

ATTACHMENT A - SCOPE OF WORK

31st Street Improvements (Linwood to Van Brunt) – Final Design City of Kansas City, Missouri KCMO Project 89008232 STBG 3001005

GENERAL PROJECT INFORMATION & FEATURES

The scope of services provided has been estimated based on the information provided during the scoping meeting with the City of Kansas City on May 31, 2019, and follow-up phone calls between the City of Kansas City and CMT. The project limits are summarized as along 31st Street in Kansas City, MO from Poplar Avenue to west of Topping Avenue; Emanuel Cleaver II Boulevard/Van Brunt Boulevard from approximately 900 feet southwest of 31st Street to East 30th Terrace; Linwood Boulevard from the VA Medical Center Entrance Drive to Van Brunt Boulevard; and Stadium Drive from approximately 900 feet southeast of 31st Street to 31st Street. (See Cover Page for map).

Project Funding: The project will utilize federal and local PIAC funds.

Project Schedule: 90% Design – 7/24/2026
100% Design – 11/22/2026

Project Limits:

31 st Street				
Poplar Avenue to Topping Avenue				2,700 feet (0.51 miles)
Linwood Boulevard				
VA Medical Center Entrance to 31 st Street				1,200 feet (0.23 miles)
Old Linwood Boulevard				
Brighton Avenue to Van Brunt Boulevard				1,200 feet (0.23 miles)
Van Brunt Boulevard/Emanuel Cleaver II Boulevard				
900 feet SW of 31 st Street to E. 30 th Terrace				1,400 feet (0.27 miles)
Stadium Drive				
900 feet SE of 31 st Street to 31 st Street				600 feet (0.17 miles)
			Mainline Total:	7,100 feet (1.34 miles)
Side Roads / Intersections				
Hardesty Avenue	650 feet	Quincy Avenue	100 feet	
Drury Avenue & E. 31 st St.	150 feet	Denver Avenue	100 feet	
E. 32 nd Street	250 feet	Colorado Avenue	50 feet	
Chelsea Avenue	50 feet	Brighton Avenue	250 feet	
Linwood West Drive	150 feet	Poplar Avenue	150 feet	
			Side Roads / Intersections Total:	1,900 feet (0.36 miles)
Private / Commercial				
Commercial Entrance to Days Inn			2 EA	
Commercial Entrance to Dollar General			2 EA	
Commercial Entrance to Ross Miller Cleaners			1 EA	
Commercial Entrance to Vacant Lot East of Ross Miller			1 EA	
Commercial Entrance to McDonald's			2 EA	
Commercial Entrance to BP			2 EA	
Commercial Entrance to NAPA AutoCare Center			2 EA	
Commercial Entrance to Vacant Lot SE of NAPA AutoCare			2 EA	
Private Entrance to Property SE of NAPA and Vacant Lot			2 EA	
Commercial Entrance to AQ Beauty Supply			2 EA	
Commercial Entrance to Vacant Building South of Steak'M Take'M			2 EA	
Private Entrance to Building at Drury/E. 31 st St. Intersection			2 EA	
Commercial Entrance to Auto Stop Shoppee Auto Center			3 EA	
			Private / Commercial Entrances Total:	25 EA
Sidewalk Improvements				
New Sidewalks and Trail Along Mainlines and Side Roads				14,200 feet (2.69 miles)
Transit Center				
Relocate KCATA Transit Center (Along 31 st Street)			1 EA	

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TASK ITEM SUMMARY:

PHASE 01 – ADMINISTRATION / PROJECT MANAGEMENT

- A. Prepare and facilitate project kick-off meeting and monthly progress meetings with applicable design team and City staff, including the production and distribution of meeting minutes. Assume 18 meetings after 60% submittal.
- B. Continuous monitoring and weekly effort tracking throughout the project with development of weekly progress reports to control design budget.
- C. Management of design staff during the project, with coordination between design disciplines and daily schedule coordination.
- D. Coordination calls (2) with the Smart Sewer project team working within the 31st Street project limits as defined in this scope.
- E. Sub-Consultant coordination and communication throughout the design and administration processes including, but not limited to, addressing general questions, review deliverables, and processing invoices.
- F. A Quality Assurance Review of each milestone deliverable shall be completed in accordance with the Quality Assurance Plan (QAP) prepared for the project.
- G. Coordination with Stadium Drive improvement project team.
- H. Schedule & facilitate one 90% submittal review meeting.

PHASE 02 – FIELD SURVEY

Field survey activities will be contracted directly with Trekk Design Group. The following scope is provided for estimating purposes and is subject to the final terms and conditions between CMT & the surveying Sub-Consultant. These tasks shall be covered by previously approved Amendment 2.

- A. Re-establish Horizontal and Vertical Control. Control to be tied to the Missouri State Plane Coordinate System, NAD 83, NAVD 88.
- B. Utilize traditional survey methods for project area.
- C. Contact Missouri One Call system and verify or locate utilities as marked.
- D. Coordinate utility locates with Missouri One-Call over entire project area as specified.
- E. Locate existing utilities as marked in the field.
- F. Conduct top side investigation of sewer structures, depth, sizes, locations, flow.
- G. Provide boundary lines and owner information of parcels adjacent or within project limits.
- H. Order 22 Owner & Encumbrance reports.
- I. Deliverables to include electronic survey file in AutoCAD format, standard text file and land XML file including contours on a 1-foot contour interval.

PHASE 03 – LANDSCAPING / SUSTAINABILITY

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Landscaping and sustainability design tasks will be contracted directly with Vireo. The following scope is provided for estimating purposes and is subject to the final terms and conditions between CMT & the landscaping and sustainability design Sub-Consultant.

- A. Includes time for internal project management and coordination with the Engineer, as well as monthly invoicing.
- B. Conduct a tree cover study and develop a plan to comply with AR5-7 Tree Canopy Preservation and Expansion.
- C. Prepare 90% CAD drawings and technical specifications for proposed green infrastructure facilities, landscape plantings, and street trees. Green infrastructure design and specifications shall follow the City of Kansas City's Green Infrastructure Manual. The format used for the drawings shall comply with City's Electronic Format requirements and its own design procedures, drafting standards, and design criteria.

PHASE 04 – ROAD DESIGN

The road design will result in a fully detailed and completed design for the 31st Street and Van Brunt Boulevard intersection project. Some roadway design tasks will be contracted directly with Hg Consult, and the scope items under "Final Roadway Plans (Others)" are provided for estimating purposes only and are subject to the final terms and conditions between CMT & the roadway design Sub-Consultant. This will take the project through the bidding process.

Final Roadway Plans (CMT)

- A. Visit the project site with applicable design staff to field verify survey information and record additional information applicable to the project improvements.
- B. Revise horizontal alignments from field survey data for the mainline roadways and side roads described under "General Project Information & Features" within the project limits.
- C. Revise vertical alignments from field survey data for the mainline roadways and side roads described under "General Project Information & Features" within the project limits.
- D. Perform existing utility conflict analysis with information from preliminary design.
- E. Develop phase specific erosion control plans that correspond to maintenance of traffic activities/changes..
- F. Revise preliminary corridor model with topographic survey 3D surface to establish final grading limits and estimated right-of-way impacts.
- G. Fully detail Maintenance of Traffic for seven phases of construction.
- H. Coordinate with Sub-Consultant on water quality BMP design and incorporate into the overall final drainage design. Drainage design to be revised based on coordination.
- I. Produce and provide preliminary design plan sheets in PDF format at 90% submittal. These plan sheets will consist of:
 - a. Title Sheet
 - b. General Notes, Legend and Abbreviations Sheet
 - c. Summary of Quantities Sheet
 - d. General Alignment Sheet
 - e. Typical Sections
 - f. Maintenance of Traffic Details
 - g. Removals/Demolition Sheets
 - h. Details Sheet
 - i. Roadway Plan & Profile

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- j. Drainage Plan & Profile Sheets
 - k. Drainage Details
 - l. Erosion Control Details
 - m. Grading Plans
 - n. Intersection staking/jointing Plan
 - o. Curb ramp details
 - p. Retaining wall details
 - q. Utility relocation details
 - r. Roadway Lighting details
 - s. Pavement marking, Signing, & Traffic Signal Sheets
 - t. Cross Section Sheets
- J. Calculate project quantities and review quantities from Sub-Consultants and produce a preliminary estimate of probable construction costs.
- K. Develop necessary JSPs and technical specifications
- L. Evaluate original bid item unit costs and adjust to reflect current market pricing.
- M. Produce updated cost estimate including all original bid items of the most recent cost estimate version.

Preliminary Roadway Plans (Others)

- A. Attendance at meetings with the City and internal project design team progress meetings.
- B. Coordination with Engineer on design tasks and schedule.
- C. Administer contract with Engineer and develop invoices.
- D. Quality assurance and quality control reviews.
- E. Produce roadway typical sections for the project area defined by the Engineer.
- F. Horizontal and vertical roadway design of defined project area as defined by the Engineer.
- G. Develop corridor model to establish grading limits and estimated right-of-way impacts.
- H. Produce and provide plan and profile roadway sheets for 90% design of side roads as defined by the Engineer. Including but not limited to horizontal and vertical curve data, roadway and sidewalk limits, hydraulic profiles, storm sewer design, retaining wall design, pavement marking and signage, and general grading information.
- I. Calculate and produce roadway quantities for project limits as defined by the Engineer.

PHASE 05 – GEOTECHNICAL ANALYSIS

No additional geotechnical work for the remainder of the project. Additional services may be requested and included in a future amendment.

PHASE 06 – ENVIRONMENTAL ANALYSIS

Environmental Analysis

- A. Coordinate Section 106 submittal for coordination with MoDOT and the State Historic Preservation Office (SHPO).
- B. Coordinate final environmental document approval with MoDOT for A-Date approval.

PHASE 07 – FLOODPLAIN/HYDROLOGY

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PERMITTING

- A. Prepare and submit a Construction in a Floodway permit.

PHASE 08 – UTILITY COORDINATION

- A. Attendance and facilitation of utility coordination meetings with Kansas City Water Services and private utility companies.
- ~~B. Conduct field meetings with utility companies after design submittals have been provided to review potential conflicts and coordinate solutions.~~
- C. Attendance and facilitation of one in-person utility coordination meeting with Kansas City Water Services and private utility companies
- D. Consult and coordinate with utility companies.
- E. Coordinate with utility companies on relocation plans and cost estimates.
- F. Show existing and relocated utilities in contract plans.
- G. Coordinate the relocation of each impacted utility.
- H. Develop utility relocation plan sheets to show intended locations of proposed utility facilities.
- I. Identify locations for power service needs, prepare service requests for submittal and coordinate with Evergy to feed service locations.
- ~~J. Assist the City of Kansas City with the preparation of utility agreements.~~
- K. Coordinate with design and utility companies for needed pothole information/locations.
- ~~L. Prepare utility JSPs and status letter.~~

PHASE 09 – PUBLIC INVOLVEMENT ACTIVITY

Public Information Meeting

- A. Conduct one (1) public information meeting for the project.
- B. Prepare exhibits and presentation materials for the public information meeting.
- C. Facilitate coordination with City staff for the set-up and announcement of the meeting.

Stakeholder Meetings

- A. Conduct three project stakeholder meetings, one each with local business owners, emergency services, and City of Kansas City Parks & Recreation.
- B. Attendance and facilitation of coordination meetings (2 virtual) with KCATA regarding changes to transit service within the project limits.
- C. Coordinate with City staff to identify and contact stakeholders for inclusion in the stakeholder meetings.

PHASE 10 – TRAFFIC ANALYSIS

No effort on this task in this amendment.

PHASE 11 – STRUCTURAL WALL DESIGN

- ~~A. Perform structural capacity calculations to determine recommended wall type.~~
- ~~B. Design a retaining wall along the south side of 31st Street west of Emmanuel Cleaver.~~
- ~~C. Prepare design drawings detailing the retaining wall.~~

PHASE 12 – BID PHASE SERVICES

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- ~~A. Complete City front end documents for bidding.~~
- ~~B. Attend one in person pre bid meeting, prepare meeting minutes and develop an addendum.~~
- ~~C. Attend the bid opening in person.~~
- ~~D. Review bids received and provide a bid recommendation.~~

ASSUMPTIONS:

The following assumptions were made when developing this scope of work.

- The seven phases of Maintenance of Traffic previously reviewed with the City are what shall be detailed and bid for construction. Deviations from the current phasing plan may require an amendment.
- Construction inspection, construction phase services and bid phase services will be handled under a separate amendment.
- Any structural design necessary for the project is not included in this amendment.
- This amendment only takes design through 90%. Additional funding needed to complete design.
- The City will handle easement and right of way acquisition.
- The design team will create easement and right of way exhibits.
- The green infrastructure concept submitted at 60% is the direction the project should proceed, and Vireo's scope is based off that concept. Changes to the concept may require an amendment.
- The City of Kansas City will lead preparing utility agreements.
- Utility coordination shall consist of one in-person meeting. The rest shall be virtual meetings through 90% submittal. Additional in-person utility meetings may be necessary and will be included in a future amendment.
- Utility agreement development and utility JSPs and status letter to be included with future amendment.

CRAWFORD, MURPHY & TILLY, INC.
CONTRACT ATTACHMENT - EXHIBIT A - 2025 PROFESSIONAL SERVICES COST ESTIMATE

CLIENT	City of Kansas City, MO
PROJECT NAME	31ST - LINWOOD TO VAN BRUNT IMPROVEMENTS
CMT JOB NO.	19030006-00 - AMENDMENT #3

Prep By	GTB
DATE	12/16/25

Approved by	AM
DATE	12/16/25

[illegible]

	TASKS (CONTINUED)	TOTAL LABOR EFFORT	DIRECT EXPENSE & REIMBURSABLES											TOTAL EXPENSE	TOTAL FEE
			TRAVEL MILEAGE	MEALS & LODGING	PRINTING	EQUIP- MENT	MISC	SUBS HG	SUBS VIREO	SUBS TREKK	OTHER EXP	OTHER EXP	OTHER EXP		
1	PROJECT MANAGEMENT, COORDINATION AND MONITORING	\$40,590						\$22,587	\$8,480					\$31,067	\$71,657
2	TOPOGRAPHIC SURVEY														
3	LANDSCAPING/SUSTAINABILITY														
4	ROADWAY DESIGN ACTIVITIES														
01	90% DESIGN	\$266,400	\$40					\$44,870	\$18,882					\$63,792	\$330,192
02	100% DESIGN														
5	GEOTECHNICAL ANALYSIS														
6	ENVIRONMENTAL ANALYSIS	\$9,680													\$9,680
7	FLOODPLAIN/HYDROLOGY														
8	UTILITY COORDINATION	\$95,500	\$240	\$120										\$360	\$95,860
9	PUBLIC INVOLVEMENT ACTIVITY														
01	PUBLIC INFORMATION MEETING	\$6,620	\$20											\$20	\$6,640
02	STAKEHOLDER MEETINGS	\$6,280	\$40											\$40	\$6,320
10	TRAFFIC ANALYSIS														
11	STRUCTURAL WALL DESIGN														
12	BID PHASE SERVICES														
13															
14															