

DESIGN PROFESSIONAL SERVICES

AMENDMENT NO. 1

PROJECT NO. 07P22025 - DESIGN SERVICES FOR CITY HALL SOUTH PLAZA AND GARAGE RESTORATION

GENERAL SERVICES DEPARTMENT

This amendment is between KANSAS CITY, MISSOURI, a constitutionally chartered municipal corporation (City), and Piper-Wind Architects, Inc. (Design Professional). The parties amend the Agreement entered into on November 22, 2021 as follows:

Sec. 1. Sections Amended. The Agreement is amended as follows:

A. Add the following section(s):

a. Sec. 2 Attachment A1 Additional Scope of Services

B. Delete and replace the following section(s):

a. Sec. 4. Compensation and Reimbursables, Subparagraph A.1. and replace with the following Sec. 4. Compensation and Reimbursables, Subparagraph A.2.:

The maximum amount that City shall pay Design Professional under this Agreement is **Two Million Seven Hundred Four Thousand Five Hundred Twenty Six and 25/100 Dollars** (\$2,704,526.25) as follows:

1. \$2,393,100.00 – Original Contract
2. \$ 311,426.25 – Amendment No. 1

Sec. 2. Sections not Amended. All other sections of the Agreement shall remain in full force and effect.

Sec. 3. Authorization. If the amount of the original Agreement plus the amount of any amendments to the original Agreement total over \$400,000.00, then this amendment requires City Council or Park Board authorization. Notwithstanding the foregoing, City Council or Park Board authorization is not required if (1) the total amount of the original Agreement plus the amount of any amendments to the original Agreement are within ten percent (10%) of the maximum amount authorized by the City Council or the Park Board or (2) a previous ordinance or Resolution authorized amendments without further City Council or Park approval.

Chief Procurement Officer has signed it. The date this amendment is signed by the City's Chief Procurement Officer will be deemed the date of this amendment.

Each party is signing this amendment on the date stated opposite that party's signature.

DESIGN PROFESSIONAL

I hereby certify that I have authority to execute this document on behalf of Design Professional

By:

Date: _____

Title:

KANSAS CITY, MISSOURI

By:

Date: _____

Title:

Approved as to form:

Assistant City Attorney

**ATTACHMENT A1 – ADDITIONAL
SCOPE OF SERVICES**
Amendment One

PIPER-WIND ARCHITECTS, Inc.

2121 Central, Suite 143
Kansas City, Missouri 64108
phone (816) 474-3050
fax (816) 474-3051

February 15, 2023

RE: Design Professional Services – City Hall South Plaza and Garage Restoration, related

**ADA Improvements and CMc Coordination – Amendment One
Project No. 07P22025
Kansas City, Missouri, General Services Department**

We are pleased to provide the following summary of additional services for the City Hall South Plaza and Garage Restoration, ADA improvements and related CMc General Contractor coordination project. It is our understanding that these additional services, which, at various stages during the design phase of the project, we have been given verbal authorization to proceed, will be bundled together as Amendment One to our current base contract. A description of each additional services request and related compensation is summarized as follows:

	<u>Description</u>	<u>Amount Approved</u>
AS1	Truck dock area changes (PWA hourly)	\$31,129.00
AS2	Additional owner presentations (PWA hourly)	\$20,641.00
AS3	Owner scope changes (PWA hourly)	\$11,956.25
AS4	Trash compactor relocation (agreed upon lump sum)	
	PWA	\$45,850.00
	FSC - MEP	\$7,500.00
	FSC - Fire	\$2,500.00
	FSC - Code	\$750.00
	Taliferro & Brown - Survey	\$5,094.00
	Taliferro & Brown - Civil	\$16,300.00
	Walter P. Moore - Structural	\$11,500.00
	CMR - Cost Estimating	\$1,800.00
	Expenses	\$4,566.00
	Total	\$95,860.00
AS5	Garage infill alternate (agreed upon lump sum)	
	PWA	\$18,480.00
	FSC - MEP, Fire, Codes	\$6,250.00
	Walter P. Moore - Structural	\$25,500.00
	CMR - Cost Estimating	\$2,150.00
	Expenses	\$2,600.00
	Total	\$54,980.00

AS6	Revised fence graphics (agreed upon lump sum)	
	Design Ranch	\$8,000.00
	Expenses	\$250.00
	Total	\$8,250.00
AS7	Landscape drawing and coordination	
	Talieferro & Browne (Landscape Arch)	\$5,680.00
	Expenses	\$500.00
	PWA (hourly – expended and projected remaining)	\$4,120.00
	Total	\$10,300.00
AS8	Security Addition as Add Alternate (agreed upon lump sum)	
	PWA	\$8,260.00
	FSC - MEP, Fire, Codes	\$5,000.00
	Expenses	\$640.00
	Total	\$13,900.00
AS9	City LBP Abatement Proposal Assistance	
	PWA (hourly – expended and projected remaining)	\$12,300.00
	Total	\$12,300.00
AS10	Access tunnel at garage proposal	
	PWA (hourly - completed)	\$2,210.00
	Total	\$2,210.00
AS11	Ext. Plaza Egress Lighting (agreed upon lump sum)	
	PWA	\$38,225.00
	FSC – Electrical Engineering	\$7,100.00
	Expenses	\$4,575.00
	Total	\$49,900.00
TOTAL ADDITIONAL SERVICES in AMENDMENT ONE		\$311,426.25

Project Understanding:

These additional services have been performed at the specific request of the City and it has been agreed that they fall outside of the scope of services to provide professional services for: the final design, construction documentation, permitting, and related construction observation, CMc Contractor solicitation, management and coordination for the City Hall south entrance, plaza, garage restoration, building code upgrades and ADA improvements, as indicated in the narrative, Attachment A.2, incorporated in our base contract.

Schedule:

Work will continue immediately upon receipt of Notice to Proceed (NTP). We expect approval of this amendment prior to engaging in the construction administration phase of the base contract.

Actual durations of the project will be dependent upon activities that Piper-Wind are not in direct control, such as availability and scheduling of client meetings, client review and response times, and the durations of time required and identified by the contractors doing the work. With this in mind, Piper-Wind and its consultants will work diligently and efficiently to maintain the prescribed project schedule.

Compensation:

Piper-Wind Architects agrees full compensation for the additional services indicated above shall be Three Hundred Eleven Thousand, Four Hundred and Twenty-Six Dollars and Twenty-Five Cents (**\$311,426.25**).

Compensation for additional phases or scopes of work, if any, will be determined as their respective detailed work scopes are determined and can be quantified. If there are any future additional services requested of PWA or their sub-consultants as the project proceeds, those services will be billed on an hourly basis or, if an agreed upon lump sum for those services can be ascertained at the time of the request, billed according to the percentage of completion, and invoiced monthly for the work provided

Additional Services 1-11, Compensation Summary (by discipline)

<u>Discipline</u>	<u>COMPENSATION</u>
Piper-Wind Architects, Inc. (Prime, Architectural, Project Mgmt.)	\$193,171.25
FSC Engineering (MEP & FP Engineering / Code Consulting)***	\$29,100.00
Taliaferro and Browne (Civil Engineering / Land Surveying)*	\$27,074.00
Design Ranch (Graphics and Messaging)**	\$8,000.00
Walter P. Moore (Forensics / Structural Restoration Engineering / Construction Mgmt. Resources (Cost Estimating)	\$37,000.00
Reimbursable Expenses	\$3,950.00
Total Additional Services 1-11 FEE	\$13,131.00
	\$311,426.25

*Denotes MBE Firm; **Denotes WBE Firm; ***Denotes MBE / WBE Firm

Standard of Care:

The services performed by Piper-Wind Architects, Inc. under this Agreement will be conducted in a manner consistent with that level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions in the same geographic area. Piper-Wind Architects, Inc. will be responsible for the data, interpretations, and recommendations provided in performing its services hereunder, but shall not be responsible for the interpretations by others of the information developed. There are no warranties given to the Owner either expressed or implied.

Qualifications and Clarifications

Construction Means and Methods Disclaimer: Piper-Wind Architects, Inc. will not have control over or charge of, and will not be responsible for, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. These are all the responsibility of the contractor(s) performing the work.

Cost Estimate Disclaimer: Since Piper-Wind Architects, Inc. has no control over the cost of labor, materials or equipment, or over the contractor's method of determining prices, any estimates of construction costs are made on the basis of experience and qualifications. These opinions represent judgment as a design professional familiar with the construction industry. However, Piper-Wind Architects, Inc. cannot and does not guarantee that proposals, bids or the construction cost will not vary from any construction cost estimate performed by PWA or others as part of this project.

Method of Payment: Invoices will be sent to the Owner for work performed and expenses incurred by Piper-Wind Architects, Inc. on a monthly basis, based on the progression of the work, and are due upon receipt. Interest of one percent (1%) per month will be payable on any amount not paid within thirty (30) days from the date of invoice.

Termination: Either the Owner or Piper-Wind Architects, Inc. may terminate this Agreement at any time upon written notice to the other party of such termination, specifying the effective date thereof. If termination occurs prior to the completion of work hereunder, Piper-Wind Architects, Inc. shall within thirty (30) days thereafter submit a statement of work performed and expenses incurred to the date of termination, which will become due and payable at that time. Piper-Wind Architects, Inc. shall have no responsibility for work that is incomplete due to an early termination.

Other conditions as indicated in City Contract Form. Thank you again for the opportunity to work with you on this project.

Sincerely,
Piper-Wind Architects, Inc.

Eric J. Piper, AIA, Principal

AS 1 - Truck Dock Area Changes - Concept Design

1-Jan-22			
Labor			
AS1	HOURS	RATE	TOTAL
EP	34.50	\$ 200.00	\$ 6,900.00
TK	75.50	\$ 185.00	\$ 13,967.50
TT	38.00	\$ 125.00	\$ 4,750.00
			\$ 25,617.50

1-Feb-22			
Labor			
AS1	HOURS	RATE	TOTAL
EP	9.25	\$ 200.00	\$ 1,850.00
TK	6	\$ 185.00	\$ 1,110.00
TT	0.50	\$ 125.00	\$ 62.50
			\$ 3,022.50

CMR Cost Estimating Expenses: **\$2,489.00**
Total Cost for AS1 \$31,129.00

Eric							
	2.50	5721.AS1	in-house design review				
17-Dec	4.25	5721.AS1	KCMO CH Truck dock, garage entry mods mtg / prep				
	3.50	5721.AS1	KCMO CH cost estimate coordination for added scope				
	4.75	5721.AS1	KCMO CH elevator / truck dock mtg / prep w Brad Wolf				
24-Dec	8.00	5721.AS1	KCMO CH City Mgr Meeting prep				
	1.75	5721.AS1	KCOM CH Alternate cost estimate review				
	8.00	5721.AS1	KCMO CH City Mgr Meeting prep				
31-Dec	1.75	5721.AS1	KCOM CH Alternate cost estimate review				
	34.50						
Tu Tan							
	15.75	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
17-Dec	19.75	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
24-Dec	1.00	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
	1.50	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
	38.00						
Tim Kline							
	33.50	5721AS1	Additional Service 1				
	31.00	5721AS1	Additional Service 1				
31-Dec	11.00	5721AS1	Additional Service 1				
	75.50						
Eric Piper							
21-Jan	4.50	5721.AS.1	CH So Plz Additinoal CH presentations - garage add alts.				
7-Jan	4.75	5721.AS1	KCMO CH City Manager presentation packet				
	9.25						
Tu Tran							
21-Jan	0.50	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
Tim Kline							
7-Jan	6.00	5721AS1	KCMO CH Additional Service 1				

AS 2 - Additional Owner Presentations

1-Feb-22				
Labor				
AS2	HOURS	RATE	TOTAL	
EP	21.25	\$ 200.00	\$	4,250.00
			\$	4,250.00

1-Mar-22				
Labor				
AS2	HOURS	RATE	TOTAL	
EP	55.50	\$ 200.00	\$	11,100.00
TK	24.25	\$ 185.00	\$	4,486.25
TT	3.50	\$ 125.00	\$	3.50
			\$	15,589.75

1-Apr-22				
Labor				
AS2	HOURS	RATE	TOTAL	
TK	3.25	\$ 185.00	\$	601.25
			\$	601.25

1-Jul-22				
Labor				
AS2	HOURS	RATE	TOTAL	
EP	1	\$ 200.00	\$	200.00
			\$	200.00

Total Cost for AS2 \$20,641.00

Eric								
28-Jan	16.00	5721.AS2	CH So Plza Add Serv	Mayor / Council mtg pres / prep / follow-up				
28-Jan	3.50	5721.AS2	CH So Plza Add Serv	Owner Presentation changes				
31-Jan	1.75	5721.AS2	CH So Plza / Gar ad sr	prep for Council Shields mtg				
21.25								
Eric								
4-Feb	4.00	5721.AS2	CH So Plza and Gar A	Councilwmn Sheilds meeting / prep / followup				
4-Feb	2.00	5721.AS2	CH So Plza and Gar A	HKC meeting / prep / org / follow-up				
4-Feb	6.00	5721.AS2	CH So Plza and Gar A	Preservation Commission mtg / prep / org / submittal				
4-Feb	2.75	5721.AS2	CH So Plza and Gar A	Councilmn Bunch meeting / prep / follow-up				
11-Feb	0.50	5721.AS2	CH So Plza and Gar A	Councilmn Bunch presentation prep				
11-Feb	4.00	5721.AS2	CH So Plza and Gar A	TIO Committee pres / coord / prep / follow-up				
11-Feb	6.25	5721.AS2	CH So Plza and Gar A	HKC Board pres. / prep / follow-up				
18-Feb	7.50	5721.AS2	CH So Plza Garage - a	City TIO mtg / prep / follow-up				
25-Feb	3.50	5721.AS2	CH So Plza / Garage A	Council TIO Committee review / follow-up				
25-Feb	5.50	5721.AS2	CH So Plza / Garage A	Preservation Commission mtg / prep / follow-up				
25-Feb	11.25	5721.AS2	CH So Plza / Garage A	SD Cost Estimate evaluation / mtg prep				
25-Feb	1.00	5721.AS2	CH So Plza / Garage A	Terrace / Security addition options				
28-Feb	1.25	5721.AS2	KCMO SD est summa	SD est summary modifications for TIO mtg				
55.50								
Tim								
4-Feb	7.75	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
11-Feb	1.00	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
18-Feb	2.50	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
25-Feb	13.00	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
24.25								
Tu								
4-Feb	0.50			Design review w/ Tim				
4-Feb	3.00			Modifying vestibule skylight & creating views				
3.50								
Tim								
11-Mar	3.25	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
3.25								
Eric								
30-Jun	1.00	5721.AS2	KCMO So Plza	Brad Wolfe Preservation Comm design review / prep				
1.00								

AS 3 - Owner Scope Changes

1-Mar-22				
Labor				
AS3	HOURS	RATE	TOTAL	
TK	12.25	\$ 185.00	\$	2,266.25
			\$	2,266.25

1-Apr-22				
Labor				
AS3	HOURS	RATE	TOTAL	
EP	6.75	\$ 200.00	\$	1,350.00
TK	16	\$ 185.00	\$	2,960.00
			\$	4,310.00

1-May-22				
Labor				
AS3	HOURS	RATE	TOTAL	
EP	1	\$ 200.00	\$	200.00
TK	24	\$ 185.00	\$	4,440.00
			\$	4,640.00

1-Jun-22				
Labor				
AS3	HOURS	RATE	TOTAL	
TK	4	\$ 185.00	\$	740.00
			\$	740.00

Total Cost for AS2 \$11,956.25

Tim				
25-Feb	8.00	5721AS3	KCMO CH Garage &	Add Service 3 - Owner Scope Changes
28-Feb	4.25	5721AS3	KCMO CH Garage &	Add Service 3 - Owner Scope Changes
12.25				

Eric				
4-Mar	0.25	5721.AS3	CH So Plza and Gar R	TIO scope changes coordination
11-Mar	3.00	5721.AS3	CH So Plza and Gar R	Modified scope / options eng prpl coordination
11-Mar	3.50	5721.AS3	CH So Plza and Gar R	modified scope / options coordination
6.75				

Tim				
4-Mar	16.00	5721AS3	KCMO CH Garage &	Additional Service 3 - Owner Scope Change
16.00				

Eric				
15-Apr	1.00	5721.as3	CH So Plza & Grge AS	additional scope design changes - Pres Com changes
1.00				

Tim				
15-Apr	2.50	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
22-Apr	1.50	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
29-Apr	20.00	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
24.00				

Tim				
6-May	4.00	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
4.00				

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #4 - Trash Compactor / Dumpster Relocation to Outside along Oak St.

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED							
Task	Project Principal		Sr. Project Architect	Intern Arch. III		Total Hrs/ Task	Cost/ Task
PROGRAMMING & SITE INVESTIGATION							
Site Investigation			2.00			2.00	\$370.00
Compactor/ Hauler Rep Site Walk			2.00			2.00	\$370.00
Compactor Selection/ Confirmation			6.00			6.00	\$1,110.00
Survey Coordination			1.00			1.00	\$185.00
Civil Coordination			2.00			2.00	\$370.00
MEP & FP Coordination			2.00			2.00	\$370.00
Structural Coordination			2.00			2.00	\$370.00
Existing Drawing Base Plans/ Concept Design	2.00		12.00			14.00	\$2,620.00
Project Team Coordination			2.00			2.00	\$370.00
General Project Management			2.00			2.00	\$370.00
Owner coordination and communication	1.00		2.00			3.00	\$570.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$7,275.00
SCHEMATIC DESIGN							
Owner Meeting to Confirm Concept Design	2.00		2.00			4.00	\$770.00
Revisions to Concept Design	1.00		4.00			5.00	\$940.00
Prepare Schematic Design Drawings	1.00		8.00			9.00	\$1,680.00
Screen Wall Design	1.00		16.00			17.00	\$3,160.00
Screen Wall Approval	1.00		2.00			3.00	\$570.00
Trash Chute Design	1.00		4.00			5.00	\$940.00
General Project Management			2.00			2.00	\$370.00
Owner coordination and communication	1.00		2.00			3.00	\$570.00
Consultant coordination and communication	1.00		6.00			7.00	\$1,310.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$10,510.00
DESIGN DEVELOPMENT							
Cost Evaluation Coordination	1.00		2.00			3.00	\$570.00
Project Team Coordination & Communication	1.00		4.00			5.00	\$940.00
Preparation of Design Development Drawings	2.00		12.00			14.00	\$2,620.00
Preparation of Outline Technical Specifications	1.00		8.00			9.00	\$1,680.00
Civil Engineering Drawing Coordination			2.00			2.00	\$370.00
MEP / FP Engineering Drawing Coordination			2.00			2.00	\$370.00
Structural Engineering Drawing Coordination			2.00			2.00	\$370.00
Owner Coordination and Communication	2.00		2.00			4.00	\$770.00
General Project Management			2.00			2.00	\$370.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$8,260.00
CONSTRUCTION DRAWING							
Cost Evaluation Coordination	1.00		2.00			3.00	\$570.00
Project Team Coordination and Communication			8.00			8.00	\$1,480.00
Preparation of 90% final construction docs	4.00		12.00			16.00	\$3,020.00
Preparation of 90% final technical specifications	2.00		12.00			14.00	\$2,620.00
Civil Engineering Drawing Coordination			2.00			2.00	\$370.00
MEP / FP Engineering Drawing Coordination			2.00			2.00	\$370.00
Structural Engineering Drawing Coordination			2.00			2.00	\$370.00
100% Construction Documents and Specs	1.00		4.00			5.00	\$940.00
General Project Management			2.00			2.00	\$370.00
Owner / CMc 90% review meeting	2.00		2.00			4.00	\$770.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$11,080.00

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #4 - Trash Compactor / Dumpster Relocation to Outside along Oak St.

CONSTRUCTION PERIOD SERVICES							
Team coordination - submittal reviews			2.00			2.00	\$370.00
Submittal reviews			6.00			6.00	\$1,110.00
Team coordination- RFI's			4.00			4.00	\$740.00
Responses to RFI's			4.00			4.00	\$740.00
Team coordination - Supplemental Drgs, ASI's			4.00			4.00	\$740.00
Unscheduled site visits for troubleshooting			2.00			2.00	\$370.00
Owner coordination and communication			1.00			1.00	\$185.00
CMc contractor coordination / communication			1.00			1.00	\$185.00
Unscheduled site visits for troubleshooting			2.00			2.00	\$370.00
General project management			2.00			2.00	\$370.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$5,380.00

CONTRACT CLOSE-OUT							
Substantial completion inspection			2.00			2.00	\$370.00
Punch list review and development			1.00			1.00	\$185.00
Team coordination - punch list			2.00			2.00	\$370.00
Coordination of Back Punch			1.00			1.00	\$185.00
Final completion inspection			1.00			1.00	\$185.00
Coordination of project close-out documents			4.00			4.00	\$740.00
Coordination of maint. and training manuals			2.00			2.00	\$370.00
Coordination of record documents preparation			2.00			2.00	\$370.00
General project management			2.00			2.00	\$370.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$3,345.00
Subtotal Hours	35.00		210.00			245.00	\$45,850.00
Cost per Hour	\$200.00		\$185.00	\$125.00			

Total Labor Costs	\$7,000		\$38,850				\$45,850.00
Piper- Wind Estimated Labor Costs							\$45,850.00

Proposed Labor Fee \$45,850.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm	DBE Status	
Mech., Elect., Plumbing	FSC, Inc.	MBE / WBE	\$7,500.00
Fire Protection	FSC, Inc.	MBE / WBE	\$2,500.00
Code Consulting	FSC, Inc.	MBE / WBE	\$750.00
Land Surveying	Taliaferro and Browne, Inc.	MBE	\$5,094.00
Civil Engineering	Taliaferro and Browne, Inc.	MBE	\$16,300.00
Structural, Repair and Waterproofing Engineering	Walter P. Moore and Associates	na	\$11,500.00
Cost Estimating	CMR	na	\$1,800.00
Reimbursable Expense Allowance (5%)			\$4,566.00
Subtotal Reimbursable Expenses			\$50,010.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$95,860.00



- ✦ Fire Protection Engineering
- ✦ Code Consulting
- ✦ Mechanical/Electrical/Plumbing Engineering
- ✦ Commissioning Services

March 14, 2022

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza – Trash Compactor Relocation

Dear Eric,

We appreciate the opportunity to submit this additional services proposal for MEP, FP, and Code consulting services for the Trash Compactor Relocation.

PROJECT

As per your email on March 9, we understand the Project includes relocation of the existing trash compactor to an exterior location north of the loading dock. The existing compactor is leased from the trash hauling service we have been told. At this time, it has not been determined if new or larger equipment will be provided. It is expected that there will be need for a chute from the interior of the dock vestibule to load the compactor.

This Project will be added to the original City Hall Garage and South Plaza project.

SCOPE OF WORK

MEPF:

Electrical investigation of power feed to existing compactor to determine source and available capacity to serve new location, provide new power for trash compactor and controls. New exterior lighting may also be necessary. Include provision for 2 future/ additional Level 2 EV Charging stations to be added to the parking garage.

Plumbing modification to existing system to provide water supply for frost-proof hose bibb for wash down, and new exterior trench drain for drainage. (There may be an existing hose bibb just north of the proposed compactor location.)

Mechanical system site investigation and confirmation/ recalculation of vestibule ventilation requirements, adjustments to mechanical systems components and controls within existing interior loading dock vestibule. The vestibule currently operates as an air lock, with ability to open exterior overhead door only when corridor overhead door is closed. Similarly, the corridor door can only be opened when the exterior door is closed, so both doors cannot be opened at the same time.

There is an existing radiator to remain, located in front of the north window on the west wall.

Fire protection site investigation of existing fire alarm and sprinkler system, modify fire alarm and sprinkler system protection in existing interior loading dock vestibule, reconfiguration as necessary of existing fire department standpipe connection to address access from lower elevation of new slab.

Code Consulting:

In the Schematic Design Code Analysis report, FSC had identified the lack of sprinkler coverage at the trash compactor alcove and noted the exposed steel beams supporting the floor above were without fireproofing, and there was no opening protection for the chute penetrating the floor above. There may be a need to confirm code requirements for new trash chute from the interior dock.

Mr. Eric Piper
KCMO City Hall Garage & South Plaza
March 14, 2022
Page 2 of 2

For the above scope of work, FSC will provide the following design and construction administration services.

Design services to include concept coordination with Architect, development of concept/ pricing set of plans, prepare construction documents, review cost estimates, evaluate and incorporate value engineering proposals, and address permit review comments. Construction administration services to include review of shop drawings and submittals, site visits during construction phase and review of completed work for project closeout.

Exclusions

The following items are not included within our scope, but may be added upon request for additional services:

1. Any services not mentioned in the Scope of Work.

COMPENSATION

For the scope of work above, FSC's proposes a fixed fee of **\$10,750** broken out as follows.

- MEP: \$7,500
- FP: \$2,500
- Code: \$750

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com. We appreciate being a part of your Team and look forward to working with you on this project.

Sincerely,



Sonia Garapaty, MS E.E., LEED AP
CEO

ENGINEERING TOMORROW'S INFRASTRUCTURE

Date: March 17, 2022

Timothy Kline, AIA
Associate

PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x1 309
www.piper-wind.com

RE: CITY HALL ADA IMPROVEMENTS
Topographic Survey
Kansas City, Missouri

T&B New Business # 2021-161

Dear Mr. Kline:

Taliaferro & Browne, Inc. (the Consultant) proposes to render professional land surveying services in connection with the CITY HALL TRASH COMPACTOR project, (hereinafter called the "Project"). **PIPER-WIND ARCHITECTS, Inc.** (the Client) is expected to furnish us with full information as to your requirements including any special or extraordinary considerations for the Project or special services needed, and to make available all pertinent existing data.

Our basic services will include Topographic Design Survey of the selected sites on the southwesterly side of the City Hall building in Kansas City, Missouri.

For the above noted basic services, Taliaferro & Browne, (the Consultant), anticipates a lump sum fee of:

- Total Basic Services \$5,094.00

Attached are Understandings and Assumptions upon which the proposal is based.

Additional Services, not specifically included in the scope of services, will be charged based on Schedule A, which is attached. Reimbursable Expenses incurred in connection with all Basic and Additional Services will be charged based on actual cost, also shown on Schedule A. Any revisions to the scope of services after this agreement is signed will be charged on the bases of Schedule A.

The Consultant will invoice you monthly for services and Reimbursable Expenses. The above financial arrangements are contingent on prompt payment of our invoices and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance

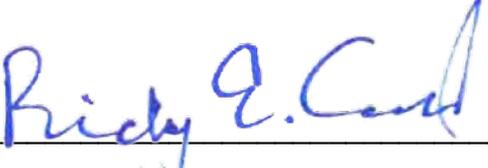
of this proposal and to make the initial submittal of the utility location survey within 45 days after notice to proceed.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services are to be rendered as set forth in the printed Terms and Conditions and the Understandings and Assumptions, which are attached to and made a part of this proposal.

This proposal letter, the Terms and Conditions, the Understandings and Assumptions, and Schedule "A" outlining hourly cost, represent the entire understanding between you and us in respect to the Project and may only be modified in writing signed by both of us. If this proposal satisfactorily sets forth your understanding of our agreement, we would appreciate your signing the enclosed copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until July 31, 2022, unless changed by us in writing.

Very sincerely yours,
TALIAFERRO & BROWNE, INC.



Ricky E. Gard P.L.S.
Survey Manager

Hagos Andebrhan, P.E., PLS,
CEO

Client Acceptance

Accepted this _____ day of _____, 20 ____.

PIPER-WIND ARCHITECTS, Inc.

By _____

Attachments:

- Terms & Conditions
- Land Surveying Understandings and Assumptions
- Schedule "A"

Terms and Conditions

Performance of Services: The Consultant shall perform the services outlined on the attached Letter Agreement in consideration of the stated fee and payment terms.

Additional Services: For additional services not included above, the Consultant shall be compensated on an hourly basis in accordance with the consultants attached hourly rate Schedule "A". Prior approval shall be given in writing by the Client for any additional services.

Access to Site: Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

Billing/Payment: The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted, at the Consultant's option, either upon completion of such services or monthly. Invoices shall be due and payable upon receipt. If any invoice is not paid within 45 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant.

Ownership of Documents: All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.

Dispute Resolution: Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of the Agreement shall be submitted to non-binding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subcontracts, suppliers, and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

Termination of Services: This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, the Client shall pay the Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

**T&B No. 2021-161
Proposal for Land Surveying Services**

**Understandings and Assumptions
CITY HALL
TRASH COMPACTOR
KANSAS CITY, MISSOURI**

TOPOGRAPHIC SURVEY

March 17, 2022

1. Taliaferro & Browne, Inc. (T&B) will prepare a TOPOGRAPHIC SURVEY on loading dock and garage entrance and surrounding areas of the Kansas City, Missouri City Hall property.
2. T&B understands the scope of services will be to supplement and modify the topographic survey prepared by others and provided to T&B by the client in an AutoCAD format.
3. Survey will be in U.S. survey feet.
4. Horizontal control will be based the original survey with any variations from Missouri West Zone, NAD 83, State Plane Coordinates being noted.
5. Vertical Datum will be based on the previous survey.
6. Vertical relief will be shown with one foot contour intervals and spot elevations as required.
7. T&B will process all field data and create an AutoCAD drawing Civil 3D format.
8. T&B will show finish floor elevations all building entrances abutting the survey area.
9. T&B will contact Missouri One Call and request utilities be located in the survey area.
10. The client has the option of contracting with a private utility locator to provide on site utility location. Any expense related to utility locations will be invoice at actual cost.
11. T&B understands the accuracy of the location of underground utilities is limited to visible evidence and location markings provided by Missouri One Call and or a private utility locator.
12. T&B will show property and right-of-way lines from the previous survey by others.
13. T&B understands right-of-entry will be secured by the client prior to the anticipated date of field survey work.

2021 BILLING RATES

TALIAFERRO & BROWNE, INC.
HOURLY RATES SCHEDULE "A"

	CLASSIFICATION	HOURLY RATE REGULAR TIME
I.	ENGINEERING/CADD TECHNICIAN I	\$80.00
	ENGINEERING/CADD TECHNICIAN II	\$85.00
	ENGINEERING/CADD TECHNICIAN III	\$92.00
	ENGINEERING/CADD TECHNICIAN IV	\$112.00
	ENGINEERING/CADD TECHNICIAN V	\$115.00
	ENGINEERING/CADD TECHNICIAN VI	\$125.00
	ENGINEERING/CADD TECHNICIAN VII	\$159.00
	ENGINEERING/CADD TECHNICIAN VIII	\$179.00
	ENGINEERING/CADD TECHNICIAN IX	\$201.00
II.	ENGINEER/ARCHITECT I	\$102.00
	ENGINEER/ARCHITECT II	\$107.00
	ENGINEER/ARCHITECT III	\$124.00
	ENGINEER/ARCHITECT IV	\$130.00
	ENGINEER/ARCHITECT V	\$141.00
	ENGINEER/ARCHITECT VI	\$149.00
	ENGINEER/ARCHITECT VII	\$164.00
	ENGINEER/ARCHITECT VIII	\$175.00
	ENGINEER/ARCHITECT IX	\$208.00
	ENGINEER/ARCHITECT X	\$213.00
III.	PROFESSIONAL LAND SURVEYOR I	\$109.00
	PROFESSIONAL LAND SURVEYOR II	\$112.00
	PROFESSIONAL LAND SURVEYOR III	\$127.00
	PROFESSIONAL LAND SURVEYOR IV	\$163.00
IV.	SURVEY PARTY, TWO MEMBER	\$202.00
	SURVEY PARTY, THREE MEMBER	\$230.00
	SURVEY PARTY, FOUR MEMBER	\$316.00
V.	SITE REPRESENTATIVE I	\$83.00
	SITE REPRESENTATIVE II	\$90.00
	SITE REPRESENTATIVE III	\$102.00
	SITE REPRESENTATIVE IV	\$109.00
	SITE REPRESENTATIVE V	\$114.00
VI.	ADMINISTRATIVE ASSISTANT I	\$82.00
	ADMINISTRATIVE ASSISTANT II	\$97.00
	ADMINISTRATIVE ASSISTANT III	
VII.	ACCOUNTANT I	\$102.00
	ACCOUNTANT II	\$112.00
VIII.	PRINCIPAL	\$272.00
IX.	SPECIAL CONSULTANTS	AT COST + 10%

TALIAFERRO & BROWNE, INC.
HOURLY RATES SCHEDULE "A" CONTINUED

MISCELLANEOUS CHARGES	COST
<p>A. SUBSISTENCE (APPLICABLE TO ASSIGNMENTS REQUIRING OVERNIGHT ACCOMMODATIONS) FOOD, LODGING, AND ANCILLARY EXPENSES</p>	<p>AT COST</p>
<p>B. TRANSPORTATION COMPANY VEHICLES, PASSENGER AUTOMOBILES SURVEY TRUCK RENTAL CARS AND GASOLINE COMMERCIAL TRANSPORTATION</p>	<p>CURRENT GSA RATES CURRENT GSA RATES AT COST AT COST</p>
<p>C. MATERIALS ALL MATERIALS, OTHER THAN NORMAL OFFICE SUPPLIES AND WOOD SURVEY STAKES, WHICH ARE USED IN CONNECTION WITH THE RENDERING OF SERVICES</p>	<p>AT COST</p>
<p>D. EQUIPMENT RENTAL AND COMPUTER USAGE CHARGES</p>	<p>COMMERCIAL RATES</p>
<p>E. PRINTING, REPRODUCTIONS (INCLUDING "XEROX" COPIES) AND PHOTOGRAPHIC WORK CHARGES</p>	<p>COMMERCIAL RATES</p>
<p>F. ENVIRONMENTAL AND CHEMICAL LABORATORY LABORATORY WORK CHARGES</p>	<p>COMMERCIAL RATES</p>
<p>OVERTIME RATES ARE APPLICABLE TO TIME IN EXCESS OF FORTY HOURS PER WEEK, INCLUDING TRAVEL TIME TO AND FROM THE OFFICE.</p>	

THIS SCHEDULE REFLECTS HOURLY RATES FOR REGULAR TIME ONLY.
A MULTIPLIER OF 1.5 WILL BE APPLIED TO PERSONNEL UNDER CLASSIFICATIONS I, III, IV, V, VI AND VII FOR APPROPRIATE OVERTIME WORK.

March 17, 2022

Mr. Eric Piper
Piper-Wind Architects, Inc.
2121 Central Street, Suite 143
Kansas City, Missouri 64108

**Re: ADA Improvements for KCMO City Hall
T&B NB No. 2021-161**

Mr. Piper:

This letter constitutes an offer to provide professional engineering services on the above noted project. We propose to render the following professional engineering services in conjunction with the ADA Improvements for KCMO City Hall (hereinafter called the "Project").

You, (the Client), are expected to furnish us with full information as to your requirements including any special or extraordinary considerations for the Project or special services needed, and also to make available all pertinent existing data.

Our services will consist of the following: (See Attached Scope of Services)

Summary	Estimated Fee
Civil Engineering	\$29,050
Total (Base Fee)	\$29,050
Additional Service #1 – Compactor Relocation	\$16,300
Total (Including Additional Services)	\$45,350

For the above noted basic services Taliaferro & Browne, (the Consultant), anticipates a lump sum fee of **\$45,350**

Reimbursable Expenses incurred in connection with all Basic Services will be charged on the basis of actual cost. Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services.

We will bill you monthly for services and Reimbursable Expenses. The above financial arrangements are on the basis of prompt payment of our invoices and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal and to complete our work for initial submittal within 90 days from notice to proceed.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including

but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services are to be rendered as set forth in the printed Terms and Conditions which are attached to and made a part of this proposal.

This letter proposal, the Terms and Conditions taken together constitutes the entire contract and represents the entire understanding between you and us in respect of the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, we would appreciate your signing the enclosed copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until **September 30, 2020** unless changed by us in writing.

Very truly yours,
Taliaferro & Browne, Inc.



Brenton P. Sells, P.E.
Senior Civil Engineer

Leonard J. Graham, P.E.
President

Client Acceptance

Accepted this _____ day of _____, 20__

Piper-Wind Architects, Inc.

By _____

Attachments:

- Terms & Conditions
- Scope of Services
- Understandings and Assumptions
- Additional Service #1 – Compactor Relocation Scope of Services

Terms and Conditions

Performance of Services: The Consultant shall perform the services outlined on the attached Letter Agreement in consideration of the stated fee and payment terms.

Additional Services: For additional services not included above, Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services. Prior approval shall be given in writing by the Client for any additional services.

Access to Site: Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

Billing/Payment: The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted, at the Consultant's option, either upon completion of such services or on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 45 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant.

Ownership of Documents: All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.

Dispute Resolution: Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of the Agreement shall be submitted to non-binding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subcontracts, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

Termination of Services: This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, the Client shall pay the Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

**Scope of Services
for
ADA Improvements for
Kansas City, Missouri City Hall
Civil Engineering Design Services**

Project Objectives

Piper-Wind Architects, Inc. has requested that Taliaferro & Browne, Inc. (T&B) provide a proposal for design services for ADA Improvements at the Kansas City, Missouri City Hall. The improvements are listed below and are graphically represented within Exhibit A:

- Hardscape Improvements for new City Hall entry on south side of building including as applicable:
 - Demolition
 - Pavement replacement
 - Topping Slab
 - Stairway replacement
 - Stairway repair
 - Handrail (as/if directed by Architect)
 - Limited wall modifications

The civil engineering design services will include a Concept/Pricing set of plans, Construction Documents (CD) and limited Permitting and Construction Administration services. Taliaferro & Browne will be responsible for all scope noted above.



The following Tasks have been developed for the project:

Task I – Project Setup, Management, and Administration

This task includes project organization, data acquisition and transitioning to Concept Design.

1. Project Set Up and work plan development.
2. General Project Management and Supervision.
3. Quality Control and Project Reviews.
4. File Setup and Standardization

Work Products:

- Project set up and organization

Task II – Project Meetings

For this task, project meetings will be held to coordinate with the Client, Contractor, KCMO and other design team members. No bidding services are included except for pricing.

1. Misc. Meetings with KCMO.
2. Design/Construction Team Meetings.

Work Products:

- Design Coordination

Task III – Concept / Pricing Plans

The goal of this task is to develop the plans sufficiently for the Contractor to provide pricing to the client and to obtain preliminary approval from the City. These Concept plans will be the basis for final design.

Concept / Pricing Plans:

1. **Geometric Project Layout / 2D Model:** Develop the 2D linework sufficient for pricing purposes.
2. **Vertical Project Layout / 3D Surface Model:** Develop the 3D surface model sufficient for conveying design intent within the Concept / Pricing plans.
3. **Demolition Plan:** Concept Demolition Plan for all scope.
4. **Hardscape Plan:** 2D and 3D representation of work in plan format.
5. **Wall Modification Plan:** Plan and preliminary details for raising tops of existing walls adjacent to sidewalk connecting to Locust (not above garage)

Work Products:

- Concept / Pricing Plans
- AutoCAD file(s)

Task V – Detailed Design / Construction Documents

In this task, Taliaferro & Browne, Inc will prepare Construction Documents (CD) plans. The Concept / Pricing Plans will be advanced sufficient for permitting and construction. Accompanying the CD plans will be a Storm Water Study as required by the City. T&B will also complete the City's standard SWPPP template as feasible for MDNR permitting requirements. It is anticipated that the project will be covered by the City's existing/ongoing MDNR permit.

1. **Geometric Project Layout / 2D Model:** Develop the 2D linework sufficient for construction purposes.
2. **Vertical Project Layout / 3D Model:** Develop the 3D model – including proposed surface - sufficient for construction purposes.
3. **Survey:** Existing Conditions Plan(s) including project control.
4. **Demolition Plan:** Demolition site plan will be prepared for existing improvements to be removed.
5. **Hardscape Layout Plans:** Geometric and vertical layout for scope including new or overlain sidewalk & stairs and final spot elevations sufficient for construction purposes.
6. **Wall Modification Plans:** Wall plans and details sufficient for construction purposes.
7. **Details:** Details sufficient for construction purposes.
8. **Storm Water Memorandum:** Storm Water Memorandum as required by City.

Work Products:

- Construction Plans (a hard copy will be provided for the Client's records)
- AutoCAD file(s) for Contractor's convenience.

Task VI – Revisions and Resubmittals

The goal of this task is to address City review comments in a timely manner after plans are being submitted for permit.

1. **City Review Comments:** Changes will be made to plans as a result of comments from the City.
2. **Resubmittals:** A letter will accompany the revised plans stating how each comment from the City was addressed.

Work Products:

- Revised Plans
- Response Letter

Task VII – Construction Administration

T&B's involvement in this task will be limited to monthly site visits, shop drawing, RFIs and potential Change Order reviews and As-Built drawings. A final punch list will be provided. Additional services may be added if requested.

1. **Subcontractor Bidding / Preconstruction:** Assist in responding to subcontractors' questions, pre-construction meeting.
2. **Shop Drawing, RFIs and Potential Change Order Review:** Shop drawings will be reviewed for conformance to design drawings, standards and specifications. RFIs and potential Change Orders will also be reviewed.
3. **Construction Site Visits:** Monthly site visits will be conducted as necessary and reports provided.

Work Products:

- Shop Drawing, RFIs and Potential Change Order Reviews
- Site Visits
- Punch List

ADA IMPROVEMENTS
FOR
KCMO CITY HALL

PROPOSAL FOR ENGINEERING DESIGN
BY TALIAFERRO & BROWNE, INC.

UNDERSTANDINGS & ASSUMPTIONS

1. These understandings and assumptions are based on information obtained from the Client. Taliaferro & Browne, Inc. (T&B) will be responsible for scope as described within the Scope of Services.
2. Survey services are anticipated to be provided by T&B under a separate contract.
3. This proposal assumes that Taliaferro and Browne will have primary responsibility for layout of the site for the project. Information from other team participants shall be provided to T&B for inclusion into this drawing.
4. It is assumed that all planning-related scope has been completed by others. Scope is limited to pricing and permit plans as described in scope of services.
5. Construction Administration services consisting of monthly site observations, shop drawing, RFIs and potential Change Order reviews are included in this proposal. "Special Inspection Services" and engineered fill compaction tests required by the City are not included in the scope of services.
6. This proposal does not include architectural design of buildings or building foundations.
7. Design for Landscape and/or Irrigation systems impacted by the work is excluded.
8. Modifications to retaining walls integral to the garage structure are not included.
9. Geotechnical investigation services are not included in the scope of services
10. Renderings (plans, details, elevations or 3-D drawings) are not included in this scope of services.
11. Reimbursable expenses are limited to printing services – internal and external.
12. Permitting is assumed to be lead by Architect.

Additional Service #1 – Compactor Relocation

KCMO has indicated that relocation of the existing trash compactor to an exterior location north of the loading dock is to be added to the project.

A new retaining wall to match existing retaining walls is to be constructed approx. 25 feet north of the south face of the building, and the existing landscaped area will be excavated to create a new pad for the trash compactor. The existing retaining wall north of the loading dock will be removed and reconstructed with a new footing at the proper depth, with existing granite stone cladding to be salvaged for reuse. New granite cladding will be required on the north face of the retaining wall and on the west foundation wall of City Hall at the excavation.

Modification to the existing Oak Street roadway, curb and sidewalk are included for a new drivee approach. Removal and replacement of the existing loading dock driveway is also included.

Civil scope includes geometric project layout, vertical project layout, demolition plan, hardscape plan, storm sewer utility tie-in for new trench drain (by others), pavement design for trash compactor slab and truck dock approach slab, and all required drawings for necessary demolition and new construction of existing roadway, curb and sidewalk and utility modifications within the adjacent Oak Street Right of Way. Storm water management in the form of BMPs or detention to account for the disturbed or additional impervious area is excluded.

Site retaining walls are included as stand-alone structures. Any connections of site retaining walls to building structures are excluded.

Design services to include concept coordination with Architect, development of concept/ pricing set of plans, prepare construction documents, review cost estimates, evaluate and incorporate value engineering proposals, and address permit review comments. Construction administration services to include review of shop drawings and submittals, site visits during construction phase and review of completed work for project closeout.

Irrigation scope is not included.

Survey scope is provided under a separate contract.

Our fee for this additional service is outlined below. Thank you for the opportunity.

Civil – Private Improvements (Site) - \$6,000
Civil – Structural Engineering (Walls) - \$4,800
Civil – Public Improvements - \$5,500

Total - \$16,300



PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: KCMO City Hall Garage and South Plaza Restoration
Client: PIPER-WIND Architects, Inc.
Client Contact: Eric J. Piper, AIA
Additional Service Title: Additional Structural Consulting Services – Trash Compactor Relocation
Additional Service Date: ~~March 18, 2022~~ - Revised March 22, 2022
Base Project Number: D08.21026.00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of increased and/or modified scope of work. We propose to provide services to the Client as defined below:

Additional Service Description: It is our understanding that this Additional Service Request (ASR) consists of additional structural engineering design services for the above-referenced project. The purpose of this ASR is to capture the services requested beyond those identified in the September 2, 2021 contract between Walter P Moore and PIPER-WIND Architects, Inc. for this project (signed and executed on December 18, 2021).

Our proposal is based on the project as described. If our understanding of the project scope or cost is inaccurate or the project scope, cost, or complexity materially increases, we understand that our compensation will be equitably increased.

Scope of Services: The scope of services/scope of work includes the structural consulting services for the trash compactor relocation from the interior of the existing City Hall Garage to the exterior of City Hall (west elevation, adjacent to the existing loading dock).

Per Tim Kline's March 10 and 17, 2022 emails, Walter P Moore's scope will include the following structural engineering design items:

- Infill of the existing 30-in-by-30-in trash compactor chute opening within the City Hall garage.
- New trash compactor chute opening at the basement level loading dock vestibule window opening. Provide infill details around the new chute at the existing window opening.
 - It is assumed that a new chute opening in the west exterior wall of City Hall will not be needed.
- Structural support and waterproofing at new stone cladding to cover exposed foundation wall below the existing stone.
- Review design development (DD) and construction document (CD) drawings by the Civil Engineer regarding the new slab-on-grade and retaining walls at the trash compactor relocation and provide associated comments and recommendations.
 - It is assumed that the Civil Engineer will be the Engineer of Record for the design of the new slab-on-grade and retaining walls at the trash compactor, and that these features will be separated from the existing City Hall exterior walls by expansion joints.
 - It is assumed that the Civil Engineer will be the Engineer of Record for the trench drain design at the new slab-on-grade and existing City Hall exterior wall interface, if necessary.

The above additional scope is in response to Eric Piper's March 8, 2022 email request regarding a proposal for this additional work. Walter P Moore will provide Schematic Design and Design Development Packages with submittals for review by the client and will incorporate revisions. In addition, Walter P Moore will provide one (1) set of construction documents for bidding, will assist in bid evaluation and contractor selection, and will perform construction administration services associated with this work.

Compensation: Walter P Moore proposes to provide the defined Scope of Services on a Lump Sum Fee as follows:

Phase	
Design Development Phase	\$5,000
Construction Documents Phase	\$3,800
Bidding Phase	\$1,000
Construction Administration Phase	\$1,700
Total	\$11,500

Terms of Agreement: Terms for this Additional Service shall be in accordance with our base Proposal and Agreement for this project.

Executed on this ___ day of _____, 2022 by:

Client: Eric J. Piper, AIA	Walter P. Moore and Associates, Inc.: David T. Ford, P.E., RRC, RWC, LEED AP
	

From: [Stan Shipman](#)
To: [Eric Piper](#); [Michael Orel](#)
Cc: [Tim Kline](#)
Subject: RE: KCMO CH So Plaza and Garage Restoration alternate estimates
Date: Thursday, March 17, 2022 4:26:01 PM
Attachments: [image001.jpg](#)
[59CE7BBFA0644DBE8E255A904656E2DE.png](#)

Eric,

Yes, I should have used "increase to DD fee" and "CD fee" instead of increase to the respective estimates.

Stan Shipman
Construction Management Resources
913-777-7934 – direct
913-262-6715

Sent from [Mail](#) for Windows 10

From: [Eric Piper](#)
Sent: Thursday, March 17, 2022 4:22 PM
To: [Stan Shipman](#); [Michael Orel](#)
Cc: [Tim Kline](#)
Subject: RE: KCMO CH So Plaza and Garage Restoration alternate estimates

Stan, I would like to suggest the following:

The trash enclosure relocation is an additional service to our contract. We are calling it **AS#4**. So, what I think you are stating is thus:

To provide the additional service of adding the trash relocation scope to our estimating scope, the costs would be:

*For the DD estimate: an increase of \$800.
For the CD estimate: an increase of \$1000.*

I am waiting for one last fee proposal from the structural engineer, so that we can send them both of these additional services proposals, which we need to get approved prior to the work being concluded.

Please confirm what I've restated above.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal

PIPER-WIND ARCHITECTS, Inc.
Office 816.474.3050 x1 301

From: Stan Shipman [mailto:Stan.Shipman@cmrcosts.com]
Sent: Thursday, March 17, 2022 4:00 PM
To: Eric Piper <Eric.Piper@piper-wind.com>; Michael Orel <Michael.Orel@cmrcosts.com>
Cc: Tim Kline <T.Kline@piper-wind.com>
Subject: RE: KCMO CH So Plaza and Garage Restoration alternate estimates

Eric,

To incorporate this scope as an add alternate would add \$800 to the DD estimate and \$1,000 to the CD estimate, here is a summary of what our new fee totals would be:

DD Original fee - \$9,900 + \$800 = \$10,700
CD Original fee - \$11,600 + \$1,000 = \$12,600

Do you have an update on the information we need to do the estimates for replacing only the two alternates you wanted us to price?

Let me know if you need anything else.

Stan Shipman
Construction Management Resources
913-777-7934 – direct
913-262-6715

Sent from [Mail](#) for Windows 10

From: Eric Piper <Eric.Piper@piper-wind.com>
Sent: Wednesday, March 16, 2022 3:17:24 PM
To: Stan Shipman <Stan.Shipman@cmrcosts.com>; Michael Orel <Michael.Orel@cmrcosts.com>
Cc: Tim Kline <T.Kline@piper-wind.com>
Subject: FW: KCMO CH So Plaza and Garage Restoration alternate estimates

Stan / Michael:

We have now been asked to incorporate the **relocated trash enclosure** as part of our City Hall South Plaza project. (Please see your preliminary design estimate number 2 attached, the other two, BTW, have not been accepted).

Can you please provide us with a fee proposal to incorporate this work as an add alternate to your So Plaza Garage and Restoration estimates – a DD level and CD level estimate (catching it up to the main project)?

I would like this by tomorrow afternoon, if possible.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #5 - Garage Partial MEP / FP Replacement and Garage "Fill-In" Prelim. Estimate

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED								
Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
PRELIMINARY DESIGN								
<i>Develop Project Scope Narrative</i>	2.00		8.00				10.00	\$1,880.00
<i>Develop Project Scope Pricing Diagrams</i>	4.00		8.00				12.00	\$2,280.00
<i>Cost Estimate Review and Coordination</i>	2.00		6.00				8.00	\$1,510.00
<i>Owner Meetings / Prep / Follow-up</i>	8.00		4.00				12.00	\$2,340.00
<i>Concept Development Design Team Meetings</i>			6.00				6.00	\$1,110.00
<i>Design Team Coordination and Communication</i>	16.00		8.00				24.00	\$4,680.00
<i>Owner Presentation / Prep / Coordination</i>	12.00		4.00				16.00	\$3,140.00
<i>Project Management</i>			4.00				4.00	\$740.00
<i>Contract Management</i>	4.00						4.00	\$800.00
Subtotal								\$18,480.00
<i>Subtotal Hours</i>	48.00		48.00				96.00	\$18,480.00
<i>Cost per Hour</i>	\$200.00		\$185.00		\$125.00			
Total Labor Costs	\$9,600		\$8,880					\$18,480.00
Piper- Wind Estimated Labor Costs								\$18,480.00

Proposed Labor Fee \$18,480.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm		DBE Status	
Mech., Elect., Plumbing	FSC, Inc.		MBE / WBE	\$6,250.00
Fire Protection	FSC, Inc.		MBE / WBE (incl. above)	
Code Consulting	FSC, Inc.		MBE / WBE (incl. above)	
Structural, Repair and Waterproofing Engineering	Walter P. Moore and Associates		na	\$25,500.00
Cost Estimating	CMR		na	\$2,150.00
Reimbursable Expense Allowance (5%)				\$2,600.00
Subtotal Reimbursable Expenses				\$36,500.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$54,980.00



- ✚ Fire Protection Engineering
- ✚ Code Consulting
- ✚ Mechanical/Electrical/Plumbing Engineering
- ✚ Commissioning Services

March 8, 2022

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza – Additional MEPF Scope Items

Dear Eric,
We appreciate the opportunity to submit this additional services proposal for MEP & FP engineering consulting services.

PROJECT

The original Project consists of the following four parts:

1. Garage Repair and Restoration:
2. South Plaza Restoration
3. South Plaza Accessible Route
4. New South Entrance Building Addition:

SCOPE OF WORK

Our additional scope of work includes preparing MEP and FP narratives for the following:

1. Provide a deduct alternate in our SD cost estimate for only replacing the MEP / FP building systems where necessary underneath the concrete that is to be removed and replaced, and not a full replacement. Provide a narrative of the changes for the estimator. We may need to include some caveats related to expected service life of the building systems thus remaining.
2. Provide a deduct / add alternate cost estimate for “filling in” the bottom two tiers of parking and only providing parking underneath the top tier / upper plaza. Provide narrative describing all of the building systems adaptations / demo / capping / relocations / replacement work, etc.

Exclusions

The following items are not included within our scope, but may be added upon request for additional services:

1. Design Services.

COMPENSATION

For the scope of work above, FSC’s proposes a fixed fee of **\$6,250**.

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com. We appreciate being a part of your Team and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink that reads 'Sonia'.

Sonia Garapaty, MS E.E., LEED AP
CEO



PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: KCMO City Hall Garage and South Plaza Restoration
Client: PIPER-WIND Architects, Inc.
Client Contact: Eric J. Piper, AIA
Additional Service Title: Additional Structural Consulting Services – Narrative to “Filling In” Bottom Garage Tiers
Additional Service Date: March 14, 2022
Base Project Number: D08.21026.00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of increased and/or modified scope of work. We propose to provide services to the Client as defined below:

Additional Service Description: It is our understanding that this Additional Service Request (ASR) consists of additional structural engineering design services for the above-referenced project. The purpose of this ASR is to capture the services requested beyond those identified in the September 2, 2021 contract between Walter P Moore and PIPER-WIND Architects, Inc. for this project (signed and executed on December 18, 2021).

If our understanding of the project scope is inaccurate or the project scope materially changes, we understand that our compensation for this ASR will be equitably adjusted.

Scope of Services: The scope of services/scope of work includes the structural consulting services for the following additional items:

- Provide a written concept level narrative for the construction cost estimator, CMR, in relation to the deduct/add alternate option for “filling in” the bottom two tiers of the parking garage. Parking would only be provided underneath the top tier/upper plaza of the existing City Hall Garage.

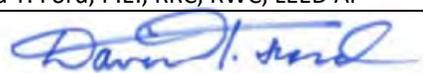
The above scope item is in response to Eric Piper’s March 8, 2022 email request regarding a proposal for this additional work. The scope of work includes team coordination meetings, conceptual plan sketches (as needed), the written concept level structural narrative, a review of CMR’s updated cost estimate reflecting the narrative, and one follow-up meeting with the project team (including KCMO representatives) to review CMR’s cost estimate.

The scope of work herein does not include construction documents or construction administration services in relation to the “filling in” concept.

Compensation: Walter P Moore proposes to provide the defined Scope of Services on a Lump Sum Fee basis of **\$25,500.**

Terms of Agreement: Terms for this Additional Service shall be in accordance with our base Proposal and Agreement for this project.

Executed on this ___ day of _____, 2022 by:

Client: Eric J. Piper, AIA	Walter P. Moore and Associates, Inc.: David T. Ford, P.E., RRC, RWC, LEED AP
	

From: [Stan Shipman](#)
To: [Eric Piper](#)
Cc: [Tim Kline](#)
Subject: RE: City Hall South Plaza and Garage Restoration project - additional scope items
Date: Tuesday, March 8, 2022 8:42:51 AM
Attachments: [image001.jpg](#)

Eric,

We can provide cost estimating for the two items below, both of which as alternates to what we have included in the base bid. Our efforts would take a couple of days, and we propose a fee of \$2,150.

I spoke to Tim yesterday morning about item 2 and we talked about getting a narrative. A narrative for item 1 would be helpful, as well. We might need up to week after receiving these narratives to complete the estimating, as we would need to fit it into what's already on our schedule.

Please let me know – Thanks,

Stan Shipman
Construction Management Resources
913-777-7934 – direct
913-262-6715

Sent from [Mail](#) for Windows 10

From: [Eric Piper](#)
Sent: Monday, March 7, 2022 5:37 PM
To: [Sonia Garapaty](#); [Sonia Garapaty](#); [Randy Frymire](#); [Chris Woker](#)
Cc: [Tim Kline](#); [Michael Orel](#); [Stan Shipman](#); [Kyle Dominisse](#); [Rachel Croke](#)
Subject: City Hall South Plaza and Garage Restoration project - additional scope items

In finalizing certain scope documents for the project, we've been asked to do two things by the KCMO General Services leadership:

1. Provide a deduct alternate in our SD cost estimate for only replacing the MEP / FP building systems where necessary underneath the concrete that is to be removed and replaced, and not a full replacement. Given the knowledge that you have of the garage at this point, is that something you can assist with little additional drawing effort, but mostly with a narrative "bullet points" for the estimator? (I know, you asked us about this before and we asked you to remove it from your SD narrative). We may need to include some caveats related to expected service life of the building systems thus remaining.
2. Provide an order of magnitude conceptual cost estimate for "filling in" the bottom two tiers of parking and only providing parking underneath the top tier / upper plaza. Yikes. CMR is going to need some narrative describing all of the building systems adaptations / demo / capping / relocations / replacement work, etc.

We need an additional services fee proposal for you to engage in these two activities in fairly short order.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x1 301
www.piper-wind.com

From: [Freed, James](#)
To: [Eric Piper](#)
Cc: [Tim Kline](#)
Subject: Re: KCMO City Hall So Plaza and Garage Restoration Graphics and Messaging
Date: Monday, July 11, 2022 10:42:28 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image001.jpg](#)
[image001.jpg](#)
[image001.jpg](#)
[image002.png](#)
[image001.jpg](#)
[image001.jpg](#)

We have approved everything! Proceed.

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div
General Services Dept
City of Kansas City, Missouri
17th Floor, City Hall
414 E 12th St, Kansas City, MO 64106
Email: james.freed@kcmo.org
P: [\(816\) 513-2532](tel:(816)513-2532)

(816) 315-0548 KCMO.gov

On Jul 11, 2022, at 10:36 AM, Eric Piper <Eric.Piper@piper-wind.com> wrote:

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Paragraph one sounds like you're asking her permission. If not, just let me know and we'll go ahead and authorize D-R to start up again. I know that they don't want to do anymore work without a meeting of the minds with the project team to make sure that they are clear on direction. Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Freed, James <James.Freed@kcmo.org>
Sent: Monday, July 11, 2022 10:31 AM
To: Eric Piper <Eric.Piper@piper-wind.com>
Cc: Tim Kline <T.Kline@piper-wind.com>
Subject: Re: KCMO City Hall So Plaza and Garage Restoration Graphics and Messaging

What more do we need from Yolanda specifically?

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div

General Services Dept

City of Kansas City, Missouri

17th Floor, City Hall

414 E 12th St, Kansas City, MO 64106

Email: james.freed@kcmo.org

P: (816) 513-2532

(816) 315-0548 KCMO.gov

On Jul 11, 2022, at 10:25 AM, Eric Piper <Eric.Piper@piper-wind.com> wrote:

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Yes – all we need right now is approval an agreement to issue a change order at some future date. This is not the only additional service that we will need to bundle into a change order for PWA prior to Ph 2 starting. We are tracking the other ones on are invoices per prior email authorizations.

As soon as you hear from Yolanda, we can have D-R continue their work.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Freed, James <James.Freed@kcmo.org>

Sent: Monday, July 11, 2022 10:09 AM

To: Eric Piper <Eric.Piper@piper-wind.com>

Subject: Re: KCMO City Hall So Plaza and Garage Restoration Graphics and Messaging

This direction should hopefully keep everyone moving forward?

Jim

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div

General Services Dept

City of Kansas City, Missouri

17th Floor, City Hall

414 E 12th St, Kansas City, MO 64106

Email: james.freed@kcmo.org

P: (816) 513-2532

(816) 315-0548 KCMO.gov

On Jul 11, 2022, at 10:06 AM, Freed, James
<James.Freed@kcmo.org> wrote:

Yolanda, Cedric and I are agreeable/approve Gnani to proceed with requesting a change order for the PW DP for \$8,250 and change order to either PW or McCowan to cover the \$18 K+ for banner manufacturer and installation.

Sounds like we will go forth with McCowan replacing perimeter fence with talker more sturdy safety fencing so banner needs to be made to fit that fence, let's move forward on installing alternate fence and appropriate height banners asap using project contingency and issuing change orders as necessary using original Phase One appropriation resources.

Let's get the exploratory testing and lead paint abatement estimates done for expanded scope and incorporate into the developing GMP. We can all schedule a meeting at that point to make sure scope/cost is within limits City Finance/Treasury is preparing bond issuance in 2023, this is all just normal course of a developing project and no need to go back to Council until Phase 2 final GMP. As another option, Facilities Division can always consider finding advance abatement and get reimbursed by Phase 2 appropriation.

Thanks!

Jim

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div

General Services

Dept

City of Kansas City, Missouri

17th Floor, City Hall
414 E 12th St, Kansas City, MO
64106
Email: james.freed@kcmo.org
P: (816) 513-2532

(816) 315-
0548 KCMO.gov

On Jul 11, 2022, at 9:41 AM, Eric Piper
<Eric.Piper@piper-wind.com> wrote:

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Okay.

Thanks, Gnani.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.
2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Mahalingam, Gnani
<Gnani.Mahalingam@kcmo.org>
Sent: Monday, July 11, 2022 9:19 AM
To: Eric Piper <Eric.Piper@piper-wind.com>;
Freed, James <James.Freed@kcmo.org>;
Rowan, Cedric <Cedric.Rowan@kcmo.org>;
McKinzy, Yolanda
<Yolanda.Mckinzy@kcmo.org>
Cc: Ingred Sidie <is@design-ranch.com>;
Nathaniel Cooper <nc@design-ranch.com>;

Tim Kline <T.Kline@piper-wind.com>

Subject: RE: KCMO City Hall So Plaza and
Garage Restoration Graphics and Messaging

Importance: High

Eric,

Can you hold off for a short while. I am setting up a meeting to discuss and the outcome may influence the decision. I can authorize once we determine how to proceed. I will get back to you soon.

Best,



Gnani Mahalingam, P.E.
Senior Engineer / Project Manager
Architecture Division
General Services Department
City of Kansas City, MO
414 E 12th St., City Hall 17th Floor
Kansas City, MO 64106
Phone: 816-513-2326

From: Eric Piper <Eric.Piper@piper-wind.com>

Sent: Thursday, July 7, 2022 5:01 PM

To: Freed, James <James.Freed@kcmo.org>;

Mahalingam, Gnani

<Gnani.Mahalingam@kcmo.org>; Rowan,

Cedric <Cedric.Rowan@kcmo.org>; McKinzy,

Yolanda <Yolanda.Mckinzy@kcmo.org>

Cc: Ingred Sidie <is@design-ranch.com>;

Nathaniel Cooper <nc@design-ranch.com>;

Tim Kline <T.Kline@piper-wind.com>

Subject: RE: KCMO City Hall So Plaza and
Garage Restoration Graphics and Messaging

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Jim:

Can we please have your authorization for this additional work for Design Ranch to redo the fencing graphics? As I stated below, there is no additional cost attributable to PWA, just for Design Ranch and their illustrator. We are on hold until we can get an affirmative response.

The recent public information records request leads me to suggest being proactive in getting the message out with respect to the South Plaza fencing might be beneficial.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.
2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Eric Piper
Sent: Tuesday, June 28, 2022 3:52 PM
To: Freed, James <James.Freed@kcmo.org>;
'Mahalingam, Gnani'
<Gnani.Mahalingam@kcmo.org>; Rowan,
Cedric <Cedric.Rowan@kcmo.org>
Cc: 'Ingred Sidie' <is@design-ranch.com>;
Nathaniel Cooper <nc@design-ranch.com>;
Tim Kline <T.Kline@piper-wind.com>
Subject: KCMO City Hall So Plaza and Garage
Restoration Graphics and Messaging

Jim:

Following up on the need to modify the final graphics for the fence wrap per the City Manager's comments, we would need your authorization to approve the additional services request from Design Ranch to do so. This banner will wrap the entire fence, as noted on the layouts. It will be a mesh banner that is sun, wind, and weather-resistant with grommets. However, design and layout changes requested by the City Manager as relayed by the Communications Director will require the following changes:

Illustration: One new large horizontal image created using the existing elements from the “words” banners. We would need to make sure they don’t want any color changes, and if they would like specific icons (KC elements) added to the illustration, we would need to know before execution. Some of the artwork is done and will be pieced together using existing components in addition to redrawing or adding to weave together a cohesive panel. The illustrator is estimating - \$3,500.

Re-Design: Illustration coordination, Layout updates, and production file preparation of the new design. Meetings and approvals - We are estimating - \$4,500. See comment above.

Sub - Total: \$8,000 total for the new artwork and files

Expenses: \$250 for job expenses (color output for reviews, general job expenses)

Total Additional Services Fee: For Design Ranch (PWA will charge nothing in addition to these costs from D-R) \$8,250. I have asked for a maximum not to exceed lump sum from Design Ranch, which they would prefer to give after another meeting with the interested parties to make sure that everyone is in agreement what the new direction is.

Production and Installation Costs: D-R has had a vendor estimate the cost for the site measuring, fabrication and installation of the banner. That cost has been indicated to be \$18,865.36. Not sure how this gets paid.

Please advise if you think that we should convene another meeting on this subject matter.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143

Kansas City, MO 64108

Office 816.474.3050 x 301

Direct 816.831.1711

www.piper-wind.com

**Professional Services Fee Proposal - Piper-Wind Architects, Inc.
Add Services #7 - Landscape Drawing and Coordination**

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED										
Task	Project Principal			Sr. Project Architect			Intern Arch. III		Total Hrs/ Task	Cost/ Task
CONSTRUCTION DRAWING										
Consultant coordination and communication	1.25			14.75					16.00	\$3,317.50
Contract Management	3.50								3.50	\$822.50
Subtotal										\$4,140.00
<i>Subtotal Hours</i>	4.75			14.75					19.50	\$4,140.00
<i>Cost per Hour</i>	\$235.00			\$205.00			\$135.00			
Total Labor Costs	\$1,116			\$3,024						\$4,140.00
<i>Piper- Wind Estimated Labor Costs</i>										\$4,140.00
Proposed Labor Fee										\$4,140.00

PROPOSED REIMBURSABLE EXPENSES				
Reimbursable Expenses	Firm		DBE Status	
Landscape Architect	T&B		MBE	\$5,680.00
Reimbursable Expense Allowance				\$480.00
<i>Subtotal Reimbursable Expenses</i>				\$6,160.00
TOTAL PROPOSED FEE (Labor and Reimbursable Expenses)				\$10,300.00

July 14, 2022

Mr. Eric Piper
Piper-Wind Architects, Inc.
2121 Central Street, Suite 143
Kansas City, Missouri 64108

**Re: Landscape Architect Services for Kansas City CITY HALL SOUTH PLAZA
T&B NB No. 79-0990 AND GARAGE RESTORATION PROJECT**

Mr. Piper:

This letter constitutes an offer to provide professional engineering services on the above noted project. We propose to render the following professional engineering services in conjunction with the City Hall South Plaza and Garage Restoration Project.

You, (the Client), are expected to furnish us with full information as to your requirements including any special or extraordinary considerations for the Project or special services needed, and to make available all pertinent existing data.

Our services will consist of the following: (See Attached Scope of Services)

Summary	Estimated Fee
Construction Documents	\$2,700
Bidding and Negotiation	\$600
Construction Administration	\$1,480
Project Close-out	\$900
Total Fee	\$5,680

For the above noted basic services Taliaferro & Browne, (the Consultant), anticipates a lump sum fee of **\$5,680**

Reimbursable Expenses incurred in connection with all Basic Services will be charged based on actual cost. Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services.

We will bill you monthly for services and Reimbursable Expenses. The above financial arrangements are based on prompt payment of our invoices and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal and to complete our work for initial submittal within 90 days from notice to proceed.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact

of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services are to be rendered as set forth in the printed Terms and Conditions which are attached to and made a part of this proposal.

This letter proposal, the Terms and Conditions taken together constitutes the entire contract and represents the entire understanding between you and us in respect of the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, we would appreciate your signing the enclosed copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until **September 30, 2022** unless changed by us in writing.

Very truly yours,
Taliaferro & Browne, Inc.



Steven L. Bauer, PLA
Senior Civil Engineer



Hagos Andebrhan, PE
Principal in Charge

Client Acceptance

Accepted this _____ day of _____, 20__

Piper-Wind Architects, Inc.

By _____

Attachments:

- Terms & Conditions
- 2022 Billing Hourly Rates Schedule "A"
- Scope of Services
- Exhibit 'A'
- Understandings and Assumptions

Terms and Conditions

Performance of Services: The Consultant shall perform the services outlined on the attached Letter Agreement in consideration of the stated fee and payment terms.

Additional Services: For additional services not included above, Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services. Prior approval shall be given in writing by the Client for any additional services.

Access to Site: Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

Billing/Payment: The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted, at the Consultant's option, either upon completion of such services or on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 45 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant.

Ownership of Documents: All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.

Dispute Resolution: Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of the Agreement shall be submitted to non-binding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subcontracts, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

Termination of Services: This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, the Client shall pay the Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

2022 BILLING RATES

TALIAFERRO & BROWNE, INC.

I.	ENGINEERING/CADD TECHNICIAN I	\$84.00
	ENGINEERING/CADD TECHNICIAN II	\$89.00
	ENGINEERING/CADD TECHNICIAN III	\$97.00
	ENGINEERING/CADD TECHNICIAN IV	\$118.00
	ENGINEERING/CADD TECHNICIAN V	\$121.00
	ENGINEERING/CADD TECHNICIAN VI	\$131.00
	ENGINEERING/CADD TECHNICIAN VII	\$167.00
	ENGINEERING/CADD TECHNICIAN VIII	\$188.00
	ENGINEERING/CADD TECHNICIAN IX	\$211.00
II.	ENGINEER/ARCHITECT I	\$107.00
	ENGINEER/ARCHITECT II	\$112.00
	ENGINEER/ARCHITECT III	\$130.00
	ENGINEER/ARCHITECT IV	\$137.00
	ENGINEER/ARCHITECT V	\$148.00
	ENGINEER/ARCHITECT VI	\$156.00
	ENGINEER/ARCHITECT VII	\$172.00
	ENGINEER/ARCHITECT VIII	\$184.00
	ENGINEER/ARCHITECT IX	\$218.00
	ENGINEER/ARCHITECT X	\$224.00
III.	PROFESSIONAL LAND SURVEYOR I	\$114.00
	PROFESSIONAL LAND SURVEYOR II	\$118.00
	PROFESSIONAL LAND SURVEYOR III	\$133.00
	PROFESSIONAL LAND SURVEYOR IV	\$171.00
IV.	SURVEY PARTY, TWO MEMBER	\$212.00
	SURVEY PARTY, THREE MEMBER	\$242.00
	SURVEY PARTY, FOUR MEMBER	\$332.00
V.	SITE REPRESENTATIVE I	\$87.00
	SITE REPRESENTATIVE II	\$95.00
	SITE REPRESENTATIVE III	\$107.00
	SITE REPRESENTATIVE IV	\$114.00
	SITE REPRESENTATIVE V	\$120.00
VI.	ADMINISTRATIVE ASSISTANT I	\$86.00
	ADMINISTRATIVE ASSISTANT II	\$102.00
	ADMINISTRATIVE ASSISTANT III	\$110.00
VII.	ACCOUNTANT I	\$107.00
	ACCOUNTANT II	\$118.00
VIII.	PRINCIPAL	\$286.00
IX.	SPECIAL CONSULTANTS	



TALIAFERRO & BROWNE, INC.
HOURLY RATES SCHEDULE "A"
CONTINUED

MISCELLANEOUS CHARGES

- A. SUBSISTENCE (APPLICABLE TO ASSIGNMENTS REQUIRING OVERNIGHT ACCOMMODATIONS) FOOD, LODGING, AND ANCILLARY EXPENSES
- B. TRANSPORTATION
COMPANY VEHICLES, PASSENGER AUTOMOBILES SURVEY TRUCK
RENTAL CARS AND GASOLINE COMMERCIAL
TRANSPORTATION
- C. MATERIALS
ALL MATERIALS, OTHER THAN NORMAL OFFICE SUPPLIES AND
WOOD SURVEY STAKES, WHICH ARE USED IN CONNECTION
WITH THE RENDER- ING OF SERVICES
- D. EQUIPMENT RENTAL AND COMPUTER USAGE CHARGES
- E. PRINTING, REPRODUCTIONS (INCLUDING "XEROX" COPIES)
AND PHOTOGRAPHIC WORK CHARGES
- F. ENVIRONMENTAL AND CHEMICAL LABORATORY WORK
CHARGES

OVERTIME RATES ARE APPLICABLE TO TIME IN EXCESS OF FORTY HOURS PER WEEK,
INCLUDING TRAVEL TIME TO AND FROM THE OFFICE.

THIS SCHEDULE REFLECTS HOURLY RATES FOR REGULAR TIME ONLY. A MULTIPLIER
OF 1.5 WILL BE APPLIED TO PERSONNEL UNDER

CLASSIFICATIONS I, III, IV, V, VI AND VII FOR APPROPRIATE OVERTIME WORK

**Scope of Services
for
City Hall South Plaza and Garage
Restoration Project
Landscape Architecture Design Services**

Project Objectives

Piper-Wind Architects, Inc. has requested that Taliaferro & Browne, Inc. (T&B) provide a proposal for design services for the City Hall South Plaza and Garage Restoration Project. The improvements are listed below and are graphically represented within Exhibit A:

- Landscape Site Improvements for new City Hall entry on south side and west side loading dock area of the building including as applicable:
 - Landscape design for south side and loading dock
 - Irrigation schematic layout and evaluation of the existing tie back and new design
 - Sod establishment areas

The landscape design services will include a Construction Documents (CD), Bidding and Negotiation (BN), Construction Administration services (CA) and Project Close-out. Taliaferro & Browne will be responsible for all scope noted above.



The following Tasks have been developed for the project:

Task I – Detailed Design / Construction Documents

In this task, Taliaferro & Browne, Inc will prepare Construction Documents (CD) plans and design /construction Team meetings in person or virtual.

1. **Landscape Site Plan:** New landscape plan for the south and loading areas.
2. **Landscape Site Details:** Plant schedule, typical landscape planting details and landscape general notes.
3. **Irrigation Schematic Plan:** Irrigation limits for zones for turf and shrub beds, general notes and tie into the existing irrigation system.
4. **Specifications:**
 1. 32 93 00 Landscape Plant Materials
 2. 32 92 00 Turfgrass Sod
 3. 32 84 00 Planting Irrigation
5. **Revisions and Resubmittals:**

The goal of this task is to address City review comments in a timely manner after plans are being submitted for permit.
6. **City Review Comments:** Changes will be made to plans as a result of comments from the City.
7. **Resubmittals:** A letter will accompany the revised plans stating how each comment from the City was addressed.

Work Products:

- Construction Plans (a hard copy will be provided for the Client's records)
- AutoCAD file(s) for Contractor's convenience.
- Design coordination
- Revised Plans
- Response Letter

Task II – Bidding and Negotiations

In this task, help answer general contractors' questions during the bidding process with written responses.

Task III – Construction Administration

T&B's involvement in this task will be limited to monthly site visits, shop drawing, RFIs and potential Change Order reviews and As-Built drawings. A final punch list will be provided. Additional services may be added if requested.

1. **Subcontractor Bidding / Preconstruction:** Assist in responding to subcontractors' questions, pre-construction meeting.



2. **Shop Drawing, RFIs and Potential Change Order Review:** Shop drawings will be reviewed for conformance to design drawings, standards and specifications. RFIs and potential Change Orders will also be reviewed.
3. **Construction Site Visits:** site visits will be conducted as necessary, and reports provided.
 1. Site Visit #1 – review finished grading, landscape bed layout and condition of new plants on site.
 2. Site Visit #2 – Verify species for correctness, health, condition, and plant layout. Reject plants that don't meet the specifications.
 3. Verify Irrigation coverage, working properly and cover all landscape bed and turf areas.
 4. Site Visit #4 – extra as needed or determined by landscape architect to make sure the work follows specifications and design intent.

Work Products:

- Shop Drawing, RFIs and Potential Change Order Reviews
- Site Visit Summary's
- Punch List

Task IV – Project Close-out

1. **Site Visit #1** - Review final landscape installation and develop a final punchlist and report and send to Architect for submittal to general contractor.
2. **Site Visit #2** – Once the general contractor has completed the landscape work, the general contractor will notify the architect and landscape architect to schedule a final walk through to review the work and verify that all items on the punchlist is complete. If more work to be done to fulfill the contract, the landscape architect will submit another report and come back out to review once more. If all work in completed as per the contract specifications and acceptable to the Owner, then the landscape architect will prepare a letter of acceptance as required by Kansas City codes.

CITY HALL SOUTH PLAZA AND
GARAGE RESTORATION PROJECT

PROPOSAL FOR LANDSCAPE ARCHITECTURE DESIGN
BY TALIAFERRO & BROWNE, INC.

UNDERSTANDINGS & ASSUMPTIONS

1. These understandings and assumptions are based on information obtained from the Client. Taliaferro & Browne, Inc. (T&B) will be responsible for scope as described within the Scope of Services.
2. This proposal assumes that Taliaferro and Browne will have primary responsibility for layout of the site for the project. Information from other team participants shall be provided to T&B for inclusion into this drawing.
3. It is assumed that all planning-related scope has been completed by others. Scope is limited to pricing and permit plans as described in scope of services.
4. Construction Administration services consisting of monthly site observations, shop drawing, RFIs and potential Change Order reviews are included in this proposal. "Special Inspection Services" and engineered fill compaction tests required by the City are not included in the scope of services.
5. This proposal does not include special water features and exterior landscape lighting design.
6. The irrigation will be a schematic layout only showing areas to be drip irrigated and turf popup sprays to help the landscape contractor prepare a complete irrigation layout as a performance specification.
7. Modifications to retaining walls integral to the garage structure are not included.
8. Geotechnical investigation services are not included in the scope of services
9. Renderings (plans, details, elevations or 3-D drawings) are not included in this scope of services. If the Owner would want to have one prepared, this would be considered additional service and the landscape architect could submit a separate proposal for these services.
10. Reimbursable expenses are limited to printing services – internal and external.
11. Permitting is assumed to be lead by Architect.

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #8 - Revise drawings so that Security Addition is Add Alternate instead of Base Bid.

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED								
Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
CONSTRUCTION DRAWING								
Create new drawings and base sheets for consultants			20.00				20.00	\$4,100.00
Create additional code plan w/out Security Addition			2.00				2.00	\$410.00
Added specifications for door and actuator mods			4.00				4.00	\$820.00
Civil Engineering Drawing Coordination			4.00				4.00	\$820.00
MEP / FP Engineering Drawing Coordination			4.00				4.00	\$820.00
Structural Engineering Drawing Coordination			2.00				2.00	\$410.00
General Project Management			2.00				2.00	\$410.00
General contract management	2.00						2.00	\$470.00
Subtotal								\$8,260.00
Subtotal Hours	2.00		38.00				40.00	\$8,260.00
Cost per Hour	\$235.00		\$205.00		\$135.00			
Total Labor Costs	\$470		\$7,790					\$8,260.00
Piper- Wind Estimated Labor Costs								\$8,260.00

Proposed Labor Fee \$8,260.00

PROPOSED REIMBURSABLE EXPENSES			
Reimbursable Expenses	Firm		DBE Status
Mech., Elect., Plumbing, Fire Protection	FSC, Inc.		MBE / WBE
Reimbursable Expense Allowance (5%)			
Subtotal Reimbursable Expenses			\$5,640.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$13,900.00



- ✚ Fire Protection Engineering
- ✚ Code Consulting
- ✚ Mechanical/Electrical/Plumbing Engineering
- ✚ Commissioning Services

August 23, 2022

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza –Security Addition Add Alternate

Dear Eric,
We appreciate the opportunity to submit this additional services proposal for MEP and FP services.

PROJECT

We understand General Services has requested the Security Addition of the original City Hall Garage and South Plaza project be included as an Add Alternate instead of in the original Project base bid documents.

SCOPE OF WORK

Scope of work includes taking out the Security Addition from the original project base bid documents (drawings and specifications) and putting it in an Add Alternate set of bid documents (drawings and specifications).

COMPENSATION

For the scope of work above, FSC's proposes a fixed fee of **\$5,000**.

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com. We appreciate being a part of your Team and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia'.

Sonia Garapaty, MS E.E., LEED AP
CEO

AS 10 - Access Tunnel at Garage Proposal (hourly)

November 1, 2022 invoice

Billings

AS10	HOURS	RATE	
			TOTAL
EP	5.50	\$ 200.00	\$ 1,100.00
TK	6.00	\$ 185.00	\$ 1,110.00
TT		\$ 125.00	\$ -
			\$ 2,210.00

Labor

EP

14-Oct	2.00	5729.AS10	City Hall So Plza	AS 10 - access tunnel at garage prpl request
21-Oct	3.50	5729.AS10	City Hall So Plza	AS 10 - project coordination / owner communication

5.50

TK

21-Oct	6.00	5729.AS10	KCMO CH Garag	AS 10 - project coordination / owner communication
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6.00

Professional Services Fee Proposal - Piper-Wind Architects, Inc.
Add Services #11 - South Plaza Egress Lighting and Lincoln Statue Spotlights

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED								
Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
PRELIMINARY INVEST. & CONCEPT DESIGN								
<i>Project scope review and correspondance</i>	2.00		4.00				6.00	\$1,140.00
<i>Preliminary code review</i>	1.00		1.00				2.00	\$385.00
<i>Preliminary concept plan layout and drawing</i>	4.00		12.00				16.00	\$3,020.00
<i>Preliminary fixture selection and research</i>	8.00		4.00				12.00	\$2,340.00
<i>Additional services proposal preparation</i>	8.00		2.00				10.00	\$1,970.00
<i>Owner mtg, prep, review and correspondance</i>	24.00		4.00				28.00	\$5,540.00
<i>Product rep communications and correspondance</i>	8.00		2.00				10.00	\$1,970.00
<i>Electrical engineering coordination</i>	2.00		4.00				6.00	\$1,140.00
<i>MAC presentation prep / presentation / follow-up</i>	4.00		4.00				8.00	\$1,540.00
<i>Meet with electrical engineer / city staff re wiring</i>	1.00		2.00				3.00	\$570.00
<i>Prepare final design drawings</i>	2.00		8.00				10.00	\$1,880.00
<i>Review final engineering solution with Owner group</i>	2.00		2.00				4.00	\$770.00
<i>Cost estimating coordination</i>	2.00		1.00				3.00	\$585.00
<i>Coord with CMc contractor for GMP allowance</i>	2.00		2.00				4.00	\$770.00
<i>General project management</i>			2.00				2.00	\$370.00
<i>Owner coordination and communication</i>	2.00		2.00				4.00	\$770.00
<i>General contract management</i>	2.00						2.00	\$400.00
Subtotal								\$25,160.00
CONSTRUCTION DRAWING								
<i>Final lighting GMP cost evaluation & coordination</i>	1.00		1.00				2.00	\$385.00
<i>Preparation of construction docs</i>	4.00		16.00				20.00	\$3,760.00
<i>Preparation of technical specifications</i>	1.00		2.00				3.00	\$570.00
<i>Electrical engineering drawing coordination</i>	1.00		2.00				3.00	\$570.00
<i>CMc contractor coordination / communication</i>	1.00		2.00				3.00	\$570.00
<i>General project management</i>			2.00				2.00	\$370.00
<i>Final Owner / CMc review meeting</i>	2.00		2.00				4.00	\$770.00
<i>General contract management</i>	1.00						1.00	\$200.00
Subtotal								\$7,195.00
CONSTRUCTION PERIOD SERVICES								
<i>Team coordination - submittal reviews</i>			2.00				2.00	\$370.00
<i>Submittal and mock-up sample reviews</i>	2.00		1.00				3.00	\$585.00
<i>Team coordination- RFI's</i>	0.50		1.00				1.50	\$285.00
<i>Responses to RFI's</i>			1.00				1.00	\$185.00
<i>Team coordination - Supplemental Drgs, ASI's</i>	1.00		2.00				3.00	\$570.00
<i>Unscheduled site visits for troubleshooting</i>	1.00		4.00				5.00	\$940.00
<i>Owner coordination and communication</i>	1.00		1.00				2.00	\$385.00
<i>CMc contractor coordination / communication</i>			1.00				1.00	\$185.00
<i>General project management</i>			1.00				1.00	\$185.00
<i>General contract management</i>	1.00						1.00	\$200.00
Subtotal								\$3,890.00
CONTRACT CLOSE-OUT								
<i>Substantial completion inspection</i>	1.00		2.00				3.00	\$570.00
<i>Punch list review and development</i>	0.50		1.00				1.50	\$285.00
<i>Team coordination - punch list</i>			0.50				0.50	\$92.50
<i>Coordination of back punch</i>			0.50				0.50	\$92.50
<i>Final completion inspection</i>			1.00				1.00	\$185.00
<i>Coordination of project close-out documents</i>			1.00				1.00	\$185.00
<i>Coordination of maint. and training manuals</i>			0.50				0.50	\$92.50
<i>Coordination of record documents preparation</i>			0.50				0.50	\$92.50

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #11 - South Plaza Egress Lighting and Lincoln Statue Spotlights

General project management			1.00			1.00	\$185.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$1,980.00
Subtotal Hours	94.00		105.00			199.00	\$38,225.00
Cost per Hour	\$200.00		\$185.00		\$125.00		

Total Labor Costs	\$18,800		\$19,425				\$38,225.00
Piper- Wind Estimated Labor Costs							\$38,225.00

Proposed Labor Fee \$38,225.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm		DBE Status	
Electrical Engineering	FSC, Inc.		MBE / WBE	\$7,100.00
Reimbursable Expense Allowance (5%)				\$4,575.00
Subtotal Reimbursable Expenses				\$11,675.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$49,900.00



- ✦ Fire Protection Engineering
- ✦ Code Consulting
- ✦ Mechanical/Electrical/Plumbing Engineering
- ✦ Commissioning Services

February 13, 2023

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza –Exterior Egress Lighting

Dear Eric,
We appreciate the opportunity to submit this additional services proposal for electrical services.

PROJECT

We understand the City has asked the design team to incorporate some exterior egress lighting to the original City Hall Garage and South Plaza project. This will be included as an Addendum to the original Project base bid documents.

SCOPE OF WORK

Scope of work includes preparing an Addendum that includes power and lighting for the new exterior egress lighting. Specifically, we will provide the following basic services.

1. Site Investigation
2. Concept Design input
3. Prepare lighting calculations to confirm preliminary lighting selections and quantities selected by Piper Wind.
4. Prepare construction documents as an Addendum.
5. Construction Administration services include answering questions, reviewing submittals, and one (1) site visit.
6. Close-Out services include final punch and preparing record documents from contractor's marked-up plans.

COMPENSATION

For the scope of work above, FSC's proposes a fixed fee of **\$7,100 plus expenses** broken out as follows.

- Site Investigation and Concept Design – **\$1,300 + expenses**
- Construction Documents – **\$3,300**
- Construction Administration – **\$1,300 + expenses**
- Close-Out - **\$1,200 + expenses**

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia', written over a light blue horizontal line.

Sonia Garapaty, MS E.E., LEED AP
CEO

**ATTACHMENT A1 – ADDITIONAL
SCOPE OF SERVICES**
Amendment One

PIPER-WIND ARCHITECTS, Inc.

2121 Central, Suite 143
Kansas City, Missouri 64108
phone (816) 474-3050
fax (816) 474-3051

February 15, 2023

RE: Design Professional Services – City Hall South Plaza and Garage Restoration, related

**ADA Improvements and CMc Coordination – Amendment One
Project No. 07P22025
Kansas City, Missouri, General Services Department**

We are pleased to provide the following summary of additional services for the City Hall South Plaza and Garage Restoration, ADA improvements and related CMc General Contractor coordination project. It is our understanding that these additional services, which, at various stages during the design phase of the project, we have been given verbal authorization to proceed, will be bundled together as Amendment One to our current base contract. A description of each additional services request and related compensation is summarized as follows:

	<u>Description</u>	<u>Amount Approved</u>
AS1	Truck dock area changes (PWA hourly)	\$31,129.00
AS2	Additional owner presentations (PWA hourly)	\$20,641.00
AS3	Owner scope changes (PWA hourly)	\$11,956.25
AS4	Trash compactor relocation (agreed upon lump sum)	
	PWA	\$45,850.00
	FSC - MEP	\$7,500.00
	FSC - Fire	\$2,500.00
	FSC - Code	\$750.00
	Taliferro & Brown - Survey	\$5,094.00
	Taliferro & Brown - Civil	\$16,300.00
	Walter P. Moore - Structural	\$11,500.00
	CMR - Cost Estimating	\$1,800.00
	Expenses	\$4,566.00
	Total	\$95,860.00
AS5	Garage infill alternate (agreed upon lump sum)	
	PWA	\$18,480.00
	FSC - MEP, Fire, Codes	\$6,250.00
	Walter P. Moore - Structural	\$25,500.00
	CMR - Cost Estimating	\$2,150.00
	Expenses	\$2,600.00
	Total	\$54,980.00

AS6	Revised fence graphics (agreed upon lump sum)	
	Design Ranch	\$8,000.00
	Expenses	\$250.00
	Total	\$8,250.00
AS7	Landscape drawing and coordination	
	Talieferro & Browne (Landscape Arch)	\$5,680.00
	Expenses	\$500.00
	PWA (hourly – expended and projected remaining)	\$4,120.00
	Total	\$10,300.00
AS8	Security Addition as Add Alternate (agreed upon lump sum)	
	PWA	\$8,260.00
	FSC - MEP, Fire, Codes	\$5,000.00
	Expenses	\$640.00
	Total	\$13,900.00
AS9	City LBP Abatement Proposal Assistance	
	PWA (hourly – expended and projected remaining)	\$12,300.00
	Total	\$12,300.00
AS10	Access tunnel at garage proposal	
	PWA (hourly - completed)	\$2,210.00
	Total	\$2,210.00
AS11	Ext. Plaza Egress Lighting (agreed upon lump sum)	
	PWA	\$38,225.00
	FSC – Electrical Engineering	\$7,100.00
	Expenses	\$4,575.00
	Total	\$49,900.00
TOTAL ADDITIONAL SERVICES in AMENDMENT ONE		\$311,426.25

Project Understanding:

These additional services have been performed at the specific request of the City and it has been agreed that they fall outside of the scope of services to provide professional services for: the final design, construction documentation, permitting, and related construction observation, CMc Contractor solicitation, management and coordination for the City Hall south entrance, plaza, garage restoration, building code upgrades and ADA improvements, as indicated in the narrative, Attachment A.2, incorporated in our base contract.

Schedule:

Work will continue immediately upon receipt of Notice to Proceed (NTP). We expect approval of this amendment prior to engaging in the construction administration phase of the base contract.

Actual durations of the project will be dependent upon activities that Piper-Wind are not in direct control, such as availability and scheduling of client meetings, client review and response times, and the durations of time required and identified by the contractors doing the work. With this in mind, Piper-Wind and its consultants will work diligently and efficiently to maintain the prescribed project schedule.

Compensation:

Piper-Wind Architects agrees full compensation for the additional services indicated above shall be Three Hundred Eleven Thousand, Four Hundred and Twenty-Six Dollars and Twenty-Five Cents (**\$311,426.25**).

Compensation for additional phases or scopes of work, if any, will be determined as their respective detailed work scopes are determined and can be quantified. If there are any future additional services requested of PWA or their sub-consultants as the project proceeds, those services will be billed on an hourly basis or, if an agreed upon lump sum for those services can be ascertained at the time of the request, billed according to the percentage of completion, and invoiced monthly for the work provided

Additional Services 1-11, Compensation Summary (by discipline)

<u>Discipline</u>	<u>COMPENSATION</u>
Piper-Wind Architects, Inc. (Prime, Architectural, Project Mgmt.)	\$193,171.25
FSC Engineering (MEP & FP Engineering / Code Consulting)***	\$29,100.00
Taliaferro and Browne (Civil Engineering / Land Surveying)*	\$27,074.00
Design Ranch (Graphics and Messaging)**	\$8,000.00
Walter P. Moore (Forensics / Structural Restoration Engineering / Construction Mgmt. Resources (Cost Estimating)	\$37,000.00
Reimbursable Expenses	\$3,950.00
Total Additional Services 1-11 FEE	\$13,131.00
	\$311,426.25

*Denotes MBE Firm; **Denotes WBE Firm; ***Denotes MBE / WBE Firm

Standard of Care:

The services performed by Piper-Wind Architects, Inc. under this Agreement will be conducted in a manner consistent with that level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions in the same geographic area. Piper-Wind Architects, Inc. will be responsible for the data, interpretations, and recommendations provided in performing its services hereunder, but shall not be responsible for the interpretations by others of the information developed. There are no warranties given to the Owner either expressed or implied.

Qualifications and Clarifications

Construction Means and Methods Disclaimer: Piper-Wind Architects, Inc. will not have control over or charge of, and will not be responsible for, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. These are all the responsibility of the contractor(s) performing the work.

Cost Estimate Disclaimer: Since Piper-Wind Architects, Inc. has no control over the cost of labor, materials or equipment, or over the contractor's method of determining prices, any estimates of construction costs are made on the basis of experience and qualifications. These opinions represent judgment as a design professional familiar with the construction industry. However, Piper-Wind Architects, Inc. cannot and does not guarantee that proposals, bids or the construction cost will not vary from any construction cost estimate performed by PWA or others as part of this project.

Method of Payment: Invoices will be sent to the Owner for work performed and expenses incurred by Piper-Wind Architects, Inc. on a monthly basis, based on the progression of the work, and are due upon receipt. Interest of one percent (1%) per month will be payable on any amount not paid within thirty (30) days from the date of invoice.

Termination: Either the Owner or Piper-Wind Architects, Inc. may terminate this Agreement at any time upon written notice to the other party of such termination, specifying the effective date thereof. If termination occurs prior to the completion of work hereunder, Piper-Wind Architects, Inc. shall within thirty (30) days thereafter submit a statement of work performed and expenses incurred to the date of termination, which will become due and payable at that time. Piper-Wind Architects, Inc. shall have no responsibility for work that is incomplete due to an early termination.

Other conditions as indicated in City Contract Form. Thank you again for the opportunity to work with you on this project.

Sincerely,
Piper-Wind Architects, Inc.

Eric J. Piper, AIA, Principal

AS 1 - Truck Dock Area Changes - Concept Design

1-Jan-22			
Labor			
AS1	HOURS	RATE	TOTAL
EP	34.50	\$ 200.00	\$ 6,900.00
TK	75.50	\$ 185.00	\$ 13,967.50
TT	38.00	\$ 125.00	\$ 4,750.00
			\$ 25,617.50

1-Feb-22			
Labor			
AS1	HOURS	RATE	TOTAL
EP	9.25	\$ 200.00	\$ 1,850.00
TK	6	\$ 185.00	\$ 1,110.00
TT	0.50	\$ 125.00	\$ 62.50
			\$ 3,022.50

CMR Cost Estimating Expenses: **\$2,489.00**
Total Cost for AS1 \$31,129.00

Eric							
	2.50	5721.AS1	in-house design review				
17-Dec	4.25	5721.AS1	KCMO CH Truck dock, garage entry mods mtg / prep				
	3.50	5721.AS1	KCMO CH cost estimate coordination for added scope				
	4.75	5721.AS1	KCMO CH elevator / truck dock mtg / prep w Brad Wolf				
24-Dec	8.00	5721.AS1	KCMO CH City Mgr Meeting prep				
	1.75	5721.AS1	KCOM CH Alternate cost estimate review				
	8.00	5721.AS1	KCMO CH City Mgr Meeting prep				
31-Dec	1.75	5721.AS1	KCOM CH Alternate cost estimate review				
	34.50						
Tu Tan							
	15.75	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
17-Dec	19.75	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
24-Dec	1.00	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
	1.50	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
	38.00						
Tim Kline							
	33.50	5721AS1	Additional Service 1				
	31.00	5721AS1	Additional Service 1				
31-Dec	11.00	5721AS1	Additional Service 1				
	75.50						
Eric Piper							
21-Jan	4.50	5721.AS.1	CH So Plz Additinoal CH presentations - garage add alts.				
7-Jan	4.75	5721.AS1	KCMO CH City Manager presentation packet				
	9.25						
Tu Tran							
21-Jan	0.50	5721AS1	prepare renderings of concept design for West Elev. & Trash compactor				
Tim Kline							
7-Jan	6.00	5721AS1	KCMO CH Additional Service 1				

AS 2 - Additional Owner Presentations

1-Feb-22				
Labor				
AS2	HOURS	RATE	TOTAL	
EP	21.25	\$ 200.00	\$	4,250.00
			\$	4,250.00

1-Mar-22				
Labor				
AS2	HOURS	RATE	TOTAL	
EP	55.50	\$ 200.00	\$	11,100.00
TK	24.25	\$ 185.00	\$	4,486.25
TT	3.50	\$ 125.00	\$	3.50
			\$	15,589.75

1-Apr-22				
Labor				
AS2	HOURS	RATE	TOTAL	
TK	3.25	\$ 185.00	\$	601.25
			\$	601.25

1-Jul-22				
Labor				
AS2	HOURS	RATE	TOTAL	
EP	1	\$ 200.00	\$	200.00
			\$	200.00

Total Cost for AS2 \$20,641.00

Eric								
28-Jan	16.00	5721.AS2	CH So Plza Add Serv	Mayor / Council mtg pres / prep / follow-up				
28-Jan	3.50	5721.AS2	CH So Plza Add Serv	Owner Presentation changes				
31-Jan	1.75	5721.AS2	CH So Plza / Gar ad sr	prep for Council Shields mtg				
21.25								
Eric								
4-Feb	4.00	5721.AS2	CH So Plza and Gar A	Councilwmn Sheilds meeting / prep / followup				
4-Feb	2.00	5721.AS2	CH So Plza and Gar A	HKC meeting / prep / org / follow-up				
4-Feb	6.00	5721.AS2	CH So Plza and Gar A	Preservation Commission mtg / prep / org / submittal				
4-Feb	2.75	5721.AS2	CH So Plza and Gar A	Councilmn Bunch meeting / prep / follow-up				
11-Feb	0.50	5721.AS2	CH So Plza and Gar A	Councilmn Bunch presentation prep				
11-Feb	4.00	5721.AS2	CH So Plza and Gar A	TIO Committee pres / coord / prep / follow-up				
11-Feb	6.25	5721.AS2	CH So Plza and Gar A	HKC Board pres. / prep / follow-up				
18-Feb	7.50	5721.AS2	CH So Plza Garage - a	City TIO mtg / prep / follow-up				
25-Feb	3.50	5721.AS2	CH So Plza / Garage A	Council TIO Committee review / follow-up				
25-Feb	5.50	5721.AS2	CH So Plza / Garage A	Preservation Commission mtg / prep / follow-up				
25-Feb	11.25	5721.AS2	CH So Plza / Garage A	SD Cost Estimate evaluation / mtg prep				
25-Feb	1.00	5721.AS2	CH So Plza / Garage A	Terrace / Security addition options				
28-Feb	1.25	5721.AS2	KCMO SD est summa	SD est summary modifications for TIO mtg				
55.50								
Tim								
4-Feb	7.75	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
11-Feb	1.00	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
18-Feb	2.50	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
25-Feb	13.00	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
24.25								
Tu								
4-Feb	0.50			Design review w/ Tim				
4-Feb	3.00			Modifying vestibule skylight & creating views				
3.50								
Tim								
11-Mar	3.25	5721AS2	KCMO CH Garage &	Additional Service 2 - Extra Owner Presentations				
3.25								
Eric								
30-Jun	1.00	5721.AS2	KCMO So Plza	Brad Wolfe Preservation Comm design review / prep				
1.00								

AS 3 - Owner Scope Changes

1-Mar-22				
Labor				
AS3	HOURS	RATE	TOTAL	
TK	12.25	\$ 185.00	\$	2,266.25
			\$	2,266.25

1-Apr-22				
Labor				
AS3	HOURS	RATE	TOTAL	
EP	6.75	\$ 200.00	\$	1,350.00
TK	16	\$ 185.00	\$	2,960.00
			\$	4,310.00

1-May-22				
Labor				
AS3	HOURS	RATE	TOTAL	
EP	1	\$ 200.00	\$	200.00
TK	24	\$ 185.00	\$	4,440.00
			\$	4,640.00

1-Jun-22				
Labor				
AS3	HOURS	RATE	TOTAL	
TK	4	\$ 185.00	\$	740.00
			\$	740.00

Total Cost for AS2 \$11,956.25

Tim				
25-Feb	8.00	5721AS3	KCMO CH Garage &	Add Service 3 - Owner Scope Changes
28-Feb	4.25	5721AS3	KCMO CH Garage &	Add Service 3 - Owner Scope Changes
12.25				

Eric				
4-Mar	0.25	5721.AS3	CH So Plza and Gar R	TIO scope changes coordination
11-Mar	3.00	5721.AS3	CH So Plza and Gar R	Modified scope / options eng prpl coordination
11-Mar	3.50	5721.AS3	CH So Plza and Gar R	modified scope / options coordination
6.75				

Tim				
4-Mar	16.00	5721AS3	KCMO CH Garage &	Additional Service 3 - Owner Scope Change
16.00				

Eric				
15-Apr	1.00	5721.as3	CH So Plza & Grge AS	additional scope design changes - Pres Com changes
1.00				

Tim				
15-Apr	2.50	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
22-Apr	1.50	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
29-Apr	20.00	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
24.00				

Tim				
6-May	4.00	5721AS3	KCMO CH Garage &	Additional Service 3 - Hist. Preserv. Revisions
4.00				

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #4 - Trash Compactor / Dumpster Relocation to Outside along Oak St.

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED							
Task	Project Principal		Sr. Project Architect	Intern Arch. III		Total Hrs/ Task	Cost/ Task
PROGRAMMING & SITE INVESTIGATION							
Site Investigation			2.00			2.00	\$370.00
Compactor/ Hauler Rep Site Walk			2.00			2.00	\$370.00
Compactor Selection/ Confirmation			6.00			6.00	\$1,110.00
Survey Coordination			1.00			1.00	\$185.00
Civil Coordination			2.00			2.00	\$370.00
MEP & FP Coordination			2.00			2.00	\$370.00
Structural Coordination			2.00			2.00	\$370.00
Existing Drawing Base Plans/ Concept Design	2.00		12.00			14.00	\$2,620.00
Project Team Coordination			2.00			2.00	\$370.00
General Project Management			2.00			2.00	\$370.00
Owner coordination and communication	1.00		2.00			3.00	\$570.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$7,275.00
SCHEMATIC DESIGN							
Owner Meeting to Confirm Concept Design	2.00		2.00			4.00	\$770.00
Revisions to Concept Design	1.00		4.00			5.00	\$940.00
Prepare Schematic Design Drawings	1.00		8.00			9.00	\$1,680.00
Screen Wall Design	1.00		16.00			17.00	\$3,160.00
Screen Wall Approval	1.00		2.00			3.00	\$570.00
Trash Chute Design	1.00		4.00			5.00	\$940.00
General Project Management			2.00			2.00	\$370.00
Owner coordination and communication	1.00		2.00			3.00	\$570.00
Consultant coordination and communication	1.00		6.00			7.00	\$1,310.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$10,510.00
DESIGN DEVELOPMENT							
Cost Evaluation Coordination	1.00		2.00			3.00	\$570.00
Project Team Coordination & Communication	1.00		4.00			5.00	\$940.00
Preparation of Design Development Drawings	2.00		12.00			14.00	\$2,620.00
Preparation of Outline Technical Specifications	1.00		8.00			9.00	\$1,680.00
Civil Engineering Drawing Coordination			2.00			2.00	\$370.00
MEP / FP Engineering Drawing Coordination			2.00			2.00	\$370.00
Structural Engineering Drawing Coordination			2.00			2.00	\$370.00
Owner Coordination and Communication	2.00		2.00			4.00	\$770.00
General Project Management			2.00			2.00	\$370.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$8,260.00
CONSTRUCTION DRAWING							
Cost Evaluation Coordination	1.00		2.00			3.00	\$570.00
Project Team Coordination and Communication			8.00			8.00	\$1,480.00
Preparation of 90% final construction docs	4.00		12.00			16.00	\$3,020.00
Preparation of 90% final technical specifications	2.00		12.00			14.00	\$2,620.00
Civil Engineering Drawing Coordination			2.00			2.00	\$370.00
MEP / FP Engineering Drawing Coordination			2.00			2.00	\$370.00
Structural Engineering Drawing Coordination			2.00			2.00	\$370.00
100% Construction Documents and Specs	1.00		4.00			5.00	\$940.00
General Project Management			2.00			2.00	\$370.00
Owner / CMc 90% review meeting	2.00		2.00			4.00	\$770.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$11,080.00

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #4 - Trash Compactor / Dumpster Relocation to Outside along Oak St.

CONSTRUCTION PERIOD SERVICES							
Team coordination - submittal reviews			2.00			2.00	\$370.00
Submittal reviews			6.00			6.00	\$1,110.00
Team coordination- RFI's			4.00			4.00	\$740.00
Responses to RFI's			4.00			4.00	\$740.00
Team coordination - Supplemental Drgs, ASI's			4.00			4.00	\$740.00
Unscheduled site visits for troubleshooting			2.00			2.00	\$370.00
Owner coordination and communication			1.00			1.00	\$185.00
CMc contractor coordination / communication			1.00			1.00	\$185.00
Unscheduled site visits for troubleshooting			2.00			2.00	\$370.00
General project management			2.00			2.00	\$370.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$5,380.00

CONTRACT CLOSE-OUT							
Substantial completion inspection			2.00			2.00	\$370.00
Punch list review and development			1.00			1.00	\$185.00
Team coordination - punch list			2.00			2.00	\$370.00
Coordination of Back Punch			1.00			1.00	\$185.00
Final completion inspection			1.00			1.00	\$185.00
Coordination of project close-out documents			4.00			4.00	\$740.00
Coordination of maint. and training manuals			2.00			2.00	\$370.00
Coordination of record documents preparation			2.00			2.00	\$370.00
General project management			2.00			2.00	\$370.00
General contract management	1.00					1.00	\$200.00
Subtotal							\$3,345.00
Subtotal Hours	35.00		210.00			245.00	\$45,850.00
Cost per Hour	\$200.00		\$185.00	\$125.00			

Total Labor Costs	\$7,000		\$38,850				\$45,850.00
Piper- Wind Estimated Labor Costs							\$45,850.00

Proposed Labor Fee \$45,850.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm	DBE Status	
Mech., Elect., Plumbing	FSC, Inc.	MBE / WBE	\$7,500.00
Fire Protection	FSC, Inc.	MBE / WBE	\$2,500.00
Code Consulting	FSC, Inc.	MBE / WBE	\$750.00
Land Surveying	Taliaferro and Browne, Inc.	MBE	\$5,094.00
Civil Engineering	Taliaferro and Browne, Inc.	MBE	\$16,300.00
Structural, Repair and Waterproofing Engineering	Walter P. Moore and Associates	na	\$11,500.00
Cost Estimating	CMR	na	\$1,800.00
Reimbursable Expense Allowance (5%)			\$4,566.00
Subtotal Reimbursable Expenses			\$50,010.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$95,860.00



- ✦ Fire Protection Engineering
- ✦ Code Consulting
- ✦ Mechanical/Electrical/Plumbing Engineering
- ✦ Commissioning Services

March 14, 2022

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza – Trash Compactor Relocation

Dear Eric,

We appreciate the opportunity to submit this additional services proposal for MEP, FP, and Code consulting services for the Trash Compactor Relocation.

PROJECT

As per your email on March 9, we understand the Project includes relocation of the existing trash compactor to an exterior location north of the loading dock. The existing compactor is leased from the trash hauling service we have been told. At this time, it has not been determined if new or larger equipment will be provided. It is expected that there will be need for a chute from the interior of the dock vestibule to load the compactor.

This Project will be added to the original City Hall Garage and South Plaza project.

SCOPE OF WORK

MEPF:

Electrical investigation of power feed to existing compactor to determine source and available capacity to serve new location, provide new power for trash compactor and controls. New exterior lighting may also be necessary. Include provision for 2 future/ additional Level 2 EV Charging stations to be added to the parking garage.

Plumbing modification to existing system to provide water supply for frost-proof hose bibb for wash down, and new exterior trench drain for drainage. (There may be an existing hose bibb just north of the proposed compactor location.)

Mechanical system site investigation and confirmation/ recalculation of vestibule ventilation requirements, adjustments to mechanical systems components and controls within existing interior loading dock vestibule. The vestibule currently operates as an air lock, with ability to open exterior overhead door only when corridor overhead door is closed. Similarly, the corridor door can only be opened when the exterior door is closed, so both doors cannot be opened at the same time.

There is an existing radiator to remain, located in front of the north window on the west wall.

Fire protection site investigation of existing fire alarm and sprinkler system, modify fire alarm and sprinkler system protection in existing interior loading dock vestibule, reconfiguration as necessary of existing fire department standpipe connection to address access from lower elevation of new slab.

Code Consulting:

In the Schematic Design Code Analysis report, FSC had identified the lack of sprinkler coverage at the trash compactor alcove and noted the exposed steel beams supporting the floor above were without fireproofing, and there was no opening protection for the chute penetrating the floor above. There may be a need to confirm code requirements for new trash chute from the interior dock.

Mr. Eric Piper
KCMO City Hall Garage & South Plaza
March 14, 2022
Page 2 of 2

For the above scope of work, FSC will provide the following design and construction administration services.

Design services to include concept coordination with Architect, development of concept/ pricing set of plans, prepare construction documents, review cost estimates, evaluate and incorporate value engineering proposals, and address permit review comments. Construction administration services to include review of shop drawings and submittals, site visits during construction phase and review of completed work for project closeout.

Exclusions

The following items are not included within our scope, but may be added upon request for additional services:

1. Any services not mentioned in the Scope of Work.

COMPENSATION

For the scope of work above, FSC's proposes a fixed fee of **\$10,750** broken out as follows.

- MEP: \$7,500
- FP: \$2,500
- Code: \$750

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com. We appreciate being a part of your Team and look forward to working with you on this project.

Sincerely,



Sonia Garapaty, MS E.E., LEED AP
CEO

ENGINEERING TOMORROW'S INFRASTRUCTURE

Date: March 17, 2022

Timothy Kline, AIA
Associate

PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x1 309
www.piper-wind.com

RE: CITY HALL ADA IMPROVEMENTS
Topographic Survey
Kansas City, Missouri

T&B New Business # 2021-161

Dear Mr. Kline:

Taliaferro & Browne, Inc. (the Consultant) proposes to render professional land surveying services in connection with the CITY HALL TRASH COMPACTOR project, (hereinafter called the "Project"). **PIPER-WIND ARCHITECTS, Inc.** (the Client) is expected to furnish us with full information as to your requirements including any special or extraordinary considerations for the Project or special services needed, and to make available all pertinent existing data.

Our basic services will include Topographic Design Survey of the selected sites on the southwesterly side of the City Hall building in Kansas City, Missouri.

For the above noted basic services, Taliaferro & Browne, (the Consultant), anticipates a lump sum fee of:

- Total Basic Services \$5,094.00

Attached are Understandings and Assumptions upon which the proposal is based.

Additional Services, not specifically included in the scope of services, will be charged based on Schedule A, which is attached. Reimbursable Expenses incurred in connection with all Basic and Additional Services will be charged based on actual cost, also shown on Schedule A. Any revisions to the scope of services after this agreement is signed will be charged on the bases of Schedule A.

The Consultant will invoice you monthly for services and Reimbursable Expenses. The above financial arrangements are contingent on prompt payment of our invoices and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance

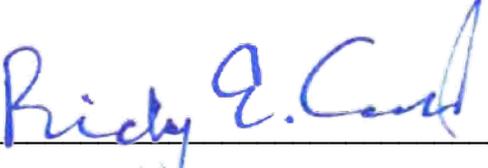
of this proposal and to make the initial submittal of the utility location survey within 45 days after notice to proceed.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services are to be rendered as set forth in the printed Terms and Conditions and the Understandings and Assumptions, which are attached to and made a part of this proposal.

This proposal letter, the Terms and Conditions, the Understandings and Assumptions, and Schedule "A" outlining hourly cost, represent the entire understanding between you and us in respect to the Project and may only be modified in writing signed by both of us. If this proposal satisfactorily sets forth your understanding of our agreement, we would appreciate your signing the enclosed copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until July 31, 2022, unless changed by us in writing.

Very sincerely yours,
TALIAFERRO & BROWNE, INC.



Ricky E. Gard P.L.S.
Survey Manager

Hagos Andebrhan, P.E., PLS,
CEO

Client Acceptance

Accepted this _____ day of _____, 20 ____.

PIPER-WIND ARCHITECTS, Inc.

By _____

Attachments:

- Terms & Conditions
- Land Surveying Understandings and Assumptions
- Schedule "A"

Terms and Conditions

Performance of Services: The Consultant shall perform the services outlined on the attached Letter Agreement in consideration of the stated fee and payment terms.

Additional Services: For additional services not included above, the Consultant shall be compensated on an hourly basis in accordance with the consultants attached hourly rate Schedule "A". Prior approval shall be given in writing by the Client for any additional services.

Access to Site: Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

Billing/Payment: The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted, at the Consultant's option, either upon completion of such services or monthly. Invoices shall be due and payable upon receipt. If any invoice is not paid within 45 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant.

Ownership of Documents: All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.

Dispute Resolution: Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of the Agreement shall be submitted to non-binding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subcontracts, suppliers, and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

Termination of Services: This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, the Client shall pay the Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

**T&B No. 2021-161
Proposal for Land Surveying Services**

**Understandings and Assumptions
CITY HALL
TRASH COMPACTOR
KANSAS CITY, MISSOURI**

TOPOGRAPHIC SURVEY

March 17, 2022

1. Taliaferro & Browne, Inc. (T&B) will prepare a TOPOGRAPHIC SURVEY on loading dock and garage entrance and surrounding areas of the Kansas City, Missouri City Hall property.
2. T&B understands the scope of services will be to supplement and modify the topographic survey prepared by others and provided to T&B by the client in an AutoCAD format.
3. Survey will be in U.S. survey feet.
4. Horizontal control will be based the original survey with any variations from Missouri West Zone, NAD 83, State Plane Coordinates being noted.
5. Vertical Datum will be based on the previous survey.
6. Vertical relief will be shown with one foot contour intervals and spot elevations as required.
7. T&B will process all field data and create an AutoCAD drawing Civil 3D format.
8. T&B will show finish floor elevations all building entrances abutting the survey area.
9. T&B will contact Missouri One Call and request utilities be located in the survey area.
10. The client has the option of contracting with a private utility locator to provide on site utility location. Any expense related to utility locations will be invoice at actual cost.
11. T&B understands the accuracy of the location of underground utilities is limited to visible evidence and location markings provided by Missouri One Call and or a private utility locator.
12. T&B will show property and right-of-way lines from the previous survey by others.
13. T&B understands right-of-entry will be secured by the client prior to the anticipated date of field survey work.

2021 BILLING RATES

TALIAFERRO & BROWNE, INC.
HOURLY RATES SCHEDULE "A"

	CLASSIFICATION	HOURLY RATE REGULAR TIME
I.	ENGINEERING/CADD TECHNICIAN I	\$80.00
	ENGINEERING/CADD TECHNICIAN II	\$85.00
	ENGINEERING/CADD TECHNICIAN III	\$92.00
	ENGINEERING/CADD TECHNICIAN IV	\$112.00
	ENGINEERING/CADD TECHNICIAN V	\$115.00
	ENGINEERING/CADD TECHNICIAN VI	\$125.00
	ENGINEERING/CADD TECHNICIAN VII	\$159.00
	ENGINEERING/CADD TECHNICIAN VIII	\$179.00
	ENGINEERING/CADD TECHNICIAN IX	\$201.00
II.	ENGINEER/ARCHITECT I	\$102.00
	ENGINEER/ARCHITECT II	\$107.00
	ENGINEER/ARCHITECT III	\$124.00
	ENGINEER/ARCHITECT IV	\$130.00
	ENGINEER/ARCHITECT V	\$141.00
	ENGINEER/ARCHITECT VI	\$149.00
	ENGINEER/ARCHITECT VII	\$164.00
	ENGINEER/ARCHITECT VIII	\$175.00
	ENGINEER/ARCHITECT IX	\$208.00
	ENGINEER/ARCHITECT X	\$213.00
III.	PROFESSIONAL LAND SURVEYOR I	\$109.00
	PROFESSIONAL LAND SURVEYOR II	\$112.00
	PROFESSIONAL LAND SURVEYOR III	\$127.00
	PROFESSIONAL LAND SURVEYOR IV	\$163.00
IV.	SURVEY PARTY, TWO MEMBER	\$202.00
	SURVEY PARTY, THREE MEMBER	\$230.00
	SURVEY PARTY, FOUR MEMBER	\$316.00
V.	SITE REPRESENTATIVE I	\$83.00
	SITE REPRESENTATIVE II	\$90.00
	SITE REPRESENTATIVE III	\$102.00
	SITE REPRESENTATIVE IV	\$109.00
	SITE REPRESENTATIVE V	\$114.00
VI.	ADMINISTRATIVE ASSISTANT I	\$82.00
	ADMINISTRATIVE ASSISTANT II	\$97.00
	ADMINISTRATIVE ASSISTANT III	
VII.	ACCOUNTANT I	\$102.00
	ACCOUNTANT II	\$112.00
VIII.	PRINCIPAL	\$272.00
IX.	SPECIAL CONSULTANTS	AT COST + 10%

TALIAFERRO & BROWNE, INC.
HOURLY RATES SCHEDULE "A" CONTINUED

MISCELLANEOUS CHARGES	COST
<p>A. SUBSISTENCE (APPLICABLE TO ASSIGNMENTS REQUIRING OVERNIGHT ACCOMMODATIONS) FOOD, LODGING, AND ANCILLARY EXPENSES</p>	<p>AT COST</p>
<p>B. TRANSPORTATION COMPANY VEHICLES, PASSENGER AUTOMOBILES SURVEY TRUCK RENTAL CARS AND GASOLINE COMMERCIAL TRANSPORTATION</p>	<p>CURRENT GSA RATES CURRENT GSA RATES AT COST AT COST</p>
<p>C. MATERIALS ALL MATERIALS, OTHER THAN NORMAL OFFICE SUPPLIES AND WOOD SURVEY STAKES, WHICH ARE USED IN CONNECTION WITH THE RENDERING OF SERVICES</p>	<p>AT COST</p>
<p>D. EQUIPMENT RENTAL AND COMPUTER USAGE CHARGES</p>	<p>COMMERCIAL RATES</p>
<p>E. PRINTING, REPRODUCTIONS (INCLUDING "XEROX" COPIES) AND PHOTOGRAPHIC WORK CHARGES</p>	<p>COMMERCIAL RATES</p>
<p>F. ENVIRONMENTAL AND CHEMICAL LABORATORY LABORATORY WORK CHARGES</p>	<p>COMMERCIAL RATES</p>
<p>OVERTIME RATES ARE APPLICABLE TO TIME IN EXCESS OF FORTY HOURS PER WEEK, INCLUDING TRAVEL TIME TO AND FROM THE OFFICE.</p>	

THIS SCHEDULE REFLECTS HOURLY RATES FOR REGULAR TIME ONLY.
A MULTIPLIER OF 1.5 WILL BE APPLIED TO PERSONNEL UNDER CLASSIFICATIONS I, III, IV, V, VI AND VII FOR APPROPRIATE OVERTIME WORK.

March 17, 2022

Mr. Eric Piper
Piper-Wind Architects, Inc.
2121 Central Street, Suite 143
Kansas City, Missouri 64108

**Re: ADA Improvements for KCMO City Hall
T&B NB No. 2021-161**

Mr. Piper:

This letter constitutes an offer to provide professional engineering services on the above noted project. We propose to render the following professional engineering services in conjunction with the ADA Improvements for KCMO City Hall (hereinafter called the "Project").

You, (the Client), are expected to furnish us with full information as to your requirements including any special or extraordinary considerations for the Project or special services needed, and also to make available all pertinent existing data.

Our services will consist of the following: (See Attached Scope of Services)

Summary	Estimated Fee
Civil Engineering	\$29,050
Total (Base Fee)	\$29,050
Additional Service #1 – Compactor Relocation	\$16,300
Total (Including Additional Services)	\$45,350

For the above noted basic services Taliaferro & Browne, (the Consultant), anticipates a lump sum fee of **\$45,350**

Reimbursable Expenses incurred in connection with all Basic Services will be charged on the basis of actual cost. Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services.

We will bill you monthly for services and Reimbursable Expenses. The above financial arrangements are on the basis of prompt payment of our invoices and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal and to complete our work for initial submittal within 90 days from notice to proceed.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including

but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services are to be rendered as set forth in the printed Terms and Conditions which are attached to and made a part of this proposal.

This letter proposal, the Terms and Conditions taken together constitutes the entire contract and represents the entire understanding between you and us in respect of the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, we would appreciate your signing the enclosed copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until **September 30, 2020** unless changed by us in writing.

Very truly yours,
Taliaferro & Browne, Inc.



Brenton P. Sells, P.E.
Senior Civil Engineer

Leonard J. Graham, P.E.
President

Client Acceptance

Accepted this _____ day of _____, 20__

Piper-Wind Architects, Inc.

By _____

Attachments:

- Terms & Conditions
- Scope of Services
- Understandings and Assumptions
- Additional Service #1 – Compactor Relocation Scope of Services

Terms and Conditions

Performance of Services: The Consultant shall perform the services outlined on the attached Letter Agreement in consideration of the stated fee and payment terms.

Additional Services: For additional services not included above, Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services. Prior approval shall be given in writing by the Client for any additional services.

Access to Site: Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

Billing/Payment: The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted, at the Consultant's option, either upon completion of such services or on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 45 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant.

Ownership of Documents: All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.

Dispute Resolution: Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of the Agreement shall be submitted to non-binding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subcontracts, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

Termination of Services: This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, the Client shall pay the Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

**Scope of Services
for
ADA Improvements for
Kansas City, Missouri City Hall
Civil Engineering Design Services**

Project Objectives

Piper-Wind Architects, Inc. has requested that Taliaferro & Browne, Inc. (T&B) provide a proposal for design services for ADA Improvements at the Kansas City, Missouri City Hall. The improvements are listed below and are graphically represented within Exhibit A:

- Hardscape Improvements for new City Hall entry on south side of building including as applicable:
 - Demolition
 - Pavement replacement
 - Topping Slab
 - Stairway replacement
 - Stairway repair
 - Handrail (as/if directed by Architect)
 - Limited wall modifications

The civil engineering design services will include a Concept/Pricing set of plans, Construction Documents (CD) and limited Permitting and Construction Administration services. Taliaferro & Browne will be responsible for all scope noted above.



The following Tasks have been developed for the project:

Task I – Project Setup, Management, and Administration

This task includes project organization, data acquisition and transitioning to Concept Design.

1. Project Set Up and work plan development.
2. General Project Management and Supervision.
3. Quality Control and Project Reviews.
4. File Setup and Standardization

Work Products:

- Project set up and organization

Task II – Project Meetings

For this task, project meetings will be held to coordinate with the Client, Contractor, KCMO and other design team members. No bidding services are included except for pricing.

1. Misc. Meetings with KCMO.
2. Design/Construction Team Meetings.

Work Products:

- Design Coordination

Task III – Concept / Pricing Plans

The goal of this task is to develop the plans sufficiently for the Contractor to provide pricing to the client and to obtain preliminary approval from the City. These Concept plans will be the basis for final design.

Concept / Pricing Plans:

1. **Geometric Project Layout / 2D Model:** Develop the 2D linework sufficient for pricing purposes.
2. **Vertical Project Layout / 3D Surface Model:** Develop the 3D surface model sufficient for conveying design intent within the Concept / Pricing plans.
3. **Demolition Plan:** Concept Demolition Plan for all scope.
4. **Hardscape Plan:** 2D and 3D representation of work in plan format.
5. **Wall Modification Plan:** Plan and preliminary details for raising tops of existing walls adjacent to sidewalk connecting to Locust (not above garage)

Work Products:

- Concept / Pricing Plans
- AutoCAD file(s)

Task V – Detailed Design / Construction Documents

In this task, Taliaferro & Browne, Inc will prepare Construction Documents (CD) plans. The Concept / Pricing Plans will be advanced sufficient for permitting and construction. Accompanying the CD plans will be a Storm Water Study as required by the City. T&B will also complete the City's standard SWPPP template as feasible for MDNR permitting requirements. It is anticipated that the project will be covered by the City's existing/ongoing MDNR permit.

1. **Geometric Project Layout / 2D Model:** Develop the 2D linework sufficient for construction purposes.
2. **Vertical Project Layout / 3D Model:** Develop the 3D model – including proposed surface - sufficient for construction purposes.
3. **Survey:** Existing Conditions Plan(s) including project control.
4. **Demolition Plan:** Demolition site plan will be prepared for existing improvements to be removed.
5. **Hardscape Layout Plans:** Geometric and vertical layout for scope including new or overlain sidewalk & stairs and final spot elevations sufficient for construction purposes.
6. **Wall Modification Plans:** Wall plans and details sufficient for construction purposes.
7. **Details:** Details sufficient for construction purposes.
8. **Storm Water Memorandum:** Storm Water Memorandum as required by City.

Work Products:

- Construction Plans (a hard copy will be provided for the Client's records)
- AutoCAD file(s) for Contractor's convenience.

Task VI – Revisions and Resubmittals

The goal of this task is to address City review comments in a timely manner after plans are being submitted for permit.

1. **City Review Comments:** Changes will be made to plans as a result of comments from the City.
2. **Resubmittals:** A letter will accompany the revised plans stating how each comment from the City was addressed.

Work Products:

- Revised Plans
- Response Letter

Task VII – Construction Administration

T&B's involvement in this task will be limited to monthly site visits, shop drawing, RFIs and potential Change Order reviews and As-Built drawings. A final punch list will be provided. Additional services may be added if requested.

1. **Subcontractor Bidding / Preconstruction:** Assist in responding to subcontractors' questions, pre-construction meeting.
2. **Shop Drawing, RFIs and Potential Change Order Review:** Shop drawings will be reviewed for conformance to design drawings, standards and specifications. RFIs and potential Change Orders will also be reviewed.
3. **Construction Site Visits:** Monthly site visits will be conducted as necessary and reports provided.

Work Products:

- Shop Drawing, RFIs and Potential Change Order Reviews
- Site Visits
- Punch List

ADA IMPROVEMENTS
FOR
KCMO CITY HALL

PROPOSAL FOR ENGINEERING DESIGN
BY TALIAFERRO & BROWNE, INC.

UNDERSTANDINGS & ASSUMPTIONS

1. These understandings and assumptions are based on information obtained from the Client. Taliaferro & Browne, Inc. (T&B) will be responsible for scope as described within the Scope of Services.
2. Survey services are anticipated to be provided by T&B under a separate contract.
3. This proposal assumes that Taliaferro and Browne will have primary responsibility for layout of the site for the project. Information from other team participants shall be provided to T&B for inclusion into this drawing.
4. It is assumed that all planning-related scope has been completed by others. Scope is limited to pricing and permit plans as described in scope of services.
5. Construction Administration services consisting of monthly site observations, shop drawing, RFIs and potential Change Order reviews are included in this proposal. "Special Inspection Services" and engineered fill compaction tests required by the City are not included in the scope of services.
6. This proposal does not include architectural design of buildings or building foundations.
7. Design for Landscape and/or Irrigation systems impacted by the work is excluded.
8. Modifications to retaining walls integral to the garage structure are not included.
9. Geotechnical investigation services are not included in the scope of services
10. Renderings (plans, details, elevations or 3-D drawings) are not included in this scope of services.
11. Reimbursable expenses are limited to printing services – internal and external.
12. Permitting is assumed to be lead by Architect.

Additional Service #1 – Compactor Relocation

KCMO has indicated that relocation of the existing trash compactor to an exterior location north of the loading dock is to be added to the project.

A new retaining wall to match existing retaining walls is to be constructed approx. 25 feet north of the south face of the building, and the existing landscaped area will be excavated to create a new pad for the trash compactor. The existing retaining wall north of the loading dock will be removed and reconstructed with a new footing at the proper depth, with existing granite stone cladding to be salvaged for reuse. New granite cladding will be required on the north face of the retaining wall and on the west foundation wall of City Hall at the excavation.

Modification to the existing Oak Street roadway, curb and sidewalk are included for a new drivee approach. Removal and replacement of the existing loading dock driveway is also included.

Civil scope includes geometric project layout, vertical project layout, demolition plan, hardscape plan, storm sewer utility tie-in for new trench drain (by others), pavement design for trash compactor slab and truck dock approach slab, and all required drawings for necessary demolition and new construction of existing roadway, curb and sidewalk and utility modifications within the adjacent Oak Street Right of Way. Storm water management in the form of BMPs or detention to account for the disturbed or additional impervious area is excluded.

Site retaining walls are included as stand-alone structures. Any connections of site retaining walls to building structures are excluded.

Design services to include concept coordination with Architect, development of concept/ pricing set of plans, prepare construction documents, review cost estimates, evaluate and incorporate value engineering proposals, and address permit review comments. Construction administration services to include review of shop drawings and submittals, site visits during construction phase and review of completed work for project closeout.

Irrigation scope is not included.

Survey scope is provided under a separate contract.

Our fee for this additional service is outlined below. Thank you for the opportunity.

Civil – Private Improvements (Site) - \$6,000
Civil – Structural Engineering (Walls) - \$4,800
Civil – Public Improvements - \$5,500

Total - \$16,300



PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: KCMO City Hall Garage and South Plaza Restoration
Client: PIPER-WIND Architects, Inc.
Client Contact: Eric J. Piper, AIA
Additional Service Title: Additional Structural Consulting Services – Trash Compactor Relocation
Additional Service Date: ~~March 18, 2022~~ - Revised March 22, 2022
Base Project Number: D08.21026.00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of increased and/or modified scope of work. We propose to provide services to the Client as defined below:

Additional Service Description: It is our understanding that this Additional Service Request (ASR) consists of additional structural engineering design services for the above-referenced project. The purpose of this ASR is to capture the services requested beyond those identified in the September 2, 2021 contract between Walter P Moore and PIPER-WIND Architects, Inc. for this project (signed and executed on December 18, 2021).

Our proposal is based on the project as described. If our understanding of the project scope or cost is inaccurate or the project scope, cost, or complexity materially increases, we understand that our compensation will be equitably increased.

Scope of Services: The scope of services/scope of work includes the structural consulting services for the trash compactor relocation from the interior of the existing City Hall Garage to the exterior of City Hall (west elevation, adjacent to the existing loading dock).

Per Tim Kline's March 10 and 17, 2022 emails, Walter P Moore's scope will include the following structural engineering design items:

- Infill of the existing 30-in-by-30-in trash compactor chute opening within the City Hall garage.
- New trash compactor chute opening at the basement level loading dock vestibule window opening. Provide infill details around the new chute at the existing window opening.
 - It is assumed that a new chute opening in the west exterior wall of City Hall will not be needed.
- Structural support and waterproofing at new stone cladding to cover exposed foundation wall below the existing stone.
- Review design development (DD) and construction document (CD) drawings by the Civil Engineer regarding the new slab-on-grade and retaining walls at the trash compactor relocation and provide associated comments and recommendations.
 - It is assumed that the Civil Engineer will be the Engineer of Record for the design of the new slab-on-grade and retaining walls at the trash compactor, and that these features will be separated from the existing City Hall exterior walls by expansion joints.
 - It is assumed that the Civil Engineer will be the Engineer of Record for the trench drain design at the new slab-on-grade and existing City Hall exterior wall interface, if necessary.

The above additional scope is in response to Eric Piper's March 8, 2022 email request regarding a proposal for this additional work. Walter P Moore will provide Schematic Design and Design Development Packages with submittals for review by the client and will incorporate revisions. In addition, Walter P Moore will provide one (1) set of construction documents for bidding, will assist in bid evaluation and contractor selection, and will perform construction administration services associated with this work.

Compensation: Walter P Moore proposes to provide the defined Scope of Services on a Lump Sum Fee as follows:

Phase	
Design Development Phase	\$5,000
Construction Documents Phase	\$3,800
Bidding Phase	\$1,000
Construction Administration Phase	\$1,700
Total	\$11,500

Terms of Agreement: Terms for this Additional Service shall be in accordance with our base Proposal and Agreement for this project.

Executed on this ___ day of _____, 2022 by:

Client: Eric J. Piper, AIA	Walter P. Moore and Associates, Inc.: David T. Ford, P.E., RRC, RWC, LEED AP
	

From: [Stan Shipman](#)
To: [Eric Piper](#); [Michael Orel](#)
Cc: [Tim Kline](#)
Subject: RE: KCMO CH So Plaza and Garage Restoration alternate estimates
Date: Thursday, March 17, 2022 4:26:01 PM
Attachments: [image001.jpg](#)
[59CE7BBFA0644DBE8E255A904656E2DE.png](#)

Eric,

Yes, I should have used "increase to DD fee" and "CD fee" instead of increase to the respective estimates.

Stan Shipman
Construction Management Resources
913-777-7934 – direct
913-262-6715

Sent from [Mail](#) for Windows 10

From: [Eric Piper](#)
Sent: Thursday, March 17, 2022 4:22 PM
To: [Stan Shipman](#); [Michael Orel](#)
Cc: [Tim Kline](#)
Subject: RE: KCMO CH So Plaza and Garage Restoration alternate estimates

Stan, I would like to suggest the following:

The trash enclosure relocation is an additional service to our contract. We are calling it **AS#4**. So, what I think you are stating is thus:

To provide the additional service of adding the trash relocation scope to our estimating scope, the costs would be:

*For the DD estimate: an increase of \$800.
For the CD estimate: an increase of \$1000.*

I am waiting for one last fee proposal from the structural engineer, so that we can send them both of these additional services proposals, which we need to get approved prior to the work being concluded.

Please confirm what I've restated above.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal

PIPER-WIND ARCHITECTS, Inc.
Office 816.474.3050 x1 301

From: Stan Shipman [mailto:Stan.Shipman@cmrcosts.com]
Sent: Thursday, March 17, 2022 4:00 PM
To: Eric Piper <Eric.Piper@piper-wind.com>; Michael Orel <Michael.Orel@cmrcosts.com>
Cc: Tim Kline <T.Kline@piper-wind.com>
Subject: RE: KCMO CH So Plaza and Garage Restoration alternate estimates

Eric,

To incorporate this scope as an add alternate would add \$800 to the DD estimate and \$1,000 to the CD estimate, here is a summary of what our new fee totals would be:

DD Original fee - \$9,900 + \$800 = \$10,700
CD Original fee - \$11,600 + \$1,000 = \$12,600

Do you have an update on the information we need to do the estimates for replacing only the two alternates you wanted us to price?

Let me know if you need anything else.

Stan Shipman
Construction Management Resources
913-777-7934 – direct
913-262-6715

Sent from [Mail](#) for Windows 10

From: Eric Piper <Eric.Piper@piper-wind.com>
Sent: Wednesday, March 16, 2022 3:17:24 PM
To: Stan Shipman <Stan.Shipman@cmrcosts.com>; Michael Orel <Michael.Orel@cmrcosts.com>
Cc: Tim Kline <T.Kline@piper-wind.com>
Subject: FW: KCMO CH So Plaza and Garage Restoration alternate estimates

Stan / Michael:

We have now been asked to incorporate the **relocated trash enclosure** as part of our City Hall South Plaza project. (Please see your preliminary design estimate number 2 attached, the other two, BTW, have not been accepted).

Can you please provide us with a fee proposal to incorporate this work as an add alternate to your So Plaza Garage and Restoration estimates – a DD level and CD level estimate (catching it up to the main project)?

I would like this by tomorrow afternoon, if possible.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #5 - Garage Partial MEP / FP Replacement and Garage "Fill-In" Prelim. Estimate

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED								
Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
PRELIMINARY DESIGN								
<i>Develop Project Scope Narrative</i>	2.00		8.00				10.00	\$1,880.00
<i>Develop Project Scope Pricing Diagrams</i>	4.00		8.00				12.00	\$2,280.00
<i>Cost Estimate Review and Coordination</i>	2.00		6.00				8.00	\$1,510.00
<i>Owner Meetings / Prep / Follow-up</i>	8.00		4.00				12.00	\$2,340.00
<i>Concept Development Design Team Meetings</i>			6.00				6.00	\$1,110.00
<i>Design Team Coordination and Communication</i>	16.00		8.00				24.00	\$4,680.00
<i>Owner Presentation / Prep / Coordination</i>	12.00		4.00				16.00	\$3,140.00
<i>Project Management</i>			4.00				4.00	\$740.00
<i>Contract Management</i>	4.00						4.00	\$800.00
Subtotal								\$18,480.00
<i>Subtotal Hours</i>	48.00		48.00				96.00	\$18,480.00
<i>Cost per Hour</i>	\$200.00		\$185.00		\$125.00			
Total Labor Costs	\$9,600		\$8,880					\$18,480.00
Piper- Wind Estimated Labor Costs								\$18,480.00

Proposed Labor Fee \$18,480.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm		DBE Status	
Mech., Elect., Plumbing	FSC, Inc.		MBE / WBE	\$6,250.00
Fire Protection	FSC, Inc.		MBE / WBE (incl. above)	
Code Consulting	FSC, Inc.		MBE / WBE (incl. above)	
Structural, Repair and Waterproofing Engineering	Walter P. Moore and Associates		na	\$25,500.00
Cost Estimating	CMR		na	\$2,150.00
Reimbursable Expense Allowance (5%)				\$2,600.00
Subtotal Reimbursable Expenses				\$36,500.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$54,980.00



- ✚ Fire Protection Engineering
- ✚ Code Consulting
- ✚ Mechanical/Electrical/Plumbing Engineering
- ✚ Commissioning Services

March 8, 2022

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza – Additional MEPF Scope Items

Dear Eric,
We appreciate the opportunity to submit this additional services proposal for MEP & FP engineering consulting services.

PROJECT

The original Project consists of the following four parts:

1. Garage Repair and Restoration:
2. South Plaza Restoration
3. South Plaza Accessible Route
4. New South Entrance Building Addition:

SCOPE OF WORK

Our additional scope of work includes preparing MEP and FP narratives for the following:

1. Provide a deduct alternate in our SD cost estimate for only replacing the MEP / FP building systems where necessary underneath the concrete that is to be removed and replaced, and not a full replacement. Provide a narrative of the changes for the estimator. We may need to include some caveats related to expected service life of the building systems thus remaining.
2. Provide a deduct / add alternate cost estimate for “filling in” the bottom two tiers of parking and only providing parking underneath the top tier / upper plaza. Provide narrative describing all of the building systems adaptations / demo / capping / relocations / replacement work, etc.

Exclusions

The following items are not included within our scope, but may be added upon request for additional services:

1. Design Services.

COMPENSATION

For the scope of work above, FSC’s proposes a fixed fee of **\$6,250**.

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com. We appreciate being a part of your Team and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia', written in a cursive style.

Sonia Garapaty, MS E.E., LEED AP
CEO



PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: KCMO City Hall Garage and South Plaza Restoration
Client: PIPER-WIND Architects, Inc.
Client Contact: Eric J. Piper, AIA
Additional Service Title: Additional Structural Consulting Services – Narrative to “Filling In” Bottom Garage Tiers
Additional Service Date: March 14, 2022
Base Project Number: D08.21026.00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of increased and/or modified scope of work. We propose to provide services to the Client as defined below:

Additional Service Description: It is our understanding that this Additional Service Request (ASR) consists of additional structural engineering design services for the above-referenced project. The purpose of this ASR is to capture the services requested beyond those identified in the September 2, 2021 contract between Walter P Moore and PIPER-WIND Architects, Inc. for this project (signed and executed on December 18, 2021).

If our understanding of the project scope is inaccurate or the project scope materially changes, we understand that our compensation for this ASR will be equitably adjusted.

Scope of Services: The scope of services/scope of work includes the structural consulting services for the following additional items:

- Provide a written concept level narrative for the construction cost estimator, CMR, in relation to the deduct/add alternate option for “filling in” the bottom two tiers of the parking garage. Parking would only be provided underneath the top tier/upper plaza of the existing City Hall Garage.

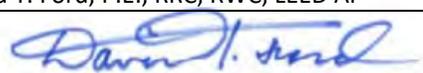
The above scope item is in response to Eric Piper’s March 8, 2022 email request regarding a proposal for this additional work. The scope of work includes team coordination meetings, conceptual plan sketches (as needed), the written concept level structural narrative, a review of CMR’s updated cost estimate reflecting the narrative, and one follow-up meeting with the project team (including KCMO representatives) to review CMR’s cost estimate.

The scope of work herein does not include construction documents or construction administration services in relation to the “filling in” concept.

Compensation: Walter P Moore proposes to provide the defined Scope of Services on a Lump Sum Fee basis of **\$25,500.**

Terms of Agreement: Terms for this Additional Service shall be in accordance with our base Proposal and Agreement for this project.

Executed on this ___ day of _____, 2022 by:

Client: Eric J. Piper, AIA	Walter P. Moore and Associates, Inc.: David T. Ford, P.E., RRC, RWC, LEED AP
	

From: [Stan Shipman](#)
To: [Eric Piper](#)
Cc: [Tim Kline](#)
Subject: RE: City Hall South Plaza and Garage Restoration project - additional scope items
Date: Tuesday, March 8, 2022 8:42:51 AM
Attachments: [image001.jpg](#)

Eric,

We can provide cost estimating for the two items below, both of which as alternates to what we have included in the base bid. Our efforts would take a couple of days, and we propose a fee of \$2,150.

I spoke to Tim yesterday morning about item 2 and we talked about getting a narrative. A narrative for item 1 would be helpful, as well. We might need up to week after receiving these narratives to complete the estimating, as we would need to fit it into what's already on our schedule.

Please let me know – Thanks,

Stan Shipman
Construction Management Resources
913-777-7934 – direct
913-262-6715

Sent from [Mail](#) for Windows 10

From: [Eric Piper](#)
Sent: Monday, March 7, 2022 5:37 PM
To: [Sonia Garapaty](#); [Sonia Garapaty](#); [Randy Frymire](#); [Chris Woker](#)
Cc: [Tim Kline](#); [Michael Orel](#); [Stan Shipman](#); [Kyle Dominisse](#); [Rachel Croke](#)
Subject: City Hall South Plaza and Garage Restoration project - additional scope items

In finalizing certain scope documents for the project, we've been asked to do two things by the KCMO General Services leadership:

1. Provide a deduct alternate in our SD cost estimate for only replacing the MEP / FP building systems where necessary underneath the concrete that is to be removed and replaced, and not a full replacement. Given the knowledge that you have of the garage at this point, is that something you can assist with little additional drawing effort, but mostly with a narrative "bullet points" for the estimator? (I know, you asked us about this before and we asked you to remove it from your SD narrative). We may need to include some caveats related to expected service life of the building systems thus remaining.
2. Provide an order of magnitude conceptual cost estimate for "filling in" the bottom two tiers of parking and only providing parking underneath the top tier / upper plaza. Yikes. CMR is going to need some narrative describing all of the building systems adaptations / demo / capping / relocations / replacement work, etc.

We need an additional services fee proposal for you to engage in these two activities in fairly short order.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x1 301
www.piper-wind.com

From: [Freed, James](#)
To: [Eric Piper](#)
Cc: [Tim Kline](#)
Subject: Re: KCMO City Hall So Plaza and Garage Restoration Graphics and Messaging
Date: Monday, July 11, 2022 10:42:28 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image001.jpg](#)
[image001.jpg](#)
[image001.jpg](#)
[image002.png](#)
[image001.jpg](#)
[image001.jpg](#)

We have approved everything! Proceed.

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div
General Services Dept
City of Kansas City, Missouri
17th Floor, City Hall
414 E 12th St, Kansas City, MO 64106
Email: james.freed@kcmo.org
P: [\(816\) 513-2532](tel:(816)513-2532)

(816) 315-0548 KCMO.gov

On Jul 11, 2022, at 10:36 AM, Eric Piper <Eric.Piper@piper-wind.com> wrote:

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Paragraph one sounds like you're asking her permission. If not, just let me know and we'll go ahead and authorize D-R to start up again. I know that they don't want to do anymore work without a meeting of the minds with the project team to make sure that they are clear on direction. Thanks.

Best regards,

Eric J. Piper, AIA
Principal



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2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Freed, James <James.Freed@kcmo.org>
Sent: Monday, July 11, 2022 10:31 AM
To: Eric Piper <Eric.Piper@piper-wind.com>
Cc: Tim Kline <T.Kline@piper-wind.com>
Subject: Re: KCMO City Hall So Plaza and Garage Restoration Graphics and Messaging

What more do we need from Yolanda specifically?

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div

General Services Dept

City of Kansas City, Missouri

17th Floor, City Hall

414 E 12th St, Kansas City, MO 64106

Email: james.freed@kcmo.org

P: (816) 513-2532

(816) 315-0548 KCMO.gov

On Jul 11, 2022, at 10:25 AM, Eric Piper <Eric.Piper@piper-wind.com> wrote:

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Yes – all we need right now is approval an agreement to issue a change order at some future date. This is not the only additional service that we will need to bundle into a change order for PWA prior to Ph 2 starting. We are tracking the other ones on are invoices per prior email authorizations.

As soon as you hear from Yolanda, we can have D-R continue their work.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



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Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Freed, James <James.Freed@kcmo.org>

Sent: Monday, July 11, 2022 10:09 AM

To: Eric Piper <Eric.Piper@piper-wind.com>

Subject: Re: KCMO City Hall So Plaza and Garage Restoration Graphics and Messaging

This direction should hopefully keep everyone moving forward?

Jim

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div

General Services Dept

City of Kansas City, Missouri

17th Floor, City Hall

414 E 12th St, Kansas City, MO 64106

Email: james.freed@kcmo.org

P: (816) 513-2532

(816) 315-0548 KCMO.gov

On Jul 11, 2022, at 10:06 AM, Freed, James
<James.Freed@kcmo.org> wrote:

Yolanda, Cedric and I are agreeable/approve Gnani to proceed with requesting a change order for the PW DP for \$8,250 and change order to either PW or McCowan to cover the \$18 K+ for banner manufacturer and installation.

Sounds like we will go forth with McCowan replacing perimeter fence with talker more sturdy safety fencing so banner needs to be made to fit that fence, let's move forward on installing alternate fence and appropriate height banners asap using project contingency and issuing change orders as necessary using original Phase One appropriation resources.

Let's get the exploratory testing and lead paint abatement estimates done for expanded scope and incorporate into the developing GMP. We can all schedule a meeting at that point to make sure scope/cost is within limits City Finance/Treasury is preparing bond issuance in 2023, this is all just normal course of a developing project and no need to go back to Council until Phase 2 final GMP. As another option, Facilities Division can always consider finding advance abatement and get reimbursed by Phase 2 appropriation.

Thanks!

Jim

Thank you,



James Freed, ncarb, aia
City Architect
Architectural Facilities Div
General Services
Dept
City of Kansas City, Missouri

17th Floor, City Hall
414 E 12th St, Kansas City, MO
64106
Email: james.freed@kcmo.org
P: (816) 513-2532

(816) 315-
0548 KCMO.gov

On Jul 11, 2022, at 9:41 AM, Eric Piper
<Eric.Piper@piper-wind.com> wrote:

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Okay.

Thanks, Gnani.

Best regards,

Eric J. Piper, AIA
Principal



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2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Mahalingam, Gnani
<Gnani.Mahalingam@kcmo.org>
Sent: Monday, July 11, 2022 9:19 AM
To: Eric Piper <Eric.Piper@piper-wind.com>;
Freed, James <James.Freed@kcmo.org>;
Rowan, Cedric <Cedric.Rowan@kcmo.org>;
McKinzy, Yolanda
<Yolanda.Mckinzy@kcmo.org>
Cc: Ingred Sidie <is@design-ranch.com>;
Nathaniel Cooper <nc@design-ranch.com>;

Tim Kline <T.Kline@piper-wind.com>

Subject: RE: KCMO City Hall So Plaza and
Garage Restoration Graphics and Messaging

Importance: High

Eric,

Can you hold off for a short while. I am setting up a meeting to discuss and the outcome may influence the decision. I can authorize once we determine how to proceed. I will get back to you soon.

Best,



Gnani Mahalingam, P.E.
Senior Engineer / Project Manager
Architecture Division
General Services Department
City of Kansas City, MO
414 E 12th St., City Hall 17th Floor
Kansas City, MO 64106
Phone: 816-513-2326

From: Eric Piper <Eric.Piper@piper-wind.com>

Sent: Thursday, July 7, 2022 5:01 PM

To: Freed, James <James.Freed@kcmo.org>;

Mahalingam, Gnani

<Gnani.Mahalingam@kcmo.org>; Rowan,

Cedric <Cedric.Rowan@kcmo.org>; McKinzy,

Yolanda <Yolanda.Mckinzy@kcmo.org>

Cc: Ingred Sidie <is@design-ranch.com>;

Nathaniel Cooper <nc@design-ranch.com>;

Tim Kline <T.Kline@piper-wind.com>

Subject: RE: KCMO City Hall So Plaza and
Garage Restoration Graphics and Messaging

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Jim:

Can we please have your authorization for this additional work for Design Ranch to redo the fencing graphics? As I stated below, there is no additional cost attributable to PWA, just for Design Ranch and their illustrator. We are on hold until we can get an affirmative response.

The recent public information records request leads me to suggest being proactive in getting the message out with respect to the South Plaza fencing might be beneficial.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



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2121 Central Street, Suite 143
Kansas City, MO 64108
Office 816.474.3050 x 301
Direct 816.831.1711
www.piper-wind.com

From: Eric Piper
Sent: Tuesday, June 28, 2022 3:52 PM
To: Freed, James <James.Freed@kcmo.org>;
'Mahalingam, Gnani'
<Gnani.Mahalingam@kcmo.org>; Rowan,
Cedric <Cedric.Rowan@kcmo.org>
Cc: 'Ingred Sidie' <is@design-ranch.com>;
Nathaniel Cooper <nc@design-ranch.com>;
Tim Kline <T.Kline@piper-wind.com>
Subject: KCMO City Hall So Plaza and Garage
Restoration Graphics and Messaging

Jim:

Following up on the need to modify the final graphics for the fence wrap per the City Manager's comments, we would need your authorization to approve the additional services request from Design Ranch to do so. This banner will wrap the entire fence, as noted on the layouts. It will be a mesh banner that is sun, wind, and weather-resistant with grommets. However, design and layout changes requested by the City Manager as relayed by the Communications Director will require the following changes:

Illustration: One new large horizontal image created using the existing elements from the “words” banners. We would need to make sure they don’t want any color changes, and if they would like specific icons (KC elements) added to the illustration, we would need to know before execution. Some of the artwork is done and will be pieced together using existing components in addition to redrawing or adding to weave together a cohesive panel. The illustrator is estimating - \$3,500.

Re-Design: Illustration coordination, Layout updates, and production file preparation of the new design. Meetings and approvals - We are estimating - \$4,500. See comment above.

Sub - Total: \$8,000 total for the new artwork and files

Expenses: \$250 for job expenses (color output for reviews, general job expenses)

Total Additional Services Fee: For Design Ranch (PWA will charge nothing in addition to these costs from D-R) \$8,250. I have asked for a maximum not to exceed lump sum from Design Ranch, which they would prefer to give after another meeting with the interested parties to make sure that everyone is in agreement what the new direction is.

Production and Installation Costs: D-R has had a vendor estimate the cost for the site measuring, fabrication and installation of the banner. That cost has been indicated to be \$18,865.36. Not sure how this gets paid.

Please advise if you think that we should convene another meeting on this subject matter.

Thanks.

Best regards,

Eric J. Piper, AIA
Principal



PIPER-WIND ARCHITECTS, Inc.

2121 Central Street, Suite 143

Kansas City, MO 64108

Office 816.474.3050 x 301

Direct 816.831.1711

www.piper-wind.com

Professional Services Fee Proposal - Piper-Wind Architects, Inc.
Add Services #7 - Landscape Drawing and Coordination

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED

Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
CONSTRUCTION DRAWING								
Consultant coordination and communication	1.25		14.75				16.00	\$3,317.50
Contract Management	3.50						3.50	\$822.50
Subtotal								\$4,140.00
<i>Subtotal Hours</i>	4.75		14.75				19.50	\$4,140.00
<i>Cost per Hour</i>	\$235.00		\$205.00		\$135.00			
Total Labor Costs	\$1,116		\$3,024					\$4,140.00
<i>Piper- Wind Estimated Labor Costs</i>								\$4,140.00

Proposed Labor Fee \$4,140.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm		DBE Status	
Landscape Architect	T&B		MBE	\$5,680.00
Reimbursable Expense Allowance				\$480.00
<i>Subtotal Reimbursable Expenses</i>				\$6,160.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$10,300.00

July 14, 2022

Mr. Eric Piper
Piper-Wind Architects, Inc.
2121 Central Street, Suite 143
Kansas City, Missouri 64108

**Re: Landscape Architect Services for Kansas City CITY HALL SOUTH PLAZA
T&B NB No. 79-0990 AND GARAGE RESTORATION PROJECT**

Mr. Piper:

This letter constitutes an offer to provide professional engineering services on the above noted project. We propose to render the following professional engineering services in conjunction with the City Hall South Plaza and Garage Restoration Project.

You, (the Client), are expected to furnish us with full information as to your requirements including any special or extraordinary considerations for the Project or special services needed, and to make available all pertinent existing data.

Our services will consist of the following: (See Attached Scope of Services)

Summary	Estimated Fee
Construction Documents	\$2,700
Bidding and Negotiation	\$600
Construction Administration	\$1,480
Project Close-out	\$900
Total Fee	\$5,680

For the above noted basic services Taliaferro & Browne, (the Consultant), anticipates a lump sum fee of **\$5,680**

Reimbursable Expenses incurred in connection with all Basic Services will be charged based on actual cost. Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services.

We will bill you monthly for services and Reimbursable Expenses. The above financial arrangements are based on prompt payment of our invoices and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal and to complete our work for initial submittal within 90 days from notice to proceed.

If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact

of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Services are to be rendered as set forth in the printed Terms and Conditions which are attached to and made a part of this proposal.

This letter proposal, the Terms and Conditions taken together constitutes the entire contract and represents the entire understanding between you and us in respect of the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, we would appreciate your signing the enclosed copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until **September 30, 2022** unless changed by us in writing.

Very truly yours,
Taliaferro & Browne, Inc.



Steven L. Bauer, PLA
Senior Civil Engineer



Hagos Andebrhan, PE
Principal in Charge

Client Acceptance

Accepted this _____ day of _____, 20__

Piper-Wind Architects, Inc.

By _____

Attachments:

- Terms & Conditions
- 2022 Billing Hourly Rates Schedule "A"
- Scope of Services
- Exhibit 'A'
- Understandings and Assumptions

Terms and Conditions

Performance of Services: The Consultant shall perform the services outlined on the attached Letter Agreement in consideration of the stated fee and payment terms.

Additional Services: For additional services not included above, Taliaferro & Browne will not charge additional services unless authorized by client based on an agreed additional scope of services. Prior approval shall be given in writing by the Client for any additional services.

Access to Site: Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

Billing/Payment: The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted, at the Consultant's option, either upon completion of such services or on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 45 days, the Consultant may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant.

Ownership of Documents: All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.

Dispute Resolution: Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of the Agreement shall be submitted to non-binding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subcontracts, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

Termination of Services: This Agreement may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, the Client shall pay the Consultant for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

2022 BILLING RATES

TALIAFERRO & BROWNE, INC.

I.	ENGINEERING/CADD TECHNICIAN I	\$84.00
	ENGINEERING/CADD TECHNICIAN II	\$89.00
	ENGINEERING/CADD TECHNICIAN III	\$97.00
	ENGINEERING/CADD TECHNICIAN IV	\$118.00
	ENGINEERING/CADD TECHNICIAN V	\$121.00
	ENGINEERING/CADD TECHNICIAN VI	\$131.00
	ENGINEERING/CADD TECHNICIAN VII	\$167.00
	ENGINEERING/CADD TECHNICIAN VIII	\$188.00
	ENGINEERING/CADD TECHNICIAN IX	\$211.00
II.	ENGINEER/ARCHITECT I	\$107.00
	ENGINEER/ARCHITECT II	\$112.00
	ENGINEER/ARCHITECT III	\$130.00
	ENGINEER/ARCHITECT IV	\$137.00
	ENGINEER/ARCHITECT V	\$148.00
	ENGINEER/ARCHITECT VI	\$156.00
	ENGINEER/ARCHITECT VII	\$172.00
	ENGINEER/ARCHITECT VIII	\$184.00
	ENGINEER/ARCHITECT IX	\$218.00
	ENGINEER/ARCHITECT X	\$224.00
III.	PROFESSIONAL LAND SURVEYOR I	\$114.00
	PROFESSIONAL LAND SURVEYOR II	\$118.00
	PROFESSIONAL LAND SURVEYOR III	\$133.00
	PROFESSIONAL LAND SURVEYOR IV	\$171.00
IV.	SURVEY PARTY, TWO MEMBER	\$212.00
	SURVEY PARTY, THREE MEMBER	\$242.00
	SURVEY PARTY, FOUR MEMBER	\$332.00
V.	SITE REPRESENTATIVE I	\$87.00
	SITE REPRESENTATIVE II	\$95.00
	SITE REPRESENTATIVE III	\$107.00
	SITE REPRESENTATIVE IV	\$114.00
	SITE REPRESENTATIVE V	\$120.00
VI.	ADMINISTRATIVE ASSISTANT I	\$86.00
	ADMINISTRATIVE ASSISTANT II	\$102.00
	ADMINISTRATIVE ASSISTANT III	\$110.00
VII.	ACCOUNTANT I	\$107.00
	ACCOUNTANT II	\$118.00
VIII.	PRINCIPAL	\$286.00
IX.	SPECIAL CONSULTANTS	



TALIAFERRO & BROWNE, INC.
HOURLY RATES SCHEDULE "A"
CONTINUED

MISCELLANEOUS CHARGES

- A. SUBSISTENCE (APPLICABLE TO ASSIGNMENTS REQUIRING OVERNIGHT ACCOMMODATIONS) FOOD, LODGING, AND ANCILLARY EXPENSES
- B. TRANSPORTATION
COMPANY VEHICLES, PASSENGER AUTOMOBILES SURVEY TRUCK
RENTAL CARS AND GASOLINE COMMERCIAL
TRANSPORTATION
- C. MATERIALS
ALL MATERIALS, OTHER THAN NORMAL OFFICE SUPPLIES AND
WOOD SURVEY STAKES, WHICH ARE USED IN CONNECTION
WITH THE RENDER- ING OF SERVICES
- D. EQUIPMENT RENTAL AND COMPUTER USAGE CHARGES
- E. PRINTING, REPRODUCTIONS (INCLUDING "XEROX" COPIES)
AND PHOTOGRAPHIC WORK CHARGES
- F. ENVIRONMENTAL AND CHEMICAL LABORATORY WORK
CHARGES

OVERTIME RATES ARE APPLICABLE TO TIME IN EXCESS OF FORTY HOURS PER WEEK,
INCLUDING TRAVEL TIME TO AND FROM THE OFFICE.

THIS SCHEDULE REFLECTS HOURLY RATES FOR REGULAR TIME ONLY. A MULTIPLIER
OF 1.5 WILL BE APPLIED TO PERSONNEL UNDER

CLASSIFICATIONS I, III, IV, V, VI AND VII FOR APPROPRIATE OVERTIME WORK

**Scope of Services
for
City Hall South Plaza and Garage
Restoration Project
Landscape Architecture Design Services**

Project Objectives

Piper-Wind Architects, Inc. has requested that Taliaferro & Browne, Inc. (T&B) provide a proposal for design services for the City Hall South Plaza and Garage Restoration Project. The improvements are listed below and are graphically represented within Exhibit A:

- Landscape Site Improvements for new City Hall entry on south side and west side loading dock area of the building including as applicable:
 - Landscape design for south side and loading dock
 - Irrigation schematic layout and evaluation of the existing tie back and new design
 - Sod establishment areas

The landscape design services will include a Construction Documents (CD), Bidding and Negotiation (BN), Construction Administration services (CA) and Project Close-out. Taliaferro & Browne will be responsible for all scope noted above.



The following Tasks have been developed for the project:

Task I – Detailed Design / Construction Documents

In this task, Taliaferro & Browne, Inc will prepare Construction Documents (CD) plans and design /construction Team meetings in person or virtual.

1. **Landscape Site Plan:** New landscape plan for the south and loading areas.
2. **Landscape Site Details:** Plant schedule, typical landscape planting details and landscape general notes.
3. **Irrigation Schematic Plan:** Irrigation limits for zones for turf and shrub beds, general notes and tie into the existing irrigation system.
4. **Specifications:**
 1. 32 93 00 Landscape Plant Materials
 2. 32 92 00 Turfgrass Sod
 3. 32 84 00 Planting Irrigation
5. **Revisions and Resubmittals:**

The goal of this task is to address City review comments in a timely manner after plans are being submitted for permit.
6. **City Review Comments:** Changes will be made to plans as a result of comments from the City.
7. **Resubmittals:** A letter will accompany the revised plans stating how each comment from the City was addressed.

Work Products:

- Construction Plans (a hard copy will be provided for the Client's records)
- AutoCAD file(s) for Contractor's convenience.
- Design coordination
- Revised Plans
- Response Letter

Task II – Bidding and Negotiations

In this task, help answer general contractors' questions during the bidding process with written responses.

Task III – Construction Administration

T&B's involvement in this task will be limited to monthly site visits, shop drawing, RFIs and potential Change Order reviews and As-Built drawings. A final punch list will be provided. Additional services may be added if requested.

1. **Subcontractor Bidding / Preconstruction:** Assist in responding to subcontractors' questions, pre-construction meeting.



2. **Shop Drawing, RFIs and Potential Change Order Review:** Shop drawings will be reviewed for conformance to design drawings, standards and specifications. RFIs and potential Change Orders will also be reviewed.
3. **Construction Site Visits:** site visits will be conducted as necessary, and reports provided.
 1. Site Visit #1 – review finished grading, landscape bed layout and condition of new plants on site.
 2. Site Visit #2 – Verify species for correctness, health, condition, and plant layout. Reject plants that don't meet the specifications.
 3. Verify Irrigation coverage, working properly and cover all landscape bed and turf areas.
 4. Site Visit #4 – extra as needed or determined by landscape architect to make sure the work follows specifications and design intent.

Work Products:

- Shop Drawing, RFIs and Potential Change Order Reviews
- Site Visit Summary's
- Punch List

Task IV – Project Close-out

1. **Site Visit #1** - Review final landscape installation and develop a final punchlist and report and send to Architect for submittal to general contractor.
2. **Site Visit #2** – Once the general contractor has completed the landscape work, the general contractor will notify the architect and landscape architect to schedule a final walk through to review the work and verify that all items on the punchlist is complete. If more work to be done to fulfill the contract, the landscape architect will submit another report and come back out to review once more. If all work in completed as per the contract specifications and acceptable to the Owner, then the landscape architect will prepare a letter of acceptance as required by Kansas City codes.

CITY HALL SOUTH PLAZA AND
GARAGE RESTORATION PROJECT

PROPOSAL FOR LANDSCAPE ARCHITECTURE DESIGN
BY TALIAFERRO & BROWNE, INC.

UNDERSTANDINGS & ASSUMPTIONS

1. These understandings and assumptions are based on information obtained from the Client. Taliaferro & Browne, Inc. (T&B) will be responsible for scope as described within the Scope of Services.
2. This proposal assumes that Taliaferro and Browne will have primary responsibility for layout of the site for the project. Information from other team participants shall be provided to T&B for inclusion into this drawing.
3. It is assumed that all planning-related scope has been completed by others. Scope is limited to pricing and permit plans as described in scope of services.
4. Construction Administration services consisting of monthly site observations, shop drawing, RFIs and potential Change Order reviews are included in this proposal. "Special Inspection Services" and engineered fill compaction tests required by the City are not included in the scope of services.
5. This proposal does not include special water features and exterior landscape lighting design.
6. The irrigation will be a schematic layout only showing areas to be drip irrigated and turf popup sprays to help the landscape contractor prepare a complete irrigation layout as a performance specification.
7. Modifications to retaining walls integral to the garage structure are not included.
8. Geotechnical investigation services are not included in the scope of services
9. Renderings (plans, details, elevations or 3-D drawings) are not included in this scope of services. If the Owner would want to have one prepared, this would be considered additional service and the landscape architect could submit a separate proposal for these services.
10. Reimbursable expenses are limited to printing services – internal and external.
11. Permitting is assumed to be lead by Architect.

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #8 - Revise drawings so that Security Addition is Add Alternate instead of Base Bid.

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED								
Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
CONSTRUCTION DRAWING								
Create new drawings and base sheets for consultants			20.00				20.00	\$4,100.00
Create additional code plan w/out Security Addition			2.00				2.00	\$410.00
Added specifications for door and actuator mods			4.00				4.00	\$820.00
Civil Engineering Drawing Coordination			4.00				4.00	\$820.00
MEP / FP Engineering Drawing Coordination			4.00				4.00	\$820.00
Structural Engineering Drawing Coordination			2.00				2.00	\$410.00
General Project Management			2.00				2.00	\$410.00
General contract management	2.00						2.00	\$470.00
Subtotal								\$8,260.00
Subtotal Hours	2.00		38.00				40.00	\$8,260.00
Cost per Hour	\$235.00		\$205.00		\$135.00			
Total Labor Costs	\$470		\$7,790					\$8,260.00
Piper- Wind Estimated Labor Costs								\$8,260.00

Proposed Labor Fee \$8,260.00

PROPOSED REIMBURSABLE EXPENSES			
Reimbursable Expenses	Firm		DBE Status
Mech., Elect., Plumbing, Fire Protection	FSC, Inc.		MBE / WBE
Reimbursable Expense Allowance (5%)			
Subtotal Reimbursable Expenses			\$5,640.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$13,900.00



- ✚ Fire Protection Engineering
- ✚ Code Consulting
- ✚ Mechanical/Electrical/Plumbing Engineering
- ✚ Commissioning Services

August 23, 2022

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza –Security Addition Add Alternate

Dear Eric,
We appreciate the opportunity to submit this additional services proposal for MEP and FP services.

PROJECT

We understand General Services has requested the Security Addition of the original City Hall Garage and South Plaza project be included as an Add Alternate instead of in the original Project base bid documents.

SCOPE OF WORK

Scope of work includes taking out the Security Addition from the original project base bid documents (drawings and specifications) and putting it in an Add Alternate set of bid documents (drawings and specifications).

COMPENSATION

For the scope of work above, FSC's proposes a fixed fee of **\$5,000**.

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com. We appreciate being a part of your Team and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia'.

Sonia Garapaty, MS E.E., LEED AP
CEO

AS 10 - Access Tunnel at Garage Proposal (hourly)

November 1, 2022 invoice

Billings

AS10	HOURS	RATE	
			TOTAL
EP	5.50	\$ 200.00	\$ 1,100.00
TK	6.00	\$ 185.00	\$ 1,110.00
TT		\$ 125.00	\$ -
			\$ 2,210.00

Labor

EP

14-Oct	2.00	5729.AS10	City Hall So Plza	AS 10 - access tunnel at garage prpl request
21-Oct	3.50	5729.AS10	City Hall So Plza	AS 10 - project coordination / owner communication

5.50

TK

21-Oct	6.00	5729.AS10	KCMO CH Garag	AS 10 - project coordination / owner communication
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6.00

Professional Services Fee Proposal - Piper-Wind Architects, Inc.
Add Services #11 - South Plaza Egress Lighting and Lincoln Statue Spotlights

PIPER-WIND ARCHITECTS, INC. WORK PROPOSED								
Task	Project Principal		Sr. Project Architect		Intern Arch. III		Total Hrs/ Task	Cost/ Task
PRELIMINARY INVEST. & CONCEPT DESIGN								
<i>Project scope review and correspondance</i>	2.00		4.00				6.00	\$1,140.00
<i>Preliminary code review</i>	1.00		1.00				2.00	\$385.00
<i>Preliminary concept plan layout and drawing</i>	4.00		12.00				16.00	\$3,020.00
<i>Preliminary fixture selection and research</i>	8.00		4.00				12.00	\$2,340.00
<i>Additional services proposal preparation</i>	8.00		2.00				10.00	\$1,970.00
<i>Owner mtg, prep, review and correspondance</i>	24.00		4.00				28.00	\$5,540.00
<i>Product rep communications and correspondance</i>	8.00		2.00				10.00	\$1,970.00
<i>Electrical engineering coordination</i>	2.00		4.00				6.00	\$1,140.00
<i>MAC presentation prep / presentation / follow-up</i>	4.00		4.00				8.00	\$1,540.00
<i>Meet with electrical engineer / city staff re wiring</i>	1.00		2.00				3.00	\$570.00
<i>Prepare final design drawings</i>	2.00		8.00				10.00	\$1,880.00
<i>Review final engineering solution with Owner group</i>	2.00		2.00				4.00	\$770.00
<i>Cost estimating coordination</i>	2.00		1.00				3.00	\$585.00
<i>Coord with CMc contractor for GMP allowance</i>	2.00		2.00				4.00	\$770.00
<i>General project management</i>			2.00				2.00	\$370.00
<i>Owner coordination and communication</i>	2.00		2.00				4.00	\$770.00
<i>General contract management</i>	2.00						2.00	\$400.00
Subtotal								\$25,160.00
CONSTRUCTION DRAWING								
<i>Final lighting GMP cost evaluation & coordination</i>	1.00		1.00				2.00	\$385.00
<i>Preparation of construction docs</i>	4.00		16.00				20.00	\$3,760.00
<i>Preparation of technical specifications</i>	1.00		2.00				3.00	\$570.00
<i>Electrical engineering drawing coordination</i>	1.00		2.00				3.00	\$570.00
<i>CMc contractor coordination / communication</i>	1.00		2.00				3.00	\$570.00
<i>General project management</i>			2.00				2.00	\$370.00
<i>Final Owner / CMc review meeting</i>	2.00		2.00				4.00	\$770.00
<i>General contract management</i>	1.00						1.00	\$200.00
Subtotal								\$7,195.00
CONSTRUCTION PERIOD SERVICES								
<i>Team coordination - submittal reviews</i>			2.00				2.00	\$370.00
<i>Submittal and mock-up sample reviews</i>	2.00		1.00				3.00	\$585.00
<i>Team coordination- RFI's</i>	0.50		1.00				1.50	\$285.00
<i>Responses to RFI's</i>			1.00				1.00	\$185.00
<i>Team coordination - Supplemental Drgs, ASI's</i>	1.00		2.00				3.00	\$570.00
<i>Unscheduled site visits for troubleshooting</i>	1.00		4.00				5.00	\$940.00
<i>Owner coordination and communication</i>	1.00		1.00				2.00	\$385.00
<i>CMc contractor coordination / communication</i>			1.00				1.00	\$185.00
<i>General project management</i>			1.00				1.00	\$185.00
<i>General contract management</i>	1.00						1.00	\$200.00
Subtotal								\$3,890.00
CONTRACT CLOSE-OUT								
<i>Substantial completion inspection</i>	1.00		2.00				3.00	\$570.00
<i>Punch list review and development</i>	0.50		1.00				1.50	\$285.00
<i>Team coordination - punch list</i>			0.50				0.50	\$92.50
<i>Coordination of back punch</i>			0.50				0.50	\$92.50
<i>Final completion inspection</i>			1.00				1.00	\$185.00
<i>Coordination of project close-out documents</i>			1.00				1.00	\$185.00
<i>Coordination of maint. and training manuals</i>			0.50				0.50	\$92.50
<i>Coordination of record documents preparation</i>			0.50				0.50	\$92.50

Professional Services Fee Proposal - Piper-Wind Architects, Inc.

Add Services #11 - South Plaza Egress Lighting and Lincoln Statue Spotlights

General project management			1.00				1.00	\$185.00
General contract management	1.00						1.00	\$200.00
Subtotal								\$1,980.00
Subtotal Hours	94.00		105.00				199.00	\$38,225.00
Cost per Hour	\$200.00		\$185.00		\$125.00			

Total Labor Costs	\$18,800		\$19,425					\$38,225.00
Piper- Wind Estimated Labor Costs								\$38,225.00

Proposed Labor Fee \$38,225.00

PROPOSED REIMBURSABLE EXPENSES

Reimbursable Expenses	Firm		DBE Status	
Electrical Engineering	FSC, Inc.		MBE / WBE	\$7,100.00
Reimbursable Expense Allowance (5%)				\$4,575.00
Subtotal Reimbursable Expenses				\$11,675.00

TOTAL PROPOSED FEE (Labor and Reimbursable Expenses) \$49,900.00



- ✦ Fire Protection Engineering
- ✦ Code Consulting
- ✦ Mechanical/Electrical/Plumbing Engineering
- ✦ Commissioning Services

February 13, 2023

Mr. Eric Piper, AIA
Principal
Piper-Wind Architects, Inc.

RE: KCMO City Hall Garage and South Plaza –Exterior Egress Lighting

Dear Eric,
We appreciate the opportunity to submit this additional services proposal for electrical services.

PROJECT

We understand the City has asked the design team to incorporate some exterior egress lighting to the original City Hall Garage and South Plaza project. This will be included as an Addendum to the original Project base bid documents.

SCOPE OF WORK

Scope of work includes preparing an Addendum that includes power and lighting for the new exterior egress lighting. Specifically, we will provide the following basic services.

1. Site Investigation
2. Concept Design input
3. Prepare lighting calculations to confirm preliminary lighting selections and quantities selected by Piper Wind.
4. Prepare construction documents as an Addendum.
5. Construction Administration services include answering questions, reviewing submittals, and one (1) site visit.
6. Close-Out services include final punch and preparing record documents from contractor's marked-up plans.

COMPENSATION

For the scope of work above, FSC's proposes a fixed fee of **\$7,100 plus expenses** broken out as follows.

- Site Investigation and Concept Design – **\$1,300 + expenses**
- Construction Documents – **\$3,300**
- Construction Administration – **\$1,300 + expenses**
- Close-Out - **\$1,200 + expenses**

All Terms & Conditions from the original proposal apply.

If you have any questions, please contact me by telephone or email at sgarapaty@fsc-inc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sonia'.

Sonia Garapaty, MS E.E., LEED AP
CEO