

**Supplemental Agreement No. 2
for
Engineering/Architectural Services
Public Safety Facility (PB-1253)
City of Overland Park, Kansas**

This Supplemental Agreement made this ____ day of, _____ 2014, by and between the City of Overland Park, Kansas, hereinafter called the "City", and Williams Spurgeon Kuhl & Freshnock Architects, Inc., hereinafter called the "Consulting Engineer/Architect."

WHEREAS, the City and the Consulting Engineer/Architect have previously entered into an Agreement, dated June 5, 2013 (the "Original Agreement") for design of Public Safety Facility (PB-1253) (the "Project"); and

WHEREAS, Section II of said Original Agreement provides that the Consulting Engineer/Architect may provide the City certain additional services outside the scope of the Original Agreement as requested and authorized in writing by the City; and

WHEREAS, the City desires to receive and the Consulting Engineer/Architect desires to provide certain additional services related to the Project as further outlined in Exhibit A, attached hereto and incorporated by reference herein (the "Additional Services"); and

WHEREAS, the Supplemental Agreement No. 2 between the parties outlines the understanding of the parties regarding the provision of the Additional Services by the Consulting Engineer/Architect to the City; and

WHEREAS, the City is authorized and empowered to contract with the Consulting Engineer/Architect for the necessary Additional Services for the Project, and necessary funds for the payment of said Additional Services are available.

NOW THEREFORE, the parties hereby agree as follows:

PART A - BASIC CONSULTING ENGINEERING/ARCHITECT SERVICES

The Consulting Engineer/Architect will complete the Additional Services to the City's full satisfaction and in accordance with Exhibit A of this Supplemental Agreement No. 2.

PART B - SCHEDULE

The Consulting Engineer/Architect will complete the Additional Services in the time frame set forth below.

All work shown in Exhibit A of this Supplemental Agreement No. 2 shall be completed in accordance with the Project time frame set forth in the Original Agreement except as specifically modified by Supplemental Agreement No. 1 dated March 26, 2014.

PART C - PAYMENT TO THE CONSULTING ENGINEER/ARCHITECT FOR SERVICES RENDERED

The Additional Services will be provided at an amount not to exceed Six Hundred Ninety-Nine Thousand One Hundred Dollars (\$699,100.00) including reimbursables in accordance with Exhibit B, attached hereto and incorporated by reference herein.

This Supplemental Agreement No. 2 raises the maximum fee to Seven Hundred Forty-One Thousand Nine Hundred Forty-Five Dollars (\$741,945.00) for the Project. This is the total of the fee from the Original Agreement of Forty-Two Thousand Eight Hundred Forty-Five Dollars (\$42,845.00) plus Zero Dollars (\$0.00) for Supplemental Agreement No. 1 plus Six Hundred Ninety-Nine Thousand One Hundred Dollars (\$699,100.00) for this Supplemental Agreement No. 2.

IN ALL OTHER RESPECTS, the terms and conditions of the Original Agreement shall remain in full force and effect, except as specifically modified by this Supplemental Agreement No. 2 and Supplemental Agreement No. 1 including all policies of insurance which shall cover the work authorized by the Supplemental Agreements.

IN WITNESS WHEREOF, the parties hereto have caused this Supplemental Agreement No. 2 to be executed as of the day and year first above written.

CITY OF OVERLAND PARK, KANSAS

WILLIAMS SPURGEON KUHL & FRESHNOCK
ARCHITECTS, INC.

Carl Gerlach, Mayor

Rick Kuhl, Owner

ATTEST:

Marian Cook, City Clerk

APPROVED AS TO FORM:

Tammy M. Owens
Deputy City Attorney

EXHIBIT A

SCOPE OF SERVICES

The scope of services is generally represented by The Schematic Designs attached to the Overland Park Public Safety Facilities Study dated March 2014 prepared by Williams Spurgeon Kuhl & Freshnock Architects. Generally the design consists of a new Public Safety Facility containing a Fire Station (Station No.5) and a Special Units Police Station (Westgate Station). The Site is a triangular shaped configuration with approximately 5.371 acres of land with primary access from Antioch Road at approximately 163rd Street; east from Blue Valley West High School. Building, drives, parking, storm water management and stream corridor setback will encompass most of the site.

The Fire Station is designed to allow for a 4 drive-thru apparatus bay with living quarters and offices for associated personnel requiring approximately 13,457 GSF. The Police Station is designed to allow for 3 apparatus bays (1 drive-thru bay) with offices and support space for the Special Units personnel requiring approximately 9,907 GSF.

In general, the Scope of Services includes: Architectural, Structural Engineering, Mechanical/Electrical/Plumbing Engineering, Civil Engineering, Interior Design, Landscape Architecture, Safety & Security, and FF&E Design. The "engineering" services include the design of the site as well as the median redesign on Antioch, new traffic signal, and new road located south of the site. The building "engineering" services include the conduits and cabling design for data, telephone and computer wiring only (excludes phone system design/selection/specification). The building "engineering" services includes conduits and cabling for security. The "engineering" services include conduits and cabling for building sound system (PA) only (excludes design and specification of sound system). The building "engineering" includes conduits and cabling for radio system only (excludes radio system design and specification). The "interior design" services includes the selection, specification and review/approval of interior finishes only (finishes attached to the building; excludes furniture, fixtures and equipment). The "architectural" services include the security system design and specification. The "architectural" services includes oversight and management of survey services, geotechnical investigation and construction testing/inspections, but excludes hazardous material assessment and related support/investigation services. The "FF&E" services include the design, selection, specification, contracting, procurement oversight and installation of all building furniture (standard moveable furniture).

The Scope of Services includes all services necessary to provide a bid package based on the concept study excluding items listed above. Services generally includes: 1) Schematic Design, 2) Design Development, 3) Construction Documents, 4) Bidding/Negotiation (support services to Owner) and Construction Administration (including 11-Month Warranty Walk On-Site) and are shown in greater detail in Exhibit B. The fees for the Scope of Services are a stipulated sum of \$635,545 plus an expense allowance of \$63,555. The Scope of Services shall begin upon Notice to Proceed and amendment to the current agreement.

General Design Requirements

The consultant shall design the Project in conformity with the state and federal design criteria (2010 ADA Standards for Accessible Design) appropriate for the Project in accordance with the current building codes adopted by the City of Overland Park, Kansas.

The Design plans shall be signed and sealed by the licensed professional Engineer, Architect or Landscape Architect responsible for the preparation of the design plans.

TASK I – SCHEMATIC DESIGN PHASE

Architecture, Interior Design & Security

- A1 Pre-Design Kick-off meeting to review design standards, schedule & discuss issues.
- A2 Coordinate Geotechnical Investigations and report
 - i. Verify completion of soils and geotechnical report and review findings.
- A3 Research City zoning and Planning requirements
 - i. Research and incorporate design standards into site design and building elevations.
- A4 Acquire and Review BluHawk Design requirements
 - i. Research and incorporate design standards into site design and building elevations.
- A5 Prepare schematic design documents
 - A5.1 Develop additional schematic drawings including but not limited to: Enlarged site plans, schematic code review, building sections, roof plans
 - A5.2 Send out drawings and communicate design intent to consultants
 - i. Meet with each consultant to go over design and discuss systems.
- A6 Access Control Floor plan and planning
 - i. Develop floor plan with locations for access control and cameras.
 - ii. Meet with facilities to discuss locations
- A7 Conduct Schematic Design Meeting with Police
 - i. At least one meeting during schematic design phase to discuss any additional design requirements. Floor plan and elevations based on BluHawk Development Standards to be presented.
- A8 Conduct Schematic Design Meeting with Fire
 - i. At least one meeting during schematic design phase to discuss any additional design requirements. Floor plan and elevations based on BluHawk Development Standards to be presented.
- A9 Meet with Planning department (1 meeting)
 - i. Meeting to go over revised site plan and elevations with key City personnel.
- A10 Meet with Building Code Department for preliminary review
- A11 Prepare the Schematic Security Design

Furniture, Fixtures & Equipment

- A1 Prepare Design FF&E for SD
- A2 Review Design w/ Each Department
- A3 Revised Design w/ Department Input
- A4 Prepare Cost Estimate
- A5 Review Cost Estimate w/ City (1 meeting)

Exhibit A
Overland Park Public Safety Facilities

- A6 Update Cost Estimate w/ City Input
- A7 Provide Final SD Design & Cost Estimate

Civil

C1 Survey

- i. SKW will prepare a boundary and topographical survey of the site. Title information will need to be provided by others.

C3 Preliminary Site Development

- i. SKW will prepare a preliminary site development plan in accordance with City of Overland Park requirements. We will attend two meetings as a part of this process.

C5 Preliminary Stormwater Management Plan

- i. SKW will prepare a Preliminary Stormwater Management Study in accordance with the City of Overland Park requirements. The study will include the required Level of Service/BMP calculations. Stormwater detention design is not included because it is our understanding that detention will not be required. This work will be performed in conjunction with the Preliminary Site Development Plan.

Structural

- A1 Attend Prelim Design Meeting and Develop Cost Estimates
- A2 Prepare schematic design documents

MEP

- A1 Attend kick-off meeting and pre-design meeting for the project.
- A2 Determine design direction and scope.
- A3 Develop design criteria for the project.
- A4 Attend project meetings with design team.
- A5 Site lighting design and calculations.
- A6 Preliminary equipment sizing, determine system space requirements and layout.
- A7 Develop preliminary plans

TASK II – DESIGN DOCUMENT PHASE

Architecture, Interior Design & Security

- B1 Prepare Design Development Documents
 - B1.1 Site Plan Coordination
 - B1.2 Perform Final Code Review
 - B1.3 Floor Plan and Wall Types
 - B1.4 Roof Plan and details
 - B1.5 Building Sections
 - B1.6 Wall Sections and details
 - B1.7 Enlarged Floor Plans
 - B1.8 Interior Elevations and Finishes
 - i. Prepare 2 Finish Boards
 - B1.9 Ceiling Plans and details
 - B1.10 Door Schedule, Window Schedule and details
 - B1.11 Interior Finish Legend and Schedule

Exhibit A
Overland Park Public Safety Facilities

- B1.12 Finish Floor Plans
- B1.13 Security Floor Plan
- B1.14 FF&E Coordination
 - i. Prepare Design FF&E for DD phase
 - ii. Review Design w/each Department
 - iii. Update Cost Estimate
 - iv.
- B2 Outline Specifications (Architectural, Interior Design & Security)
 - i. Prepare outline of specification
 - ii. Gather specifications and complete as design develops
- B3 Review consultants drawings and coordination time
 - B3.1 Civil design
 - i. Review Design development drawings for coordination
 - ii. Coordinate design with Civil engineers
 - B3.2 Landscape Design
 - i. Meet with Parks Department
 - ii. Review Design development drawings for coordination
 - iii. Coordinate Landscape elements
 - B3.3 Structural Design
 - i. Review Design development drawings for coordination
 - ii. Coordinate Structural design with Architectural and MEP
 - B3.4 MEP Design
 - i. Review Design development drawings for coordination
 - ii. Coordinate MEP elements with Architectural and Structural
 - iii. Meet with Facilities
- B4 Review Design with each department (P&F) (2 meetings each)
 - B4.1 Provide City with interior Finishes for approval
 - B4.2 Provide Exterior finishes selection for approval
- B5 Miscellaneous Meetings (as needed, 2 meetings)
- B6 Review and update Cost Estimate
 - i. Update design cost estimate based on design approved by City
- B7 Progress meeting with public works – 1 per month

Furniture, Fixtures & Equipment

- B1 Prepare Design FF&E for SD
- B2 Review Design w/ Each Department
- B3 Revised Design w/ Department Input
- B4 Prepare Cost Estimate
- B5 Review Cost Estimate w/ City (1 meeting)
- B6 Update Cost Estimate w/ City Input
- B7 Provide Final DD Design & Cost Estimate

Civil

- C3 Preliminary Site Development - Continuation
 - Preparation of Prelim. Site Plan
 - Meetings
- C5 Preliminary Stormwater Management Plan - Continuation

Exhibit A
Overland Park Public Safety Facilities

Preparation of Prelim. Site Plan
Meetings

Landscape

- C10 Landscape Architecture
 - i. Landscape plans that will conform to City of Overland Park regulations.
We will prepare a landscape plan to accompany the Preliminary Site Development Plan and Final Site Development Plan.

Structural

- B1 Prepare Design Development Documents
- B2 Identify building materials used for approval
- B3 Review & Update Cost Estimates

MEP

- B1 Further define equipment, systems and sizing.
- B2 Attend project meetings with design team.
- B3 Coordination with other consultants.
- B4 Preliminary layout of all equipment, devices, fixtures, ductwork and piping.
- B5 Cost estimating.
- B6 Further define equipment, systems and sizing.
- B7 Attend project meetings with design team.
- B8 Coordination with other consultants.
- B9 Preliminary layout of all equipment, devices, fixtures, ductwork and piping.
- B10 Cost estimating.

TASK III – CONSTRUCTION DOCUMENTS PHASE

Architecture, Interior Design & Security

- C1 Prepare Construction Documents
 - C1.1 Finalize Site Plan, enlarged site plans, details
 - C1.2 Final Code Review
 - C1.3 Floor Plan and Wall Types
 - C1.4 Roof Plan and details
 - C1.5 Building Sections
 - C1.6 Wall Sections and details
 - C1.7 Enlarged Floor Plans
 - C1.8 Interior Elevations and Finishes
 - i. Provide 2 finish boards
 - C1.9 Ceiling Plans and details
 - C1.10 Door Schedule, Window Schedule and details
 - C1.11 Interior Finish Legend and Schedule
 - C1.12 Finish Floor Plans
 - C1.13 Security Floor Plan and Specifications
 - C1.14 FF&E Coordination
 - i. Prepare FF&E design for CD
 - ii. Review final design with each department
 - iii. Update Final costs

Exhibit A
Overland Park Public Safety Facilities

- iv. Prepare Specifications and Bid documents for FF&E
- C1.15 Develop Design Alternates if needed
 - i. Develop drawings if design alternates are needed.
- C1.16 Site Visit to review layout of site
- C2 Finalize all Specification sections and gather consultant spec sections.
 - i. Acquire and incorporate front end specifications from City
 - ii. Coordinate w/ Planning for submittals and modify plans accordingly
- C3 Review consultants drawings and coordination time
 - C3.1 Civil design
 - i. Review Final drawings for coordination
 - ii. Coordinate design with Civil engineers
 - C3.2 Landscape Design
 - i. Review Final drawings for coordination
 - ii. Coordinate Landscape elements
 - C3.3 Structural Design
 - i. Review Final drawings for coordination
 - ii. Coordinate Structural design with Architectural and MEP
 - C3.4 MEP Design
 - i. Review Final drawings for coordination
 - ii. Coordinate MEP elements with Architectural and Structural
- C4 Review Design with each department (4 meetings)
 - i. 1 meeting of with each department each month if required (8 meetings)
- C5 Quality Assurance Review
- C6 Prepare and Submit drawings to City for Building Permit
- C7 Assist city with bidding requirements/copies of drawings sets
- C8 Prepare Final Cost Estimate Prior to bidding purposes
- C9 Progress Meetings w/Public Works, 1 meeting per month

Furniture, Fixtures & Equipment

- C1 Prepare Design FF&E for SD
- C2 Review Design w/ Each Department
- C3 Revised Design w/ Department Input
- C4 Prepare Cost Estimate
- C5 Review Cost Estimate w/ City (1 meeting)
- C6 Update Cost Final Estimate w/ City Input
- C7 Provide Final Design and Cost Estimate
- C8 Prepare Specifications for FF&E
- C9 Prepare Bid Requirements for FF&E

Civil

- C4 FINAL SITE DEVELOPMENT PLAN
 - i. SKW will prepare a Final Site Development Plan in accordance with the City of Overland Park requirements. We will attend one meeting as a part of this process.
- C6 FINAL STORMWATER MANAGEMENT PLAN

Exhibit A
Overland Park Public Safety Facilities

- i. SKW will prepare a Final Stormwater Management Study in accordance with the City of Overland Park requirements. This work will be performed in conjunction with construction plan preparation.

C7 SITE IMPROVEMENT CONSTRUCTION PLANS

- i. Title Sheet
- i. Detail Sheets
- i. Grading Plan
- ii. Top of Curb Plan
- iii. Dimension & Paving Plan
- iv. Storm Sewer Plan & Profiles
- v. Site Lighting Plan
- vi. Utility Plan

C8 RETAINING WALL PLANS

- i. SKW will prepare construction drawings for a tiered segmental block retaining wall to be located near the east property line. The drawings will be incorporated into the above described Site Improvement Construction Plans. Geotechnical information will need to be provided by others.

C9 STORMWATER TREATMENT PLANS

- i. SKW will prepare plans in accordance with the City of Overland Park requirements for the stormwater treatment facilities. It is anticipated that a bio retention facility will be constructed in the northern portion of the site.

C11 SANITARY SEWER MAIN EXTENSION PLANS

- i. A sanitary sewer main will need to be extended from the existing sewer main that runs parallel with the east property line. SKW will prepare sanitary sewer main extension plans in accordance with Johnson County Wastewater requirements. Construction observation and as-built will be required. Those items are not included. Fees for those services are typically provided when plans are complete

C12 PUBLIC IMPROVEMENT PLANS

- i. SKW will prepare construction plans for the proposed public street extending from Antioch Road to the east property line of the public safety facility site. The plans will include a street plan and profile, pavement marking and signage, intersection details, traffic control, street lighting plans, any necessary storm drainage facilities, and required details. The plans will also include the revisions to the Antioch median.

C13 TRAFFIC SIGNAL PLANS

- i. Traffic signal plans will be prepared in accordance with the City of Overland Park requirements and incorporated into the above described Public Street Improvement Plans.

Landscape

C10 Landscape Architecture

- i. Prepare the final construction plan and specifications.

Structural

C1 Prepare building construction documents

C2 Prepare Engineers Estimate prior to bid

MEP

- C1 Attend project meetings with design team.
- C2 Develop final preliminary documents for review
- C3 Incorporate final comments and changes from the review process.
- C4 Complete drawings and specifications for bidding and permitting purposes.
- C5 Includes final equipment sizing and coordination.

TASK IV – BIDDING / NEGOTIATION

Architecture, Interior Design & Security

- D1 Prepare and provide plans and specifications to bidders at cost to recover expenses of duplication and handling.
- D2 Consult to during bidding
 - D2.1 Provide information as needed to contractors bidding the project.
- D3 Arrange for, attend, and prepare meeting minutes for a pre-bid conference.
- D4 Prepare written Addenda to the bidding documents as required.
- D5 Attend the Bid Opening Meeting and assist City as required.
 - D5.1 Prepare bid tabulation in printed and MS Excel format.
- D6 Assist the City in analyzing bids and making recommendation for award of the construction contract.
 - i. Consult with and advise the City as to the acceptability of subcontractors and others proposed to do work by the general contractor
- D7 Assist City with preparing the Notice to Proceed
- D8 Arrange for, attend, and prepare meeting minutes for a pre-construction conference with City representatives, the successful bidder, and utility
 - D8.1 Provide the Contractor with contract documents as stipulated by the project manual.

Furniture, Fixtures & Equipment

- D1 Prepare and Issue FF&E Bid Package
- D2 Track Prospective Bidders
- D3 Receive, Review & Respond to Bidder Questions
- D4 Prepare and Issue Addendums during bidding
- D5 Attend Bid Opening meeting
 - D5.1 Prepare bid tab
- D6 Evaluate bids and make recommendation to city
- D7 Assist City with preparing Notice to Proceed
- D8 Pre-Construction Conference
 - D8.1 Provide the Contractor with contract documents as stipulated by the project manual

Civil

- C14 Bidding Phase
 - i. SKW will provide assistance in the bidding phase including answering contractor questions and preparing addenda.

Exhibit A
Overland Park Public Safety Facilities

Structural

- D1 Coordinate the bid process for construction
- D2 Attend Pre-Bid Conference and prepare clarification
- D3 Evaluate bids and make recommendation

MEP

- D1 Answer questions during the bid process.
- D2 Attend project meetings.
- D3 Develop and issue addendum during the bid process.
- D4 Review bids.
- D5 Provide recommendations for selections

TASK V – CONSTRUCTION ADMINISTRATION PHASE

Architecture, Interior Design & Security

- E1 Review monthly applications for payment
 - i. Review monthly applications for payment, secure certificates of insurance for all materials stored off site, verify material storage if the request for payment is significant, process application within contract time provisions
- E2 Review Testing Reports
 - i. Obtain and review required construction testing reports; forward reports to project engineers as deemed appropriate, for review and approval. Copy of all test reports to be kept in project files.
- E3 Provide Construction Oversight – Office
 - i. Track drawing revisions
 - ii. Issue ASI's, Change Orders and Proposal Requests as required
 - 1. Prepare change order in response to contractor's approved change order requests. Send to owner and contractor for signature.
 - iii. Field phone calls and Emails from contractors and consultants
- E4 Site Visits – 52 visits (estimated 1 per week)
 - E4.1 Prepare a field report after each site visit noting weather, subcontractors on site, progress of work, issues noticed, photos taken, etc. Forward to owner and consultants for review.
 - i. Coordinate with Construction Progress Meetings - minutes to be provided by contractor
 - ii. Provide Construction Observations
- E5 Receive and Process Submittals
 - i. Receive submittals, review, take appropriate action or send to consultants, return to contractor
 - ii. Maintain submittal and RFI log w/ status
- E6 Respond to RFI's
 - i. Respond and return contractor's RFI's promptly
- E7 Prepare Final Punch List for owner
 - E7.1 When the project is judged to be substantially complete, prepare a certificate of substantial completion, any remaining punch list items are to be

Exhibit A
Overland Park Public Safety Facilities

listed and attached to the certificate of substantial completion, deadline is to be given to contractor to complete all remaining punch list items.

- E7.2 Return to site after completed Punch List to review outstanding items
- E8 Coordinate the installation of owner's FF&E items if required
- E9 Coordinate As-Built completion with contractor
- E10 Complete the owner's submittal documents, include submittal log, deliver to owner, review with the owner the information, including how to access submittal information (if required to be done by the Architect, review contract to see if required)
- E11

Furniture, Fixtures & Equipment

- E1 Receive & Review Shop Drawings
- E2 Review Shop drawings, as required, w/ Each Department
- E3 Track FF&E Ordering
- E4 Track FF&E Receipt & Storage
- E5 Review & Process Applications for Payment
- E6 Verify Storage of FF&E
- E7 Coordinate Installation of FF&E
- E8 Review & Signoff (Punch) on FF&E

Civil

- C14 Construction Phase
 - i. SKW will provide assistance during the construction phase by attending up to three meetings, reviewing contractor submittals and responding to RFIs

Structural

- E1 Provide construction oversight & site visits
- E2 Receive, approve & distribute shop drawings
- E3 Respond to RFI's
- E4 Prepare two final sets of as-built drawings

MEP

- E1 Attend progress meetings during construction.
- E2 Site visits.
- E3 Respond to RFI's.
- E4 Review shop drawings and answer contractor questions.
- E5 Be available for consultation with the City during construction.
- E6 Complete final review of the construction.
- E7 Provide write-up for incomplete items or items of non-compliance with the construction documents.
- E8 Review of As-Built drawings and O&M Manuals.

Exhibit B

Client: Overland Park, KS

Project: Overland Park Public Safety Facility

Architecture/Interior Design/Security



Tasks	Architecture/Interior Design/Security	Principal	Architect II	Architect I	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$65	\$55	\$55		
PHASE I - SCHEMATIC DESIGN (SD) PHASE								
A1	Pre-Design Kickoff meeting	2	2		2		\$540	
A2	Coordinate Geotechnical Investigations & report		4				\$300	
A3	Research City zoning & Planning requirements	4	8				\$1,160	
A4	Acquire & Review BluHawk Design requirements		4				\$300	
A5	Prepare schematic design documents						\$0	
A5.1	Finalize Schematic Site, Plans, Elevations	16	80	40	40		\$13,040	
A5.2	Coordinate design with Consultants	8	16	8	8		\$3,280	
A6	Access Control Floor plan & planning	6	16				\$2,040	
A7	Conduct Schematic Design Meeting with Police	4	4				\$860	
A8	Conduct Schematic Design Meeting with Fire	4	4				\$860	
A9	Meet with Planning department (1 meeting)	2	2				\$430	
A10	Meet with Building Codes Department	2	2				\$430	
A11	Prepare Schematic Security Design	16	12	8			\$3,660	
	Subtotal Phase 1 - Hours	64	154	56	50	0		
	Subtotal Phase 1 - Cost	\$8,960	\$11,550	\$3,640	\$2,750	\$0	\$26,900	

Tasks	Architecture/Interior Design/Security	Principal	Architect II	Architect I	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$65	\$55	\$55		
PHASE II - DESIGN DEVELOPMENT (DD) PHASE								
B1	Prepare design development documents						\$0	
B1.1	Site Plan Coordination	4	4				\$860	
B1.2	Develop Final Code Review & Title block	4	24				\$2,360	
B1.3	Floor Plan & Wall Types		16	16			\$2,240	
B1.4	Roof Plan & details		16	24			\$2,760	
B1.5	Building Sections		16	24			\$2,760	
B1.6	Wall Sections & details		16	32			\$3,280	
B1.7	Enlarged Floor Plans		16	32			\$3,280	
B1.8	Interior Elevations & Finishes				24		\$1,320	
B1.9	Ceiling Plans & details				24		\$1,320	
B1.10	Door Schedule, Window Schedule & details	2	8	24			\$2,440	
B1.11	Interior Finish Legend & Schedule				24		\$1,320	
B1.12	Finish Floor Plans				16		\$880	
B1.13	Security Floor Plan	24	8	24			\$5,520	
B1.14	FF&E Coordination	4			24		\$1,880	
B2	Outline Specifications (architectural, interior design & security)	40			12	12	\$6,920	
B3	Review consultants drawings for coordination						\$0	
B3.1	Civil design	8	4				\$1,420	
B3.2	Landscape Design	4	4				\$860	
B3.3	Structural Design	8	4				\$1,420	
B3.4	MEP Design	10	6			2	\$1,960	
B4	Review Design with each department (P&F) (2 meetings each)	8	8		8		\$2,160	
B4.1	Provide City with interior finishes for approval	4	8		8		\$1,600	
B4.2	Provide exterior finishes selection for approval	4	8		8		\$1,600	
B5	Miscellaneous Meetings (as needed)	4	4		4		\$1,080	
B6	Review & update Cost Estimate	40	40		24		\$9,920	
B7	Progress Meeting with Public Works 1 per month	6	6				\$1,290	
	Subtotal Phase 2 - Hours	174	216	176	176	14		
	Subtotal Phase 2 - Cost	\$24,360	\$16,200	\$11,440	\$9,680	\$770	\$62,450	

Tasks	Architecture/Interior Design/Security	Principal	Architect II	Architect I	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$65	\$55	\$55		
PHASE III - CONSTRUCTION DOCUMENTS (CD) PHASE								
C1	Prepare building construction documents						\$0	
C1.1	Site Plan, Enlarged Site Plans, Details	4	4	40			\$3,460	
C1.2	Final Code Review		32				\$2,400	
C1.3	Floor Plan & Wall Types		40	80			\$8,200	
C1.4	Roof Plan & details		40	60			\$6,900	
C1.5	Building Sections		40	80			\$8,200	
C1.6	Wall Sections & details		40	80			\$8,200	
C1.7	Enlarged Floor Plans		16	40	40		\$6,000	
C1.8	Interior Elevations & Finishes		4		40		\$2,500	
C1.9	Ceiling Plans & details	4	4		24		\$2,180	
C1.10	Door Schedule, Window Schedule & details	4	24	40			\$4,960	
C1.11	Interior Finish Legend & Schedule	2			24		\$1,600	
C1.12	Finish Floor Plans	2			32		\$2,040	
C1.13	Security Floor Plan & Specifications	80	24	24			\$14,560	
C1.14	FF&E Coordination	4			40		\$2,760	
C1.15	Develop Design Alternates						\$0	
C1.16	Site Visit to review layout of site before CD phase						\$0	
C2	Finalize Specifications	80	24		40		\$15,200	
C2.1	Acquire & incorporate front end specifications from City	8	2				\$1,270	
C3	Final review consultants drawings for coordination						\$0	
C3.1	Civil design	8	6				\$1,570	
C3.2	Landscape Design	2	2				\$430	
C3.3	Structural Design	8	6				\$1,570	
C3.4	MEP Design	12	6				\$2,130	
C4	Review Design with each department (P&F) (8 meetings)						\$0	
	1 meeting with each dept. per month if needed	24	24		24		\$6,480	
C5	Quality Assurance Review	40	24		24		\$8,720	
C6	Prepare & Submit drawings to city for Building Permit	2	24		4	1	\$2,355	
C7	Assist city with bidding requirements/copy of drawing sets	4	12				\$1,460	
C8	Prepare Final Cost Estimate Prior for bidding purposes	40	24				\$7,400	
C9	Progress Meeting with Public Works 1 per month	18	18				\$3,870	
	Subtotal Phase 3 - Hours	346	440	444	292	1		
	Subtotal Phase 3 - Cost	\$48,440	\$33,000	\$28,860	\$16,060	\$55	\$126,415	

Tasks	Architecture/Interior Design/Security	Principal	Architect II	Architect I	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$65	\$55	\$55		
PHASE IV- BID/NEGOTIATION (B/N) PHASE								
D1	Prepare Contract Documents & Construction Plan Sets	4	16			2	\$1,870	
D2	Consult during bidding - Field questions from bidders	4	40		24		\$4,880	
D3	Pre-Bid Conference & prepare clarifications	4	12		12		\$2,120	
D4	Prepare & Issue Addendums during bidding		16		12	2	\$1,970	
D5	Attend Bid Opening meeting	2	2		2		\$540	
D5.1	Prepare Bid Tab		2			2	\$260	
D6	Evaluate bids & make recommendation to city	4	4				\$860	
D7	Assist City with preparing Notice to Proceed	1				1	\$195	
D8	Pre-Construction Conference	4	4		4		\$1,080	
D8.1	Provide the Contractor with contract documents as stipulated by the project manual.		2			1	\$205	
D9	Oversee Security System Bidding	16	12			2	\$3,250	
	Subtotal Phase 4 - Hours	39	110	0	54	10		
	Subtotal Phase 4 - Cost	\$5,460	\$8,250	\$0	\$2,970	\$550	\$17,230	

Tasks	Architecture/Interior Design/Security	Principal	Architect II	Architect I	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$65	\$55	\$55		
PHASE V - CONSTRUCTION ADMINISTRATION (CA) PHASE								
E1	Review monthly applications for payment	12	24				\$3,480	
E2	Review testing reports	8	12				\$2,020	
E3	Provide Construction oversight - Office						\$0	
	Track drawing revisions		24	12			\$2,580	
	Issue ASI, change orders & PR's as needed	8	24	12			\$3,700	
E4	Site Visits - 52 visits (estimated 1 per week)	52	208	104	26		\$31,070	
	Coordinate with Const. progress meetings						\$0	
E4.1	Provide Field Reports on Site Observations		104			52	\$10,660	
E5	Receive & process submittals		200	100		50	\$24,250	
E6	Respond to RFI's		104	52			\$11,180	
E7	Prepare Final Punch List for owner						\$0	
E7.1	Punch List	24	36	32	32	4	\$10,120	
E7.2	Return to Site for completion review		4	4			\$560	
E8	Coordinate the installation of owner's FF&E items				32		\$1,760	
E9	Coordinate As-Built completion with contractor		32	24			\$3,960	
E10	Complete owner's submittal documents		24			\$12	\$2,460	
E11	Oversee Security Systems Construction	80	24				\$13,000	
	Subtotal Phase 5 - Hours	184	820	340	90	118		
	Subtotal Phase 5 - Cost	\$25,760	\$61,500	\$22,100	\$4,950	\$6,490	\$120,800	

Exhibit B - Summary

Client: Overland Park, KS
 Project: Overland Park Public Safety Facility

Architecture/Interior Design/Security



Tasks	Architecture/Interior Design/Security	Principal	Architect II	Architect I	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$65	\$55	\$55		

PHASE I - SCHEMATIC DESIGN	SUBTOTAL - HOURS	64	154	56	50	0		
	- COST	\$8,960	\$11,550	\$3,640	\$2,750	\$0	\$26,900	8%
PHASE II - DESIGN DEVELOPMENT	SUBTOTAL - HOURS	174	216	176	176	14		
	- COST	\$24,360	\$16,200	\$11,440	\$9,680	\$770	\$62,450	18%
PHASE III - CONSTRUCTION DOCUMENTS	SUBTOTAL - HOURS	346	440	444	292	1		
	- COST	\$48,440	\$33,000	\$28,860	\$16,060	\$55	\$126,415	36%
PHASE IV - BIDDING/NEGOTIATION	SUBTOTAL - HOURS	39	110	0	54	10		
	- COST	\$5,460	\$8,250	\$0	\$2,970	\$550	\$17,230	5%
PHASE V - CONSTRUCTION ADMINISTRATION	SUBTOTAL - HOURS	184	820	340	90	118		
	- COST	\$25,760	\$61,500	\$22,100	\$4,950	\$6,490	\$120,800	34%
								100%

GRAND TOTAL HOURS		807	1740	1016	662	143		
TOTAL FEE		\$112,980	\$130,500	\$66,040	\$36,410	\$7,865		

GRAND TOTAL FEE \$353,795

Exhibit B - Summary

Client: Overland Park, KS

Project: Overland Park Public Safety Facility

STRUCTURAL ENGINEERING



Tasks	STRUCTURAL ENGINEERING	Labor		
		Costs		

SUMMARY

All Tasks	58	99	93	
	\$9,280	\$11,385	\$8,835	\$29,500

GRAND TOTAL HOURS	58	99	93	
TOTAL FEE	\$9,280	\$11,385	\$8,835	\$29,500

Exhibit B - Summary

Client: Overland Park, KS

Project: Overland Park Public Safety Facility

MEP ENGINEERING



Tasks	MEP ENGINEERING	Principal	Architect II	Architect I	Labor Costs		
		\$140	\$75	\$65			

SUMMARY

All Tasks	110	149	145	128	144	32	
	\$16,500	\$19,370	\$15,950	\$12,800	\$10,800	\$2,080	\$77,500

GRAND TOTAL HOURS	110	149	145	128	144	32	
TOTAL FEE	\$16,500	\$19,370	\$15,950	\$12,800	\$10,800	\$2,080	

GRAND TOTAL FEE \$77,500

Exhibit B

Client: Overland Park, KS

Project: Overland Park Public Safety Facility



CIVIL

Tasks	CIVIL ENGINEERING	Principal	PM/PE	Engineer'g Tech	Clerical	Labor Costs
		\$170	\$125	\$105	\$70	
C3	PRELIMINARY SITE DEVELOPMENT PLAN					
	Preparation of Prelim. Site Plan	2	9	20	2	\$3,705
	Meetings	2	4			\$840
C4	FINAL SITE DEVELOPMENT PLAN					
	Preparation of Final Site Plan	2	8	16	1	\$3,090
	Meetings		2			\$250
C5	PRELIMINARY STORMWATER MANAGEMENT PLA					
	Calculations		6			\$750
	Prepare Exhibits		2	11		\$1,405
	Prepare Report	1	8		2	\$1,310
C6	FINAL STORMWATER MANAGEMENT PLAN					
	Calculations		4			\$500
	Prepare Exhibits		2	3		\$565
	Prepare Report	1	1		2	\$435
C7	SITE IMPROVEMENT CONSTRUCTION PLANS					
	Title Sheet	2	6	12		\$2,350
	Detail Sheets	2	6	12		\$2,350
	Grading Plan	2	12	20		\$3,940
	Top of Curb Plan	2	12	24		\$4,360
	Dimension & Paving Plan	2	12	16		\$3,520
	Storm Sewer Plan & Profiles	2	16	24		\$4,860
	Site Lighting Plan	2	12	20		\$3,940
	Utility Plan	2	16	28		\$5,280
C8	RETAINING WALL PLANS					
	Retaining Wall Plans	2	8	18		\$3,230

Exhibit B

Client: Overland Park, KS

Project: Overland Park Public Safety Facility



CIVIL

Tasks	CIVIL ENGINEERING	Principal	PM/PE	Engineer'g Tech	Clerical	Labor Costs
		\$170	\$125	\$105	\$70	
C9	STORMWATER TREATMENT PLANS					
	Title Sheet		2	12		\$1,510
	Plan Sheet	1	2	12		\$1,680
	Detail Sheet	1	2	4		\$840
C11	SANITARY SEWER MAIN EXTENSION PLANS					
	Title Sheet	1	2	12		\$1,680
	Plan & Profile Sheet	2	12	38		\$5,830
	Detail Sheet	1	2	10		\$1,470
	Easement					\$0
C12	PUBLIC IMPROVEMENT PLANS					
	Street Plan & Profile	4	32	40		\$8,880
	Pavement Marking & Signage	2	12	24		\$4,360
	Intersection Details	2	10	16		\$3,270
	Traffic Control	2	10	16		\$3,270
	Street Lighting Plans	2	12	24		\$4,360
	Storm Sewer Plan & Profiles	2	12	24		\$4,360
	Detail Sheets	2	4	12		\$2,100
C13	TRAFFIC SIGNAL PLANS					
	Plan Sheets	24	32	56		\$13,960
	Detail Sheets	5	12	16		\$4,030
C14	BIDDING & CONSTRUCTION PHASE					
	Bidding Assistance	1	8	2		\$1,380
	Construction Administration	4	24	8		\$4,520
	Total - Hours	82	336	550	7	
	Total - Cost	\$13,940	\$42,000	\$57,750	\$490	


Exhibit B - Summary						
Client: Overland Park, KS						
Project: Overland Park Public Safety Facility						
CIVIL						
Tasks	CIVIL ENGINEERING	Principal	PM/PE	Engineer'g Tech	Clerical	Labor Costs
		\$170	\$125	\$105	\$70	
SUMMARY						
CIVIL ENGINEERING						
	TOTAL - HOURS	77	336	550	7	
	TOTAL - COST	\$13,940	\$42,000	\$57,750	\$490	
GRAND TOTAL HOURS						970
TOTAL FEE						\$114,180

Exhibit B

Client: Overland Park, KS
 Project: Overland Park Public Safety Facility



Landscape Architecture

Tasks	LANDSCAPE ARCHITECTURE	Landscape Architect	Labor Costs		
		\$110			
PHASE I - SCHEMATIC DESIGN PHASE					
C9	STORMWATER TREATMENT PLANS				
C9.1	Title Sheet	16	\$1,760		
C9.2	Plan Sheet	2	\$220		
C10	LANDSCAPE ARCHITECTURE				
C10.1	Preliminary Site Development Plan	8	\$880		
C10.2	Final Site Development Plan	12	\$1,320		
C10.3	Construction Plans	21	\$2,310		
C14	Bidding & Construction				
C14.1	Bidding Assistance	1	\$110		
C14.2	Construction Administration	6	\$660		
	Total - Hours	66			
	Total - Cost		\$7,260		

Exhibit B - Summary

Client: Overland Park, KS
 Project: Overland Park Public Safety Facility



Landscape Architecture

Tasks	LANDSCAPE ARCHITECTURE	Landscape Architect	Labor Costs		
		\$110			

SUMMARY

Landscape Architecture					
		TOTAL - HOURS	66		
		TOTAL - COST	\$7,260		

GRAND TOTAL HOURS		66			
TOTAL FEE		\$7,260			
			GRAND TOTAL FEE	\$7,260	

Exhibit B

Client: Overland Park, KS

Project: Overland Park Public Safety Facility



GEOTECHNICAL INVESTIGATION/REPORT

Tasks	GEOTECHNICAL INVESTIGATION/REPORT	Engineer	Crew	Samples	Samples	Samples	Admin. Assist.	Labor Costs	Expenses		
		\$140	\$160	\$10	\$75	\$50	\$50		\$4		
PHASE I -SCHEMATIC DESIGN PHASE											
A1	Field Activities										
A1.1	Moblization							\$0	\$80		
A1.2	Drill Crew		8					\$1,280			
A2	Laboratory Testing										
A2.1	Natural Moisture Content			15				\$150			
A2.2	Sample Unit Density			7				\$70			
A2.3	Atterburg Limits				3			\$225			
A2.4	Unconfined Compression Test (soil)					4		\$200			
A3	Geotechnical Report										
A3.1	Geotechnical Engineer	11						\$1,540			
A3.2	Administrative Assistant						5	\$250			
	Subtotal Phase 1 - Hours	11	8	22	3	4					
	Subtotal Phase 1 - Cost	\$1,540	\$1,280	\$220	\$225	\$200		\$3,715	\$80	\$3,795	



Exhibit B - Summary

Client: Overland Park, KS
 Project: Overland Park Public Safety Facility

Geotechnical Investigation

Tasks	GEOTECHNICAL INVESTIGATION/REPORT	Engineer	Crew	Samples	Samples	Samples	Admin. Assist.	Labor Costs	Expenses		
		\$140	\$75	\$65	\$55	\$55					

SUMMARY

PHASE I	TOTAL - HOURS	11	8	22	3	4					
	TOTAL - COST	\$1,540	\$1,280	\$220	\$225	\$200		\$3,715	\$80	\$3,795	

GRAND TOTAL HOURS	11	8	22	3	4					
TOTAL FEE	\$1,540	\$1,280	\$220	\$225	\$200					
GRAND TOTAL FEE										\$3,795

Tasks	FF&E DESIGN/PROCUREMENT/INSTALLATION	Principal	Architect II	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$55	\$55		
PHASE II - DESIGN DEVELOPMENT (DD) PHASE							
B1	Prepare Design FF&E for DD	2	4	24		\$1,900	
B2	Review Design w/Each Department	4		4		\$780	
B3	Revise Design w/Department Input	0		8		\$440	
B4	Update Cost Estimate	2	2	12		\$1,090	
B5	Review Cost Estimate w/City (1 meeting)	2		2		\$390	
B6	Update Cost Estimate w/City Input	0		2		\$110	
B7	Provide Final DD Design & Cost Estimate	1		8	1	\$635	
	Subtotal Phase 2 - Hours	5	2	32	1		
	Subtotal Phase 2 - Cost	\$700	\$150	\$1,760	\$55	\$5,345	

Tasks	FF&E DESIGN/PROCUREMENT/INSTALLATION	Principal	Architect II	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$55	\$55		
PHASE III - CONSTRUCTION DOCUMENTS (CD) PHASE							
C1	Prepare FF&E Design for CD	1		80		\$4,540	
C2	Review Final Design w/Each Department	4		4		\$780	
C3	Revise Final Design w/Department Input			4		\$220	
C4	Update Final Cost Estimate	1	2	16		\$1,170	
C5	Review Final Design w/City (1 meeting)	2		2		\$390	
C6	Update Final Cost Estimate w/City Input	1		2		\$250	
C7	Provide Final Design & Cost Estimate			2	1	\$165	
C8	Prepare Specifications for FF&E	8		40		\$3,320	
C9	Prepare Bid Requirements for FF&E	4		32		\$2,320	
						\$0	
						\$0	
	Subtotal Phase 3 - Hours	21	2	182	1		
	Subtotal Phase 3 - Cost	\$2,940	\$150	\$10,010	\$55	\$13,155	

Exhibit B - Summary

Client: Overland Park, KS

Project: Overland Park Public Safety Facility



Tasks	FF&E DESIGN/PROCUREMENT/INSTALLATION	Principal	Architect II	Interior Designer	Clerical	Labor Costs	
		\$140	\$75	\$55	\$55		

SUMMARY

PHASE I - SCHEMATIC DESIGN	SUBTOTAL - HOURS	11	7	78	0			
	- COST	\$1,540	\$525	\$4,290	\$0	\$6,355		16%
PHASE II - DESIGN DEVELOPMENT	SUBTOTAL - HOURS	5	2	32	1			
	- COST	\$700	\$150	\$1,760	\$55	\$2,665		7%
PHASE III - CONSTRUCTION DOCUMENTS	SUBTOTAL - HOURS	21	2	182	1			
	- COST	\$2,940	\$150	\$10,010	\$55	\$13,155		33%
PHASE IV - BIDDING/NEGOTIATION	SUBTOTAL - HOURS	8	0	52	8			
	- COST	\$1,120	\$0	\$2,860	\$440	\$4,420		11%
PHASE V - CONSTRUCTION ADMINISTRATION	SUBTOTAL - HOURS	6	0	236	0			
	- COST	\$840	\$0	\$12,980	\$0	\$13,820		34%
								100%

GRAND TOTAL HOURS		51	11	580	10			
TOTAL FEE		\$7,140	\$825	\$31,900	\$550			

GRAND TOTAL FEE \$40,415

Exhibit B - Summary

Client: Overland Park, KS
 Project: Overland Park Public Safety Facility
 Architectural, Interior Design, Structural Engineering,
 MEP Engineering, Civil Engineering, Survey,
 Landscape Architecture, Geotechnical
 Investigation/Report & FF&E Services



ALL SERVICES			Labor Costs			
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SUMMARY

1	Architectural/Interior Design/Security	\$	353,795	
2	Structural Engineering	\$	29,500	
3	MEP Engineering	\$	77,500	
4	Civil Engineering	\$	114,180	
5	Survey	\$	9,100	
6	Landscape Architecture	\$	7,260	
7	Geotechnical Investigation/Report	\$	3,795	
8	FF&E Services	\$	40,415	

TOTAL FEE	\$	635,545
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ESTIMATED REIMBURSEABLE EXPENSES		
Printing, Miscellaneous, Mileage (excludes bid doc. printing)	\$	63,555
TOTAL FEES & EXPENSES	\$	699,100