansas City's Civil Rights & Equal Opportunity Department to perform in the capacities indicated herein. Prime Contractor agrees to utilize M/W/DBE Subcontractor in the capacities indicated herein, and M/W/DBE Subcontractor agrees to work on the above-referenced contract in the capacities indicated herein, contingent upon award of the contract to Prime Contractor.

**PART 2:** This section is to be completed by the M/W/DBE subcontractor listed above. Please attach additional sheets as needed for more than one intended sub-tier contract. **IMPORTANT: Falsification of this document will result in denial and other remedies available under City Code.**

Select one: ☒ The M/W/DBE Subcontractor listed above **IS NOT** subcontracting any portions of the above-stated scope of work(s). (Continue to Part 3.)  
☐ The M/W/DBE Subcontractor listed above **IS** subcontracting certain portions of the above stated scope of work(s) to:

(1) Company name: \_\_\_\_\_

Full address: \_\_\_\_\_

Street number and name

City, State and Zip Code

Primary contact: \_\_\_\_\_

Name

Phone

a) This subcontractor is (select one): MBE WBE DBE N/A

i: If this subcontractor is an M/W/DBE certified with the City of Kansas City, Missouri, a separate Letter of Intent must be attached to this document.

ii. If this subcontractor is NOT a certified M/W/DBE certified with the City of Kansas City, Missouri, the firm must still be listed for reporting purposes but a Letter of Intent is not required.

b) Scope of work to be performed: \_\_\_\_\_

c) The dollar value of this agreement is: \_\_\_\_\_



**PART 3:**

**NOTE: SIGNATURES AND NOTARIZATIONS REQUIRED FOR NEW LETTERS OF INTENT (LOI);  
SIGNATURES ONLY FOR UPDATED LOI (ADDING VALUE TO EXISTING CONTRACT).**

PRIME CONTRACTOR BUSINESS NAME: Burns & McDonnell Engineering, Inc.

John Pruss  
Signature: Prime Contractor

Director of Program Management  
Title

John Pruss  
Print Name

3/27/2024  
Date

State of Missouri )

County of Jackson )

I, John Pruss, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th  
day of March, 2024

My Commission Expires: 3-14-28

Angie Yelton  
Notary Public

STAMP: **ANGIE YELTON**  
**Notary Public-Notary Seal**  
**STATE OF MISSOURI**  
**Jackson County**  
**My Commission Expires 3/14/2028**  
**Commission # 12381302**

MWDBE SUBCONTRACTOR BUSINESS NAME: Taliaferro & Browne

Leonard J. Graham  
Signature: Subcontractor

President  
Title

Leonard J. Graham  
Print Name

3.27.2024  
Date

State of Missouri )

County of Jackson )

I, Eartha J. Taylor, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th  
day of March, 2024

My Commission Expires: 03-07-2026

Eartha J. Taylor  
Notary Public

STAMP:

**EARTHA J. TAYLOR**  
**Notary Public, Notary Seal**  
**State of Missouri**  
**Clay County**  
**Commission # 92458631**  
**My Commission Expires 03-07-2026**



# LETTER OF INTENT TO SUBCONTRACT

Check one:
Original LOI: <input checked="checked" type="checkbox"/>
Updated LOI: <input type="checkbox"/>

Project Name/Title Dr. Jeremiah Cameron Clark and Westport Stormwater Improvements

Project Location/Number 470

**PART 1:** Prime Contractor Burns & McDonnell Engineering, Inc. agrees to enter into a contractual agreement with M/W/DBE Subcontractor TSI Geotechnical, Inc. who will provide the following goods/services in connection with the above-reference contract: [Insert a brief narrative describing goods/services to be provided. Broad Categorizations (e.g., "electrical," "plumbing," etc.) or the listing of NAICS Codes in which M/W/DBE Subcontractor is certified are insufficient and may result in denial of this Letter of Intent to Subcontract.]  
Geotechnical Investigations

for an estimated amount of \$ 133,000.00 (or 4.85 % of the total estimated contract value.)

M/WBE Vendor type: ☒ Subcontractor/manufacturer (counts as 100% of contract value towards goals)  
☐ Supplier (counts as 60% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)  
☐ Broker (counts as 10% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)

M/W/DBE Subcontractor is, to the best of Prime Contractor's knowledge, currently certified with the City of Kansas City's Civil Rights & Equal Opportunity Department to perform in the capacities indicated herein. Prime Contractor agrees to utilize M/W/DBE Subcontractor in the capacities indicated herein, and M/W/DBE Subcontractor agrees to work on the above-referenced contract in the capacities indicated herein, contingent upon award of the contract to Prime Contractor.

**PART 2:** This section is to be completed by the M/W/DBE subcontractor listed above. Please attach additional sheets as needed for more than one intended sub-tier contract. **IMPORTANT: Falsification of this document will result in denial and other remedies available under City Code.**

Select one: ☒ The M/W/DBE Subcontractor listed above **IS NOT** subcontracting any portions of the above-stated scope of work(s). (Continue to Part 3.)  
☐ The M/W/DBE Subcontractor listed above **IS** subcontracting certain portions of the above stated scope of work(s) to:

(1) Company name: \_\_\_\_\_

Full address: \_\_\_\_\_  
Street number and name City, State and Zip Code

Primary contact: \_\_\_\_\_  
Name Phone

a) This subcontractor is (select one): ☐ MBE ☐ WBE ☐ DBE ☐ N/A

i: If this subcontractor is an M/W/DBE certified with the City of Kansas City, Missouri, a separate Letter of Intent must be attached to this document.

ii. If this subcontractor is NOT a certified M/W/DBE certified with the City of Kansas City, Missouri, the firm must still be listed for reporting purposes but a Letter of Intent is not required.

b) Scope of work to be performed: \_\_\_\_\_

c) The dollar value of this agreement is: \_\_\_\_\_





**PART 3:**

**NOTE: SIGNATURES AND NOTARIZATIONS REQUIRED FOR NEW LETTERS OF INTENT (LOI);  
SIGNATURES ONLY FOR UPDATED LOI (ADDING VALUE TO EXISTING CONTRACT).**

PRIME CONTRACTOR BUSINESS NAME: Burns & McDonnell Engineering, Inc.

John Pruss  
Signature: Prime Contractor

Director of Program Management

Title

John Pruss

Print Name

Date

3/27/2024

State of Missouri )

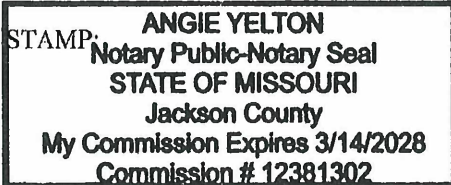
County of Jackson )

I, John Pruss, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th  
day of March, 2024

My Commission Expires: 3-14-28

Angie Yelton  
Notary Public



MWDBE SUBCONTRACTOR BUSINESS NAME: TSi Geotechnical, Inc.

Denise B. Hervey  
Signature: Subcontractor

CEO

Title

Denise B. Hervey

Print Name

03/27/2024

Date

State of Missouri )

County of St. Louis )

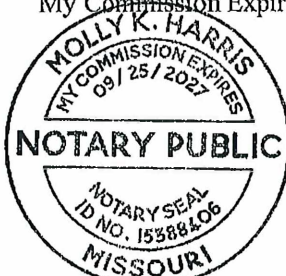
I, Denise B. Hervey, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th  
day of March, 2024

My Commission Expires: 9/25/27

Molly K. Harris  
Notary Public

STAMP:





# LETTER OF INTENT TO SUBCONTRACT

Project Name/Title Dr. Jeremiah Cameron Clark and Westport Stormwater Improvements

Project Location/Number 470

Check one:

Original LOI: ☒

Updated LOI: ☐

**PART 1:** Prime Contractor Burns & McDonnell Engineering, Inc. agrees to enter into a contractual agreement with M/W/DBE Subcontractor Macy Consulting Services, Inc. who will provide the following goods/services in connection with the above-reference contract: [Insert a brief narrative describing goods/services to be provided. Broad Categorizations (e.g., "electrical," "plumbing," etc.) or the listing of NAICS Codes in which M/W/DBE Subcontractor is certified are insufficient and may result in denial of this Letter of Intent to Subcontract.]  
Project management & administration, public outreach and stakeholder engagement

for an estimated amount of \$ 25,000.00 (or 0.91 % of the total estimated contract value.)

M/WBE Vendor type: ☒ Subcontractor/manufacture (counts as 100% of contract value towards goals)  
☐ Supplier (counts as 60% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)  
☐ Broker (counts as 10% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)

M/W/DBE Subcontractor is, to the best of Prime Contractor's knowledge, currently certified with the City of Kansas City's Civil Rights & Equal Opportunity Department to perform in the capacities indicated herein. Prime Contractor agrees to utilize M/W/DBE Subcontractor in the capacities indicated herein, and M/W/DBE Subcontractor agrees to work on the above-referenced contract in the capacities indicated herein, contingent upon award of the contract to Prime Contractor.

**PART 2:** This section is to be completed by the M/W/DBE subcontractor listed above. Please attach additional sheets as needed for more than one intended sub-tier contract. **IMPORTANT: Falsification of this document will result in denial and other remedies available under City Code.**

Select one: ☒ The M/W/DBE Subcontractor listed above **IS NOT** subcontracting any portions of the above-stated scope of work(s). (Continue to Part 3.)  
☐ The M/W/DBE Subcontractor listed above **IS** subcontracting certain portions of the above stated scope of work(s) to:

(1) Company name: \_\_\_\_\_

Full address: \_\_\_\_\_

Street number and name City, State and Zip Code

Primary contact: \_\_\_\_\_

Name Phone

a) This subcontractor is (select one): ☐ MBE ☐ WBE ☐ DBE ☐ N/A

i: If this subcontractor is an M/W/DBE certified with the City of Kansas City, Missouri, a separate Letter of Intent must be attached to this document.

ii. If this subcontractor is NOT a certified M/W/DBE certified with the City of Kansas City, Missouri, the firm must still be listed for reporting purposes but a Letter of Intent is not required.

b) Scope of work to be performed: \_\_\_\_\_

c) The dollar value of this agreement is: \_\_\_\_\_

**PART 3:**

**NOTE: SIGNATURES AND NOTARIZATIONS REQUIRED FOR NEW LETTERS OF INTENT (LOI);  
SIGNATURES ONLY FOR UPDATED LOI (ADDING VALUE TO EXISTING CONTRACT).**

PRIME CONTRACTOR BUSINESS NAME: Burns & McDonnell Engineering, Inc.

John Pruss  
Signature: Prime Contractor

Director of Program Management  
Title

John Pruss  
Print Name

3/27/2024  
Date

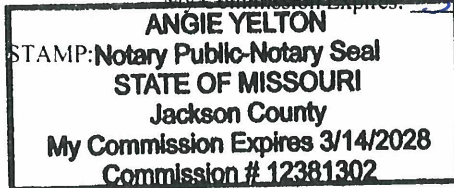
State of Missouri )

County of Jackson )

I, John Pruss, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th  
day of March, 2024

My Commission Expires: 3-14-28



Angie Yelton  
Notary Public

MWDBE SUBCONTRACTOR BUSINESS NAME: Macy Consulting Services, Inc.

Bailey  
Signature: Subcontractor

President  
Title

Babette L. Macy  
Print Name

03/27/2024  
Date

State of Missouri )

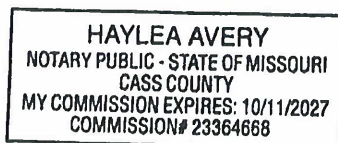
County of Jackson )

I, Haylea Avery, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this  
day of 27, 2024

My Commission Expires: 10-11-2027

STAMP:



Val Or  
Notary Public



# LETTER OF INTENT TO SUBCONTRACT

Check one:

Original LOI: ☒

Updated LOI: ☐

Project Name/Title Dr. Jeremiah Cameron Clark and Westport Stormwater Improvements

Project Location/Number 470

**PART I:** Prime Contractor Burns & McDonnell Engineering, Inc. agrees to enter into a contractual agreement with M/W/DBE Subcontractor Parson & Associates who will provide the following goods/services in connection with the above-reference contract: [Insert a brief narrative describing goods/services to be provided. Broad Categorizations (e.g., "electrical," "plumbing," etc.) or the listing of NAICS Codes in which M/W/DBE Subcontractor is certified are insufficient and may result in denial of this Letter of Intent to Subcontract.]  
Project management & administration, public outreach and stakeholder engagement.

for an estimated amount of \$ 18,800.00 (or 0.69 % of the total estimated contract value.)

M/WBE Vendor type: ☒ Subcontractor/manufacture (counts as 100% of contract value towards goals)  
☐ Supplier (counts as 60% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)  
☐ Broker (counts as 10% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)

M/W/DBE Subcontractor is, to the best of Prime Contractor's knowledge, currently certified with the City of Kansas City's Civil Rights & Equal Opportunity Department to perform in the capacities indicated herein. Prime Contractor agrees to utilize M/W/DBE Subcontractor in the capacities indicated herein, and M/W/DBE Subcontractor agrees to work on the above-referenced contract in the capacities indicated herein, contingent upon award of the contract to Prime Contractor.

**PART 2:** This section is to be completed by the M/W/DBE subcontractor listed above. Please attach additional sheets as needed for more than one intended sub-tier contract. **IMPORTANT: Falsification of this document will result in denial and other remedies available under City Code.**

Select one: ☒ The M/W/DBE Subcontractor listed above **IS NOT** subcontracting any portions of the above-stated scope of work(s). (Continue to Part 3.)  
☐ The M/W/DBE Subcontractor listed above **IS** subcontracting certain portions of the above stated scope of work(s) to:

(1) Company name: \_\_\_\_\_

Full address: \_\_\_\_\_

Street number and name

City, State and Zip Code

Primary contact: \_\_\_\_\_

Name

Phone

a) This subcontractor is (select one): ☐ MBE ☐ WBE ☐ DBE ☐ N/A

i: If this subcontractor is an M/W/DBE certified with the City of Kansas City, Missouri, a separate Letter of Intent must be attached to this document.

ii. If this subcontractor is NOT a certified M/W/DBE certified with the City of Kansas City, Missouri, the firm must still be listed for reporting purposes but a Letter of Intent is not required.

b) Scope of work to be performed: \_\_\_\_\_

c) The dollar value of this agreement is: \_\_\_\_\_





**PART 3:**

**NOTE: SIGNATURES AND NOTARIZATIONS REQUIRED FOR NEW LETTERS OF INTENT (LOI);  
SIGNATURES ONLY FOR UPDATED LOI (ADDING VALUE TO EXISTING CONTRACT).**

PRIME CONTRACTOR BUSINESS NAME: Burns & McDonnell Engineering, Inc.

John Pruss

Signature: Prime Contractor

John Pruss

Print Name

Director of Program Management

Title

Date

3/27/2024

State of Missouri

County of Jackson )

I, John Pruss,  
and belief.

state that the above and foregoing is based on my best knowledge

Subscribed and sworn to before me, a notary public, on this 27th  
day of March 2024

My Commission Expires: 3-14-28

Angie Yelton  
Notary Public

STAMP:

**ANGIE YELTON**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires 3/14/2028  
Commission # 12381302

MWDBE SUBCONTRACTOR BUSINESS NAME: Parson & Associates

Robert "Jason" Parson

Signature: Subcontractor

Print Name

Robert "Jason" Parson

President

Title

Date

27 March 24

State of Missouri )

County of Jackson )

I, Elmer Taylor III,  
and belief.

state that the above and foregoing is based on my best knowledge

Subscribed and sworn to before me, a notary public, on this 27th  
day of March 2024

My Commission Expires: Sept 9, 2024

Elmer Taylor III  
Notary Public

STAMP:

**ELMER TAYLOR III,**  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES SEPTEMBER 9, 2024  
JACKSON COUNTY  
COMMISSION #12464119





# LETTER OF INTENT TO SUBCONTRACT

Check one:

Original LOI: ☒

Updated LOI: ☐

Project Name/Title Dr. Jeremiah Cameron Clark and Westport Stormwater Improvements

Project Location/Number 470

**PART I:** Prime Contractor Burns & McDonnell Engineering, Inc. agrees to enter into a contractual agreement with M/W/DBE Subcontractor Vireo who will provide the following goods/services in connection with the above-reference contract: [Insert a brief narrative describing goods/services to be provided. Broad Categorizations (e.g., "electrical," "plumbing," etc.) or the listing of NAICS Codes in which M/W/DBE Subcontractor is certified are insufficient and may result in denial of this Letter of Intent to Subcontract.]

Project Management & Administration, Public Communications and Stakeholder Engagement,  
Design Document Development, Construction Planning & Scheduling, Preconstruction Services

for an estimated amount of \$ 108,200.00 (or 3.95 % of the total estimated contract value.)

M/WBE Vendor type: ☒ Subcontractor/manufacturer (counts as 100% of contract value towards goals)  
☐ Supplier (counts as 60% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)  
☐ Broker (counts as 10% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)

M/W/DBE Subcontractor is, to the best of Prime Contractor's knowledge, currently certified with the City of Kansas City's Civil Rights & Equal Opportunity Department to perform in the capacities indicated herein. Prime Contractor agrees to utilize M/W/DBE Subcontractor in the capacities indicated herein, and M/W/DBE Subcontractor agrees to work on the above-referenced contract in the capacities indicated herein, contingent upon award of the contract to Prime Contractor.

**PART 2:** This section is to be completed by the M/W/DBE subcontractor listed above. Please attach additional sheets as needed for more than one intended sub-tier contract. **IMPORTANT: Falsification of this document will result in denial and other remedies available under City Code.**

Select one: ☒ The M/W/DBE Subcontractor listed above **IS NOT** subcontracting any portions of the above-stated scope of work(s). (Continue to Part 3.)  
☐ The M/W/DBE Subcontractor listed above **IS** subcontracting certain portions of the above stated scope of work(s) to:

(1) Company name:

Full address:

Street number and name

City, State and Zip Code

Primary contact:

Name

Phone

a) This subcontractor is (select one): ☐ MBE ☐ WBE ☐ DBE ☐ N/A

i: If this subcontractor is an M/W/DBE certified with the City of Kansas City, Missouri, a separate Letter of Intent must be attached to this document.

ii. If this subcontractor is NOT a certified M/W/DBE certified with the City of Kansas City, Missouri, the firm must still be listed for reporting purposes but a Letter of Intent is not required.

b) Scope of work to be performed:

c) The dollar value of this agreement is:

**PART 3:**

**NOTE: SIGNATURES AND NOTARIZATIONS REQUIRED FOR NEW LETTERS OF INTENT (LOI);  
SIGNATURES ONLY FOR UPDATED LOI (ADDING VALUE TO EXISTING CONTRACT).**

PRIME CONTRACTOR BUSINESS NAME: Burns & McDonnell, Inc.

John Pruss

Signature: Prime Contractor

Director of Program Management

Title

John Pruss

Print Name

3/27/2024

Date

State of Missouri )

County of Jackson )

I, John Pruss, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th day of March, 2024

My Commission Expires: 3-14-28

Angie Yelton  
Notary Public

STAMP:

**ANGIE YELTON**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires 3/14/2028  
Commission # 12381302

MWDBE SUBCONTRACTOR BUSINESS NAME: Vireo, LLC

Robin Fordyce

Signature: Subcontractor

Managing Member

Title

Robin Fordyce

Print Name

3-27-2024

Date

State of Missouri )

County of Jackson )

I, Jessica Lee, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 27th day of Mar, 2024

My Commission Expires: 1/3/26

Jessica Lee  
Notary Public

STAMP:

**JESSICA LEE**  
Notary Public - Notary Seal  
Jackson County - State of Missouri  
Commission Number 22706670  
My Commission Expires Jan 3, 2026



## REQUEST FOR MODIFICATION OR SUBSTITUTION

(This Form **must** be submitted to CREO KC to request substitutions for an MBE/WBE listed in the Contractor Utilization Plan or for modification of the amount of MBE/WBE participation listed in the Contractor Utilization Plan. This Form shall be an amendment to the Contractor Utilization Plan.)

**BIDDER/PROPOSER/CONTRACTOR:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PROJECT NUMBER OR TITLE:** \_\_\_\_\_

**AMENDMENT/CHANGE ORDER NO: (if applicable)** \_\_\_\_\_

<b>Project Goals:</b>	_____ % MBE	_____ % WBE
<b>Contractor Utilization Plan:</b>	_____ % MBE	_____ % WBE

1. I am the duly authorized representative of the above Bidder/Contractor/Proposer and am authorized to request this substitution or modification on behalf of the Bidder/Contractor/Proposer.

2. I hereby request that the Director of CREO KC recommend or approve: (check appropriate space(s))

a. \_\_\_\_\_ A substitution of the certified MBE/WBE firm \_\_\_\_\_,  
(Name of new firm)  
to perform \_\_\_\_\_,  
(Scope of work to be performed by new firm)

for the MBE/WBE firm \_\_\_\_\_ which is currently  
(Name of old firm)  
listed on the Bidder's/Contractor's/Proposer's Contractor Utilization Plan to  
perform the following scope of work: \_\_\_\_\_.  
(Scope of work of old firm)

b. \_\_\_\_\_ A modification of the amount of MBE/WBE participation currently listed on the Bidder's/Contractor's/Proposer's Contractor Utilization Plan from  
\_\_\_\_\_ % MBE \_\_\_\_\_ % WBE (Fill in % of MBE/WBE Participation currently listed on Contractor Utilization Plan)

**TO**

\_\_\_\_\_ % MBE \_\_\_\_\_ % WBE (Fill in New % of MBE/WBE Participation requested for Contractor Utilization Plan)

- c. Attach 00450.01 Letter of Intent to Subcontract letter for each new MBE/WBE to be added.
- d. Attach a copy of the most recent 00485.01 or on-line M/WBE Monthly Utilization Report

3. Bidder/Contractor/Proposer states that a substitution or modification is necessary because: (check applicable reason(s) )



\_\_\_The MBE/WBE listed on the Contractor Utilization Plan is non-responsive or cannot perform.

\_\_\_The MBE/WBE listed on the Contractor Utilization Plan has increased its previously quoted price without a corresponding change in the scope of work.

\_\_\_The MBE/WBE listed on the Contractor Utilization Plan has committed a material default or breach of its contract.

\_\_\_Requirements of the scope of work of the contract have changed and make subcontracting not feasible or not feasible at the levels required by the goals established for the contract.

\_\_\_The MBE/WBE listed on the Contractor Utilization Plan is unacceptable to the City contracting department.

\_\_\_Bidder/Contractor/Proposer has not attempted intentionally to evade the requirements of the Act and it is in the best interests of the City to allow a modification or substitution.

4. The following is a narrative summary of the Bidder's/Contractor's/Proposer's good faith efforts exhausted in attempts to substitute the MBE/WBE firm named above which is currently listed on the Contractor Utilization Plan with other qualified, certified MBE/WBE firms for the listed scope of work or any other scope of work in the project:

5. Bidder/Proposer/Contractor will present documentation when requested by the City to evidence its good faith efforts.

Dated:\_\_\_\_\_

\_\_\_\_\_  
(Bidder/Proposer/Contractor)

By: \_\_\_\_\_  
(Authorized Representative)





## CONTRACTOR AFFIDAVIT FOR FINAL PAYMENT

Project Number \_\_\_\_\_

Project Title \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

The Undersigned, \_\_\_\_\_ of lawful  
(Name)

age, being first duly sworn, states under oath as follows:

1. I am the \_\_\_\_\_ of \_\_\_\_\_ who is the general  
(Title) (CONTRACTOR)  
CONTRACTOR for the CITY on Project No. \_\_\_\_\_ and Project Title \_\_\_\_\_.

2. All payrolls, material bills, use of equipment and other indebtedness connected with the Work for this Project have been paid and all Claims of whatever nature have been satisfied, as required by the Contract.

3 (✓) \_\_\_\_\_ Prevailing wage does not apply; or

(✓) \_\_\_\_\_ All provisions and requirements set forth in Chapter 290, Section 290.210 through and including 290.340, Missouri Revised Statutes, pertaining to the payment of wages to workmen employed on public works projects have been fully satisfied and there has been no exception to the full and complete compliance with these provisions and requirements and the Annual Wage Order contained in the Contract in carrying out the Contract and Work. CONTRACTOR has fully complied with the requirements of the prevailing wage law as required in the Contract and has attached affidavits from all Subcontractors on this Project, regardless of tier, affirming compliance with the prevailing wage law as stipulated in the Contract.

4. I hereby certify that (a) at project completion and pursuant to contractor's final request for payment, contractor achieved (\_\_\_\_%) Minority Business Enterprise (MBE) participation and (\_\_\_\_%) Women Business Enterprise (WBE) participation on this contract, and (b) listed herein are the names of all certified M/WBE subcontractors, regardless of tier, with whom I, or my subcontractors contracted.

1. Name of MBE/WBE Firm \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
IRS Number \_\_\_\_\_  
Area/Scope\*of Work \_\_\_\_\_  
Subcontract Final Amount \_\_\_\_\_

2. Name of MBE/WBE Firm \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
IRS Number \_\_\_\_\_  
Area/Scope\*of Work \_\_\_\_\_  
Subcontract Final Amount \_\_\_\_\_

List additional subcontractors, if any, on a similar form and attach to the bid.

Supplier\*\* Final Amount: \_\_\_\_\_

\*Reference to specification sections or bid item number.

- (✓) \_\_\_\_\_ Met or exceeded the Contract utilization goals; or  
 (✓) \_\_\_\_\_ Failed to meet the Contract utilization goals (attach waiver, substitution or modification); or  
 (✓) \_\_\_\_\_ No goals applied to this Project.

5. CONTRACTOR certifies that each Subcontractor has received full payment for its respective work in connection with the Contract.

6. If applicable, I hereby certify that (1) at project completion and pursuant to contractor's final request for payment, contractor achieved, company-wide, at least ten percent (10%) minority workforce participation and two percent (2%) women workforce participation and (2) a true and accurate copy of my final project workforce monthly report is attached. **NOTE: This paragraph is only applicable if you completed a construction contract that was estimated by the City, prior to solicitation, as requiring more than 800 construction labor hours and costing in excess of \$300,000.00. If applicable you MUST attach copies of your final monthly workforce reports.**

7. This affidavit is made in behalf of the CONTRACTOR for the purpose of securing from Kansas City, Missouri, the certification of completion of the Project and receiving payment therefore.

8. If the Contract amount exceeded \$150,000, CONTRACTOR has submitted proof of compliance with the City tax ordinances administered by the City's Commissioner of Revenue and has on file proof of tax compliance from all Subcontractors. If the Contract term exceeded one (1) year, CONTRACTOR has provided proof of compliance with the City tax ordinances administered by the City's Commissioner of Revenue prior to receiving final payment and has on file proof of tax compliance from all Subcontractors prior to the Subcontractor receiving final payment from CONTRACTOR.

CONTRACTOR \_\_\_\_\_

By \_\_\_\_\_  
 (Authorized Signature)

Title \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me  
 appeared \_\_\_\_\_, to me personally known to be the  
 \_\_\_\_\_ of the \_\_\_\_\_,

and who executed the foregoing instrument and acknowledged that (s)he executed the same on behalf of  
 \_\_\_\_\_ as its free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

My commission expires:

\_\_\_\_\_  
 Notary Public



## SUBCONTRACTOR AFFIDAVIT FOR FINAL PAYMENT

Project Number \_\_\_\_\_

Project Title \_\_\_\_\_

STATE OF MISSOURI )

) ss:

COUNTY OF \_\_\_\_\_ )

After being duly sworn the person whose name and signature appears below hereby states under penalty of perjury that:

1. I am the duly authorized officer of the business indicated below (hereinafter Subcontractor) and I make this affidavit on behalf of Subcontractor in accordance with the requirements set forth in Section 290.290, RSMo. Subcontractor has completed all of the Work required under the terms and conditions of a subcontract as follows:

Subcontract with: \_\_\_\_\_, Contractor

Work Performed: \_\_\_\_\_

Total Dollar Amount of Subcontract and all Change Orders: \$ \_\_\_\_\_

City Certified MBE WBE DBE NA  
List certifications:

2. Subcontractor fully complied with the provisions and requirements of the Missouri Prevailing Wage Law set forth in Sections 290.210, RSMo through 290.340, RSMo.

**Business Entity Type:**

- ☐ Missouri Corporation  
☐ Foreign Corporation  
☐ Fictitious Name Corporation  
☐ Sole Proprietor  
☐ Limited Liability Company  
☐ Partnership  
☐ Joint Venture  
☐ Other (Specify) \_\_\_\_\_

**Subcontractor's Legal Name and Address**

\_\_\_\_\_  
\_\_\_\_\_  
Phone No. \_\_\_\_\_  
Fax: \_\_\_\_\_  
E:mail: \_\_\_\_\_  
Federal ID No. \_\_\_\_\_

I hereby certify that I have the authority to execute this affidavit on behalf of Subcontractor.

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

**NOTARY**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ By \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

## SECTION 00830

### PREVAILING WAGE

1. Annual Wage Order No. 30
2. **0830.03 Division of Labor Standards Rules & Regulations** are incorporated into and made part of this Contract and are available at <http://s1.sos.mo.gov/cmsimages/adrules/csr/current/8csr/8c30-3.pdf>.



# Missouri

## Division of Labor Standards

### WAGE AND HOUR SECTION



MICHAEL L. PARSON, Governor

## Annual Wage Order No. 30

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 10, 2023

Last Date Objections May Be Filed: April 10, 2023

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	\$68.67
Bollermaker	\$38.37*
Bricklayer	\$60.27
Carpenter	\$61.82
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	\$55.22
Plasterer	
Communications Technician	\$60.34
Electrician (Inside Wireman)	\$69.22
Electrician Outside Lineman	\$59.91
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	\$102.69
Glazier	\$58.17
Ironworker	\$68.53
Laborer	\$49.56
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	\$54.80
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	\$61.54
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	\$50.40
Plumber	\$76.04
Pipe Fitter	
Roofer	\$59.33
Sheet Metal Worker	\$72.78
Sprinkler Fitter	\$75.09
Truck Driver	\$52.39
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

Section 048

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	\$61.98
Millwright	
Pile Driver	
Electrician (Outside Lineman)	\$87.19
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	\$50.25
General Laborer	
Skilled Laborer	
Operating Engineer	\$58.85
Group I	
Group II	
Group III	
Group IV	
Truck Driver	\$50.18
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.

# **OVERTIME and HOLIDAYS**

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KANSAS CITY  
MISSOURI

Finance Department

Revenue Division

414 E 12th St. 1st Floor  
Kansas City, MO 64106-2786

Phone: (816) 513-1120

Fax: (816) 513-1264

Email: [revenue@kcmo.org](mailto:revenue@kcmo.org)

Website: [kcmo.gov/tax](http://kcmo.gov/tax)

BURNS & MCDONNELL ENGINEERING CO INC  
9400 WARD PKWY  
KANSAS CITY MO 64114-3319

Letter Id: L0512387840

Date: 18-Jan-2024

Taxpayer Id: \*\*-\*\*\*6142



## TAX CLEARANCE STATUS: APPROVED

As of this date, this notice is to inform you that BURNS & MCDONNELL ENGINEERING CO INC is current with all taxes and license fees with the City of Kansas City, Mo., Finance Department/ Revenue Division.

Please note this could change if we perform a full review of your accounts in the future. We will let you know if we need to review your accounts. You will need to pay any amounts that are found due at that time.

Mari Ruck  
Commissioner of Revenue

Visit [kcmo.gov/quicktax](http://kcmo.gov/quicktax) to view the status of your account and for online filing.



**AFFIRMATIVE ACTION PROGRAM AFFIDAVIT**

(required for any contractor with 50 or more employees and  
a contract with the City of Kansas City, Missouri, in excess of \$300,000.00)

STATE OF Missouri )  
 ) ss  
COUNTY OF JACKSON)

On this 24 day of April, 2024, before me appeared  
Bryan Canzoneri, personally known by me or otherwise  
proven to be the person whose name is subscribed on this affidavit and who, being duly sworn,  
stated as follows:

I am of sound mind, capable of making this affidavit, and personally swear or affirm that  
the statements made herein are truthful to the best of my knowledge. I am the  
Section Manager (title) of Burns & McDonnell Engineering Co., Inc  
(business entity) and I am duly authorized, directed or empowered to act with full authority on  
behalf of the business entity in making this affidavit.

I hereby swear or affirm that Burns & McDonnell Engineering Company has an  
affirmative action program (the "Program") in place and will maintain the Program for the  
duration of its contract with the City of Kansas City, Missouri ("City") as required by Chapter 3  
of the City's Code of Ordinances.

I hereby additionally swear or affirm that attached hereto is a true copy of the Program.

I hereby additionally swear or affirm that the business entity shall not discriminate  
against any employee or applicant for employment because of race, color, sex, religion, national  
origin or ancestry, disability, sexual orientation, gender identity or age in a manner prohibited by  
Chapter 3 of the City's Code of Ordinances.

I acknowledge that I am signing this affidavit as the free act and deed of the business  
entity and that I am not doing so under duress.

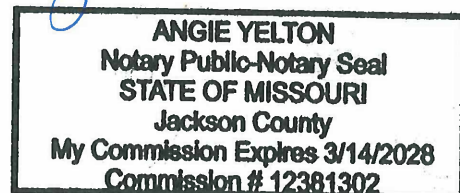
[Signature]

Affiant's signature

Subscribed and sworn to before me this 24th day of April, 2024.

[Signature]  
Notary Public

My Commission expires: 3-14-28



## Civil Rights and Equal Opportunity Department

### Civil Rights and Wage Assurances

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**Non-discrimination in Employment.** Contractor shall not discriminate against any employee or candidate for employment on the basis of an individual's race, hair texture or hair style associated with an individual's race, color, sex, religion, national origin, or ancestry, disability, sexual orientation, gender identity, age, or in any other manner prohibited by Chapter 38 of the City Code. Contractor shall not engage in any discrimination as prohibited by Chapter 3 of the City Code.

**Ban the Box in Hiring and Promotion.**

(a) Pursuant to Section 38-104, City Code Ordinances, Contractor shall not base a hiring or promotional decision on an applicant's criminal history or sentence related thereto, unless the employer can demonstrate that the employment-related decision was based on all information available including consideration of the frequency, recentness and severity of a criminal record and that the record was reasonably related to the duties and responsibilities of the position.

(b) Notwithstanding subsection (a), Contractor may inquire about an applicant's criminal history after it has been determined that the individual is otherwise qualified for the position, and only after the applicant has been interviewed for the position. Any such inquiry may be made of all applicants who are within the final selection pool of candidates from which a job will be filled.

(c) This provision shall not apply to positions where employers are required to exclude applicants with certain criminal convictions from employment due to local, state or federal law or regulation.

**Title VI of the Civil Rights Act of 1964.** Title VI of the Civil Rights Act of 1964 requires that no person in the United States shall, on the grounds of race, color, or national or origin (including limited English proficient individuals), be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. The City of Kansas City, Missouri requires compliance with the requirements of Title VI in all of its programs and activities regardless of the funding source.

Contractor shall not discriminate on the grounds of race, color, or national or origin (including limited English proficient individuals).

**Quality Services Assurance Act.** If this Contract exceeds \$160,000.00, Contractor certifies Contractor will pay all employees who will work on this Contract in the city limits of Kansas City, Missouri at least \$15.00 per hour in compliance with the City's Quality Services Assurance Act,



## Civil Rights and Equal Opportunity Department Civil Rights and Wage Assurances

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Section 3-66, Code of Ordinances or City has granted Contractor an exemption pursuant to the Quality Services Assurance Act.

**Anti-Discrimination Against Israel.** If this Contract exceeds \$100,000.00 and Contractor employs at least ten employees, pursuant to Section 34.600, RSMo., by executing this Contract, Contractor certifies it is not currently engaged in and shall not, for the duration of this contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or 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.

**Affirmative Action.** If this Contract exceeds \$300,000.00 and Contractor employs fifty (50) or more people, Contractor shall comply with City's Affirmative Action requirements in accordance with the provisions of Chapter 3 of City's Code, the rules and regulations relating to those sections, and any additions or amendments thereto; in executing any Contract subject to said provisions, Contractor warrants that it has an affirmative action program in place and will maintain the affirmative action program in place for the duration of the Contract. Contractor shall not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin or ancestry, disability, sexual orientation, gender identity or age in a manner prohibited by Chapter 3 of City's Code. Contractor shall:

- (a) Execute and submit the City of Kansas City, Missouri CREO Affirmative Action Program Affidavit warranting that the Contractor has an affirmative action program in place and will maintain the affirmative action program in place for the duration of the Contract.
- (b) Submit, in print or electronic format, a copy of Contractor's current certificate of compliance to the City's Civil Rights and Equal Opportunity Department (CREO) prior to receiving the first payment under the Contract, unless a copy has already been submitted to CREO at any point within the previous two (2) calendar years. If, and only if, Contractor does not possess a current certification of compliance, Contractor shall submit, in print or electronic format, a copy of its affirmative action program to CREO prior to receiving the first payment under the Contract, unless a copy has already been submitted to CREO at any point within the previous two (2) calendar years.
- (c) Require any Subcontractor awarded a subcontract exceeding \$300,000.00 to affirm that Subcontractor has an affirmative action program in place and will maintain the affirmative action program in place for the duration of the subcontract.
- (d) Obtain from any Subcontractor awarded a subcontract exceeding \$300,000.00 a copy of the Subcontractor's current certificate of compliance and tender a copy of the same, in print or

## Civil Rights and Equal Opportunity Department

### Civil Rights and Wage Assurances

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electronic format, to CREO within thirty (30) days from the date the subcontract is executed. If, and only if, Subcontractor does not possess a current certificate of compliance, Contractor shall obtain a copy of the Subcontractor's affirmative action program and tender a copy of the same, in print or electronic format, to CREO within thirty (30) days from the date the subcontract is executed.

City has the right to take action as directed by City's Civil Rights and Equal Opportunity Department to enforce this provision. If Contractor fails, refuses or neglects to comply with the provisions of Chapter 3 of City's Code, then such failure shall be deemed a total breach of this Contract and this Contract may be terminated, cancelled or suspended, in whole or in part, and Contractor may be declared ineligible for any further contracts funded by City for a period of one (1) year. This is a material term of this Contract.

**Compliance with Laws.** Contractor shall comply with all federal, state and local laws, ordinances and regulations applicable to the work and this Agreement. Contractor shall maintain in effect all the licenses, permissions, authorizations, consents and permits that it needs to carry out its obligations under this Agreement.

**Prevailing Wage.** If the Agreement exceeds \$75,000.00 and any of the Services performed by Contractor includes construction, reconstruction, improvement, enlargement, alteration, painting and decorating, or major repair, that is subject to the Missouri Prevailing Wage Law (Section 290.210, RSMo – 290.340, RSMo), Contractor shall immediately notify the City prior to performing Services so the parties can execute an agreement that incorporates, the appropriate Wage Order. Contractor shall comply with all requirements of Section 290.210, RSMo – 290.340, RSMo even if Contractor fails to notify the City.

**EMPLOYEE ELIGIBILITY VERIFICATION AFFIDAVIT**

(Required for any contract with the City of Kansas City, Missouri in excess of \$5,000.00)

STATE OF Missouri )  
 ) ss  
COUNTY OF Jackson )

On this 24th day of April, 2024, before me appeared  
Bryan Canzoneri, personally known by me or otherwise  
proven to be the person whose name is subscribed on this affidavit and who, being duly sworn,  
stated as follows:

I am of sound mind, capable of making this affidavit, and personally swear or affirm that  
the statements made herein are truthful to the best of my knowledge. I am the

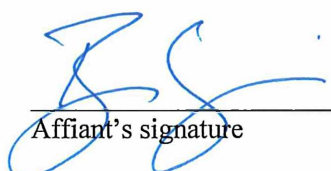
Section Manager (title) of Burns & McDonnell Engineering Co., Inc  
(business entity) and I am duly authorized, directed or empowered to act with full authority on  
behalf of the business entity in making this affidavit.

I hereby swear or affirm that the business entity does not knowingly employ any person  
in connection with the contracted services 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).

I hereby additionally swear or affirm that the business entity is enrolled in an electronic  
verification of work program operated by the United States Department of Homeland Security (E-  
Verify) 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, and that the business entity will participate in said  
program with respect to any person hired by the business entity to perform any work in  
connection with the contracted services. I have attached hereto documentation sufficient to  
establish the business entity's enrollment and participation in the required electronic verification  
of work program.

I am aware and recognize that unless certain contractual requirements are satisfied and  
affidavits obtained as provided in Section 285.530, RSMo, the business entity may face liability  
for violations committed by its subcontractors, notwithstanding the fact that the business entity  
may itself be compliant.

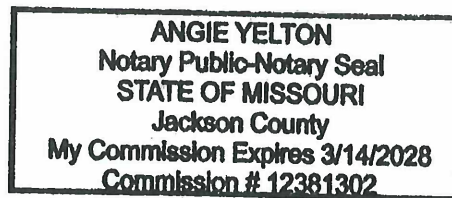
I acknowledge that I am signing this affidavit as the free act and deed of the business entity and that I am not doing so under duress.

  
\_\_\_\_\_  
Affiant's signature

Subscribed and sworn to before me this 24th day of April, 2024.

  
\_\_\_\_\_  
Notary Public

My Commission expires: 3-14-28



Company ID Number: 34471

## THE E-VERIFY PROGRAM FOR EMPLOYMENT VERIFICATION

### MEMORANDUM OF UNDERSTANDING

#### ARTICLE I

##### PURPOSE AND AUTHORITY

This Memorandum of Understanding (MOU) sets forth the points of agreement between the Social Security Administration (SSA), the Department of Homeland Security (DHS) and Burns and McDonnell Engineering Co., Inc. (Employer) regarding the Employer's participation in the Employment Eligibility Verification Program (E-Verify). E-Verify is a program in which the employment eligibility of all newly hired employees will be confirmed after the Employment Eligibility Verification Form (Form I-9) has been completed.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note).

#### ARTICLE II

##### FUNCTIONS TO BE PERFORMED

###### A. RESPONSIBILITIES OF THE SSA

1. Upon completion of the Form I-9 by the employee and the Employer, and provided the Employer complies with the requirements of this MOU, SSA agrees to provide the Employer with available information that allows the Employer to confirm the accuracy of Social Security Numbers provided by all newly hired employees and the employment authorization of U.S. citizens.
2. The SSA agrees to provide to the Employer appropriate assistance with operational problems that may arise during the Employer's participation in the E-Verify program. The SSA agrees to provide the Employer with names, titles, addresses, and telephone numbers of SSA representatives to be contacted during the E-Verify process.
3. The SSA agrees to safeguard the information provided by the Employer through the E-Verify program procedures, and to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security Numbers and for evaluation of the E-Verify program or such other persons or entities who may be authorized by the SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).
4. SSA agrees to establish a means of automated verification that is designed (in conjunction with DHS's automated system if necessary) to provide confirmation or tentative nonconfirmation of U.S. citizens' employment eligibility and accuracy of SSA records for both citizens and aliens within 3 Federal Government work days of the initial inquiry.

Company ID Number: 34471.

without changes to E-Verify, the Department reserves the right to require employers to take mandatory refresher tutorials.

Termination by any party shall terminate the MOU as to all parties. The SSA or DHS may terminate this MOU without prior notice if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established procedures or legal requirements. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as they may determine.

Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

The employer understands that the fact of its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to, Congressional oversight, E-Verify publicity and media inquiries, and responses to inquiries under the Freedom of Information Act (FOIA).

The foregoing constitutes the full agreement on this subject between the SSA, DHS, and the Employer.

The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively.

To be accepted as a participant in E-Verify, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify Operations at 888-464-4218.

**Employer Burns and McDonnell Engineering Co, Inc.**

Kathy Newman

Name (Please type or print)

HR Analyst

Title

Kathy Newman  
Signature

10/06/2006

Date

**Department of Homeland Security – Verification Division**

**Company ID Number: 34471**

**USCIS Verification Division**

**Name (Please type or print)**

**Title**

***Electronically Signed***

**10/02/2006**

**Signature**

**Date**



# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

**CORPORATION DIVISION**  
**CERTIFICATE OF GOOD STANDING**

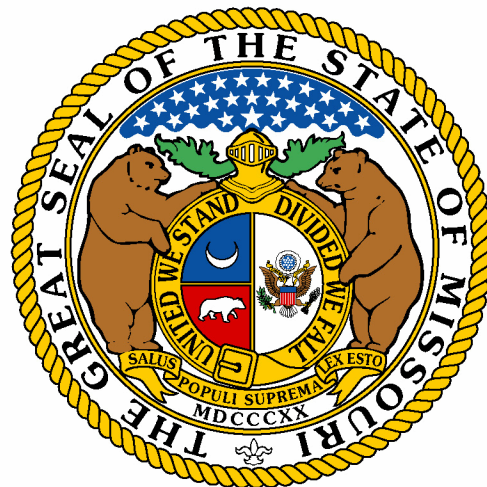
I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

***BURNS & MCDONNELL ENGINEERING COMPANY, INC.***  
***00143749***

was created under the laws of this State on the 1st day of September, 1970, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 23rd day of January, 2024.

  
Secretary of State



Certification Number: CERT-01232024-0098



**AMENDMENT 1**  
**Phase 2 Contract Price Amendment**  
**Dr. Jeremiah Cameron Park & Westport Stormwater Improvements Project**  
**Progressive Design Built**  
**Project No. 82000379/Contract #470**

This Amendment is entered into this 3rd day of March, 2025 (the “Effective Date”) between the City of Kansas City, Missouri (“Owner”) and Burns & McDonnell Engineering Co., Inc., a Missouri company (“Design-Builder”), and is governed by the terms and conditions of the Progressive Design-Build Agreement for Dr. Jeremiah Cameron Park & Westport Stormwater Improvements Project dated June 10, 2024 (“Agreement”), which is incorporated herein by reference. Owner and Design-Builder are referred to individually as a “Party” and collectively as the “Parties”.

1. Phase 2 Services to be performed:

- 1.1 The Phase 2 Services to be performed shall be as listed in Exhibit B  
–Scope of Services.

2. Phase 2 Contract Price:

- 2.1 The maximum amount the City shall pay Progressive-Design Builder under this Agreement is **Six Million Nine Hundred Five Thousand One Hundred Four Dollars (\$6,905,104)** for Phase 2 services. This value is established as the Guaranteed Maximum Price and is subject to adjustments made in accordance with the General Conditions of Contract. The Guaranteed Maximum Price is comprised of the Cost of the Work plus the Design-Builder’s Fee as further described below.
- 2.2 Design-Builder’s Fee - The Design-Builder’s Fee will be calculated as a percentage applied to the Cost of the Work, except that the Design-Builder's Fee will not accrue on the Design-Builder's labor cost. The Design-Builder's Fee will be 8%.
- 2.3 Cost of the Work. The term Cost of the Work shall mean costs reasonably incurred by Design-Builder in the proper performance of the Work. The Cost of the Work shall include only the following:
- 2.3.1 Design-Builder’ s employees engaged in the performance of the Work and who are located at the Site or working off-Site at the rates as set forth in Exhibit L – Design-Builder’s Phase 2 Hourly Rates.
- 2.3.2 The reasonable portion of the cost of travel, accommodations and meals for Design-Builder’s personnel necessarily and directly incurred in connection with the performance of the Work, including per diem and site vehicles for staff temporarily stationed at the Site.
- 2.3.3 Payments properly made by Design-Builder to Subcontractors and Design Consultants for performance of portions of the Work, including any insurance and bond premiums incurred by Subcontractors and Design Consultants.

- 2.3.4 Costs incurred by Design-Builder in repairing or correcting defective, damaged or nonconforming Work (including any warranty or corrective Work performed after Substantial Completion). If the costs associated with such Work are recoverable from insurance, Subcontractors or Design Consultants, Design-Builder shall exercise reasonable efforts to obtain recovery from the appropriate source and provide a credit to Owner if recovery is obtained.
- 2.3.5 Costs, including transportation, inspection, testing, storage, and handling of materials, equipment, and supplies incorporated or reasonably used in completing the Work.
- 2.3.6 Costs of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by the workers that are not fully consumed in the performance of the Work and which remain the property of Design-Builder, including the costs of transporting, inspecting, testing, handling, installing, maintaining, dismantling, and removing such items.
- 2.3.7 Costs of removal of debris and waste from the Site.
- 2.3.8 The reasonable costs and expenses incurred in establishing, operating and demobilizing the Site office, including the cost of facsimile transmissions, long-distance telephone calls, postage and express delivery charges, telephone service, photocopying, and reasonable petty cash expenses.
- 2.3.9 Rental charges and the costs of transportation, installation, minor repairs and replacements, dismantling and removal of temporary facilities, machinery, equipment and hand tools not customarily owned by the workers, which are provided by Design-Builder at the Site, whether rented from Design-Builder or others, and incurred in the performance of the Work.
- 2.3.10 Premiums for insurance and bonds required by this Agreement or the performance of the Work.
- 2.3.11 Insurance deductibles and expenses arising out of insurance claims associated with the performance of the Work.
- 2.3.12 All fuel and utility costs incurred in the performance of the Work.
- 2.3.13 Sales, use, or similar taxes, tariffs, or duties incurred in the performance of the Work.
- 2.3.14 Costs for permits, royalties, licenses, tests and inspections incurred by Design-Builder as a requirement of the Contract Documents.
- 2.3.15 Deposits which are lost, except to the extent caused by Design-Builder's negligence.
- 2.3.16 Costs incurred in preventing damage, injury, or loss in case of an emergency affecting the safety of persons and property.
- 2.3.17 Accounting and data processing costs related to the Work.
- 2.3.18 Other costs reasonably and properly incurred in the performance of the Work to the extent approved in writing by Owner.

- 2.3.19 Owner and Design-Builder agree that an escrow account shall be established prior to Final Completion, which escrow shall be used to reimburse Design-Builder for the Costs of the Work incurred after Final Completion to perform warranty Work. The amount to be deposited into the escrow account will be established in the Final Phase 2 Contract Price Amendment. The escrow agreement will provide that any sums not used at the expiration of the warranty period shall be returned to Owner, subject to any savings Design-Builder may be entitled to under this Agreement. In the event the warranty escrow account is exhausted, but funds remain under the GMP, Owner shall be obligated to pay Design-Builder the Costs of the Work incurred after Final Completion to perform warranty Work up to the GMP.
- 2.3.20 Design-Builder has the sole discretion to apply payment due to overruns in one line item to savings due to under-runs in any other line item.
- 2.4 Non-Reimbursable Costs. The following shall be excluded from the Cost of the Work:
- 2.4.1 Compensation for Design-Builder's personnel stationed at Design-Builder's principal or branch offices, except as provided for in Sections 2.3.1 hereof.
- 2.4.2 Overhead and general expenses, except as provided for in Section 2.3 hereof, or which may be recoverable for changes to the Work.
- 2.4.3 The cost of Design-Builder's capital used in the performance of the Work.
- 2.4.4 If the parties have agreed on a GMP, costs that would cause the GMP, as adjusted in accordance with the Contract Documents, to be exceeded.
- 2.5 The Guaranteed Maximum Price.
- 2.5.1 Design-Builder guarantees that it shall not exceed the GMP established herein. Documents used as a basis for the GMP are identified in this Phase 2 Contract Price Amendment. Design-Builder does not guarantee any specific line item provided as part of the GMP, and has the sole discretion to apply payment due to overruns in one line item to savings due to underruns in any other line item. Design-Builder agrees, however, that it will be responsible for paying all costs of completing the Work which exceed the GMP, as adjusted in accordance with the Contract Documents.
- 2.5.2 The GMP includes a Contingency in the amount of Two Hundred Seventy-Seven Thousand Nine Hundred dollars (\$277,900.00). The Contingency is available for Design-Builder's exclusive use for unanticipated costs it has incurred that are not the basis for a Change Order under the Contract Documents. By way of example, and not as a limitation, such costs may include: ( a) trade buy-out differentials; ( b) overtime or acceleration; ( c) escalation of materials; ( d) correction of defective, damaged or nonconforming Work, design errors or omissions, however caused; ( e) Subcontractor defaults; or (f) those events under Section 8.5 of the General Conditions of Contract that do not result in an Excusable Delay. The Contingency is not available to Owner for any reason, including changes in scope or any other item which would enable Design-Builder to increase the GMP under the Contract Documents. Design-Builder shall provide Owner notice of all anticipated charges

against the Contingency, and shall provide Owner, as part of a monthly status report, an accounting of the Contingency.. Design-Builder agrees that with respect to any expenditure from the Contingency relating to a Subcontractor default or an event for which insurance or bond may provide reimbursement, Design-Builder will in good faith exercise reasonable steps to obtain performance from the Subcontractor and/or recovery from any surety or insurance company. Design-Builder agrees that if Design-Builder is subsequently reimbursed for said costs, then said recovery will be credited back to the Contingency.

- 2.5.3 The GMP includes an Allowance in the amount of Two Hundred and Seventy Thousand dollars (\$270,000.00). The Allowance is available for Owner's use as set out in Article 4.2 of the Contract Agreement and Exhibit G of this Amendment.

## 2.6 Savings.

- 2.6.1 If the sum of the actual Cost of the Work and Design-Builder's Fee is less than the GMP, as such GMP may have been adjusted over the course of the Project, the difference ("Savings") shall be shared as follows:

Zero percent (0%) to Design-Builder and One Hundred percent (100%) to Owner.

- 2.6.2 Savings shall be calculated and paid as part of Final Payment under Section 8.4 hereof, with the understanding that to the extent Design-Builder incurs costs after Final Completion which would have been payable to Design-Builder as a Cost of the Work, the parties shall recalculate the Savings in light of the costs so incurred, and Design-Builder shall be paid by Owner accordingly.

## 3. Phase 2 Contract Time:

- 3.1 Completion of the Work set out in Exhibit B shall be achieved no later than 240 calendar days after the Date of Commencement. Substantial Completion of the overall Project shall be provided as a further amendment to the Agreement.
- 3.2 The Phase 2 Contract Time and adjustments thereto shall be as governed by the Agreement and the General Conditions of Contract.

## 4. Other Changes:

- 4.1 Not Used

## 5. The following Exhibits are incorporated herein by reference:

- 5.1 Exhibit "A" – Not Used
- 5.2 Exhibit "B" – Scope of Services
- 5.3 Exhibit "C" – Assumptions, Clarifications & Exclusions
- 5.4 Exhibit "D" – Not Used
- 5.5 Exhibit "E" – Anticipated Lost Days to Inclement / Adverse Weather
- 5.6 Exhibit "F" – Not Used
- 5.7 Exhibit "G" – Allowances
- 5.8 Exhibit "H" – Permit and Easement Matrix
- 5.9 Exhibit "I" – Geotechnical Soils Report
- 5.10 Exhibit "J" – Schedule

- 5.11 Exhibit “K” - Pre-final Design Documents
- 5.12 Exhibit “L” - Design-Builder’s Phase 2 Hourly Rates
- 5.13 Exhibit “M” - Wage Rate Determination *Jackson County*
- 5.14 Exhibit "N" - CREO Documents
- 5.15 Exhibit "O" - Insurance
- 5.16 Exhibit "P" - Revenue Clearance Letter

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

Date: 2/10/2025

**PROGRESSIVE DESIGN-BUILDER:**

I hereby certify that I have authority to execute this document on behalf of Design Professional

By: [Signature]

Title: Vice President - WTR

Signed by:

Bryan Canzo  
7C6CB9114A504B2...

Date: 2/19/2025

**KANSAS CITY, MISSOURI**

By: [Signature]  
5C2BF4AF648149C...

Title: Deputy Director - Water Services

Approved as to form:

[Signature]  
0909E44CF75D420...

Assistant City Attorney

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the Treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

[Signature] 3/3/2025  
996237FFA75F404...

Director of Finance

Date

**ATTACHMENT A**

**NOT USED**

## **EXHIBIT B - SCOPE OF SERVICES**

The parties agree that the Design-Builder's Scope of Services for Final Design and Construction Services includes and is limited to the following:

### **2.1 Project Management:**

- (1) Design-Builder will host monthly project update meetings and will provide a meeting summary with updated Action Item log.
- (2) Design-Builder will host a monthly on-site (virtual, or other location, as agreed by both parties) construction coordination meeting with Owner to document work completed the past week, planned work for the next week and key interfaces between Design-Builder and Owner.
- (3) Design-Builder will provide a monthly invoice that includes the following:
  - (a) AIA Payment application or equivalent, with approved schedule of values and based on percent complete.

### **2.2 Engineering Services:**

- (1) Progress the design to Final Design status including construction drawings and specifications and produce deliverable for Owner's review. The final design drawings and specifications will include feedback from the Owner's previous review of the Pre-Final documents. Owner shall review and provide final comment for deliverable within two (2) weeks of receipt. (Task Series 500 and 600 for Design Package 1 and 2, respectively)
- (2) Progress the design to Issued for Construction (IFC) and produce a deliverable for the Owner's signature. The IFC drawings and specifications will include feedback from Owner's previous review of the Final documents. (Task Series 500 and 600 for Design Package 1 and 2, respectively)
- (3) Update 2D InfoWorks model for final design and IFC documents for design package 1 and 2 to demonstrate anticipated design performance based on the July 7, 2021 rain event (Task Series 400).
- (4) Construction Phase Engineer support for Design Package 1 including the following (Task Series 800):
  - (a) Utilize the OWNER's document management system for storing of record documents associated with the project. Documents include shop drawings and submittal responses, requests for information, change communications.
  - (b) Provide on-site engineering support during construction as required to review special construction and to generally observe the progress of the Work.
  - (c) Review and approve compliance submittals for shop drawings, samples, and data submitted to be incorporated into the Work. PDF versions of the final approved ("A" status) equipment submittals will be provided to Owner for Owner's information and records.
  - (d) Provide engineering submittal management associated with submittals throughout the construction period.
  - (e) Review third party test reports for equipment and materials to be incorporated into the project.



- (f) Provide clarification and interpretation of the Issued for Construction design documents throughout the construction period. (Respond to Requests for Information from subcontractors [RFIs])
- (g) Revise Issued for Construction design documents as needed to support major changes in scope during construction.
- (h) Conduct a substantial completion inspection of the Work with the Owner to determine the status when Design-Builder considers the Work to be substantially complete. Prepare a written punch list per Section 2.11 of the General Conditions and provide to Owner for review. Owner will provide written comments on draft punch list within 2 weeks of receipt. Provide final punch list to Owner for issuance of Certificate of Substantial Completion. Conduct a final completion inspection of the Work to confirm all punch list items have been completed prior to final payment.
- (i) Prepare a PDF set of Confirmed Record Drawings incorporating changes made to the Issued-for-Construction design documents during the construction process. Provide electronic version of CAD files and PDF scans of full-size drawings.

## **2.3 Communications**

- (1) Develop a construction communications plan that outlines goals, tactics, project messaging and the overall engagement strategy for Phase 2 of the project. Develop standard operating procedures (subplans) and workflows for media, social media, crisis communications and a corridor stakeholder outreach strategy. The following preconstruction planning activities will also be supported (Task Series 900):
  - (a) Developing project messaging
  - (b) Creating and disseminating a pre-construction survey
  - (c) Setting up project website, hotline phone, email
  - (d) Construction awareness campaign to share project resources and contact information
- (2) Lead the day-to-day public outreach, stakeholder engagement and general communications efforts. This includes executing day-to-day notifications related to construction work, responding to public and stakeholder concerns, developing and updating project messaging, and executing the larger communications strategy. The following activities will be supported (Task Series 900):
  - (a) Push notifications via social media and email (Mailchimp)
  - (b) Door to door outreach as needed to notify corridor stakeholders of upcoming work
  - (c) Construction update emails
  - (d) Website updates
  - (e) Capturing progress photos/videos
  - (f) Monitoring and responding to public and stakeholder concerns via social media, email and the construction hotline phone
  - (g) Stakeholder management via Mailchimp and monthly comment log to document emails, texts and phone calls
- (3) Create general project communications material for use by Owner and the project team to communicate with project stakeholders and the public during Phase 2 of

the project. Disseminate communication material on project-established channels: website, email and social media. Communications materials could include the following (Task Series 900):

- (a) Project Fact Sheet updates
  - (b) Draft press releases or advisories to share project milestones and important construction impacts. OWNER responsible for distribution and follow up.
  - (c) Weekly website updates on project-established website
  - (d) E-mail communication
  - (e) Monthly progress graphics
  - (f) Social media graphics
  - (g) Blog posts
  - (h) Detour/parking maps
  - (i) Printed notices of work
  - (j) Project signage such as window clings, banners and yard signs
  - (k) Project overview presentation
- (4) Facilitate business engagement and milestone events to keep impacted stakeholders engaged, informed and supported through the project. Design-Builder will plan, promote and execute project milestone events to build awareness and excitement for the project. Supported activities could include (Task Series 900)
- (a) Key messages to communicate project progress
  - (b) Business engagement events such as contractor mini-meetings or happy hours at corridor businesses
  - (c) Staff support for project milestone events
  - (d) Meetings with corridor stakeholders as needed

#### **2.4 Procurement:**

- (1) Issuance and subsequent execution of supplier/vendor purchase orders.
- (2) Receive, review, and process supplier/vendor payment applications, in accordance with the terms of the purchase orders.
- (3) Perform supplier/vendor purchase order administration including the review and processing of RFIs, potential change order requests, change orders, etc.
- (4) Manage equipment and material deliveries as needed to facilitate the project schedule.
- (5) Review equipment and materials delivered to the site for compliance with the IFC documents and approved submittals prior to being implemented to the Work.

#### **2.5 Construction Services:**

- (1) Facilitate site preconstruction conference.
- (2) Conduct weekly construction coordination meetings with subcontractors.
- (3) Receive, review, and process subcontractor payment applications.
- (4) Perform subcontract administration including the review and processing of RFIs, potential change order requests, change orders, etc.
- (5) Manage Subcontractors to construct installation of the Work in accordance with the Contract Documents.
- (6) Third party services, including surveying and materials testing.

**2.6 Permitting:**

- (1) Acquire approvals and permits as required for construction or land disturbance activities including the following:
  - (a) Lane Closure Permits
  - (b) Sidewalk Closure Permits
  - (c) Right-of-Way Permits
- (2) Develop and implement the Stormwater Pollution Prevention Plan (SWPPP) adhering to the Missouri Clean Water Law (Chapter 644 RSMo)
- (3) Conduct the visual inspections and complete inspection reports to meet requirements the SWPPP.

## **EXHIBIT C – ASSUMPTIONS, CLARIFICATIONS & EXCLUSIONS**

### **GENERAL / COMMERCIAL**

1. The Scope of Services, Contract Time and Contract Price are based on Exhibit K – Pre-Final Design Documents.
2. The Contract Price and Contract Times are based on the Contract being executed and Notice to Proceed issued on or before December 16, 2024.
3. The Contract Price and Contract Times are based on a standard 5-day week working 8 hours per day.
4. No provision has been included for any administrative reporting or any other considerations which may be required or requested in support of client's funding source(s).
5. The Contract Price and schedule are based on Phase 2 of the project being executed on a lump sum basis, with provision for payment being made on the basis of a Schedule of Values only. No provision for actual cost substantiation has been included.
6. Taxes including sales, use, or special use on permanent equipment and materials is not included as a Tax Exemption Certificate has been provided by Owner to Design-Builder.
7. American Iron and Steel requirements are not included. Labor rates for all craft labor are based upon Missouri Division of Labor Standards Wage and Hour Section, Annual Wage Order No. 31 for Jackson County Missouri, dated March 8, 2024, Building Construction Rates, attached herein. Federal Davis-Bacon wage and fringe rates are not included.
8. Design-Builder's price is based on the risk resulting from 3<sup>rd</sup> Party delays resting with Owner. Should such a delay occur then this shall be considered to be an Excusable Delay, per General Conditions of Contract section 8.5. This specifically includes, but is not limited to, the 3<sup>rd</sup> party relocates, as listed in Exhibit H.
9. COVID-19. The uncertainty and potential disruptions to the labor force and supply chain caused by the global outbreak and spread of COVID-19 ("coronavirus") may have an impact on this Project, the exact cost and duration of which Design-Builder can neither predict nor control. Government orders and restrictions may also delay or prevent performance as anticipated. Design-Builder will be granted with a period of relief in performance and appropriate cost relief where circumstances arise that are beyond Design-Builder's control, including COVID-19 related events. To the extent applicable, the doctrines of "commercial impracticability" or "frustration of purpose" under the Uniform Commercial Code may also excuse performance if delivery pursuant to our contract's terms has been made "impracticable" by the occurrence of a contingency, the non-occurrence of which both parties assumed when the contract was made. At this time, it is impossible to foresee or to predict the full impact of COVID-19 around the world and, therefore, have not included price or schedule contingency specifically for COVID-19.
10. The Contract Times are based on current lead times provided by the equipment and material suppliers. If these lead times are impacted by supply chain issues, the Design-Builder may request an increase in the Contract Time and Price.

11. Owner's contingency, Owner's allowances, or Owner's other costs are not included in the Contract Price.
12. Performance & Payment Bonds are included.
13. Builder's Risk Insurance is included.
14. Spare parts are not included, unless called out in the Exhibit K – Pre-Final Design Documents.

#### **SITE ACCESS & SECURITY**

1. Owner shall furnish the land areas upon which the Work is being performed, including rights-of-way and easements for access thereto. Easements will be obtained and paid for by Owner, unless otherwise provided in the contract documents.
2. Design-Builder has included for the following site security measures, as part of the Cost of Work:
  - a. 6ft tall chain link fencing surrounding construction work in Dr. Jeremiah Cameron Park.
  - b. A single remote pole mounted CCTV system.

#### **DEMOLITION/REMOVAL**

1. Tree removal is included in the proposal.
2. Pavement removal is included in the proposal to install design package 1, full pavement removal on Mill Street for street rehabilitation is in design package #2.
3. Asphalt and concrete material will be hauled to an approved construction demolition recycle/disposal facility.
4. Degradation fee is not included due to Mill Street getting new asphalt at completion of the project.
5. On site soils are expected to be consistent with those documented as part of the Geotechnical Soils Report, included within Exhibit I.
- 6.

#### **STORM BASIN & STORM SEWER**

1. The below grade detention basin is based on using a StormTrap system.
2. 5000 CY of rock excavation is included.
3. Excess material will be hauled off site.
4. SWPPP and erosion control are included.
5. Earth backfill material will be temporarily stockpiled at 424 W 42<sup>nd</sup> Street (St. Luke's grass lot).
6. It is assumed that Design-Builder will not encounter any existing Hazards including, but not limited to, lead, asbestos, or contaminated soils. Mitigation/abatement of all existing hazardous substances is not included.
7. It is assumed groundwater will not be encountered in any excavations. Design-Builder has included pumping for precipitation water.

8. Beam and lagging shoring will be installed to protect utilities and help with basin installation.
9. Either PPP, RCP, HDPE or PVC pipe will be used for the storm pipe.
10. We have included backfilling the storm pipe with aggregate backfill to subgrade. We have not included any flowable fill.
11. All storm boxes will be precast, except where construction methods dictate otherwise.
12. No provision has been made for any water testing of this structure, Any cost for water consumption for testing of structures or facilities is excluded.
13. Park will be left as temporarily graded and seeded as part of this design package #1. Further restoration will be included in the subsequent Design Package #2 scope.

## **ELECTRICAL**

1. Electrical will be installed in design package #2.
2. No electrical work is included in this bid package.

**ATTACHMENT D**

**NOT USED**

## **EXHIBIT E – ANTICIPATED LOST DAYS TO INCLEMENT / ADVERSE WEATHER**

The chart below provides the days per month that the Design-Builder anticipates will be lost due to inclement / adverse weather. The days shown in this Exhibit E shall not accumulate month-to-month, but are to be used for determining only the anticipated adverse weather in a given month. Adverse Weather shall be as defined in Article 6 of the Agreement.

<b>Anticipated Lost Days per Month</b>	
<b>Month</b>	<b>Anticipated Lost Days</b>
January	2
February	2
March	1
April	2
May	3
June	3
July	2
August	2
September	2
October	2
November	1
December	1



**ATTACHMENT F**

**NOT USED**

## **EXHIBIT G – ALLOWANCES**

The parties have agreed to establish the following Allowance Items and Allowance Values. Allowance items are elements of work that are identified to potentially occur, but it cannot be determined if they will occur or the magnitude of the occurrence, so they are not included in the Design-Builder's current Scope of Work. The Allowance Value is the value which the parties have agreed to establish for an Allowance Item in accordance with Article 4.2 of the Agreement.

If Allowances are utilized, the Design-Builder shall be compensated for its costs and the Design-Builder's markup. Design-Builder and Owner shall agree to the compensation method prior to work being performed. It is noted that use of an Allowance may also require a schedule adjustment in certain situations.

1. Unsuitable Subgrade Bearing Material - Over-Excavation and Replacement Fill, \$100,000: This Allowance Item is established to fund the over-excavation and replacement of unsuitable soil and/or other unsuitable existing bearing materials, with acceptable fill material at locations to include, but not limited to, new structure foundations, slabs, pads, paving, pipe trenches, etc. as recommended by the third-party testing services firm.
2. Rock Excavation encountered, \$100,000: This Allowance Item is established to fund the excavation of rock if encountered at excavations below subgrade or if not shown on the geotechnical report. The allowance includes any over-excavation and material replacement associated with rock excavation. The geotechnical explorations did indicate that rock would be encountered at the planned design elevations in the detention basin but not shown in storm line for Mill Street, however there is the potential to encounter these items. If encountered, the third-party services testing firm will be engaged to provide recommendations on limits of excavation/removal and any replacement material required.
3. Unforeseen Conditions, \$70,000: This Allowance Item is established to fund differing site conditions that may be encountered through execution of the work. Examples of these items include, but are not limited to, the presence of unmarked utilities or existing utilities that were not previously identified in the Contract Documents, actual existing tie-in locations differ from what is shown on the Contract Documents, unforeseen underground obstructions that have not been previously identified, additional work at tie-in locations due to poor quality of existing piping, inoperable/malfunctioning manholes, unforeseen damage to existing buildings and structures, etc.

## EXHIBIT H – PERMIT & EASEMENT MATRIX

The project is anticipated to require the permits listed in Table 1 and the Easements listed in Table 2.

**Table 1: Anticipated Permits Required**

Anticipated Permit	Administering Agency	Assumed Agency Review Timeline	Party Responsible for Obtaining Permit
NPDES General Stormwater Permit	MDNR	Permit issued after NOI is submitted electronically	BMcD (SWPPP has been drafted)

**Table 2: Anticipated Easements Required**

Parcel ID/Address	Approximate Size (SF)	Type	Party Responsible for Obtaining Easements
131528 / 424 W 42 <sup>nd</sup> St.	42,350	Temporary Construction Easement	Owner
132776 / 4231 Pennsylvania Ave.	3,520	Temporary Construction Easement	Owner

**Table 2: Utility Relocations**

Utility Company	Utility Conflict Location(s)	Utility Type	Utility Contact Name	Utility Contact Information
Verizon	South Side of Park	Underground Cable	Bryan Burger	816 204 4494
	East Side of Park	Underground Cable		
ATT	South Side of Park	Underground Cable	Mark Manion	816-214-2322
	West Side of Park	Underground Cable		
Unite Private Network	South Side of Park	Underground Cable	UPN GIS Dept	816-903-9400
	East Side of Park	Underground Cable		
Google Fiber	South Side of Park	Underground Fiber	Jayson Demar	kc-google-uc@google.com
Everygy	East Side of Park	Underground Duct Bank and Single 6" line)	Jenny Casey	913-579-8215
	South Side of Park	Underground Single 6" Line		
		Overhead Electric and Power Pole		
Lumen	South Side of Park	Underground Cable	Sandra Munoz-Cabuya	913-381-1170
Spectrum	South Side of Park	Underground Cable	Beatrice Bernal	913-660-2487
Unknown	Northwest Side of	Vault and Underground	Unknown	Unknown

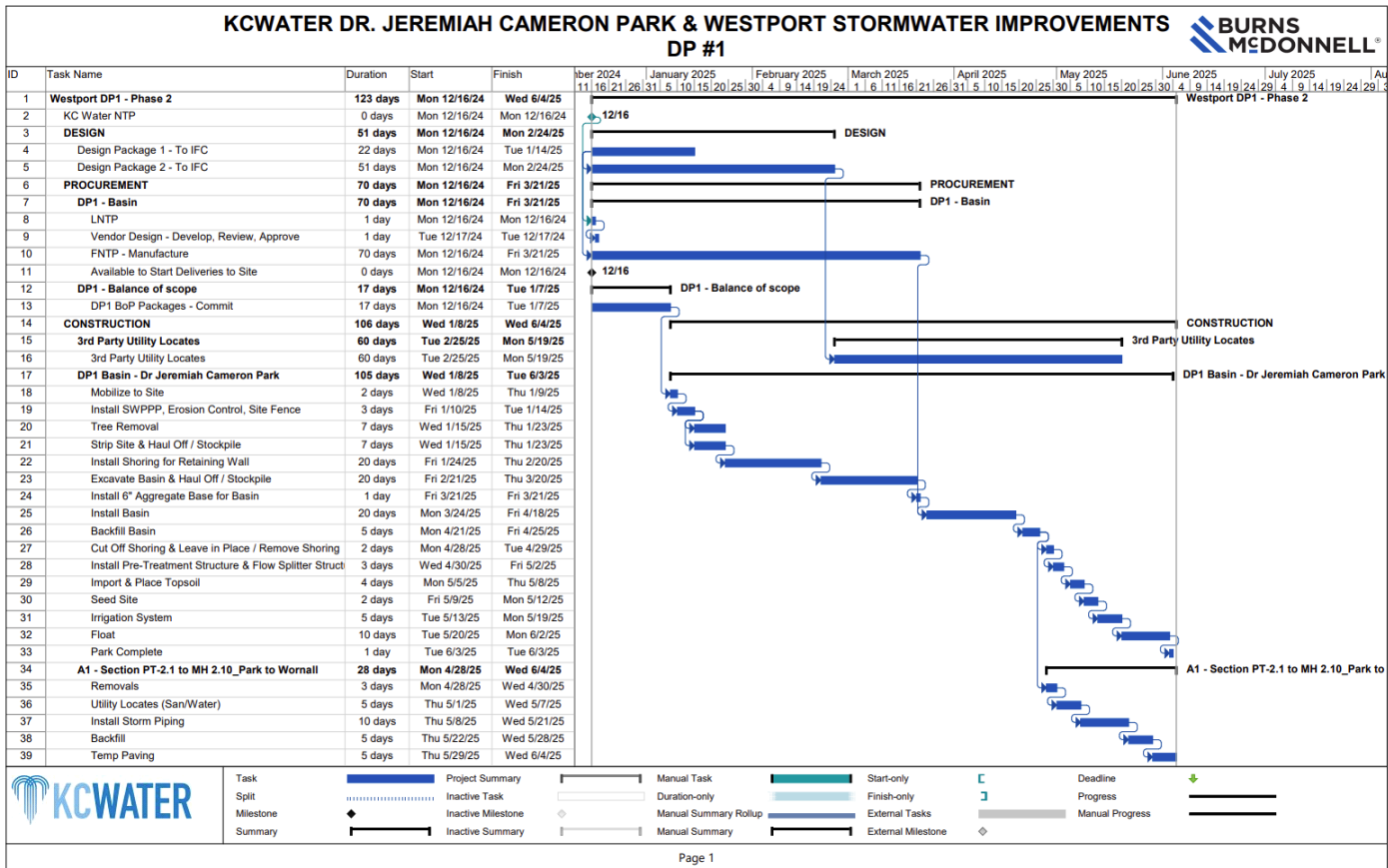
	Park	Cable		
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**NOTE THAT ALL RELOCATES ARE REQUIRED TO BE MADE AND COMPLETED BEFORE DESIGN-BUILDERS SITE MOBILIZATION DATE, AS SET OUT IN EXHIBIT J**

## **EXHIBIT I – GEOTECHNICAL SOILS REPORT**

EXHIBIT J – PROJECT SCHEDULE

Provided for Reference only



## EXHIBIT K – PRE-FINAL DESIGN DOCUMENTS

The Preliminary Design Documents consist of the Specification Table of Contents and the Pre-Final Design Drawings.

### Specification Table of Contents

This Specification Table of Contents primarily references City standard specifications to identify major definable components of the Project as they can be defined at the time that the Agreement was prepared. The intent of this document is to establish the scope and criteria of products, materials, and equipment to be furnished and installed under the Agreement. The Design-Builder will develop the final design documents and construct the Work in accordance with the criteria identified herein.

<b><u>Section Number</u></b>	<b><u>Section Title</u></b>
012600	Site Working Requirements
013100	Construction Administrative Controls
013305	Construction Submittals
017805	Contract Closeout
01020	Record Documents
01320	Construction Progress Documentation
01570	Temporary Erosion and Sediment Control
01700	Traffic Control
02180	Clearing and Grubbing
02190	Demolition
02200	Earthwork
02250	Trenching, Pipe Embedment and Backfill
02575	Surface Restoration
02605	Drainage Structures
02630	Stormwater Pipe and Structures
02686	Cleaning and Assessment of Gravity Lines
02702	Testing Requirements for Sanitary Sewer: Mains and Manholes
02948	GSI Media Liners
02949	GSI Existing Tree Protection
02951	GSI Plants
02953	GSI Non-Native Seeding and Sodding
334623	Precast Concrete Underground Stormwater Storage Units
03000	Miscellaneous Concrete
03370	Sanitary Sewer Manhole Construction
05010	Sanitary Sewer Manhole Castings
05011	Stormwater Castings
APWA 2200	Paving

APWA 2300	Incidental Construction
APWA 2600	Storm Sewers



## Pre-Final Design Drawings

The Pre-Final Design Drawing package includes the drawings listed below. All drawings are the listed Revision and dated September 19, 2024.

DRAWING No.	DRAWING NAME
<b>GENERAL</b>	
G001	Cover / Index
G002	General Notes and Legend
G003	Survey Control
<b>CIVIL</b>	
C001	Underground Storage Layout and Temporary Grading Plan
C002	Mill Street / Dr. Jeremiah Cameron Park STA 0+00 to STA 3+60
C003	Dr. Jeremiah Cameron Park STA 3+60 to STA EOL
C100	Storm Trap Plans and Details
C101	Storm Trap Plans and Details
C102	Storm Trap Plans and Details
C103	Storm Trap Plans and Details
C104	Storm Trap Plans and Details
C105	Storm Trap Plans and Details
C106	Storm Trap Plans and Details
C107	Storm Trap Plans and Details
C108	Storm Trap Plans and Details
C109	Storm Trap Plans and Details
C200	Nutrient Separating Baffle Box Detail
C201	Civil Details
C202	Civil Details
C203	Reference Details
C204	Reference Details

## **EXHIBIT L – DESIGN-BUILDER’S PHASE 2 HOURLY RATES**

Rates shall be Burns & McDonnell Smart Sewer Program Rates as agreed for 2025.

EXHIBIT M – WAGE RATE DETERMINATION

**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

Building Construction Rates for  
JACKSON County

Section 048

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.

ANNUAL WAGE ORDER NO. 31

3/24

Heavy Construction Rates for  
JACKSON County

Section 048

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.

ANNUAL WAGE ORDER NO. 31

3/24

## **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 N**  
**CREO DOCUMENTS**

## CREO - Division of Economic Equity &amp; Inclusion

**Contractor Utilization Plan Approval Form**

Prepared by: Matt Thomas

**e-Builder users:** Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 12/20/24

Contract/Project Number: 82000379/WSD470	Project Name: Dr. Jeremiah Cameron Park & Westport Stormwater Improvements Project -Construction Package #
Developer/Prime: Burns & McDonnell Engineering Co., Inc.	Contact Name: James Greenyer
Address: 9450 Ward Parkway, Kansas City, MO 64114	Email: JCGreenyer@Burnsmcd.com

**Full Contract Value: \$ 6,905,104.00**

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:

Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A

Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☐ Other:

Prevailing Wage: ☒ Yes ☐ No

Davis-Bacon: ☐ Yes ☒ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.  
☐ NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: <u>32.34</u> %
MBE: <u>10</u> %	MBE: <u>7.18</u> %
WBE: <u>10</u> %	WBE: <u>7.14</u> %
Non-certified firms: <u>0</u> %	Non-certified firms: <u>53.34</u> %

Contract Type (select one): ☐ Construction ☒ Design-Build ☐ Design Professional ☐ Professional Services  
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative  
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other \_\_\_\_\_

Project Manager: Matt Thomas

Email: matt.thomas@kcmo.org

Additional Information:

Note that this Contract is Progressive Design-Build, under which construction is executed in Phases. This Utilization plan covers the first of two construction packages, being executed to expedite the start of the construction work. This package substantially involves the excavation and placement of a large underground storage basin, with limited opportunity for MBE/WBE engagement.

**This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).**

**FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:****The Contractor Utilization Plan is:**

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
<u>7</u> % MBE	<u>6</u> % WBE <u>      </u> % DBE

**The Request for Good Faith Efforts Waiver is:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Not Applicable
<b>Appeal Sent to FICB or Incentive Agency?</b> <input type="checkbox"/> Yes <u>      </u> FICB <u>      </u> Incentive Agency <input type="checkbox"/> No		

CREO Signature: Mark RungeDate: 12/31/2024**Comments:**

This approval is for Phase 2A only. The overall goals for the contract remain at 10% MBE and 10% WBE. This not a CUP Approval. It is a RFM approval for Phase 2A only.



Contractor Utilization Plan (CUP) MUST be submitted to CREO prior to being posted on docket for review &amp; approval from Council.

CREO EEI Contractor Utilization Plan Approval Form REVISED 12-01-2023



## Inter-Departmental Communication

Date: December 26, 2024

To: Councilman Kevin O'Neill; Chair; Transportation. Infrastructure & Operations Committee

From Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: Revised CUP Summary for Amendment 1 #: 241079

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**CONTRACTOR:** Burns & McDonnell Engineering Co., Inc.  
Address: 9450 Ward Parkway  
Kansas City, MO 64114  
Contract #: 470 / 82000379 – Dr. Jeremiah Cameron Park  
& Westport Stormwater Improvements-  
Amendment 1, Phase 2 (A)\*  
Contract Amount: \$9,646,104.00 (\$6,905,104 on Amendment 1)\*  
MBE Goal: 10%  
WBE Goal: 10%  
Total MBE Achieved: 7.2%\*  
Total WBE Achieved: 5.7%\*

### **MBE SUBCONTRACTORS:**

Name: Taliaferro & Browne, Inc.  
Address: 1020 E. 8<sup>th</sup> St.  
Kansas City, MO 64106  
Scope of Work: Construction Phase Services / Final Design  
Document Development  
Subcontract Amount: \$65,300  
Ownership: Andebrhan, Hagos  
Structure: African-American Male Code: 15

### **MBE SUBCONTRACTORS:**

Name: Parson & Associates, LLC  
Address: 1518 E. 18<sup>th</sup> St.  
Kansas City, MO 64108  
Scope of Work: Construction Phase Communications  
Subcontract Amount: \$17,200  
Ownership: Parson, R. Jason  
Structure: African-American Male Code: 15

---

**MBE SUBCONTRACTORS:**

Name:	Tech Services to Go, Inc. dba TSi Geotechnical	
Address:	8248 NW 101 <sup>st</sup> Terrace, #5 Kansas City, MO 64153	
Scope of Work:	Materials Testing	
Subcontract Amount:	\$22,697	
Ownership:	Hervey, Denise	
Structure:	African-American Female	Code: 19

**MBE SUBCONTRACTORS:**

Name:	HZ Trucking, LLC	
Address:	31019 S St. Route F Garden City, MO 64797	
Scope of Work:	Hauling	
Subcontract Amount:	\$350,000**	
Ownership:	Hernandez, Paul	
Structure:	Hispanic-American Male	Code: 16

**MBE SUBCONTRACTORS:**

Name:	Mac's Fence, Inc.	
Address:	6037 Speaker Rd. Kansas City, KS 66111	
Scope of Work:	Fencing	
Subcontract Amount:	\$10,000	
Ownership:	Bell, Chad	
Structure:	Native American Male	Code: 17

**MBE SUBCONTRACTORS:**

Name:	Mac's Fencing, Inc.	
Address:	6037 Speaker Rd. Kansas City, KS 66111	
Scope of Work:	Fencing	
Subcontract Amount:	\$30,000**	
Ownership:	Bell, Chad	
Structure:	Native American Male	Code: 17

---

**WBE SUBCONTRACTORS:**

Name: Patti Banks Associates, LLC dba Vireo  
Address: 929 Walnut, Suite 700  
Kansas City, MO 64106  
Scope of Work: Construction Phase Services / Final Design Documents / Communications  
Subcontract Amount: \$50,800  
Ownership: Fordyce, Robin  
Structure: Caucasian Female Code: 27

**WBE SUBCONTRACTORS:**

Name: Macy Consulting Services, Inc.  
Address: 601 E. 63<sup>rd</sup> St., Suite 415  
Kansas City, MO 64110  
Scope of Work: Construction Phase Communications  
Subcontract Amount: \$5,900  
Ownership: Macy, Babette  
Structure: Caucasian Female Code: 27

**WBE SUBCONTRACTORS:**

Name: Wilkerson Crane Rental, Inc.  
Address: 14101 Gibbs Rd.  
Bonner Springs, KS 66012  
Scope of Work: Crane Rental  
Subcontract Amount: \$60,000\*\*  
Ownership: Holt, Diana  
Structure: Caucasian Female Code: 13

**WBE SUBCONTRACTORS:**

Name: Pfefferkorn Engineering & Environmental, LLC  
Address: 19957 W. 162<sup>nd</sup> St.  
Olathe, KS 66062  
Scope of Work: Engineering Support for Excavation / Safety System  
Subcontract Amount: \$108,914\*\*  
Ownership: Pfefferkorn, Kate  
Structure: Caucasian Female Code: 27

**WBE SUBCONTRACTORS:**

Name: Thorne & Son Asphalt Paving Co.  
Address: 11705 E. 350 Highway, Suite D  
Raytown, MO 64138  
Scope of Work: Asphalt  
Subcontract Amount: \$19,750\*\*  
Ownership: Mozee, Kelly  
Structure: Caucasian Female Code: 27

**WBE SUBCONTRACTORS:**

Name: Rising Construction Services, Inc.  
Address: 1206 NW Baytree Dr.  
Grain Valley, MO 64029  
Scope of Work: Traffic Control / Erosion Control / Seeding  
Subcontract Amount: \$45,000\*\*  
Ownership: Rising, Kristen  
Structure: Caucasian Female Code: 27

**WBE SUBCONTRACTORS:**

Name: Midwest Contracting Services, LLC dba R & B Trucking  
Address: 47 Kansas Ave.  
Kansas City, KS 66105  
Scope of Work: Hauling  
Subcontract Amount: \$100,000\*\*  
Ownership: Shoemaker, Rhonda  
Structure: Caucasian Female Code: 27

**WBE SUBCONTRACTORS:**

Name: Pink Roll-off, LLC  
Address: 2316 Troost Ave.  
Kansas City, MO 64108  
Scope of Work: Dumpsters  
Subcontract Amount: \$2,250  
Ownership: Isaacson, Stephanie  
Structure: Caucasian Female Code: 27

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**Comments:**

The participation listed above is on Amendment 1 – Phase 2(A) only. The goals of 10% MBE and 10% WBE still apply to the contract as a whole.

\*Note: This is the second phase of the project Pre-Construction / Construction). The Construction phase is broken down into two (2) parts- A and B. The majority of the MBE/WBE participation will be on the second Construction phase (B). The prime contractor is committed to meeting or exceeding the project goals of 10% MBE and 10% WBE as subsequent phases are added to the project. The goals on the initial phase were established at 16% MBE and 5% WBE. According to B2G, the prime contractor is currently achieving the following participation on the project:

Dollars paid to the prime contractor by the City to date: \$1,208,285

Dollars paid to MBEs by prime contractor to date: \$229,822.64 for 19% MBE

Dollars paid to WBEs by prime contractor to date: \$29,211.25 for 2.4% WBE.

Original Contract Amount- Phase 1:	\$2,741,000.00
Proposed Amendment 1 (Phase 2(A):	<u>\$6,905,104.00</u>
Proposed Contract Amount:	\$9,646,104.00

\*\*Note: Subcontractor under Site Rite Construction

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**EXHIBIT 0**  
**INSURANCES**



# CERTIFICATE OF LIABILITY INSURANCE

12/1/2025

DATE (MM/DD/YYYY)

1/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
<b>INSURED</b> 1334942 BURNS & MCDONNELL ENGINEERING COMPANY, INC. PO BOX 419173 KANSAS CITY MO 64141-6173 GREENYER, JAMES	<b>E-MAIL ADDRESS:</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Liberty Mutual Fire Insurance Company	<b>NAIC #</b> 23035
	<b>INSURER B:</b> Steadfast Insurance Company	26387
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** 21344278**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	N	N	TB2-641-432888-474	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	AS2-641-432888-044	12/1/2024	12/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WC2-641-432888-014	12/1/2024	12/1/2025	<input checked="" type="checkbox"/> PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	<b>PROFESSIONAL LIABILITY</b>	N	N	EOC 7042179-04	12/1/2024	12/1/2025	\$1,000,000 PER CLAIM; \$1,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: PROJECT #171351 - DR. JEREMIAH CAMERON PARK & WESTPORT STORMWATER IMPROVEMENTS PROJECT.

**SURETY VERIFIED**  
BY *[Signature]*  
2/3/25

**CERTIFICATE HOLDER****CANCELLATION**

**21344278**  
CITY OF KANSAS CITY, MISSOURI  
4800 E 63RD ST  
KANSAS CITY, MO 64130

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*[Signature]*

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# CERTIFICATE OF LIABILITY INSURANCE

7/3/2025

DATE (MM/DD/YYYY)

1/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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**PRODUCER** Lockton Companies, LLC  
444 W. 47th St., Ste. 900  
Kansas City MO 64112-1906  
(816) 960-9000  
kcasu@lockton.com

**CONTACT**

NAME:

PHONE

(A/C No. Ext):

E-MAIL

ADDRESS:

FAX

(A/C No.):

**INSURER(S) AFFORDING COVERAGE**

NAIC #

**INSURER A:** Zurich American Insurance Company

16535

**INSURER B:****INSURER C:****INSURER D:****INSURER E:****INSURER F:**

**INSURED**  
1554593 BURNS & MCDONNELL ENGINEERING COMPANY, INC.  
PO BOX 419173  
KANSAS CITY MO 64141-6173  
GREENYER, JAMES

**COVERAGES****CERTIFICATE NUMBER:** 21344320**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COMP/OP AGG \$ XXXXXXXX \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A		NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A	<b>BUILDER'S RISK</b>	Y N	MBR2993723.	2/3/2025	7/3/2025	PROJECT LIMIT: \$6,905,104

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: EVIDENCE OF INSURANCE - CITY OF KANSAS CITY - DR. JEREMIAH CAMERON PARK & WESTPORT STORMWATER PROJECT (171351). PROJECT #171351. PO# 248353. PM GREENYER, JAMES.

**SURETY VERIFIED**  
BY *[Signature]* 2/3/25

**CERTIFICATE HOLDER****CANCELLATION**

**21344320**  
CITY OF KANSAS CITY, MISSOURI  
4800 E 63RD ST  
KANSAS CITY MO 64130

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*[Signature]*





# CERTIFICATE OF LIABILITY INSURANCE

12/1/2025

DATE (MM/DD/YYYY)

1/29/2025

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**PRODUCER** Lockton Companies, LLC  
444 W. 47th St., Ste. 900  
Kansas City MO 64112-1906  
(816) 960-9000  
kcasu@lockton.com

**CONTACT NAME:**  
**PHONE**  
(A/C, No, Ext):  
**E-MAIL**  
**ADDRESS:**

**FAX**  
(A/C, No):

**INSURED** 7874 BURNS & MCDONNELL ENGINEERING COMPANY, INC.  
PO BOX 419173  
KANSAS CITY MO 64141-6173  
GREENYER, JAMES

**INSURER(S) AFFORDING COVERAGE**

**NAIC #**

**INSURER A:** Steadfast Insurance Company

26387

**INSURER B:**

**INSURER C:**

**INSURER D:**

**INSURER E:**

**INSURER F:**

## COVERAGES

**CERTIFICATE NUMBER:** 21344291

**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COMP/OP AGG \$ XXXXXXXX \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A			NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A	<b>CONTRACTOR'S POLLUTION LIABILITY</b>	N	N	PCC 6558272-15	12/1/2024	12/1/2025	\$5,000,000 PER CLAIM; \$5,000,000 AGGREGATE

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: PROJECT #171351 - DR. JEREMIAH CAMERON PARK & WESTPORT STORMWATER IMPROVEMENTS PROJECT.

**SURETY VERIFIED**  
BY *[Signature]*  
2/3/25

## CERTIFICATE HOLDER

**21344291**  
CITY OF KANSAS CITY, MISSOURI  
4800 E 63RD ST  
KANSAS CITY, MO 64130

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**AUTHORIZED REPRESENTATIVE**

*[Signature]*

**EXHIBIT P**  
**REVENUE CLEARANCE**



KANSAS CITY  
MISSOURI

Finance Department

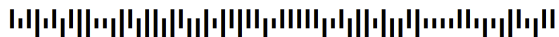
Revenue Division

414 E 12th St. 1st Floor  
Kansas City, MO 64106-2786

Phone: (816) 513-1120  
Fax: (816) 513-1264  
Email: [revenue@kcmo.org](mailto:revenue@kcmo.org)  
Website: [kcmo.gov/tax](http://kcmo.gov/tax)

BURNS & MCDONNELL ENGINEERING CO INC  
9400 WARD PKWY  
KANSAS CITY MO 64114-3319

Letter Id: L1411906304  
Date: 01-Aug-2024  
Taxpayer Id: \*\*-\*\*\*6142



## TAX CLEARANCE STATUS: APPROVED

As of this date, this notice is to inform you that BURNS & MCDONNELL ENGINEERING CO INC is current with all taxes and license fees with the City of Kansas City, Mo., Finance Department/ Revenue Division.

Please note this could change if we perform a full review of your accounts in the future. We will let you know if we need to review your accounts. You will need to pay any amounts that are found due at that time.

Eric Davison  
Commissioner of Revenue

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**AMENDMENT 2**  
**Phase 2 Contract Price Amendment**  
**Dr. Jeremiah Cameron Park & Westport Stormwater Improvements Project**  
**(Project No. 82000379)/Contract #470**

This Amendment is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”) between the City of Kansas City, Missouri (“Owner”) and Burns & McDonnell Engineering Co., Inc., a Missouri company (“Design-Builder”), and is governed by the terms and conditions of the Progressive Design-Build Agreement for Dr. Jeremiah Cameron Park & Westport Stormwater Improvements Project dated June 10, 2024 (“Agreement”), which is incorporated herein by reference. Owner and Design-Builder are referred to individually as a “Party” and collectively as the “Parties”.

1. This amendment is additive to Amendment 1 and includes all the remaining work to be completed under Phase 2 of the Agreement.
2. Amendment 2 Phase 2 Services to be performed:
  - 2.1 The Amendment 2 Phase 2 Services to be performed shall be as listed in Exhibit B –Scope of Services.
3. Phase 2 Contract Price:
  - 3.1 This Amendment adjusts the Phase 2 Contract Price by TWENTY MILLION, SIX HUNDRED AND SEVENTY THOUSAND, FOUR HUNDRED AND SIXTY NINE DOLLARS (\$ 20,670,469) increasing the total Contract price to TWENTY SEVEN MILLION, FIVE HUNDRED AND SEVENTY FIVE THOUSAND, FIVE HUNDRED AND SEVENTY THREE DOLLARS (\$27,575,573) for Phase 2 services. This value is established as the Guaranteed Maximum Price and is subject to adjustments made in accordance with the General Conditions of Contract. The Guaranteed Maximum Price is comprised of the Cost of the Work plus the Design-Builder’s Fee as further described below.
  - 3.2 Design-Builder’s Fee - The Design-Builder’s Fee will be calculated as a percentage applied to the Cost of the Work, except that the Design-Builder's Fee will not accrue on the Design-Builder's labor cost. The Design-Builder's Fee will be 8%.
  - 3.3 Cost of the Work. The term Cost of the Work shall mean costs reasonably incurred by Design-Builder in the proper performance of the Work. The Cost of the Work shall include the following:
    - 3.3.1 Design-Builder’ s employees engaged in the performance of the Work and who are located at the Site or working off-Site at the rates as set forth in Exhibit L – Design-Builder’s Phase 2 Hourly Rates.
    - 3.3.2 The reasonable portion of the cost of travel, accommodations and meals for Design-Builder’s personnel necessarily and directly incurred in connection with the performance of the Work, including per diem and site vehicles for staff temporarily stationed at the Site.

- 3.3.3 Payments properly made by Design-Builder to Subcontractors and Design Consultants for performance of portions of the Work, including any insurance and bond premiums incurred by Subcontractors and Design Consultants.
- 3.3.4 Costs incurred by Design-Builder in repairing or correcting defective, damaged or nonconforming Work (including any warranty or corrective Work performed after Substantial Completion). If the costs associated with such Work are recoverable from insurance, Subcontractors or Design Consultants, Design-Builder shall exercise reasonable efforts to obtain recovery from the appropriate source and provide a credit to Owner if recovery is obtained.
- 3.3.5 Costs, including transportation, inspection, testing, storage, and handling of materials, equipment, and supplies incorporated or reasonably used in completing the Work.
- 3.3.6 Costs of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by the workers that are not fully consumed in the performance of the Work and which remain the property of Design-Builder, including the costs of transporting, inspecting, testing, handling, installing, maintaining, dismantling, and removing such items.
- 3.3.7 Costs of removal of debris and waste from the Site.
- 3.3.8 The reasonable costs and expenses incurred in establishing, operating and demobilizing the Site office, including the cost of facsimile transmissions, long-distance telephone calls, postage and express delivery charges, telephone service, photocopying, and reasonable petty cash expenses.
- 3.3.9 Rental charges and the costs of transportation, installation, minor repairs and replacements, dismantling and removal of temporary facilities, machinery, equipment and hand tools not customarily owned by the workers, which are provided by Design-Builder at the Site, whether rented from Design-Builder or others, and incurred in the performance of the Work.
- 3.3.10 Premiums for insurance and bonds required by this Agreement or the performance of the Work.
- 3.3.11 Insurance deductibles and expenses arising out of insurance claims associated with the performance of the Work.
- 3.3.12 All fuel and utility costs incurred in the performance of the Work.
- 3.3.13 Sales, use, or similar taxes, tariffs, or duties incurred in the performance of the Work.
- 3.3.14 Legal costs, court costs, and costs of mediation and arbitration reasonably arising from Design-Builder's performance of the Work, provided such costs do not arise from disputes between Owner and Design-Builder.
- 3.3.15 Costs for permits, royalties, licenses, tests and inspections incurred by Design-Builder as a requirement of the Contract Documents.
- 3.3.16 The cost of defending suits or claims for infringement of patent rights arising from the use of a particular design, process, or product required by Owner, paying legal

judgments against Design-Builder resulting from such suits or claims, and paying settlements made with Owner's consent.

- 3.3.17 Deposits which are lost, except to the extent caused by Design-Builder's negligence.
- 3.3.18 Costs incurred in preventing damage, injury, or loss in case of an emergency affecting the safety of persons and property.
- 3.3.19 Accounting and data processing costs related to the Work.
- 3.3.20 Other costs reasonably and properly incurred in the performance of the Work to the extent approved in writing by Owner.
- 3.3.21 Owner and Design-Builder agree that an escrow account shall be established prior to Final Completion, which escrow shall be used to reimburse Design-Builder for the Costs of the Work incurred after Final Completion to perform warranty Work. The amount to be deposited into the escrow account is as established in Exhibit G. The escrow agreement will provide that any sums not used at the expiration of the warranty period shall be returned to Owner, subject to any savings Design-Builder may be entitled to under this Agreement. In the event the warranty escrow account is exhausted, but funds remain under the GMP, Owner shall be obligated to pay Design-Builder the Costs of the Work incurred after Final Completion to perform warranty Work up to the GMP.
- 3.3.22 Design-Builder has the sole discretion to apply payment due to overruns in one line item to savings due to under-runs in any other line item.
- 3.4 Non-Reimbursable Costs. The following shall be excluded from the Cost of the Work:
  - 3.4.1 Compensation for Design-Builder's personnel stationed at Design-Builder's principal or branch offices, except as provided for in Sections 3.3.1 hereof.
  - 3.4.2 Overhead and general expenses, except as provided for in Section 3.3 hereof, or which may be recoverable for changes to the Work.
  - 3.4.3 The cost of Design-Builder's capital used in the performance of the Work.
  - 3.4.4 If the parties have agreed on a GMP, costs that would cause the GMP, as adjusted in accordance with the Contract Documents, to be exceeded.
- 3.5 The Guaranteed Maximum Price.
  - 3.5.1 Design-Builder guarantees that it shall not exceed the GMP established herein. Documents used as a basis for the GMP are identified in this Phase 2 Contract Price Amendment. Design-Builder does not guarantee any specific line item provided as part of the GMP, and has the sole discretion to apply payment due to overruns in one line item to savings due to underruns in any other line item. Design-Builder agrees, however, that it will be responsible for paying all costs of completing the Work which exceed the GMP, as adjusted in accordance with the Contract Documents.

3.5.2 The GMP includes a Contingency in the amount of Five Hundred and Eighty-Seven Thousand, Six Hundred and Eighty-Nine dollars (\$587,689.00). The Contingency is available for Design-Builder's exclusive use for unanticipated costs it has incurred that are not the basis for a Change Order under the Contract Documents. By way of example, and not as a limitation, such costs may include: ( a) trade buy-out differentials; ( b) overtime or acceleration; ( c) escalation of materials; ( d) correction of defective, damaged or nonconforming Work, design errors or omissions, however caused; ( e) Subcontractor defaults; or (f) those events under Section 8.5 of the General Conditions of Contract that do not result in an Excusable Delay. The Contingency is not available to Owner for any reason, including changes in scope or any other item which would enable Design-Builder to increase the GMP under the Contract Documents. Design-Builder shall provide Owner notice of all anticipated charges against the Contingency, and shall provide Owner, as part of a monthly status report, an accounting of the Contingency. Design-Builder agrees that with respect to any expenditure from the Contingency relating to a Subcontractor default or an event for which insurance or bond may provide reimbursement, Design-Builder will in good faith exercise reasonable steps to obtain performance from the Subcontractor and/or recovery from any surety or insurance company. Design-Builder agrees that if Design-Builder is subsequently reimbursed for said costs, then said recovery will be credited back to the Contingency.

3.5.3 The GMP includes an Allowance in the amount of Four Hundred Thousand dollars (\$400,000.00). The Allowance is available for Owner's use as set out in Article 4.2 of the Contract Agreement and Exhibit G of this Amendment.

#### 3.6 Savings.

3.6.1 If the sum of the actual Cost of the Work and Design-Builder's Fee is less than the GMP, as such GMP may have been adjusted over the course of the Project, the difference ("Savings") shall be shared as follows:

Zero percent (0%) to Design-Builder and One Hundred percent (100%) to Owner.

3.6.2 Savings shall be calculated and paid as part of Final Payment under Section 8.4 hereof, with the understanding that to the extent Design-Builder incurs costs after Final Completion which would have been payable to Design-Builder as a Cost of the Work, the parties shall recalculate the Savings in light of the costs so incurred, and Design-Builder shall be paid by Owner accordingly.

#### 4. Phase 2 Contract Time:

4.1 Substantial Completion of the overall project, comprising the Work under Amendment 1 and Work under this Amendment 2 shall be achieved no later than 582 calendar days after the Date of Commencement of this Amendment 2.

4.2 The Phase 2 Contract Time and adjustments thereto shall be as governed by the Agreement and the General Conditions of Contract.

5. Other Changes:

5.1 Not Used

6. The following Exhibits are incorporated herein by reference:

- 6.1 Exhibit "A" – Not Used
- 6.2 Exhibit "B" – Scope of Services
- 6.3 Exhibit "C" – Assumptions, Clarifications & Exclusions
- 6.4 Exhibit "D" – Not Used
- 6.5 Exhibit "E" – Anticipated Lost Days to Inclement / Adverse Weather
- 6.6 Exhibit "F" – Not Used
- 6.7 Exhibit "G" – Allowances
- 6.8 Exhibit "H" – Permit and Easement Matrix
- 6.9 Exhibit "I" – Geotechnical Soils Report
- 6.10 Exhibit "J" – Schedule
- 6.11 Exhibit "K" – Pre-final Design Documents
- 6.12 Exhibit "L" – Design-Builder's Phase 2 Hourly Rates
- 6.13 Exhibit "M" – Wage Rate Determination

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

**OWNER:**

City of Kansas City, Missouri  
Inc.

*(Name of Owner)*

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
*(Printed Name)*

\_\_\_\_\_  
*(Title)*

Date: \_\_\_\_\_

**DESIGN-BUILDER:**

Burns & McDonnell Engineering Company,

*(Name of Design-Builder)*

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
*(Printed Name)*

\_\_\_\_\_  
*(Title)*

Date: \_\_\_\_\_



## **EXHIBIT B - SCOPE OF SERVICES – DP#2**

The parties agree that the Design-Builder's Scope of Services for Final Design and Construction Services includes and is limited to the following:

### **2.1 Project Management:**

- (1) Design-Builder will host monthly project update meetings and will provide a meeting summary with updated Decision/Action Item log.
- (2) Design-Builder will provide a monthly invoice that includes the following:
  - (a) 01290.01 Application for Payment, or equivalent, with approved schedule of values based on percent complete.

### **2.2 Construction Phase Engineering Services:**

Construction Phase Engineering support for Design Package 2 including the following (Task Series 800):

- (1) Utilize the OWNER's document management system for storing of record documents associated with the project. Documents include shop drawings and submittal responses, requests for information, change communications.
- (2) Provide on-site engineering support during construction as required to review special construction and to generally observe the progress of the Work.
- (3) Review and approve compliance submittals for shop drawings, samples, and data submitted to be incorporated into the Work. PDF versions of the final approved ("A" status) equipment submittals will be provided to Owner for Owner's information and records.
- (4) Provide engineering submittal management associated with submittals throughout the construction period.
- (5) Review third party test reports for equipment and materials to be incorporated into the project.
- (6) Provide clarification and interpretation of the Issued for Construction design documents throughout the construction period. (Respond to Requests for Information from subcontractors [RFIs])
- (7) Revise Issued for Construction design documents as needed to support major changes in scope during construction.
- (8) Conduct a substantial completion inspection of the Work with the Owner to determine the status when Design-Builder considers the Work to be substantially complete. Prepare a written punch list per Section 2.11 of the General Conditions and provide to Owner for review. Owner will provide written comments on draft punch list within two weeks of receipt. Provide final punch list to Owner for issuance of Certificate of Substantial Completion. Conduct a final completion inspection of the Work to confirm all punch list items have been completed prior to final payment.
- (9) Prepare a PDF set of Confirmed Record Drawings incorporating changes made to the Issued-for-Construction design documents during the construction process. Provide electronic version of CAD files and PDF scans of full-size drawings.

### **2.3 Communications**

- (1) Lead the day-to-day public outreach, stakeholder engagement and general communications efforts. This includes executing day-to-day notifications related to construction work, responding to public and stakeholder concerns, developing and updating project messaging, and executing the larger communications strategy. The following activities will be supported (Task Series 900):
  - (a) Push notifications via social media and email (Mailchimp)
  - (b) Door-to-door outreach as needed to notify corridor stakeholders of upcoming work
  - (c) Construction update emails
  - (d) Website updates
  - (e) Capturing progress photos/videos
  - (f) Monitoring and responding to public and stakeholder concerns via social media, email and the construction hotline phone
  - (g) Stakeholder management via Mailchimp and monthly comment log to document emails, texts and phone calls
- (2) Create general project communications material for use by Owner and the project team to communicate with project stakeholders and the public during Phase 2 of the project. Disseminate communication material on project-established channels: website, email and social media. Communications materials could include the following (Task Series 900):
  - (a) Project Fact Sheet updates
  - (b) Draft press releases or advisories to share project milestones and important construction impacts. OWNER responsible for distribution and follow up.
  - (c) Weekly website updates on project-established website
  - (d) E-mail communication
  - (e) Monthly progress graphics
  - (f) Social media graphics
  - (g) Blog posts
  - (h) Detour/parking maps
  - (i) Printed notices of work
  - (j) Project signage such as window clings, banners and yard signs
  - (k) Project overview presentation
- (3) Facilitate business engagement and milestone events to keep impacted stakeholders engaged, informed and supported through the project. Design-Builder will plan, promote and execute project milestone events to build awareness and excitement for the project. Supported activities could include (Task Series 900)
  - (a) Key messages to communicate project progress
  - (b) Business engagement events such as contractor mini-meetings or happy hours at corridor businesses
  - (c) Staff support for project milestone events
  - (d) Meetings with corridor stakeholders as needed

#### **2.4 Procurement:**

- (1) Issuance and subsequent execution of supplier/vendor purchase orders.
- (2) Receive, review, and process supplier/vendor payment applications, in accordance with the terms of the purchase orders.

- (3) Perform supplier/vendor purchase order administration including the review and processing of RFIs, potential change order requests, change orders, etc.
- (4) Manage equipment and material deliveries as needed to facilitate the project schedule.
- (5) Review equipment and materials delivered to the site for compliance with the IFC documents and approved submittals prior to being implemented to the Work.

## **2.5 Construction Services:**

- (1) Facilitate site preconstruction conference.
- (2) Conduct weekly construction coordination meetings with subcontractors.
- (3) Receive, review, and process subcontractor payment applications.
- (4) Perform subcontract administration including the review and processing of RFIs, potential change order requests and change orders
- (5) Manage Subcontractors to construct installation of the Work in accordance with the Contract Documents.
- (6) Third party services, including surveying and materials testing.

## **2.6 Permitting:**

- (1) Acquire approvals and permits for construction or land disturbance activities including the following:
  - (a) Lane Closure Permits (Traffic Control Permit)
  - (b) Sidewalk Closure Permits
  - (c) Right-of-Way Permits
  - (d) Excavation Permit
- (2) Develop and implement the Stormwater Pollution Prevention Plan (SWPPP) adhering to the Missouri Clean Water Law (Chapter 644 RSMo)
- (3) Conduct the visual inspections and complete inspection reports to meet requirements the SWPPP.

## **EXHIBIT C – ASSUMPTIONS, CLARIFICATIONS & EXCLUSIONS – DP#2**

1. The Scope of Services, Contract Time and Contract Price are based on Exhibit K – Pre-Final Design Documents.
2. The Contract Price and Contract Times are based on the Contract being executed and Notice to Proceed issued on or before June 30, 2025.
3. The Contract Price and Contract Times are based on a standard 5-day week working 8 hours per day.
4. Design-Builder will shut down construction work from May 08 2026 through July 31 2026, to allow for the 2026 FIFA World Cup activities to occur in the vicinity of the construction area. Design-Builder shall carry out temporary work to close up construction openings and place street and sidewalk into a temporary useable condition. Should the owner extend this duration then the Design-Builder shall be entitled to an Excusable Delay.
5. Design-Builder has laid out their plan of work per Exhibit J – Schedule, along with the assumptions made within this Exhibit C. Should Design-Builder's plan of work be required to change due to 3<sup>rd</sup> Party interference, then this shall be an "Excusable Delay" under section 8.5 of the General Conditions of Contract. No provision has been included for any administrative reporting or any other considerations which may be required or requested in support of Owner's funding source(s).
6. The Contract Price and schedule are based on Phase 2 of the project being executed on a Guaranteed Maximum Price, with provision for payment being made on the basis of a Schedule of Values only, with reconciliation of actual cost at the project completion. No provision for monthly actual cost substantiation has been included.
7. Taxes including sales, use, or special use on permanent equipment and materials is not included as a Tax Exemption Certificate has been provided by Owner to Design-Builder.
8. American Iron and Steel requirements are not included. Labor rates for all craft labor are based upon Missouri Division of Labor Standards Wage and Hour Section, Annual Wage Order No. 31 for Jackson County Missouri, dated March 8, 2024, Building Construction Rates, attached herein. Federal Davis-Bacon wage and fringe rates are not included.
9. Permit and Degradation Fees shall be covered by an Allowance held by the Owner. Owner may elect to seek a waiver on permit fees from the Public Works Department.
10. The uncertainty and potential disruptions to material pricing and supply chain caused by tariffs may have an impact on this Project, the exact cost of which we can neither predict nor control. At this time, it is impossible to foresee or to predict the full impact of tariffs around the world. Cost increases due to tariffs shall be justification for an increase in Contract Price.
11. Design-Builder's price is based on the risk resulting from 3<sup>rd</sup> Party delays resting with Owner. Should such a delay occur then this shall be considered an Excusable Delay, per General Conditions of Contract section 8.5. This specifically includes, but is not limited to, the 3<sup>rd</sup> party relocates, as listed in Exhibit H.
12. The uncertainty and potential disruptions to the labor force and supply chain caused by the global outbreak and spread of COVID-19 ("coronavirus") may have an impact on this Project, the exact cost and duration of which Design-Builder can neither predict nor control. Government orders and restrictions may also delay or prevent performance as anticipated. Design-Builder will be granted with a period of relief in performance and appropriate cost

relief where circumstances arise that are beyond Design-Builder's control, including COVID-19 related events. To the extent applicable, the doctrines of "commercial impracticability" or "frustration of purpose" under the Uniform Commercial Code may also excuse performance if delivery pursuant to our contract's terms has been made "impracticable" by the occurrence of a contingency, the non-occurrence of which both parties assumed when the contract was made. At this time, it is impossible to foresee or to predict the full impact of COVID-19 around the world and, therefore, have not included price or schedule contingency specifically for COVID-19.

13. The Contract Times are based on current lead times provided by the equipment and material suppliers. If these lead times are impacted by supply chain issues, the Design-Builder may request an increase in the Contract Time and Price.
14. Owner's contingency, Owner's allowances, or Owner's other costs are included in the Contract Price.
15. Performance & Payment Bonds are included.
16. Builder's Risk Insurance is included.
17. Spare parts are not included, unless called out in the Exhibit K – Pre-Final Design Documents.
18. Owner shall furnish the land areas upon which the Work is being performed, including rights-of-way and easements for access thereto. Easements will be obtained and paid for by Owner.
19. Design-Builder has included for the following site security measures, as part of the Cost of Work:
  - a. Six foot tall chain link fencing surrounding construction work in the Sunfresh parking lot
20. Construction work will be made safe to accommodate the following annual events in the Westport Area

Event	Location	Notes
	Starts at Pennsylvania & Westport to Firefighter Fountain & back	
St. Patrick's Day Run	Course map: <a href="https://stpattricksday4milerun.com/course">https://stpattricksday4milerun.com/course</a> Crosses through Westport on Broadway	Typically the Saturday before S. Patrick's Day
St. Patrick's Day Parade	Parade route: <a href="https://www.google.com/maps/d/viewer?mid=1ORFpS4xGaf5VMAUneT_QSEQdY5s0rzp&amp;femb=1&amp;ll=39.059097790224975%2C-94.59064898898002&amp;z=15">https://www.google.com/maps/d/viewer?mid=1ORFpS4xGaf5VMAUneT_QSEQdY5s0rzp&amp;femb=1&amp;ll=39.059097790224975%2C-94.59064898898002&amp;z=15</a>	Annually on St. Patrick's Day
St. Patrick's Day	Road closures: - Westport Road: Mill St. - Broadway Blvd. - Pennsylvania Ave.: 40th St. - 42nd St. Starts at Westport & Broadway, continues down Broadway	Annually on St. Patrick's Day
KC Pride Parade	Parade route: <a href="https://kcpridealliance.org/wp-content/uploads/2024/05/KCPCA_parade-map_2024-768x768.jpeg">https://kcpridealliance.org/wp-content/uploads/2024/05/KCPCA_parade-map_2024-768x768.jpeg</a>	First Saturday in June
	Road closures: - Westport Road: Mill St. - Broadway Blvd. - Pennsylvania Ave.: 40th Ter. - Archibald Ave.	Every weekend during the summer months - typically in the evenings
Art Westport	Road closures: - Westport Road: Mill St. - Broadway Blvd. - Pennsylvania Ave.: 40th Ter. - Archibald Ave.	First weekend in September
Kansas City Marathon	Course crosses through Westport Rd. from Broadway - Roanoke Pkwy.	Annually in October
Santa Dash	Starts at Pennsylvania & Westport to 31st & back Course map: <a href="https://kcsantadash.com/courses">https://kcsantadash.com/courses</a>	Annually in December
Westport Christmas Market	Road closures: - Westport Road: Mill St. - Broadway Blvd. - Pennsylvania Ave.: 40th Ter. - Archibald Ave.	Annually in December

21. Onsite soils are expected to be consistent with those documented as part of the Geotechnical Soils Report, included within Exhibit I. This has dictated the extent to which this material is used as backfill.
22. It is assumed that Design-Builder will not encounter any existing Hazards including, but not limited to, lead, asbestos, or contaminated soils. Mitigation/abatement of all existing hazardous substances is not included in the Contract Price.
23. It is assumed that no train rails are present in the work area, other than those that are visible around the Mill Street/Wornall Street intersection.
24. It is assumed that no buried structures are present in the work area other than what is visible from the surface and identified in the topographic survey.
25. The below grade detention basin is based on using a StormTrap system.
26. 2200 CY of rock excavation is included in the storm trenching and Waterline work, based on the Geotechnical Report.
27. Excess material will be hauled off site.
28. Stormwater Pollution Prevention Plan (SWPPP) and erosion control are included.
29. Earth backfill material will be temporarily stockpiled at 424 W 42nd Street (St. Luke's grass lot).
30. It is assumed groundwater will not be encountered in any excavations other than at the

Sunfresh Basin location. Design-Builder has included pumping for removal of reasonable quantities of groundwater at Sunfresh, consistent with Geotechnical investigation report. Removal of normal levels of local precipitation water in all other areas have been included. All groundwater will be deposited in the existing combined sewer, or the newly constructed storm sewer system.

31. Dual Wall and Triple Wall Polypropylene pipe will be used for the storm pipe in accordance with Section 02630.
32. All excavations, including pipe trenches, will be backfilled with aggregate and/or suitable native soil to subgrade. No flowable fill within pipe trenches has been included.
33. All storm boxes will be precast, except where construction methods dictate otherwise.
34. No provision has been made for any water testing of storm lines and structures, Any cost for water consumption for testing of structures or facilities is excluded.
35. Owner is responsible for the isolation and draining of water lines to allow replacement work to be carried out. Design-Builder shall provide a plan for the work, identifying the estimated duration of shut down. Owner shall be responsible for maintaining service to customers.
36. Where Design-Builder's Work is being carried out in close proximity to existing water mains, Design-Builder shall suitably protect/support live water main. Owner shall be responsible for isolating and de-pressurizing/draining main in the event that a leak is discovered.
37. The water main will be backfilled with aggregate backfill to subgrade. No flowable fill has been included.
38. It is assumed that when the new water main is connected to existing water main and re-commissioned, it will not cause any breaks or leaks within the existing water main system. Owner is responsible for breaks and leaks within the existing water main system outside of the construction limits.
39. It is assumed that visual leakage testing will be completed in lieu of hydrostatic testing for the proposed 24-inch water main replacement.
40. It is assumed that water main connections will not be extended beyond what is shown on the drawings and any further extensions to find higher-quality existing pipe is not included.
41. It is assumed that spot cleaning will be completed in lieu of disinfection and bacteriological testing for the proposed 24-inch water main replacement.
42. It is assumed that the existing water meters along 40th Street will not be removed or replaced. New water meters will be installed at the location specified by KC Water Standards and Specifications.
43. The water services for 4029 Mill Street (Register Numbers 182690 and 192639) will be reconnected upstream of the existing meter. The existing meter will not be replaced. It is assumed that Register Numbers 182690 and 192639 are 2-inches and 6-inches in diameter, respectively.
44. The water service for 4045 Mill Street is assumed to be inactive and is not required to be reconnected.
45. The water service for 4117 Mill Street (Register Number 156915) will be reconnected upstream of the existing meter and outside of the existing fence. The existing meter will not be replaced, and the fire suppression line will not be separated from the domestic water line.
46. KC Water to establish location of new curb stops, but generally within public right-of-way and as shown on the drawings.
47. Sewer Rehabilitation work is to be carried out by Owner as required and shall be completed in advance of the Design-Builder's work.

48. The following table sets out the responsibilities of Owner and Design-Builder for the water main replacement work:

	Task	Key	Responsible	Party responsible for carrying out task/activity	Comments
		KC Water	Support Burns & McDonnell + Subcontractor	Party provides support as necessary	
1	Issuance of notifications to impacted customers for test shuts	Responsible	Support	Provide resources to assist in notification handout.	
2	Test Shuts and Verification of Valve operability	Responsible			
3	Confirmation of extent of service cut off (cross connect locations/operable hydrant locations)	Responsible			
4	Cutting in of new valves to isolate if required/existing valves deemed inoperable	Responsible			
5	Confirmation of gallons of water in WM to manage and divert		Responsible		
6	Issuance of notifications for Shutdown for temp. connection	Responsible	Support	Is work required to be done at night? Provide resources to assist in notification handout.	
7	Shutdown (operation) of existing valves for temp. connection	Responsible			
8	Cut in and Diversion of W/water to stormwater storage		Responsible		
9	Install of valves, sleeves, straddle blocks (temp. connection)		Responsible		Is line dual-fed/grid system? Can new valves be closed to isolate and not disrupt water feed to customers.
10	Operating existing valves to reinstate water feed/Water Hammer Mitigation	Responsible			
11	Notifications for Shutdown to Customers for perm. connection	Responsible	Support	Is work required to be done at night? Provide resources to assist in notification handout.	
12	Shutdown (operation) of new valves for perm. Connection	Responsible	Support	KC Water to lead due to impact on remaining aged main in service.	Will operation of new cut in valves affect the service of some customers?
13	Cut in, Diversion of W/water to stormwater storage and removal of existing WM		Responsible		
14	Install of spool pieces, fittings, air release valve and water line relocation (perm. connection)		Responsible		
15	Local Disinfection and Testing	Support	Responsible	KC Water to witness and observe local disinfection	
16	Operating new valves to reinstate water feed/Water Hammer Mitigation/Monitor for leaks in existing line	Responsible	Support	Resources can be provided to help monitor for evidence of leaks	
17	Backfill - Relocate complete		Responsible		

49. Existing light poles are to be salvaged and delivered to PWD's storage yard

50. The Park will be mowed the first 2 to 4 mowings until the sod is established, then returned the park to the original contracted maintenance providers, under the Owner.

51. Pricing includes full depth pavement restoration at Sunfresh for the work area excavated to install the StormTrap system (6" aggregate base, 7" asphalt). The remainder of the South Sunfresh main parking lot to be resurfaced with a 2" mill and overlay. The overall area included is approximately 123,000 square feet. Replacement of existing parking lot markings and cart bays to match the current condition is included.

52. For storm piping trench restoration in business driveways or parking lots (NE Sunfresh property, near Dominos, near FedEx) to be restored with aggregate backfill, concrete or asphalt base pavement, and a 2" mill and overlay, at a minimum width of 12'.



- 53. Pricing assumed the hospital sign structures to be reused on newly constructed concrete foundations.
- 54. Sod at the Park is to be placed on graded general backfill, specific purchased topsoil is not included at the sod areas.
- 55. x The storm basin at Sunfresh has been reconfigured to allow construction without the use of shoring. A total of 24 parking spaces, within the eastern parking area, will be made available for the east end strip mall, as part of the construction plan for the basin.
- 56. x It is assumed that any bus stop relocations or bus route planning will be carried out by the City, based on submitted permits.
- 57. x
- 58. Street and pedestrian lighting will be removed at the beginning of the construction phase and will not be installed and active until near the end of the construction phase, resulting in significant periods of time without street and pedestrian lighting. No temporary lighting has been included.
- 59. Traffic control is planned to be a combination of full roadway closures, complete intersection closures, and single lane closures. 24-hour access to all businesses is accounted for at a minimum of one entrance location. Single lane closures will be resulting in one-way traffic only. Related signing and detouring is included. Traffic control measures to generally remain at all hours, no specific provisions for opening traffic at end of work shifts is included.
- 60. Pedestrian control is to be accomplished with a combination of sidewalk closures and detours. 24-hour pedestrian access to all businesses is accounted for. Temporary sidewalks are not included.

**EXHIBIT E – ANTICIPATED LOST DAYS TO INCLEMENT / ADVERSE WEATHER  
(DP#2)**

The chart below provides the days per month that the Design-Builder anticipates will be lost due to inclement / adverse weather. The days shown in this Exhibit E shall not accumulate month-to-month, but are to be used for determining only the anticipated adverse weather in a given month. Adverse Weather shall be as defined in Article 6 of the Agreement.

<b>Anticipated Lost Days per Month</b>	
<b>Month</b>	<b>Anticipated Lost Days</b>
January	2
February	2
March	1
April	2
May	3
June	3
July	2
August	2
September	2
October	2
November	1
December	1

## **EXHIBIT G – ALLOWANCES (DP#2)**

The parties have agreed to establish the following Allowance Items and Allowance Values. Allowance items are elements of work that are identified to potentially occur, but it cannot be determined if they will occur or the magnitude of the occurrence, so they are not included in the Design-Builder's current Scope of Work. The Allowance Value is the value which the parties have agreed to establish for an Allowance Item in accordance with Article 4.2 of the Agreement.

If Allowances are utilized, the Design-Builder shall be compensated for its costs and the Design-Builder's markup. Design-Builder and Owner shall agree to the compensation method prior to work being performed. It is noted that use of an Allowance may also require a schedule adjustment in certain situations.

1. Differing Site Conditions, \$250,000: This Allowance Item is established to fund differing site conditions that may be encountered through execution of the work. Examples of these items include, but are not limited to, the presence of unmarked utilities or existing utilities that were not previously identified in the Contract Documents, actual existing tie-in locations differ from what is shown on the Contract Documents, unforeseen underground obstructions that have not been previously identified, rock or unsuitable subgrade bearing materials that could not have been foreseen or inferred from the geotechnical report, additional work at tie-in locations due to poor quality of existing piping, inoperable/malfunctioning manholes/valves, unforeseen damage to existing buildings and structures, etc.
2. Permit Fees, \$100,000: This Allowance item is established to fund permit fees payable to other agencies, including KCMO Public Works Dept. (PWD) and KCMO Parks & Recreation, in relation to traffic control, degradation and other construction permits for the project. Owner may be able to seek a waiver on these fees from PWD, due to the nature of the work and the benefit to PWD in executing this work.

## EXHIBIT H – PERMIT & EASEMENT MATRIX (DP#2)

The project is anticipated to require the permits listed in Table 1 and the Easements listed in Table 2.

**Table 1: Anticipated Permits Required**

Anticipated Permit	Administering Agency	Assumed Agency Review Timeline	Party Responsible for Obtaining Permit
Lane Closure Permits	KCMO Public Works	7 Days	BMcD's Subcontractor
Sidewalk Closure Permits	KCMO Public Works	7 Days	BMcD's Subcontractor
Right-Of-Way Permits	KCMO Public Works	7 Days	BMcD's Subcontractor
Excavation Permit	KCMO Public Works	7 Days	BMcD's Subcontractor
NPDES General Stormwater Permit	MDNR	Permit issued after NOI is submitted electronically	BMcD (SWPPP has been drafted)

**Table 2: Anticipated Easements Required**

KIVAPIN/Address	Type	Party Responsible for Obtaining Easements
131168 / 4020 Mill St	Permanent	Owner
263327 / 4029 Mill St	Permanent	Owner
132773 / 4200 Wornall Rd	Permanent	Owner
263028 / 534 Westport Rd	Permanent	Owner
131516 / No Address	Permanent	Owner
132826 / 220 W 43rd St	Temporary	Owner
131168 / 4020 Mill St	Temporary	Owner
263327 / 4029 Mill St	Temporary	Owner
131515 / 4040 Mill St	Temporary	Owner
263329 / 4050 Pennsylvania Ave	Temporary	Owner
263336 / 4117 Mill St	Temporary	Owner
285404 / 4120 Pennsylvania Ave	Temporary	Owner
285403 / 4130 Pennsylvania Ave	Temporary	Owner
132768 / 4140 Pennsylvania Ave	Temporary	Owner
132772 / 4200 Pennsylvania Ave	Temporary	Owner
531092 / 4200 Wornall Rd	Temporary	Owner
132776 / 4231 Pennsylvania Ave	Temporary	Owner
657640 / 424 W 42nd St	Temporary	Owner
132825 / 4243 Wornall Rd	Temporary	Owner
239743 / 4251 Bridger Rd	Temporary	Owner
132769 / 510 W 42nd St	Temporary	Owner
285405 / 515 Westport Rd	Temporary	Owner
131514 / 534 Westport Rd	Temporary	Owner
228236 / 535 Westport Rd	Temporary	Owner
131598 / 560 Westport Rd	Temporary	Owner
131133 / 612 W 40th St	Temporary	Owner

131115 / 615 W 39th Ter	Temporary	Owner
131132 / 618 W 40th St	Temporary	Owner
131131 / 620 W 40th St	Temporary	Owner
131130 / 622 W 40th St	Temporary	Owner
131129 / 624 W 40th St	Temporary	Owner
131128 / 626 W 40th St	Temporary	Owner
131127 / 626 W 40th S	Temporary	Owner
131126 / 628 W 40th St	Temporary	Owner
131125 / 630 W 40th St	Temporary	Owner
131124 / 632 W 40th St	Temporary	Owner
131123 / 634 W 40th St	Temporary	Owner
263347 / No Address	Temporary	Owner
132771 / No Address	Temporary	Owner
287580 / No Address	Temporary	Owner
131516 / No Address	Temporary	Owner

**Table 2: Utility Relocations**

Utility Company	Utility Conflict Location(s)	Utility Type	Utility Contact Name	Utility Contact Information
Verizon	D005, D010, D011, D012	Underground Communications and Vaults	Bryan Burger	816 204 4494
ATT	D006, D008, D010, D011, D012	Underground Communications and Vaults	Mark Manion	816-214-2322
Google Fiber	D003, D004, D005, D006	Underground Fiber and Vaults	Lauren Marcucci	816-898-8981
Evergy	D003, D004, D005, D006, D007, D008, D010	Utility Poles, Underground Electric, and Vaults	Heath Lenahan	816-392-3272
Lumen	D010	Underground Conduits and Vaults	Sandra Munoz-Cabuya/ Gregg Van Loon	913-748-2646
Spectrum	Awaiting Pothole to Confirm	Underground Conduits	Andrew Taylor	816-215-8910
Spire	D003, D005, D008, D010	Underground Gas Lines	Chris Collins	816-509-4400
Everfast (Formerly Consolidated)	D008	Underground Fiber and Vaults	Clarence Griffin	816-678-9793
Unknown	D004, D005, D007, D012	Underground Communications and Electric	Unknown	Unknown
St Luke's Private Utility	D006, D007	Underground Cable and Vault	Matthew Hanson	816-502-7095

**NOTE THAT ALL RELOCATES ARE REQUIRED TO BE MADE AND COMPLETED  
BEFORE DESIGN-BUILDERS SITE MOBILIZATION DATE, AS SET OUT IN EXHIBIT J**

**EXHIBIT I – GEOTECHNICAL SOILS REPORT (DP#2)**

**REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING  
EVALUATION**

**FOR**

**PROPOSED WESTPORT AND DR. JEREMIAH CAMERON PARK STORMWATER  
IMPROVEMENTS KANSAS CITY, MISSOURI**

**TSI PROJECT NO. 20242027.00**

**DATED OCTOBER 22, 2024**

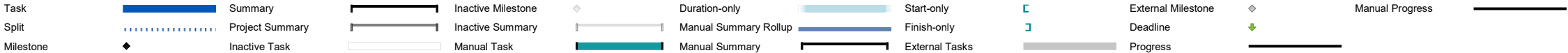
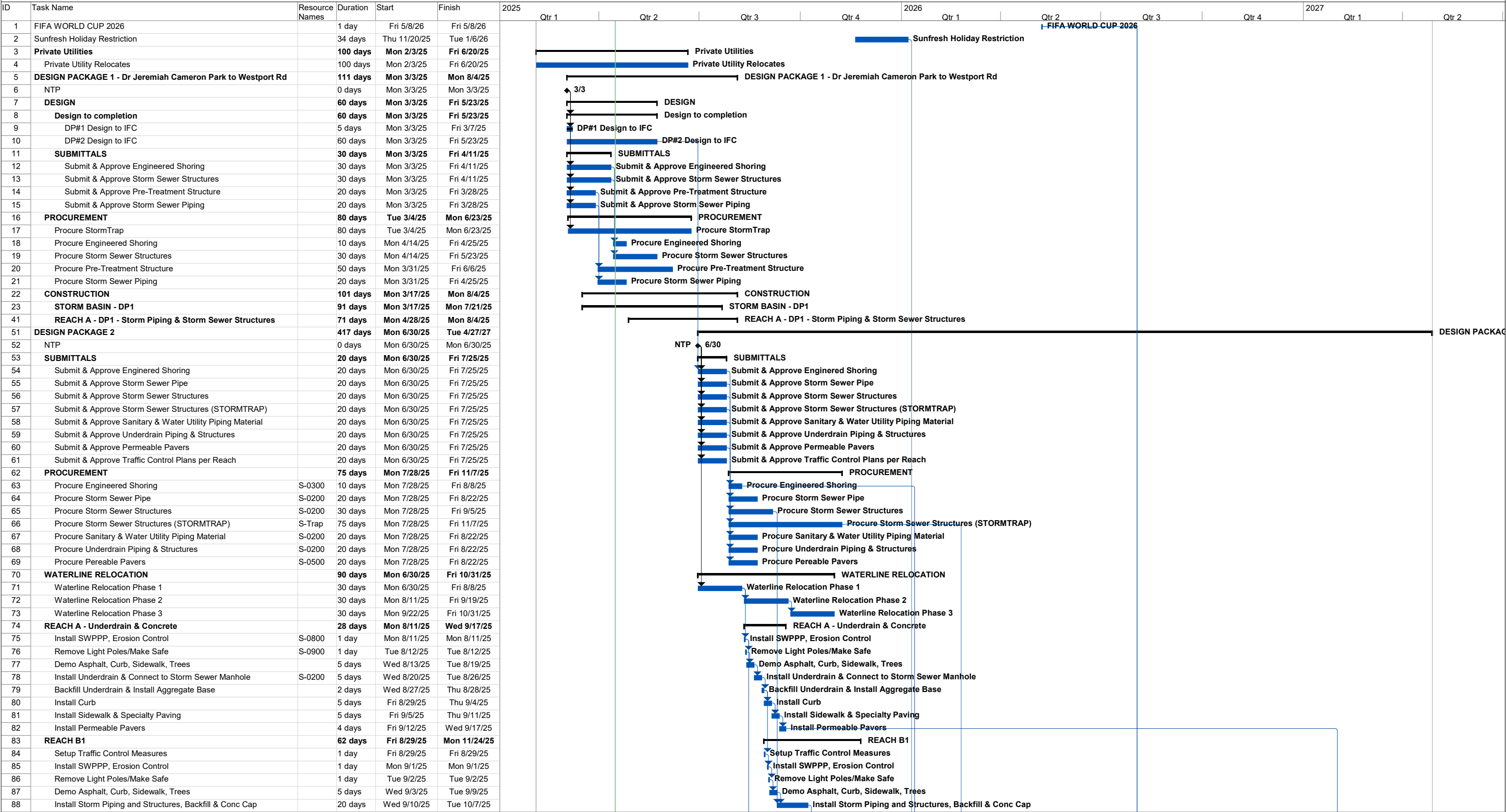
## **EXHIBIT J – PROJECT SCHEDULE (DP#2)**

Provided for Reference only.

Reaches are as laid out in the attached plan



KCWATER - WESTPORT STORMWATER IMPROVEMENTS



KCWATER - WESTPORT STORMWATER IMPROVEMENTS



ID	Task Name	Resource Names	Duration	Start	Finish	2025								2026								2027			
						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
89	Install Underdrain Piping and Structures		10 days	Wed 10/8/25	Tue 10/21/25																				
90	Backfill Underdrain and Install Aggregate & Structural Soil		10 days	Wed 10/22/25	Tue 11/4/25																				
91	Install Curb		5 days	Wed 11/5/25	Tue 11/11/25																				
92	Install Sidewalk & Specialty Paving		5 days	Wed 11/12/25	Tue 11/18/25																				
93	Install Permeable Pavers		4 days	Wed 11/19/25	Mon 11/24/25																				
94	REACH B2		62 days	Wed 11/5/25	Thu 1/29/26																				
95	Setup Traffic Control Measures		1 day	Wed 11/5/25	Wed 11/5/25																				
96	Install SWPPP, Erosion Control		1 day	Thu 11/6/25	Thu 11/6/25																				
97	Remove Light Poles/Make Safe		1 day	Fri 11/7/25	Fri 11/7/25																				
98	Demo Asphalt, Curb, Sidewalk, Trees		5 days	Mon 11/10/25	Fri 11/14/25																				
99	Install Storm Piping and Structures, Backfill & Conc Cap		20 days	Mon 11/17/25	Fri 12/12/25																				
100	Install Underdrain Piping and Structures		10 days	Mon 12/15/25	Fri 12/26/25																				
101	Backfill Underdrain and Install Aggregate & Structural Soil		10 days	Mon 12/29/25	Fri 1/9/26																				
102	Install Curb		5 days	Mon 1/12/26	Fri 1/16/26																				
103	Install Sidewalk & Specialty Paving		5 days	Mon 1/19/26	Fri 1/23/26																				
104	Install Permeable Pavers		4 days	Mon 1/26/26	Thu 1/29/26																				
105	REACH B3		65 days	Mon 1/12/26	Fri 4/10/26																				
106	Setup Traffic Control Measures		1 day	Mon 1/12/26	Mon 1/12/26																				
107	Install SWPPP, Erosion Control		1 day	Tue 1/13/26	Tue 1/13/26																				
108	Remove Light Poles/Make Safe		1 day	Wed 1/14/26	Wed 1/14/26																				
109	Demo Asphalt, Curb, Sidewalk, Trees		5 days	Thu 1/15/26	Wed 1/21/26																				
110	Install Storm Piping and Structures, Backfill & Conc Cap		20 days	Thu 1/22/26	Wed 2/18/26																				
111	Install Underdrain Piping and Structures		10 days	Thu 2/19/26	Wed 3/4/26																				
112	Backfill Underdrain and Install Aggregate & Structural Soil		10 days	Thu 3/5/26	Wed 3/18/26																				
113	Install Light Poles - Reach A & B		5 days	Thu 3/19/26	Wed 3/25/26																				
114	Install Curb		5 days	Thu 3/26/26	Wed 4/1/26																				
115	Install Sidewalk & Specialty Paving		5 days	Thu 4/2/26	Wed 4/8/26																				
116	Install Permeable Pavers		2 days	Thu 4/9/26	Fri 4/10/26																				
117	REACH C1		20 days	Mon 4/13/26	Fri 5/8/26																				
118	Setup Traffic Control Measures		1 day	Mon 4/13/26	Mon 4/13/26																				
119	Install SWPPP, Erosion Control		1 day	Tue 4/14/26	Tue 4/14/26																				
120	Remove Light Poles/Make Safe		1 day	Wed 4/15/26	Wed 4/15/26																				
121	Demo Asphalt, Curb, Sidewalk, Trees, Light Poles		2 days	Wed 4/15/26	Thu 4/16/26																				
122	Utility Relocates - Sanitary/Water		5 days	Fri 4/17/26	Thu 4/23/26																				
123	Install Storm Sewer Piping and Structures, Backfill & Conc Cap		5 days	Fri 4/24/26	Thu 4/30/26																				
124	Install Curbs		3 days	Fri 5/1/26	Tue 5/5/26																				
125	Install Sidewalks & Specialty Paving		3 days	Wed 5/6/26	Fri 5/8/26																				
126	REACH C2		61 days	Mon 8/3/26	Mon 10/26/26																				
127	Setup Traffic Control Measures		1 day	Mon 8/3/26	Mon 8/3/26																				
128	Install SWPPP, Erosion Control		1 day	Tue 8/4/26	Tue 8/4/26																				
129	Remove Light Poles/Make Safe		1 day	Wed 8/5/26	Wed 8/5/26																				
130	Demo Asphalt, Curb, Sidewalk, Trees		12 days	Thu 8/6/26	Fri 8/21/26																				
131	Utility Relocates - Sanitary/Water		5 days	Mon 8/24/26	Fri 8/28/26																				
132	Install Underground Storm Sewer Piping & Structures		20 days	Mon 8/31/26	Fri 9/25/26																				
133	Install Light Poles - Reach C		5 days	Mon 9/28/26	Fri 10/2/26																				
134	Install Curbs		13 days	Mon 10/5/26	Wed 10/21/26																				
135	Install Sidewalks & Specialty Paving		3 days	Thu 10/22/26	Mon 10/26/26																				
136	REACH D1		71 days	Tue 10/27/26	Tue 2/2/27																				
137	Setup Traffic Control Measures		1 day	Tue 10/27/26	Tue 10/27/26																				
138	Install SWPPP, Erosion Control		1 day	Wed 10/28/26	Wed 10/28/26																				
139	Remove Light Poles/Make Safe		2 days	Thu 10/29/26	Fri 10/30/26																				
140	Demo Asphalt, Curb, Sidewalk, Trees		2 days	Mon 11/2/26	Tue 11/3/26																				
141	Utility Relocates - Sanitary/Water		15 days	Wed 11/4/26	Tue 11/24/26																				
142	Install Underground Storm Sewer Piping & Structures		20 days	Wed 11/25/26	Tue 12/22/26																				
143	Install Curbs		15 days	Wed 12/23/26	Tue 1/12/27																				
144	Install Sidewalks & Specialty Paving		15 days	Wed 1/13/27	Tue 2/2/27																				
145	REACH E1 - Westport Rd.		31 days	Mon 8/3/26	Mon 9/14/26																				
146	Setup Traffic Control Measures		1 day	Mon 8/3/26	Mon 8/3/26																				
147	Install SWPPP, Erosion Control		1 day	Tue 8/4/26	Tue 8/4/26																				
148	Remove Light Poles/Make Safe		1 day	Wed 8/5/26	Wed 8/5/26																				
149	Demo Asphalt, Curb, Sidewalk, Trees		1 day	Thu 8/6/26	Thu 8/6/26																				
150	Utility Relocates - Sanitary/Water		5 days	Fri 8/7/26	Thu 8/13/26																				



Task  
Split  
Milestone



Summary  
Project Summary  
Inactive Task



Inactive Milestone  
Inactive Summary  
Manual Task



Duration-only  
Manual Summary Rollup  
Manual Summary



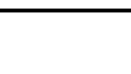
Start-only  
Finish-only  
External Tasks



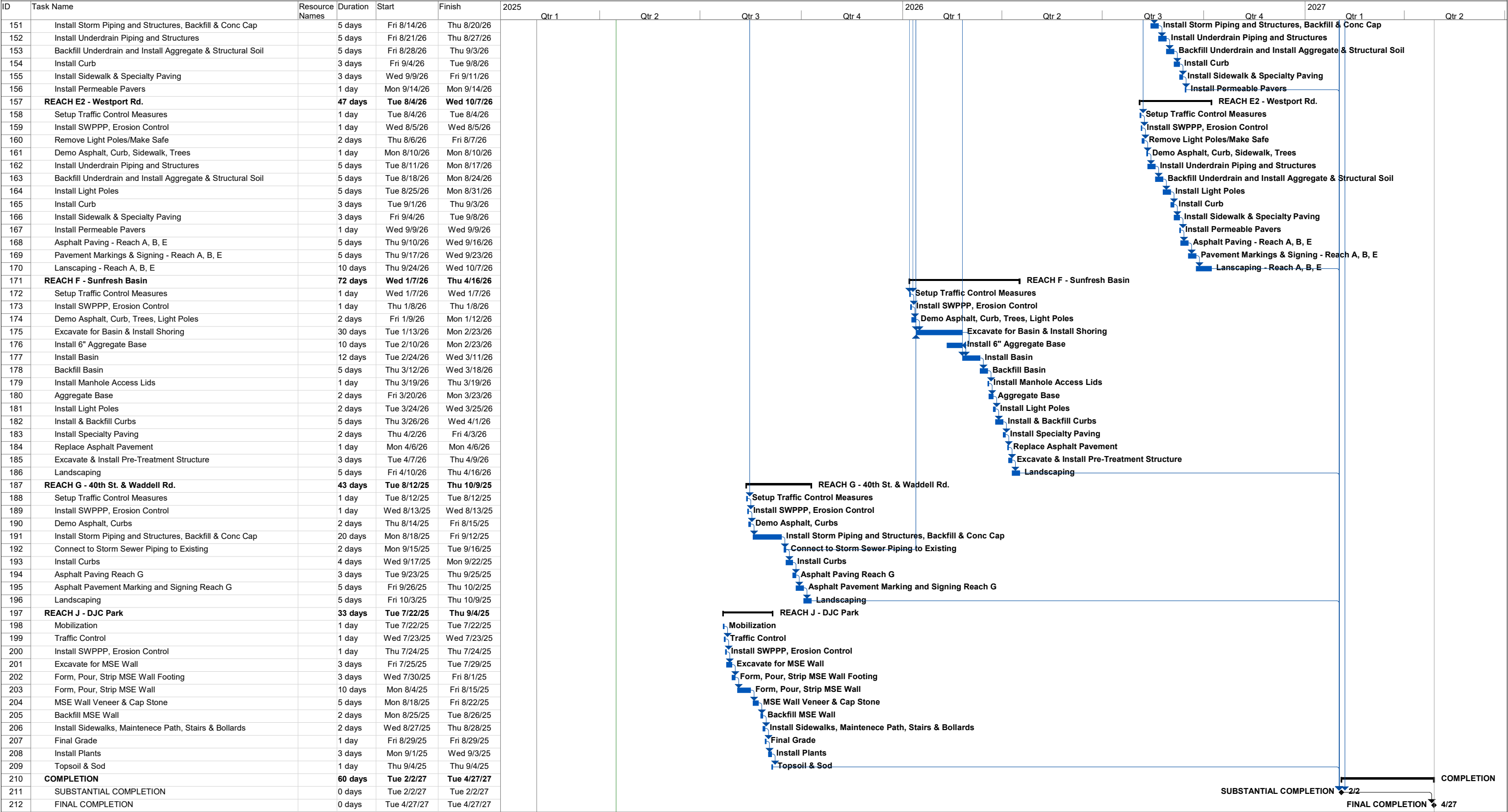
External Milestone  
Deadline  
Progress



Manual Progress



KCWATER - WESTPORT STORMWATER IMPROVEMENTS



Task

Split

Milestone

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Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

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Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

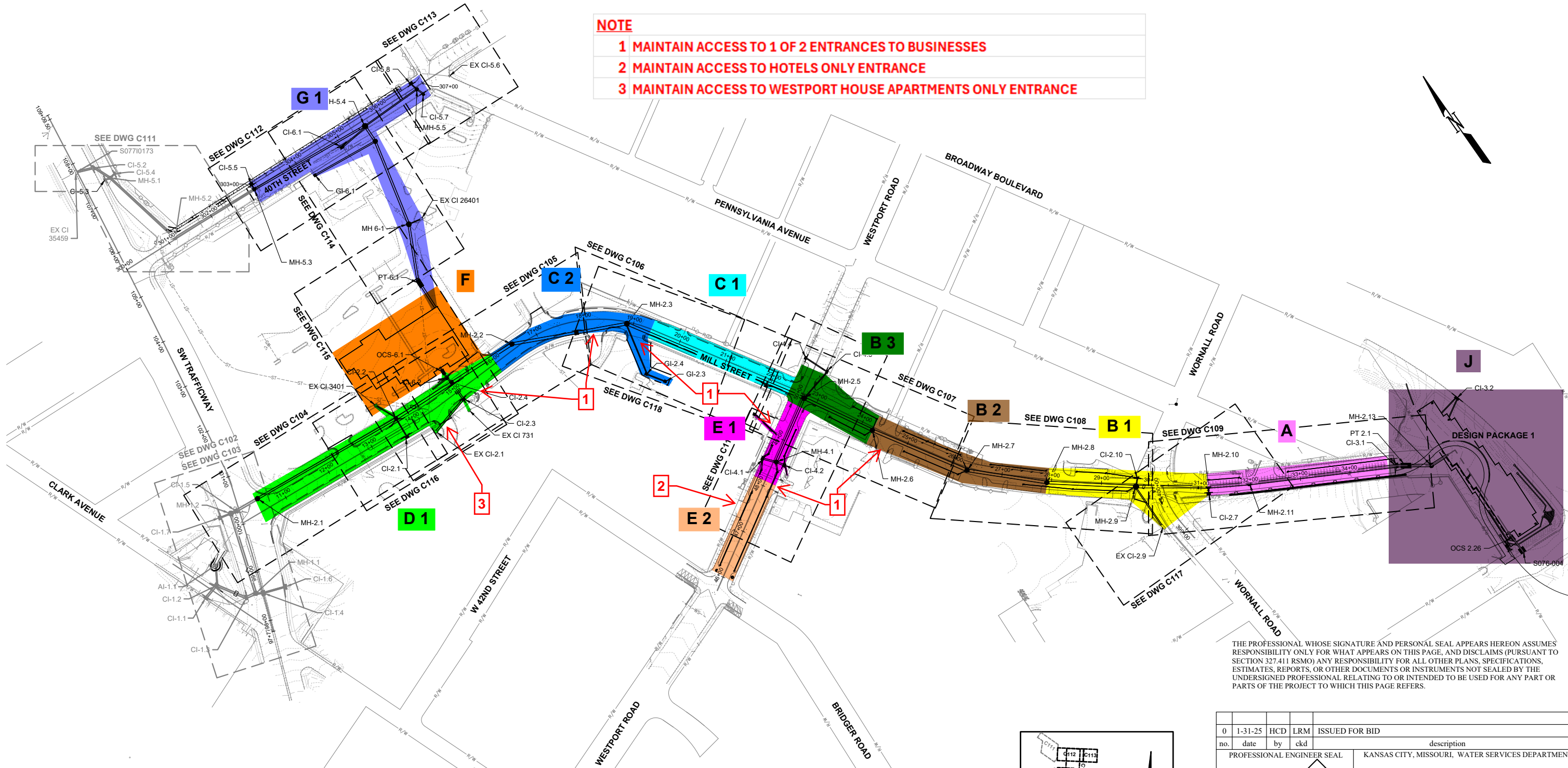
Progress

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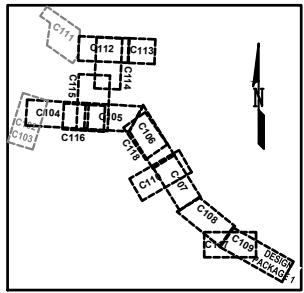
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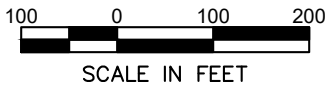


THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

REACH	CONSTRUCTION LIMITS	TRAFFIC CONTROL PLAN	DURATION
A	CI-3.1 TO MH-2.10 (CURB INLETS, MANHOLES, STORM PIPING BY OTHERS)	FULL CLOSURE BOTH LANES	
B	1 MH-2.10 to MH-2.8	FULL CLOSURE BOTH LANES	
	2 MH-2.8 to MH-2.6	FULL CLOSURE BOTH LANES	
	3 MH-2.6 through Westport Rd. Intersection	FULL CLOSURE BOTH LANES	
C	1 Mill St. from Westport Rd. to Station 19+50	FULL CLOSURE BOTH LANES	
	2 Station 19+50 to Station 16+00	FULL CLOSURE BOTH LANES	
D	1 ST 16+00 to ST 11+00	ONE LANE CLOSURE, MAINTAIN ACCESS TO WESTPORT HOUSE APARTMENTS ONLY DRIVEWAY	
	2 <del>ST 11+00 Through SW Trafficway to Clark Ave.</del>	<del>NIGHTLY LANE CLOSURES AS NEEDED TO</del>	
E	1 Westport Rd. Sta. 48+00 to 49+75	FULL CLOSURE BOTH LANES	
	2 Westport Rd. Sta. 46+00 to 48+00	ONE WAY TRAFFIC	
F	SUNFRESH BASIN Including PT-6.1 & OCS-6.1	CLOSE PORTION OF SUNFRESH PARKING LOT FOR UNDERGROUND BASIN AND CONSTRUCTION EQUIPMENT	
G	1 MH-5.5 to MH-5.3, MH-5.4 to PT-6.1	SOFT CLOSURE, LOCAL TRAFFIC ONLY. MAINTAIN ACCESS TO RESIDENCES, COORDINATE WITH HOMEOWNERS	
	2 <del>MH-5.3 to CI-5.6</del>	<del>SOFT CLOSURE IN WADDELL AVE. NIGHTLY LANE CLOSURES TO SW TRAFFICWAY MEDIAN</del>	
J	Dr. Jeremiah Cameron Park - All work EAST of Mill St. Sta. 34+80	AS NEEDED TO ACCESS PARK	



STORM PLANS  
KEY MAP



SCALE IN FEET

0	1-31-25	HCD	LRM	ISSUED FOR BID	
no.	date	by	ckd	description	
PROFESSIONAL ENGINEER SEAL				KANSAS CITY, MISSOURI, WATER SERVICES DEPARTMENT	
<div>PRELIMINARY - NOT FOR CONSTRUCTION</div>				WESTPORT STORMWATER IMPROVEMENTS DESIGN PACKAGE #2	
				STORM SEWER LAYOUT REACHES OVERALL	
FOR WSD USE:					
DRAWN BY MDH		CHECKED BY --		MAP NO. S077	RANGE 33
				TWP 49	SEC 19
CONTRACTOR Burns & McDonnell					DATE COMPLETED --
CONTRACT NO. 470		DRAWING SUBMITTED 1-31-25		FAC/WME/WO# ---	DRAWING NO. D20950
PROJECT NO. 82000. C101 C100 Sheet ? of					

## EXHIBIT K – DESIGN DOCUMENTS

The Issued for Construction Documents consist of the Specification Table of Contents and Drawings.

### Specification Table of Contents

This Specification Table of Contents primarily references City standard specifications with additional supplemental technical specifications to identify major definable components of the Project as they can be defined at the time that the Agreement was prepared. The intent of this document is to establish the scope and criteria of products, materials, and equipment to be furnished and installed under the Agreement. The Design-Builder will develop the final design documents and construct the Work in accordance with the criteria identified herein.

<b><u>Section Number</u></b>	<b><u>Section Title</u></b>
012600	Site Working Requirements
013100	Construction Administrative Controls
013305	Construction Submittals
017805	Contract Closeout
01015	Specific Project Requirements
01016	Water Mains Near Sewers
01020	Record Documents
01320	Construction Progress Documentation
01322	Photographic Documentation
01570	Temporary Erosion and Sediment Control
01580	Project Signs
01700	Traffic Control
02180	Clearing and Grubbing
02190	Demolition
02200	Earthwork
02250	Trenching, Pipe Embedment and Backfill
02273	Riprap
02320	Utility Casings
02503	Sewer Mainline Open Cut Point Repair
02505	Sanitary Sewer Service Line and Connection
02575	Surface Restoration
02605	Drainage Structures
02610	Water Utility Facilities
02618	Ductile Iron Pipe for Water Mains
02624	PVC Gravity Sewer Pipe
02630	Stormwater Pipe and Structures
02631	Polyvinyl Chloride (PVC) Pressure Pipe for Stormwater & Wastewater
02641	Water Valves
02645	Hydrants and Flushing Assemblies

<b><u>Section Number</u></b>	<b><u>Section Title</u></b>
02669	Thrust Restraints
02675	Flushing, Testing And Disinfection of Water Mains
02686	Cleaning and Assessment of Gravity Lines
02702	Testing Requirements for Sanitary Sewer: Mains and Manholes
02937	GSI Site Activity Plan
02938	GSI Control and Protection
02939	GSI Earthwork
02940	GSI Inlets
02941	GSI Energy Dissipation and Pollutant Removal
02942	GSI Above Grade Barriers
02945	GSI Permeable Pavers
02946	GSI Aggregate Media
02947	GSI Growing Media and Soil Amendments
02948	GSI Media Liners
02949	GSI Existing Tree Protection
02951	GSI Plants
02953	GSI Non-Native Seeding and Sodding
02954	GSI Piping
02955	GSI Outlets
02956	GSI In-Situ Infiltration Testing
02957	GSI Establishment
03000	Miscellaneous Concrete
03362	Sanitary Sewer Manhole Rehabilitation
03370	Sanitary Sewer Manhole Construction
05010	Sanitary Sewer Manhole Castings
05011	Stormwater Castings
05012	Water Castings
06010	Cured-In-Place Pipe (CIPP), CIPP Point Repairs and End Seals
260510	General Electrical Requirements
260519	Low Voltage Power Conductors and Cables
260526	Grounding and Bonding For Electrical Systems
260533	Raceways, Boxes, Seals, and Fittings for Electrical Systems
260543	Underground Duct Banks and Handholes
260553	Identification for Electrical Systems
334623	Precast Concrete Underground Stormwater Storage Units
40 69 00	Opti CMAC
APWA 2600	Storm Sewers
APWA PW 2200	Paving
APWA PW 2300	Incidental Construction
APWA PW 2800	Street Lighting

## Drawings

The Issued for Construction Drawing package includes the drawings listed below. All drawings are the listed Revision and dated May 2025.

<b>DRAWING NO.</b>	<b>DRAWING NAME</b>
<b>GENERAL</b>	
G001	COVER
G002	SHEET INDEX
G003	GENERAL NOTES AND LEGEND
G004	SURVEY CONTROL PLAN
G005	SURVEY CONTROL POINTS
G006	SURVEY STRUCTURE TABLES
G007	EROSION CONTROL LAYOUT
G008	EROSION CONTROL PLAN SOUTHWEST TRFWY AND CLARK STREET
G009	EROSION CONTROL PLAN MILL STREET STA 10+00 TO STA 14+00
G010	EROSION CONTROL PLAN MILL STREET STA 14+00 TO STA 18+00
G011	EROSION CONTROL PLAN MILL STREET STA 18+00 TO STA 22+00
G012	EROSION CONTROL PLAN MILL STREET STA 22+00 TO STA 26+00
G013	EROSION CONTROL PLAN MILL STREET STA 26+00 TO STA 30+00
G014	EROSION CONTROL PLAN MILL STREET STA 30+00 TO STA 34+00
G015	EROSION CONTROL PLAN MILL STREET STA 34+00 TO STA 36+20
G016	EROSION CONTROL PLAN DR. JEREMIAH CAMERON PARK
G017	EROSION CONTROL PLAN WESTPORT ROAD
G018	EROSION CONTROL PLAN 40TH STREET 0+00 TO 4+00
G019	EROSION CONTROL PLAN 40TH STREET 4+00 TO 8+00
G020	EROSION CONTROL PLAN 40TH STREET 8+00 to 10+00
G021	EROSION CONTROL PLAN SUNFRESH
<b>DEMO</b>	
D000	DEMOLITION LAYOUT
D001	DEMOLITION PLAN SOUTHWEST TRFWY AND CLARK STREET (FUTURE WORK)
D002	DEMOLITION PLAN MILL STREET STA 10+00 TO STA 13+50
D003	DEMOLITION PLAN MILL STREET STA 13+50 TO STA 18+00
D004	DEMOLITION PLAN MILL STREET STA 18+00 TO STA 22+00
D005	DEMOLITION PLAN MILL STREET STA 22+00 TO STA 26+00
D006	DEMOLITION PLAN MILL STREET STA 26+00 TO STA 30+00
D007	DEMOLITION PLAN MILL STREET STA 30+00 TO STA 34+00
D008	DEMOLITION PLAN WESTPORT ROAD

<b>DRAWING NO.</b>	<b>DRAWING NAME</b>
D009	DEMOLITION PLAN 40TH STREET SHEET 1
D010	DEMOLITION PLAN 40TH STREET SHEET 2
D011	DEMOLITION PLAN 40TH STREET SHEET 3
D012	DEMOLITION PLAN SUNFRESH 1
D013	DEMOLITION PLAN SUNFRESH 2
<b>CIVIL</b>	
C100	STORM SEWER LAYOUT
C101	UNDERDRAIN LAYOUT
C102	STORM SEWER PLAN & PROFILE SOUTHWEST TRFWY & CLARK AVE (FUTURE WORK)
C103	STORM SEWER PLAN & PROFILE SOUTHWEST TRFWY (FUTURE WORK)
C104	STORM SEWER PLAN & PROFILE MILL STREET STA 10+00 TO STA 14+00
C105	STORM SEWER PLAN & PROFILE MILL STREET STA 14+00 TO STA 18+00
C106	STORM SEWER PLAN & PROFILE MILL STREET STA 18+00 TO STA 22+00
C107	STORM SEWER PLAN & PROFILE MILL STREET STA 22+00 TO STA 26+00
C108	STORM SEWER PLAN & PROFILE MILL STREET STA 26+00 TO STA 30+00
C109	STORM SEWER PLAN & PROFILE MILL STREET STA 30+00 TO STA 34+00
C110	STORM SEWER PLAN & PROFILE WESTPORT ROAD
C111	STORM SEWER PLAN & PROFILE 40TH STREET STA 0+00 TO STA 4+00 (FUTURE WORK)
C112	STORM SEWER PLAN & PROFILE 40TH STREET STA 4+00 TO STA 8+00
C113	STORM SEWER PLAN & PROFILE 40TH STREET STA 8+00 TO STA 10+00
C114	STORM SEWER PLAN & PROFILE SUNFRESH STA 0+00 TO STA 4+00
C115	STORM SEWER PLAN & PROFILE SUNFRESH STA 4+00 TO STA 8+00
C116	STORM SEWER PLAN & PROFILE WESTPORT MINISTRY HOUSING
C117	STORM SEWER PLAN & PROFILE WORNALL ROAD
C118	STORM SEWER PLAN & PROFILE MILL STREET STATION
C119	STORM SEWER PLAN & PROFILE WESTPORT ROAD UNDERDRAIN 1
C120	STORM SEWER PLAN & PROFILE WESTPORT ROAD UNDERDRAIN 2
C121	STORM SEWER PLAN & PROFILE MILL STREET UNDERDRAIN 1
C122	STORM SEWER PLAN & PROFILE MILL STREET UNDERDRAIN 2
C123	STORM SEWER PLAN & PROFILE MILL STREET UNDERDRAIN 3
C124	STORM SEWER PLAN & PROFILE MILL STREET UNDERDRAIN 4
C125	STORM SEWER PLAN & PROFILE MILL STREET UNDERDRAIN 5 & 6
C126	DR JEREMIAH CAMERON PARK SITE LAYOUT PLAN
C127	DR JEREMIAH CAMERON PARK RETAINING WALL LAYOUT PLAN
C128	DR JEREMIAH CAMERON PARK RETAINING WALL PROFILES
C129	CIVIL DETAILS



<b>DRAWING NO.</b>	<b>DRAWING NAME</b>
C130	CIVIL DETAILS
C131	CIVIL DETAILS
C132	CIVIL DETAILS
C133	CIVIL DETAILS
C134	CIVIL DETAILS
C150	UNDERGROUND STORAGE PLANS AND DETAILS
C151	UNDERGROUND STORAGE PLANS AND DETAILS
C152	UNDERGROUND STORAGE PLANS AND DETAILS
C153	UNDERGROUND STORAGE PLANS AND DETAILS
C154	UNDERGROUND STORAGE PLANS AND DETAILS
C155	UNDERGROUND STORAGE PLANS AND DETAILS
C156	UNDERGROUND STORAGE PLANS AND DETAILS
C157	UNDERGROUND STORAGE PLANS AND DETAILS
C158	UNDERGROUND STORAGE PLANS AND DETAILS
C159	UNDERGROUND STORAGE PLANS AND DETAILS
C200	ROADWAY ALIGNMENT DATA
C201	MILL STREET SECTIONS 1
C202	MILL STREET SECTIONS 2
C203	MILL STREET SECTIONS 3
C204	MILL STREET SECTIONS 4
C205	WESTPORT ROAD SECTIONS 5
C206	PAVEMENT PLAN SOUTHWEST TRFWY & CLARK AVE (FUTURE WORK)
C207	PAVEMENT PLAN SOUTHWEST TRFWY & WADDELL (FUTURE WORK)
C208	ROADWAY PLAN & PROFILE MILL STREET STA 10+00 TO STA 14+00
C209	ROADWAY PLAN & PROFILE MILL STREET STA 14+00 TO STA 18+00
C210	ROADWAY PLAN & PROFILE MILL STREET STA 18+00 TO STA 22+00
C211	ROADWAY PLAN & PROFILE MILL STREET STA 22+00 TO STA 26+00
C212	ROADWAY PLAN & PROFILE MILL STREET STA 26+00 TO STA 30+00
C213	ROADWAY PLAN & PROFILE MILL STREET STA 30+00 TO STA 34+00
C214	ROADWAY PLAN & PROFILE MILL STREET STA 34+00 TO STA 35+50
C215	ROADWAY PLAN & PROFILE WESTPORT ROAD STA 45+50 TO STA 48+50
C216	ROADWAY PLAN & PROFILE WESTPORT ROAD STA 48+50 TO STA 51+50
C217	PAVEMENT PLAN 40TH STREET
C218	PAVEMENT PLAN SUNFRESH
C300	ROADWAY CROSS SECTIONS - MILL ST 1
C301	ROADWAY CROSS SECTIONS - MILL ST 2
C302	ROADWAY CROSS SECTIONS - MILL ST 3
C303	ROADWAY CROSS SECTIONS - MILL ST 4
C304	ROADWAY CROSS SECTIONS - MILL ST 5

<b>DRAWING NO.</b>	<b>DRAWING NAME</b>
C305	ROADWAY CROSS SECTIONS - MILL ST 6
C306	ROADWAY CROSS SECTIONS - MILL ST 7
C307	ROADWAY CROSS SECTIONS - MILL ST 8
C308	ROADWAY CROSS SECTIONS - MILL ST 9
C309	ROADWAY CROSS SECTIONS - MILL ST 10
C310	ROADWAY CROSS SECTIONS - MILL ST 11
C311	ROADWAY CROSS SECTIONS - MILL ST 12
C312	ROADWAY CROSS SECTIONS - MILL ST 13
C313	ROADWAY CROSS SECTIONS - MILL ST 14
C314	ROADWAY CROSS SECTIONS - MILL ST 15
C315	ROADWAY CROSS SECTIONS - MILL ST 16
C316	ROADWAY CROSS SECTIONS - WESTPORT RD 1
C317	ROADWAY CROSS SECTIONS - WESTPORT RD 2
C318	ROADWAY CROSS SECTIONS - WESTPORT RD 3
C319	ROADWAY CROSS SECTIONS - WESTPORT RD 4
C320	INTERSECTION DETAILS - MILL STREET & WESTPORT ROAD
C321	INTERSECTION DETAILS - MILL STREET & WORNALL RD
C400	PAVEMENT MARKING & SIGNING MILL STREET STA 10+00 TO STA 14+00
C401	PAVEMENT MARKING & SIGNING MILL STREET STA 14+00 TO STA 18+00
C402	PAVEMENT MARKING & SIGNING MILL STREET STA 18+00 TO STA 22+00
C403	PAVEMENT MARKING & SIGNING MILL STREET STA 22+00 TO STA 26+00
C404	PAVEMENT MARKING & SIGNING MILL STREET STA 26+00 TO STA 30+00
C405	PAVEMENT MARKING & SIGNING MILL STREET STA 30+00 TO STA 34+00
C406	PAVEMENT MARKING & SIGNING MILL STREET STA 34+00 TO STA 36+20
C407	PAVEMENT MARKING & SIGNING WESTPORT ROAD
C408	WESTPORT ROAD PAVEMENT MARKING AND SIGNING
<b>ELECTRICAL</b>	
E100	GENERAL NOTES & LEGEND
E101	STREET LIGHTING PLAN SHEET 1
E102	STREET LIGHTING PLAN SHEET 2
E103	STREET LIGHTING PLAN SHEET 3
E104	STREET LIGHTING PLAN SHEET 4

<b>DRAWING NO.</b>	<b>DRAWING NAME</b>
E105	STREET LIGHTING PLAN SHEET 5
E106	STREET LIGHTING PLAN SHEET 6
E107	STREET LIGHTING PLAN SHEET 7
E108	STREET LIGHTING PLAN SHEET 8
E109	STREET LIGHTING WIRING DIAGRAM
E110	STREET LIGHTING QUANTITIES
E111	STREET LIGHTING DETAILS 1
E112	STREET LIGHTING DETAILS 2
E113	STREET LIGHTING DETAILS 3
E114	ELECTRICAL HOSPITAL SIGN
E115	ELECTRICAL ONE-LINES AND SCHEDULES
E116	ELECTRICAL DETAILS
E117	ELECTRICAL SITE PLAN - DR JEREMIAH CAMERON PARK
E118	ELECTRICAL SITE PLAN SUNFRESH
E119	ELECTRICAL ELEVATIONS
E120	ELECTRICAL WIRING DIAGRAM
E121	OPTI REAL-TIME CONTROL DETAILS
<b>STRUCTURAL</b>	
S001	STRUCTURAL LEGEND & ABBREVIATIONS
S002	STRUCTURAL GENERAL NOTES
S003	STRUCTURAL STANDARD DETAILS
S102	STRUCTURAL MISCELLANEOUS DETAILS
<b>LANDSCAPE</b>	
L100	LANDSCAPE LAYOUT
L101	MILL STREET STA 10+00 TO STA 13+92.50
L102	MILL STREET STA 13+92.50 TO STA 18+00
L103	MILL STREET STA 18+00 TO STA 22+07.50
L104	MILL STREET STA 22+07.50 TO STA 26+09.50
L105	MILL STREET STA 26+09.50 TO STA 30+00
L106	MILL STREET STA 30+00 TO STA 34+80
L107	WESTPORT ROAD STA 45+71 TO STA 49+70
L108	LANDSCAPE PLAN UNDERSTORY PLANTING TEMPLATES
L109	DR. JEREMIAH CAMERON PARK HARDSCAPE PLAN
L110	DR. JEREMIAH CAMERON PARK LANDSCAPE PLAN
L111	OVERALL LANDSCAPE SCHEDULE AND NOTES
L112	SITE DETAILS
L113	LANDSCAPE DETAILS
L114	LANDSCAPE DETAILS

<b>DRAWING NO.</b>	<b>DRAWING NAME</b>
<b>REFERENCE</b>	
REF001	REFERENCE DETAILS
REF002	REFERENCE DETAILS
REF003	REFERENCE DETAILS
REF004	REFERENCE DETAILS
REF005	REFERENCE DETAILS
REF006	REFERENCE DETAILS
REF007	REFERENCE DETAILS
REF008	REFERENCE DETAILS
REF009	REFERENCE DETAILS
REF010	REFERENCE DETAILS
REF011	REFERENCE DETAILS
REF012	REFERENCE DETAILS
REF013	REFERENCE DETAILS
REF014	EROSION CONTROL REFERENCE DETAILS
<b>WATER MAIN</b>	
C500	COVER
C501	WATER MAIN LEGEND AND SERVICE CONNECTION DETAILS
C502	WATER MAIN LAYOUT
C503	WATER MAIN LINE A BOL STA 0+00 TO STA 4+00
C504	WATER MAIN LINE A STA 4+00 TO EOL STA 6+73.84
C505	NOT USED
C506	WATER MAIN LINES A2 AND A3
C507	WATER MAIN LINE C BOL STA 0+00 TO STA 4+00
C508	WATER MAIN LINE C STA 4+00 TO STA 8+00
C509	WATER MAIN LINE C STA 8+00 TO STA 12+00
C510	WATER MAIN LINE C STA 12+00 TO STA 16+00
C511	WATER MAIN LINE C STA 16+00 TO EOL STA 20+24.68
C512	WATER MAIN LINE C1
C513	WATER MAIN LINE C2
C514	WATER MAIN LINE D
C515	WATER MAIN LINE D1
C516	WATER MAIN LINE E
C517	NOT USED
C518	WATER REUSE LINE PLAN AND PROFILE (FUTURE WORK)

## **EXHIBIT L – DESIGN-BUILDER’S PHASE 2 HOURLY RATES (DP#2)**

Rates shall be Burns & McDonnell Smart Sewer Program Rates as agreed for 2025 & 2026.

Note that the approved multiplier is 3.04

**ATTACHMENT C**

**COMPENSATION SCHEDULE  
(Effective Through 12/31/25)**

<b><u>Position Classification</u></b>	<b><u>Classification Level</u></b>	<b><u>Hourly Compensation Range</u></b>
General Office*	5	\$12.00 - \$40.00
Technician*	6	\$16.00 - \$46.00
Assistant*	7	\$18.00 - \$55.00
	8	\$20.00 - \$60.00
	9	\$24.00 - \$70.00
Staff*	10	\$25.00 - \$77.00
	11	\$27.00 - \$82.00
Senior	12	\$35.00 - \$86.00
	13	\$37.00 - \$97.00
Associate	14	\$43.00 - \$105.00
	15	\$57.00 - \$112.00
	16	\$63.00 - \$123.00
	17	\$73.00 - \$133.00

**NOTES:**

1. Position classifications listed above refer to the firm's internal classification system for employee compensation. For example, "Associate", "Senior", etc., refer to such positions as "Associate Engineer", "Senior Architect", etc.
2. Salary, defined as hourly compensation, for each full-time employee working directly on the project is equal to the total annual compensation as reported on the employee's Burns & McDonnell W2 Tax Forms divided by 2088 hours. The Billing rate per hour for each employee will be equal to the employee's hourly compensation times the approved multiplier of 3.04.
3. The billing rate for full-time employees that have not worked for Burns & McDonnell the previous full calendar year will be based on an estimate of their total annual compensation divided by 2088 hours, times the approved multiplier of 3.04.
4. The billing rate for part-time employees will be based on an estimate of their equivalent full-time total annual compensation divided by 2088 hours, times the approved multiplier of 3.04.
5. Officers of Burns & McDonnell will be billed at a maximum rate of \$315 per hour.
6. Compensation for overtime by nonexempt employees in positions marked with an asterisk (\*) will be based on 1.5 times the employee's hourly billing rate.
7. A charge will be applied at a rate of \$5.00 per labor hour for technology usage, software, hardware, printing & reprographics, shipping and telecommunications. Specialty items are not included in the technology charge.

8. The services of contract/agency and/or any personnel employed in the United States by a subsidiary or affiliate of Burns & McDonnell Engineering Company, Inc. shall be billed to Owner according to the rate sheet as if such personnel is a direct employee of Burns & McDonnell Engineering Company, Inc.”
9. The hourly compensation ranges shown above are effective through December 31, 2025 and subject to revision thereafter.
10. The services of all personnel employed by Burns & McDonnell India, a subsidiary to Burns & McDonnell Engineering Company, Inc. will be billed to Owner at a standard billing rate of \$110 per hour.

EXHIBIT M – WAGE RATE DETERMINATION

**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



Building Construction Rates for  
JACKSON County

Section 048

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.

ANNUAL WAGE ORDER NO. 31

3/24

Heavy Construction Rates for  
JACKSON County

Section 048

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.

ANNUAL WAGE ORDER NO. 31

3/24

## **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.