



**City of Grain Valley Board of Aldermen  
Regular Meeting Agenda**

June 27, 2022

7:00 P.M.

**Open to the Public**

Located in the Council Chambers of City Hall  
711 Main Street | Grain Valley, Missouri

**ITEM I: Call to Order**

- Mayor Mike Todd

**ITEM II: Roll Call**

- City Clerk Jamie Logan

**ITEM III: Invocation**

- Pastor Mike Cassidy of Faith United Methodist Church

**ITEM IV: Pledge of Allegiance**

- Alderman Darren Mills

**ITEM V: Approval of Agenda**

- City Administrator Ken Murphy

**ITEM VI: Proclamations**

- None

**ITEM VII: Citizen Participation**

- Citizens are asked to please limit their comments to two (2) minutes

**ITEM VIII: Consent Agenda**

- June 7, 2022 – Board of Aldermen Special Meeting Minutes
- June 27, 2022 – Accounts Payable

**ITEM IX: Previous Business**

- None

**ITEM X: New Business**

- Request to approve 2022-2023 liquor license renewals for the following businesses in the City of Grain Valley:
  - B & B Theatres Operating Co Inc. dba B&B Theatres Grain Valley Marketplace 8
  - Captain's Pub LLC
  - Casey's General Store #2209
  - Casey's General Store #2808
  - Casey's General Store #3325
  - Cosentino's Price Chopper #325
  - Discount Liquor & Smokes
  - Dollar General Store #9597

- El Tequilazo Cocina Y Cantina
- Impact Motor Sports, LLC dba Valley Speedway
- Iron Kettle Brewing LLC
- JY Amigo's Inc. dba El Maguey
- Outerbelt Entertainment dba MO Country
- QuikTrip Corporation
- Temp-Stop, LLC
- The Pub and Patio, LLC
- Catering Liquor License – Grain Valley Fair Beer Garden September 10-11, 2022
  - Outerbelt Entertainment dba MO Country

**ITEM XI: Presentations**

- Auditor Presentation by Troutt Beeman & Co., P.C.

**ITEM XII: Public Hearing**

- None

**ITEM XIII: Resolutions**

**ITEM XIII (A)**      **A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Filing of an Application With the Missouri Department of Natural Resources, Financial Assistance Center's State ARPA Grant Programs for Subaward of Federal Assistance Provided to the State of Missouri by the US Department of the Treasury ("Treasury") Pursuant to Section 602(B) of the Social Security Act, as Added by Section 9901 of the American Rescue Act, (Pub. L. No. 117-2 (March 11, 2021), 135 Stat. 4, 223-26)**  
 R22-50  
*Introduced by Alderman Ryan Skinner*

To authorize the City Administrator to submit an application for an ARPA Grant to replace the box culvert on Duncan Road just east of Rust Road.

**ITEM XIII (B)**      **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Adopting the 2023-2027 Grain Valley Capital Improvements Plan**  
 R22-51  
*Introduced by Alderman Dale Arnold*

To approve a resolution adopting the 2023-2027 Capital Improvements Plan ("CIP") as approved via resolution number R21-27

**ITEM XIII (C)**      **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri, Authorizing the City Administrator to Enter Into a Forty-Eight (48) Month Lease Agreement With GFI Digital for Sharp Copier and Printer Equipment**  
 R22-52  
*Introduced by Alderman Shea Bass*

To upgrade lease equipment for all City departments to include fax, scan, print and copy capabilities

**ITEM XIII (D)**      **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri, Authorizing the City Administrator to Approve a Purchase for Fence Replacement at Three Water Stations**  
 R22-53  
*Introduced by Alderman Tom Cleaver*

To replace three failing fences, to secure water valve stations and maintain an aesthetic look

**ITEM XIII (E)**      **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri, Authorizing the City Administrator to Enter Into an Agreement With McCown Gordon Construction, LLC for Construction Management Services**  
R22-54  
*Introduced by Alderman Rick Knox*

To complete the design/construction team for the new Police facility

**ITEM XIV:      Ordinances**

- None

**ITEM XV:      City Attorney Report**

- City Attorney

**ITEM XVI:      City Administrator & Staff Reports**

- City Administrator Ken Murphy
- Deputy City Administrator Theresa Osenbaugh
- Captain Palecek Police Department
- Finance Director Steven Craig
- City Engineer Dick Tuttle
- Parks & Recreation Director Shannon Davies
- City Clerk Jamie Logan

**ITEM XVII:      Board of Aldermen Reports & Comments**

- Alderman Dale Arnold
- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Rick Knox
- Alderman Darren Mills
- Alderman Ryan Skinner

**ITEM XVIII:      Mayor Report**

- Mayor Mike Todd

**ITEM XIX:      Executive Session**

- Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended
- Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended
- Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended.

**ITEM XX: Adjournment**

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**Please Note**

*The next scheduled meeting of the Board of Aldermen is a Regular Meeting on July 11, 2022 at 7:00 P.M. The meeting will be in the Council Chambers of the Grain Valley City Hall.*

*Persons requiring an accommodation to participate in the meeting should contact the City Clerk at 816.847.6211 at least 48 hours before the meeting.*

*The City of Grain Valley is interested in effective communication for all persons.*

*Upon request, the minutes from this meeting can be made available by calling 816.847.6211.*

*Consent*

*Agenda*

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**ITEM I: Call to Order**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Special Session on June 7, 2022, at 1:00 p.m. via Zoom Conference
- The meeting was called to order by Mayor Mike Todd

**ITEM II: Roll Call**

- City Clerk Jamie Logan called roll
- *Present: Arnold, Bass, Cleaver, Mills, Skinner*
- *Absent: Knox*

**-QUORUM PRESENT-**

**ITEM III: Approval of Agenda**

- No Changes

**ITEM IV: Consent Agenda**

- May 23, 2022 – Board of Aldermen Regular Meeting Minutes
- May 31, 2022 – Board of Aldermen Workshop Minutes
- June 4, 2022 – Board of Aldermen Special Meeting Minutes
- June 7, 2022 – Accounts Payable
- *Alderman Cleaver made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Bass*
  - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 5-0-*

**ITEM V: New Business**

- Cancel June 13, 2022 Board of Aldermen Meeting
- *Alderman Mills made a Motion to Cancel the June 13, 2022 Board of Aldermen Meeting*
- *The Motion was Seconded by Alderman Skinner*
  - *No discussion*
- *Motion to Cancel the June 13, 2022 Board of Aldermen Meeting was voted on with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 5-0-*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Shea Bass  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

Alderman Rick Knox

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
City Clerk Jamie Logan

**ITEM VI: Resolutions**

**Resolution No. R22-49** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Sign an Agreement With Missouri Main Street Connection for Participation in the Missouri Main Street Program

- *Alderman Mills moved to approve Resolution No. R22-49*
- *The Motion was Seconded by Alderman Cleaver*
  - Last step in the Missouri Main Street Connection Agreement; this will be submitted and then we can get started with the program
- *Resolution No. R22-49 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R22-49 Approved: 5-0-**

**ITEM VII: Executive Session**

- *Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended, Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended and Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended.*
- *Alderman Cleaver moved to close the Regular Meeting for items related to Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended, Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended and Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended.*
- *The motion was seconded by Alderman Bass*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Bass, Cleaver, Mills, Skinner*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Shea Bass  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

Alderman Rick Knox

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
City Clerk Jamie Logan



- *Nay: None*
- *Abstain: None*

**-Motion Carried:5-0-**

**- The regular meeting closed at 1:05 PM-**

- *Alderman Mills moved to open the Regular Meeting*
- *The motion was seconded by Alderman Cleaver*
  - *No Discussion*
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Bass, Cleaver, Mills, Skinner*
  - *Nay: None*
  - *Abstain: None*

**- Motion Carried: 5-0-**

**- The regular meeting opened at 1:26 PM-**

**ITEM VIII: Adjournment**

- The meeting adjourned at 1:26 P.M.

Minutes submitted by:

\_\_\_\_\_  
Jamie Logan  
City Clerk

\_\_\_\_\_  
Date

Minutes approved by:

\_\_\_\_\_  
Mike Todd  
Mayor

\_\_\_\_\_  
Date

**ELECTED OFFICIALS PRESENT**  
Mayor Mike Todd  
Alderman Shea Bass  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**  
Alderman Rick Knox

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
City Clerk Jamie Logan

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	19.02
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,780.47
		PETTY CASH	COMM DEV CASH DRAWER	100.00
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	336.00
		AFLAC	AFLAC AFTER TAX	126.59
			AFLAC CRITICAL CARE	20.16
			AFLAC PRETAX	282.65
			AFLAC-W2 DD PRETAX	233.13
		MISCELLANEOUS POWER HOME SOLAR LLC	20220214	537.15
		MIDWEST PUBLIC RISK	DENTAL	161.91
			OPEN ACCESS	268.80
			OPEN ACCESS	242.55
			OPEN ACCESS	188.30
			HSA	321.30
			HSA	1,735.64
			HSA	43.97
			VISION	32.00
			VISION	47.20
			VISION	121.00
			VISION	14.35
		HSA BANK	HSA - GRAIN VALLEY, MO	424.90
			HSA - GRAIN VALLEY, MO	608.64
			LOR	100.00-
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	292.30
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	295.45
			FLEX PLAN	25.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	865.68
			MISSIONSQUARE 457	475.00
			MISSIONSQUARE ROTH IRA	38.49
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,761.65
			SOCIAL SECURITY	5,051.93
			MEDICARE	<u>1,181.53</u>
			TOTAL:	24,532.76
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	BACKGROUND SCREENINGS	178.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	380.20
		ARC PHYSICAL THERAPY PLUS LP	WORKSTEPS: ROSELLI	150.00
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	18.74
		MIDWEST PUBLIC RISK	DENTAL	52.35
			HSA	504.89
			HSA	332.08
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	18.64
		CONCENTRA MEDICAL CENTERS	HIBDON/TODD/DOWNEY/ROSELLI	384.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	167.54
			MEDICARE	39.19
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	38.00
		CHERRYROAD MEDIA INC	APR 2022 HELP WANTED	130.00
		TFORCE LOGISTICS EAST, LCC	STAAT DRUG TESTING SERVICE	<u>215.00</u>
			TOTAL:	2,758.63
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	SERVICE TO DRAPER'S LATITU	151.00
		CDW GOVERNMENT	PD Computer Purchase	<u>2,380.00</u>
			TOTAL:	2,531.00
BLDG & GRDS	GENERAL FUND	KENNYCO INDUSTRIES	SERVICE TO FIRE ALARM SYST	184.93

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SPIRE	517 GREGG ST	41.72
			624 JAMES ROLLO CT	9.82
			711 S MAIN ST	37.09
		EVERGY	513 GREGG ST	46.42
			600 BUCKNER TARNSEY	11.47
			596 BUCKNER TARSNEY	15.01
			CAPPELL & FRONT, PH, PUBL	11.45
			618 JAMES ROLLO CT	81.57
			1608 NW WOODBURY	40.35
			6100 S BUCKNER TARNSEY	11.47
			618 JAMES ROLLO CT, B	19.65
			711 MAIN ST	1,265.28
			ROCK CREEK/JAMES ROLLO	23.14
			517 GREGG ST	90.00
			1805 NW WILLOW DR	40.30
		SUMMIT GENERAL CONTRACTING LLC	DRAIN PIPE IN MECHANICAL R	155.36
		STANGER INDUSTRIES INC	MOVE THERMOSTAT	462.68
		MARELLY AEDS & FIRST AID	(10) 123 LITHIUM BATTERY	<u>75.25</u>
			TOTAL:	2,622.96
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	484.64
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	2.45
			COPY PAPER	38.99
		MIDWEST PUBLIC RISK	DENTAL	32.79
			HSA	557.44
		HSA BANK	HSA - GRAIN VALLEY, MO	99.13
			LOR	75.00-
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	39.10
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	267.48
			MEDICARE	62.57
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>197.00</u>
			TOTAL:	1,706.59
ELECTED	GENERAL FUND	PAPA MURPHYS	STAFF APPRECIATION LUNCH	360.00
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>133.00</u>
			TOTAL:	493.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	247.47
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	332.08
		HSA BANK	HSA - GRAIN VALLEY, MO	50.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	24.25
		MOGFOA	CRAIG: 2022 WINTER SEMINAR	125.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	113.91
			MEDICARE	26.65
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>19.00</u>
			TOTAL:	956.31
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	242.59
		OFFICE DEPOT	STORAGE BOXES/FOLDERS/CLOR	171.85
		RAY COUNTY TREASURER/COUNTY	MAY 2022 BILLING	135.00
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	306.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	16.30

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	178.28
			MEDICARE	41.69
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>19.00</u>
			TOTAL:	1,203.71
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	210.97
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	664.15
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	14.18
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	140.40
			MEDICARE	<u>32.84</u>
			TOTAL:	1,197.44
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	119.40
		OREILLY AUTOMOTIVE INC	GAUGE & HOSE	21.99
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	153.00
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	8.03
		CINTAS CORPORATION # 430	FLEET UNIFORMS	4.70
			FLEET UNIFORMS	4.70
			FLEET UNIFORMS	4.70
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	59.17
			MEDICARE	<u>13.84</u>
			TOTAL:	444.48
POLICE	GENERAL FUND	GALLS LLC	RALLYFORCE TALL SIDE ZIP B	153.95
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	8,003.26
			MONTHLY CONTRIBUTIONS	421.91
		PETTY CASH	GAS FOR JOPLIN OFFICER FUN	35.43
			VICTIM HOME REPAIR	10.83
			VICTIM HOME REPAIR	14.32
		ADVANCE AUTO PARTS	STABILIZER BAR LINK KIT	44.80
			CABIN AIR FILTER 1 EA PR	14.99
		OFFICE DEPOT	MEMO BOOKS	11.88
			SHARPIES/FOLDERS/PAPER/INK	123.12
		OREILLY AUTOMOTIVE INC	12 OUNCE & CABIN FILTER	76.67
			MICRO-V BELT	17.92
			CABIN FILTER	10.31
		LEXISNEXIS RISK DATA MGMT INC	MAY 2022 MINIMUM COMMITMEN	150.00
		GOODYEAR COMMERCIAL TIRE	3) GY 255/60R18 EAG ENFORC	460.23
		MIDWEST PUBLIC RISK	DENTAL	198.00
			DENTAL	488.60
			OPEN ACCESS	1,271.20
			OPEN ACCESS	1,158.00
			OPEN ACCESS	836.45
			OPEN ACCESS	735.70
			HSA	1,009.80
			HSA	2,448.00
			HSA	4,649.05
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00
			HSA - GRAIN VALLEY, MO	900.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	416.22
		METRO FORD	KIT	128.54
		ROYAL SIGNS & GRAPHICS INC	VEHICLE GRAPHICS	80.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,604.86
			MEDICARE	843.08
		REJIS COMMISSION	SUPPORT	118.75
		GEARZONE PRODUCTS	TACT SQUAD EXPANDABLE BATO	12.95
			ASP DURA TEC AIRWEIGHT BAT	98.99
			HAIK BLACK EAGLE ATHLETIC	149.99
		CLUB CARWASH	CAR WASHES	190.00
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	570.00
		PRIME HEALTHCARE SERVICES - BLUE SPRIN	MEDICAL BILL 8/3/21	898.38
			MEDICAL BILL 8/4/21	933.00
		BUCKNER AUTO BODY AND PAINT	AUTO DAMAGE	<u>2,480.84</u>
			TOTAL:	34,370.02
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	163.20
		STEVEN SMITH	ANIMAL CONTROL PD FORMS	85.00
		MIDWEST PUBLIC RISK	OPEN ACCESS	386.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	10.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	81.60
			MEDICARE	<u>19.08</u>
			TOTAL:	745.86
PLANNING & ENGINEERING GENERAL FUND		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	920.38
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	59.69
			COPY PAPER	77.98
			PAPER CLIPS	6.52
		MIDWEST PUBLIC RISK	DENTAL	49.37
			DENTAL	10.23
			HSA	839.35
			HSA	171.27
		HSA BANK	HSA - GRAIN VALLEY, MO	205.72
			HSA - GRAIN VALLEY, MO	29.28
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	57.52
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	438.74
			MEDICARE	102.60
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	247.00
		GRECO LAWN & MAINTENANCE LLC	MOWING	<u>225.00</u>
			TOTAL:	3,440.65
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	22.60
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	548.57
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.54
			AFLAC-W2 DD PRETAX	57.27
		MIDWEST PUBLIC RISK	DENTAL	12.74
			HSA	128.52
			HSA	38.58
			VISION	8.00
			VISION	17.20
			VISION	2.20
		HSA BANK	HSA - GRAIN VALLEY, MO	185.00
			HSA - GRAIN VALLEY, MO	112.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	34.08
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	57.04
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	216.56
			MISSIONSQUARE 457	225.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MISSIONSQUARE ROTH IRA	123.73
			MISSIONSQUARE ROTH IRA	42.30
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,463.86
			SOCIAL SECURITY	1,325.56
			MEDICARE	<u>310.00</u>
			TOTAL:	5,084.44
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	837.57
		AT&T	U-VERSE PARK MAINTENANCE	79.54
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	11.11
		MIDWEST PUBLIC RISK	DENTAL	23.31
			DENTAL	48.86
			HSA	605.88
			HSA	396.29
			HSA	132.84
		HSA BANK	HSA - GRAIN VALLEY, MO	89.63
			HSA - GRAIN VALLEY, MO	140.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	59.37
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	405.97
			MEDICARE	94.93
		GRANITE INDUSTRIES, INC	Bounce House Dolly	750.00
			Bounce House Dolly	245.00
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>95.00</u>
			TOTAL:	4,015.30
PARKS STAFF	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	640.66
		VAN DIEST SUPPLY COMPANY	CREW SPECIALTY HERBICIDE	204.00
		HOME DEPOT CREDIT SERVICES	PALLET RETURN	20.00-
			PUSHBROOMS, DUST PAN, MULC	67.91
			PUSHBROOMS, DUST PAN, MULC	170.00
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	918.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		KENNYCO INDUSTRIES	SERVICE TO FIRE ALARM SYST	30.82
		SPIRE	600 BUCKNER TARSNEY RD	27.16
			624 JAMES ROLLO CT	4.91
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	41.89
		MEYER LABORATORY INC	LINER/ROLL TOWEL/MULTIFOLD	470.00
		EVERGY	701 SW EAGLES PWKY	117.45
			ARMSTRONG PARK	131.02
			ARMSTRON PARK DR	33.45
			ARSTRONG PK CONNCESSION 09	109.58
			ARMSTRONG PK 017576	222.47
			28605 E HWY AA	82.86
			JAMES ROLLO SHELTER #2	44.69
			MAIN-ARMSTRONG SHELTER 1	23.14
			618 JAMES ROLLO CT	40.79
			ARMSTRONG PARK - SANTA HOU	44.08
			6100 BUCKNER TARSNEY	90.92
			286050 E HWY AA - W FOOTBA	129.94
			618 JAMES ROLLO CT, B	9.81
		SUMMIT GENERAL CONTRACTING LLC	DRAIN PIPE IN MECHANICAL R	25.89
		STANGER INDUSTRIES INC	MOVE THERMOSTAT	77.11
		LAWN & LEISURE	WEEDEATER, STRING & MIX	338.79
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	363.35
			MEDICARE	84.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	4,804.67
RECREATION	PARK FUND	PETTY CASH	REIMBURSE CONCESSION PRODU	61.35
		OAK GROVE GIRLS SOFTBALL (OGGS)	Softball Umpire Fees	1,355.00
		HASTY AWARDS	PREK SOCCER TROPHIES	258.47
		HD GRAPHICS & APPAREL	T-ball Uniforms	2,405.00
			T-ball Uniforms	1,977.00
		BSN SPORTS INC	12" GIRLS SOFTBALLS	164.79
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	57.67
			MEDICARE	13.50
		JACKSON COUNTY UMPIRES ASSOCIATION LLC	Baseball Umpire Fees	1,970.00
			Baseball Umpire Fees	<u>820.00</u>
			TOTAL:	9,082.78
COMMUNITY CENTER	PARK FUND	UNIFIRST CORPORATION	JANITORIAL SUPPLIES	135.25
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	232.60
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	20.58
		MIDWEST PUBLIC RISK	DENTAL	36.00
			HSA	612.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
		SPIRE	713 S MAIN ST	314.12
			713 S MAIN ST A	41.69
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	27.31
		EVERGY	713 MAIN ST - COMM CENTER	2,145.70
			713 MAIN #A - MAIN PAVILIO	216.98
		MARY ALLGRUNN	5/31-6/9 LINE DANCING	147.00
		SAMANTHA PETRALIE	5/30-6/10 SILVERSNEAKERS	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	272.31
			MEDICARE	63.68
		JULIE HENGEL	5/30-6/6 SILVERSNEAKERS	<u>25.00</u>
			TOTAL:	4,540.22
POOL	PARK FUND	A&A ELECTRICAL INC	REPAIR OUTLET IN PUMP ROOM	70.00
		ALLIED REFRESHMENT	Concession Beverages	1,100.00
		VITAL SIGNS OF KC LLC	POOL SIGNS W/ NEW LOGO	366.00
		HOME DEPOT CREDIT SERVICES	DELUX RAIL KIT/DELUX WHITE	224.25
		ROYAL ROOTER & PLUMBING LLC	POOL PUMP REPAIR	200.00
		GREGS LOCK & KEY SERVICE INC	PUMP ROOM DOOR LOCK/HANDLE	185.00
		MEYER LABORATORY INC	TOILET TISSUE/MULTIFOLD/LI	485.00
		MIDWEST POOL MANAGEMENT	Pool Management Contract	27,500.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	226.27
			MEDICARE	<u>52.90</u>
			TOTAL:	30,409.42
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	187.03
		FAMILY SUPPORT PAYMENT CENTER	GROVE CASE 71049484	27.69
			DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	11.77
			OPEN ACCESS	26.88
			HSA	42.84
			HSA	77.14
			HSA	74.00
			VISION	1.60
			VISION	0.80



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	4.40
			VISION	3.94
		HSA BANK	HSA - GRAIN VALLEY, MO	8.49
			HSA - GRAIN VALLEY, MO	98.65
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	8.08
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	67.58
			MISSIONSQUARE 457	46.00
			MISSIONSQUARE ROTH IRA	46.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	557.67
			SOCIAL SECURITY	302.90
			MEDICARE	<u>70.84</u>
			TOTAL:	1,706.99
TRANSPORTATION	TRANSPORTATION	CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	179.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	608.70
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	13.22
		OREILLY AUTOMOTIVE INC	BATTERY	167.04
			3PK PAPER/VENT STICK/PB BL	5.48
		VANCE BROTHERS INC	VIRGIN SURFACE MIX 1/2"	465.50
		HOME DEPOT CREDIT SERVICES	BEHR/DRYDEX WALL REPAIR/PA	16.81
			ROLLER FRAME/BEHR/MICROFIB	18.83
			BERNZOMATIC/ANVIL SCRAPER/	19.16
		MENARDS - INDEPENDENCE	SHOVELS	22.38
		MIDWEST PUBLIC RISK	DENTAL	14.27
			DENTAL	45.13
			OPEN ACCESS	127.12
			HSA	201.96
			HSA	181.44
			HSA	265.66
			HSA	288.24
		HSA BANK	HSA - GRAIN VALLEY, MO	44.47
			HSA - GRAIN VALLEY, MO	129.28
		KENNYCO INDUSTRIES	SERVICE TO FIRE ALARM SYST	18.49
		SPIRE	405 JAMES ROLLO DR	13.69
			624 JAMES ROLLO CT	9.82
			711 S MAIN ST	3.18
			618 JAMES ROLLO CT	14.24
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	36.07
		MID AMERICAN SIGNAL INC	PROSTAR PS-15M SOLAR CONTR	375.00
		CINTAS CORPORATION # 430	PW UNIFORMS	29.79
			PW UNIFORMS	29.79
			PW UNIFORMS	29.79
		EVERGY	655 EAGLES PKWY	47.49
			618 JAMES ROLLO CT	81.57
			AA HWY & SNI-A-BAR BLVD	40.45
			702 SW EAGLES PKWY	38.85
			GRAIN VALLEY ST LIGHTS	13,156.64
			618 JAMES ROLLO CT, B	19.65
			711 MAIN ST	108.45
		SUMMIT GENERAL CONTRACTING LLC	DRAIN PIPE IN MECHANICAL R	15.53
		STANGER INDUSTRIES INC	MOVE THERMOSTAT	46.27
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	302.90
			MEDICARE	<u>70.83</u>
			TOTAL:	17,302.18
PUBLIC HEALTH	PUBLIC HEALTH	PETTY CASH	SENIOR LUNCH RAFFLE ITEMS	30.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	30.48
NON-DEPARTMENTAL	ARPA FUND	MISSOURI MAIN STREET CONNECTION	MO MAIN STREET	12,320.00
			TOTAL:	12,320.00
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,202.43
		FAMILY SUPPORT PAYMENT CENTER	GROVE CASE 71049484	110.77
			DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	36.56
			AFLAC-W2 DD PRETAX	52.70
		MISCELLANEOUS WARD DEVELOPMENT	10-256001-00	50.00
		WARD DEVELOPMENT	10-256010-00	50.00
		WARD DEVELOPMENT	10-256020-00	50.00
		WARD DEVELOPMENT	10-256070-00	50.00
		WARD DEVELOPMENT	10-256100-00	50.00
		HUSTON, JOE E	10-208100-04	64.22
		MADDEN, STEEVIE	10-221100-09	65.54
		COONTS, JEREMY	10-244800-11	4.43
		LINTHICUM, NANCY	10-246200-03	30.51
		BROWNFIELD, RICHARD	10-365500-12	65.54
		SMITH, MINDY	10-370980-06	15.54
		LUX, LOUIS	10-403500-00	33.67
		CROZIER, JEREMY	10-420700-01	8.33
		TRIAD INC	10-434500-02	15.54
		BURGE, MICHELLE	10-458240-01	15.54
		CORE CONTRACTORS LLC	10-801114-03	870.21
		SINNOTT, ELIZABETH	10-820140-10	78.70
		JONAS, SHIRLEY	10-820383-03	54.58
		KUNTZ, JOHN	10-850130-02	50.75
		MUSHEGYANTS, VLADIMI	10-910919-01	15.54
		MIDWEST PUBLIC RISK	DENTAL	77.48
			OPEN ACCESS	107.52
			HSA	364.14
			HSA	462.84
			HSA	332.48
			VISION	6.40
			VISION	10.80
			VISION	26.40
			VISION	21.71
		HSA BANK	HSA - GRAIN VALLEY, MO	98.34
			HSA - GRAIN VALLEY, MO	555.21
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	66.12
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	228.17
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	456.97
			MISSIONSQUARE 457	394.00
			MISSIONSQUARE ROTH IRA	273.21
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,709.67
			SOCIAL SECURITY	2,088.27
			MEDICARE	488.39
			TOTAL:	12,929.22
WATER	WATER/SEWER FUND	PEREGRINE CORPORATION	EVENT INSERTS	466.00
		CITY OF INDEPENDENCE UTILITIES	27246CCF 04/14-05/16	42,301.30
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,136.47
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	26.44
		OREILLY AUTOMOTIVE INC	3PK PAPER/VENT STICK/PB BL	10.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TRI-COUNTY WATER AUTHORITY	MAY 2022 TRI COUNTY WATER	25,181.10
			MAY 2022 TRI COUNTY WATER	63,186.34
		HOME DEPOT CREDIT SERVICES	BEHR/DRYDEX WALL REPAIR/PA	33.60
			ROLLER FRAME/BEHR/MICROFIB	37.64
			BERNZOMATIC/ANVIL SCRAPER/	38.33
		MENARDS - INDEPENDENCE	SHOVELS	44.77
		MIDWEST PUBLIC RISK	DENTAL	57.12
			DENTAL	148.58
			OPEN ACCESS	254.24
			HSA	858.33
			HSA	925.25
			HSA	796.97
			HSA	647.52
		HSA BANK	HSA - GRAIN VALLEY, MO	211.77
			HSA - GRAIN VALLEY, MO	400.73
		KENNYCO INDUSTRIES	SERVICE TO FIRE ALARM SYST	36.99
		SPIRE	405 JAMES ROLLO DR	27.40
			624 JAMES ROLLO CT	12.28
			711 S MAIN ST	6.36
			618 JAMES ROLLO CT	28.49
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	133.49
		CINTAS CORPORATION # 430	PW UNIFORMS	59.59
			PW UNIFORMS	59.59
			PW UNIFORMS	59.59
		LAMP RYNEARSON INC	Engineering Design	809.00
			Buckner Tarsney Water Des	8,661.87
			Eng Design Water Main	10,193.92
		EVERGY	825 STONE BROOK DR	140.28
			1301 TYER RD UNIT A	255.07
			618 JAMES ROLLO CT	101.97
			110 SNI-A-BAR BLVD	106.00
			1301 TYER RD UNIT B	187.01
			618 JAMES ROLLO CT	3,021.45
			618 JAMES ROLLO CT, B	24.56
			711 MAIN ST	216.90
			1012 STONEBROOK LN	152.95
		SUMMIT GENERAL CONTRACTING LLC	DRAIN PIPE IN MECHANICAL R	31.07
		STANGER INDUSTRIES INC	MOVE THERMOSTAT	92.54
		NEPTUNE TECHNOLOGY GROUP INC	NEW METERS	8,942.11
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,044.15
			MEDICARE	244.20
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>9.50</u>
			TOTAL:	172,421.82
SEWER	WATER/SEWER FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,136.49
		OFFICE DEPOT	SHARPIES/FOLDERS/PAPER/INK	26.43
		OREILLY AUTOMOTIVE INC	3PK PAPER/VENT STICK/PB BL	10.99
		HOME DEPOT CREDIT SERVICES	BEHR/DRYDEX WALL REPAIR/PA	33.60
			ROLLER FRAME/BEHR/MICROFIB	37.64
			BERNZOMATIC/ANVIL SCRAPER/	38.33
		MENARDS - INDEPENDENCE	SHOVELS	44.77
		MIDWEST PUBLIC RISK	DENTAL	57.14
			DENTAL	148.55
			OPEN ACCESS	254.24
			HSA	858.34
			HSA	925.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	796.97
			HSA	647.52
		HSA BANK	HSA - GRAIN VALLEY, MO	211.78
			HSA - GRAIN VALLEY, MO	400.71
		REDDI SERVICES, INC	SERVICE CALL FOR PUMP	195.00
		KENNYCO INDUSTRIES	SERVICE TO FIRE ALARM SYST	36.99
		SPIRE	405 JAMES ROLLO DR	27.40
			624 JAMES ROLLO CT	12.28
			711 S MAIN ST	6.35
			618 JAMES ROLLO CT	28.49
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JULY 2022 DISABILITY	133.49
		CINTAS CORPORATION # 430	PW UNIFORMS	59.59
			PW UNIFORMS	59.59
			PW UNIFORMS	59.59
		EVERGY	925 STONE BROOK	23.14
			WOODLAND DR	251.72
			405 JAMES ROLLO DR	446.46
			1326 GOLFVIEW DR, SEWER	71.73
			618 JAMES ROLLO CT	101.97
			WINDING CREEK SEWER	23.17
			618 JAMES ROLLO CT, B	24.56
			711 MAIN ST	216.90
			1201 SEYMOUR RD	23.14
			110 NW SNI-A-BAR PKWY	23.14
			ROCK CREEK/JAMES ROLLO	27.42
		SUMMIT GENERAL CONTRACTING LLC	DRAIN PIPE IN MECHANICAL R	31.07
		STANGER INDUSTRIES INC	MOVE THERMOSTAT	92.54
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,044.06
			MEDICARE	244.20
		MAYWOOD PRINTING CO., INC	2022 BUSINESS CARDS	<u>9.50</u>
			TOTAL:	9,902.22

===== FUND TOTALS =====

100	GENERAL FUND	77,003.41
200	PARK FUND	57,936.83
210	TRANSPORTATION	19,009.17
230	PUBLIC HEALTH	30.48
285	ARPA FUND	12,320.00
600	WATER/SEWER FUND	195,253.26
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	GRAND TOTAL:	361,553.15
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SELECTION CRITERIA

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SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 6/04/2022 THRU 6/20/2022  
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00  
GL POST DATE: 0/00/0000 THRU 99/99/9999  
CHECK DATE: 0/00/0000 THRU 99/99/9999  
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PAYROLL SELECTION

PAYROLL EXPENSES: NO  
EXPENSE TYPE: N/A  
CHECK DATE: 0/00/0000 THRU 99/99/9999  
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PRINT OPTIONS

PRINT DATE: None  
SEQUENCE: By Department  
DESCRIPTION: Distribution  
GL ACCTS: NO  
REPORT TITLE: C O U N C I L R E P O R T  
SIGNATURE LINES: 0  
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PACKET OPTIONS

INCLUDE REFUNDS: YES  
INCLUDE OPEN ITEM: YES  
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# *Resolutions*

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**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	6/27/2022	
<b>BILL NUMBER</b>	R22-50	
<b>AGENDA TITLE</b>	<p><b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER'S STATE ARPA GRANT PROGRAMS FOR SUBAWARD OF FEDERAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY ("TREASURY") PURSUANT TO SECTION 602(b) OF THE SOCIAL SECURITY ACT, AS ADDED BY SECTION 9901 OF THE AMERICAN RESCUE ACT, (PUB. L. No. 117-2 (MARCH 11, 2021), 135 STAT. 4, 223-26)</b></p>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	MARK TROSEN, DIRECTOR	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$0.00
	Budget Line Item:	N/A
	Balance Available	\$0
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To authorize the City Administrator to submit an application for an ARPA Grant to replace the box culvert on Duncan Road just east of Rust Road.	
<b>BACKGROUND</b>	<p>The newly completed Stormwater Master Plan Update found that the box culvert under Duncan Road just east of Rust Road did not have enough capacity to carry the minimum required storm and would overtop Duncan Road by more than one foot during a 100 year (1%) storm event. The Missouri Department of Natural Resources (MoDNR) has made ARPA funds available to help local governments with drainage improvements such as this.</p>	
<b>SPECIAL NOTES</b>	The grant is a competitive application and approval is not guaranteed.	

<b>ANALYSIS</b>	Staff has placed this project in the current 5-year Capital Improvement plan with design in 2024 and construction to follow pending grant approval. Presently staff is planning for the City to pay for any required land acquisition and design with City funds and construction with grant funding. The project has a total estimated cost of \$666,500 with the City funding approximately 28%.
<b>PUBLIC INFORMATION PROCESS</b>	N/A
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution and excerpt from the Stormwater Master Plan Update

CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*June 27, 2022*

RESOLUTION NUMBER  
R22-50

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE FILING OF AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER'S STATE ARPA GRANT PROGRAMS FOR SUBAWARD OF FEDERAL ASSISTANCE PROVIDED TO THE STATE OF MISSOURI BY THE U.S. DEPARTMENT OF THE TREASURY ("TREASURY") PURSUANT TO SECTION 602(b) OF THE SOCIAL SECURITY ACT, AS ADDED BY SECTION 9901 OF THE AMERICAN RESCUE ACT, (PUB. L. No. 117-2 (MARCH 11, 2021), 135 STAT. 4, 223-26)**

**WHEREAS**, under the terms of section 602(c) of Social Security Act and Treasury's regulations, the State of Missouri has authorized the making of grants to authorized applicants to aid in the completion of specific public projects ; and

**WHEREAS**, the City of Grain Valley's Stormwater Master Plan update states that the box culvert under Duncan Road (structure SW-300) is undersized and is in need of replacement.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The City Administrator is authorized to execute and file an application on behalf of the City of Grain Valley with the State of Missouri for grant funding to aid in the completion of a stormwater project to replace and upgrade the box culvert under Duncan Road east of Rust Road (Structure SW-300).

**SECTION 2:** That Kenneth Murphy, City Administrator is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by law or regulation, and to receive payment on behalf of the applicant.

*PASSED and APPROVED, via voice vote, ( \_\_\_ - \_\_\_ ) this \_\_\_ Day of \_\_\_, 2022.*

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Mike Todd, Mayor

ATTEST:

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Jamie Logan, City Clerk

[R22-50]

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### 7.3.3 Structure SB300 – Enlarge Capacity

#### Existing Conditions

The existing culvert at Duncan Road is a 12' x 8' RCB. This culvert is unable to convey a 10-year event and has 13.5 inches of overtopping for the 100-year event.

Struct. No.	Description (dimension in feet)	Length (ft)	Condition	10-yr Event (2004)		10-yr Event (2021)		100-yr Event (2004)		100-yr Event (2021)	
				Flow (cfs)	Overtop (in)	Flow (cfs)	Overtop (in)	Flow (cfs)	Overtop (in)	Flow (cfs)	Overtop (in)
SB-300	12'x8' RCB	44	Existing	765	5.40"	986	2.8	1,393	20.28"	1,832	13.6
			Future	887	7.68"	1,186	2.5	1,573	22.08"	1,882	14.2

#### Proposed Improvements

In order to meet APWA criteria, the existing culvert should be removed and replaced with a double 12' x 8' RCB. While the noted structure was cost estimated as it is likely the least cost structure, it is recommended that alternate structures be evaluated that may provide enhanced conveyance with less long-term maintenance. These include concrete arch spans and a single span bridge structure.

#### Conclusions

This capital improvement should be a low priority because of its location relative to currently planned development. However, if development of the area upstream or west of this crossing begins to increase, the City should consider this improvement.

#### Opinion of Probable Construction Cost

Description	Units	2022 Unit Price	Quantity	Cost
2-12'x8' RCB	CY	\$1,400.00	150	\$210,000
Clear and Grub	AC	\$5,000.00	1	\$5,000
Erosion Control	LS	\$5,000.00	1	\$5,000
Excavation	CY	\$20.00	600	\$12,000
Backfill and Compaction	CY	\$15.00	380	\$5,700
Seeding	AC	\$3,000.00	1	\$3,000
Demolish Structure	LS	\$10,000	1	\$10,000
Rip Rap	CY	\$100.00	150	\$15,000
Pavement Removal/Replacement	SF	\$85.00	260	\$22,100
<b>Subtotal</b>				<b>\$287,800</b>
Utility Relocation	%		20%	\$57,560
Mobilization	%		4%	\$11,512
Traffic	%		3%	\$8,634
<b>Subtotal</b>				<b>\$365,506</b>
Contingency	%		30%	\$109,651.80
<b>Construction Cost Opinion</b>				<b>\$475,158</b>

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**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	June 27, 2022
<b>RESOLUTION NUMBER</b>	R22-51
<b>AGENDA TITLE</b>	<b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI ADOPTING THE 2023-2027 GRAIN VALLEY CAPITAL IMPROVEMENTS PLAN</b>
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT
<b>PRESENTER</b>	Mark Trosen, Director of Community Development
<b>PURPOSE</b>	To approve a resolution adopting the 2023-2027 Capital Improvements Plan (“CIP”)
<b>BACKGROUND</b>	This is an update to the 2022-2026 CIP as Approved via Resolution Number R21-27
<b>SPECIAL NOTES</b>	None
<b>ANALYSIS</b>	None
<b>PUBLIC INFORMATION PROCESS</b>	Not Applicable
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission recommended approval at a meeting held on June 8, 2022.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, Cover Memo & FY 2023-2027 CIP

CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*June 27, 2022*

RESOLUTION NUMBER  
R22-51

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,  
MISSOURI ADOPTING THE 2023-2027 GRAIN VALLEY CAPITAL IMPROVEMENTS PLAN**

**WHEREAS,** the City of Grain Valley, Missouri is an expanding City in the growing county of Jackson, and

**WHEREAS,** it is the responsibility of the Board of Aldermen to act in all matters for the good and best interests of all citizens of Grain Valley, and

**WHEREAS,** the City of Grain Valley deems it necessary to provide a five (5) year plan for capital improvements, and

**WHEREAS,** the 2023-2027 Capital Improvements Plan ("CIP") will provide developers, property owners, businesses, the City, and Parks & Recreation Board a written reference guide to follow in an effort to implement capital improvements throughout the City, and

**WHEREAS,** the Planning & Zoning Commission recommended at a meeting held on June 8<sup>th</sup>, 2022 that the Board of Aldermen adopt the 2023-2027 CIP.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The Board of Aldermen of the City of Grain Valley, Missouri adopts the 2023-2027 Grain Valley Capital Improvements Plan in its entirety.

*PASSED and APPROVED (\_\_\_ - \_\_\_) this 27<sup>th</sup> Day of June, 2022.*

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Mike Todd  
Mayor

ATTEST:

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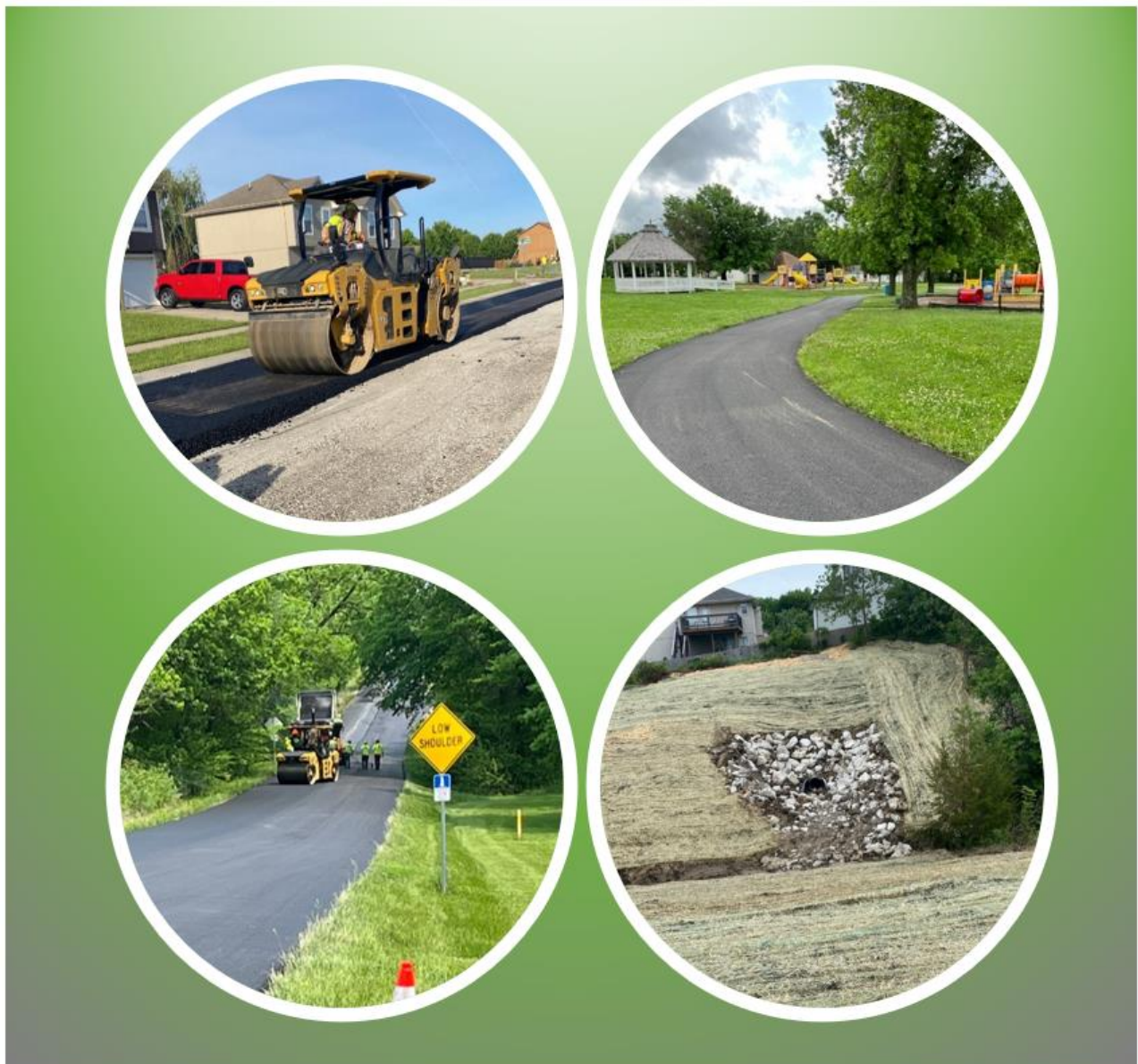
Jamie Logan  
City Clerk



# GRAIN VALLEY MISSOURI

LIFE OUTSIDE THE LINES

## *2023-2027 Capital Improvements Plan*



Approved By the Board of Alderman:

Resolution R22-



The Honorable Mike Todd and Board of Aldermen:

I am pleased to submit the proposed 2023-2027 Capital Improvements Plan (CIP). Capital improvements planning is the multi-year scheduling of large-scale capital improvements and major purchases. The CIP also acts as a public information document to advise residents and property owners of how the City plans to address significant capital needs over the next five years.

It is important to emphasize that the CIP is a flexible plan that can be altered as conditions, funding, priorities, and regulations change. With growing demands for project expenditures and a limited amount of Local, State and Federal resources available, it has become increasingly difficult to predict the availability of future funding for capital projects. As the population in Grain Valley continues to grow, so do the demands on City services. It is imperative that our organization plan the use of our limited dollars wisely to complete this plan and ultimately benefit all citizens of the City of Grain Valley.

The benefits of adopting a Capital Improvements Plan are as follows:

- Ensure that plans for community facilities are carried out.
- Improve scheduling of public improvements that require more than one year to construct.
- Provide an opportunity to acquire needed land before costs escalate.
- Provide an opportunity for long-range financial planning and management.
- Offer an opportunity for residents and community interest groups to participate in decisions that directly impact the future of Grain Valley.
- Take advantage of Grant Funding Opportunities.

The City of Grain Valley 2023-2027 Capital Improvements Plan provides general information about the CIP process and gives details regarding the funding of the projects:

- Capital Improvements Overview
- Capital Improvement Process
- Capital Improvement Plan Implementation
- Capital Improvement Funding

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Grain Valley, MO 64029  
816.847.6200

[cityofgrainvalley.org](http://cityofgrainvalley.org)

LIFE OUTSIDE THE LINES



Each of the above plan areas will contain the following details of each project:

- Project Title
- Project Type
- Department
- Description
- Justification
- Projected Cost Schedule
- Projected Funding Schedule

Highlights contained in the 2023-2027 CIP include:

- The proposed road improvement asphalt overlay program
- Water/Sewer capital improvement projects
- Significant street improvement and construction projects
- Recreational Trail System which has been narrowed down to the most immediate projects
- Vehicle and equipment replacement program
- Major Police Department purchases
- Use of Federal Funding

Preparation of the CIP and the projects reflected in it are the result of considerable effort from City staff. The CIP was presented for review and comment to the Planning and Zoning Commission on June 8, 2022.

Respectfully submitted,

Ken Murphy  
City Administrator

<b>PROJECT</b>	<b>PROJECT NAME</b>	<b>TOTAL</b>	<b>Year</b>	<b>Funded/Unfunded</b>
PR -5D	Park Trail Master Plan	\$ 362,000	Beyond	unfunded
PR-5E	Park Trail Master Plan	\$ 219,140	Beyond	unfunded
PR-5G	Park Trail Master Plan	\$ 370,755	Beyond	unfunded
PR-7A	Park Trail Master Plan	\$ 95,000	2023	funded
PR-7C	Park Trail Master Plan	\$ 75,300	Beyond	unfunded
PR-7D	Park Trail Master Plan	\$ 128,370	Beyond	unfunded
PR-7E	Park Trail Master Plan	\$ 289,212	Beyond	unfunded
PR-7F	Park Trail Master Plan	\$ 309,375	Beyond	unfunded
PR-7G	Park Trail Master Plan	\$ 346,142	2022/2023/2025	partially funded
PR-9	Park Trail Master Plan	\$ 586,630	2024/2026	unfunded
PR-10A	Park Trail Master Plan	\$ 322,350	Beyond	unfunded
PR-10B	Park Trail Master Plan	\$ 545,100	Beyond	unfunded
PR-11	Monkey Mountain Parking Lot	\$ 165,000	Beyond	unfunded
PW-3	Downtown Phase IIB Street Improvements	\$ 1,806,794	2023/2024	funded
PW-4A	Downtown Phase III Street Improvements	\$ 2,160,360	2026/2027/Beyond	unfunded
PW-4B	James Rollo Road Extension	\$ 964,570	2027/Beyond	unfunded
PW-6	James Rollo Sanitary Sewer Upgrade	\$ 1,017,710	2026/Beyond	funded
PW-24	Water Tower Upgrade	\$ 4,850,000	2023/2024	partially funded
PW-28	2023 Pavement Maintenance Program	\$ 876,000	2023	funded
PW-30	2024 Pavement Maintenance Program	\$ 709,620	2024	unfunded
PW-31	2025 Pavement Maintenance Program	\$ 537,300	2025	unfunded
PW-33	2026 Pavement Maintenance Program	\$ 593,400	2026	unfunded
PW-34	Eagles Parkway Phase A	\$ 2,383,450	2024/2025	unfunded
PW-36	Buckner Tarsney North Street Improvements	\$ 6,000,000	2024/2026	unfunded
PW-37	2027 Pavement Maintenance Program	\$ 567,600	2027	unfunded
PW-38	Roadway Scanning and Report Update	\$ 60,000	2025	unfunded
PW-39	SW Grain Valley Sewer System Expansion	\$ 452,500	2027/Beyond	unfunded
PW-40	NE Sewer Interceptor Phase 1	\$ 3,011,500	2024/2025	unfunded
PW-41	Duncan Road Box Culvert 9 (SB-300) Replacement	\$ 666,500	2024/2025	unfunded
VR-CD	Vehicle Replacment-Community Development	\$ 88,750	2023/2025/2027	unfunded
VR-PD	Vehicle Replacment-Police Department	\$ 347,100	2023-2027	unfunded
VR-PR	Vehicle/Equipment Replacment-Parks Department	\$ 143,300	2023-2027	unfunded
VR-PW	Vehicle/Equipment Replacment-Public Works	\$ 1,060,500	2023-2027	unfunded
PD-1	Police Duty Firearm Replacement	\$ 17,000	2023-2027	unfunded
	<b>TOTAL</b>	<b>\$ 32,128,328</b>		



LIFE OUTSIDE THE LINES

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## CAPITAL IMPROVEMENTS OVERVIEW

The City of Grain Valley's Capital Improvement Plan (CIP) is a major financial, public infrastructure and capital purchase planning tool for the City. The CIP is a statement of the City's policies and financial abilities to manage the physical development of the community and plan capital purchases. The development of a five (5) year CIP provides information for planned improvements and major capital purchases with anticipated funding and identifying potential funding sources. Through the presentation of the identified projects and purchases combined with funding availability and alternatives, the CIP presents a systematic plan for providing the needed improvements within a prioritized framework.

The proposed Fiscal Year 2023 to 2027 CIP for the City of Grain Valley sets the general schedule for which public improvements and major purchases are to be undertaken given the current circumstances. The CIP is not a static document, but rather, a fluid document that can be changed as the City's infrastructure and requirements change, development occurs, and funding opportunities become available or change.

The CIP includes projects that are fully, partially or not yet funded. Some projects that relate to capital improvements may come out of the same budget sources but are not included in the CIP. The five-year plan represents projects and major purchases that are proposed for funding at this time based on the current revenue projections but may change as priorities and available funding are updated.

As new projects are identified and new revenues become available, projects are added to the annual prioritized funding schedule.

There are several benefits that can be derived from developing and adopting a CIP. It can provide valuable information to citizens, developers, and businesses that are interested in the development of the community. The CIP provides a long-range financial planning and management tool for the Mayor, Board of Aldermen and City Staff. It will also help with the coordination of projects and timely planning for future developments. The CIP reflects the community's assets, needs and goals.

## **CAPITAL IMPROVEMENT PROCESS**

### **DEFINITION**

A capital improvement is a necessary or desirable project or major purchase that supports or improves and enhances the City's ability to provide safe and desirable services for the benefit of our community and the future of the City of Grain Valley. These projects directly affect the City's citizens as far as safety, travel and ability to conduct business within our community

### **IDENTIFICATION**

The need for capital improvements and major purchases may be identified by an appropriate master plan, vehicle and equipment replacement program, and by changes within a growing community or by regulatory legislation. Smart capital improvement identification provides the ability to change the appearance and make the community more desirable to existing and potential residents, businesses and industries. Projects and purchases are prioritized based on many factors including their critical necessity, effect on property values, city growth, and the overall health, safety and welfare of the citizens.

### **CREATION**

When a capital improvement has been identified, the Community Development Director, City Engineer or other Department Head defines the scope and prepares a preliminary cost estimate for design, acquisition of property, if applicable, construction and or acquisition or replacement of equipment. These cost estimates are general in nature.

## **CAPITAL IMPROVEMENT PROGRAM FUNDING**

### *Where Does the Money Come From?*

All funding sources that may be used for various capital improvements are reviewed each year. Most of the work to develop the CIP focuses on the balancing of available resources with the identified budget needs. Consideration must be given to legal limitations of debt capacity, as well as the impact of debt issuance on tax rates, and user charges. Financial analysis utilize staff projections of future bond sales, interest rates, population growth, increases in assessed valuation, user fees, potential grant opportunities and other variables. The following is a list of existing funding sources and definitions for each:

#### **General Fund**

The General Fund is the general operating fund of the City. It is used to account for all financial resources (assets, liabilities, revenues and expenditures) except those required to be accounted for

in another fund. These include the general governmental service such as general administration, municipal court, planning, public safety, and public works/ engineering. It can be and is used to provide funds for programs and projects where shortfalls exist.

### **Transportation Fund**

The Transportation Fund (Street Fund) is used for the Annual Paving Program, Ice and Snow Removal, and Street Maintenance. The main sources of revenue for this fund include a ½ cent transportation sales tax, motor vehicle sales tax, and a fuel tax.

### **Water/Sewer Fund**

The Water/Sewer Fund covers all expenses related to providing water and sewer to the residents and businesses in Grain Valley. The main sources of revenue for the Water/Sewer Fund come from:

- Rates and User Fees
- Tap Fees
- Impact Fees

### **Capital Improvements Fund**

The Capital Improvements Fund is funded solely by a ½ cent capital improvements sales tax. The revenues fund capital improvement items not provided in the General Fund.

### **G.O. Bond Fund**

The City is authorized to issue General Obligation Bonds payable from ad valorem taxes to finance capital improvement and equipment upon a two-thirds majority vote, and on general election dates, a four-sevenths majority vote, of the qualified voters. The Missouri Constitution permits the City to incur general obligation indebtedness for general purposes not to exceed 10 percent of the assessed valuation of taxable tangible property. The City is also permitted to incur general obligation indebtedness not to exceed an additional 10 percent for acquiring rights of way; to construct and improve streets, sanitary sewers, and storm sewers; and to purchase or construct waterworks plants.

## **ALTERNATIVE FUNDING SOURCES**

### **Tax Increment Financing (TIF)**

Tax Increment Financing provides for the capture of up to fifty percent of the incremental increase in Economic Activity Taxes (sales tax, franchise taxes, utility taxes) and up to one hundred percent of the incremental increase in property taxes on real property in a designated redevelopment project area, for a period of up to twenty-three years, in order to fund improvements.

### **Transportation Development Districts (TDD)**

Transportation Development Districts are geographic areas that may be designated to levy an additional sales or property tax assessment to pay for transportation related infrastructure improvements.

### **Special Grants from Federal or State Programs**

Grants may be received from the federal, state, and county governments. Grants are available for roads, trails, parks, drinking water improvements, sewer improvements, storm water improvements and public safety equipment.

## Federal Community Development Block Grant (CDBG)

The Community Development Block Grant Program (CDBG) offers grants to Missouri Communities to improve local facilities, address health and safety concerns, and develop a greater capacity for growth. Funds are available for Water, Wastewater, Storm Water, and Transportation.

## Neighborhood Improvement District/Community Improvement District (NID/CID)

A Neighborhood Improvement District (NID) or Community Improvement District (CID) may be created in an area desiring certain public-use improvements that are paid for by special tax assessments to property owners in the area in which the improvements are made. Projects that can be financed through a NID/CID must be for facilities used by the public and must confer a benefit on property within the NID/CID.

## Transportation Excise Tax

Excise Tax is to be paid for a development that generates new traffic in the City in the form of a license tax on building contractors for the purpose of raising revenue, the proceeds of which shall be used for streets and related improvements throughout the City.

## PROJECTED 5-YEAR FUNDING SCHEDULE

	Prior	2023	2024	2025	2026	2027	Beyond	Total
Parks & Rec Fund	\$31,142	\$33,500	\$144,260	\$136,790	\$142,970	\$47,500		\$536,162
General Fund		\$138,550	\$115,300	\$104,000		\$78,000		\$435,850
Cap Improvements Fund	\$123,302	\$203,400	\$333,900	\$43,400	\$211,400	\$165,900		\$1,081,302
Transportation Fund	\$34,600	\$637,100	\$899,960	\$920,740	\$649,400	\$604,290	\$110,250	\$3,856,340
Water/Sewer Fund	\$67,710	\$193,200	\$323,800	\$259,000	\$244,000	\$142,810	\$493,000	\$1,723,520
Bonds	\$67,492							\$67,492
Grants		\$487,200	\$698,000	\$2,442,120	\$413,660			\$4,040,980
Unidentified/Unfunded		\$95,000	\$5,143,000	\$2,313,500	\$5,200,000		\$6,148,182	\$18,899,682
Potential TIF/TDD/NID/Other		\$75,000	\$1,412,000					\$1,487,000
MoDOT								\$0
Total	\$324,246	\$1,862,950	\$9,070,220	\$6,219,550	\$6,861,430	\$1,038,500	\$6,751,432	\$32,128,328

## CAPITAL IMPROVEMENT FUNDING

### *Where Does the Money Go?*

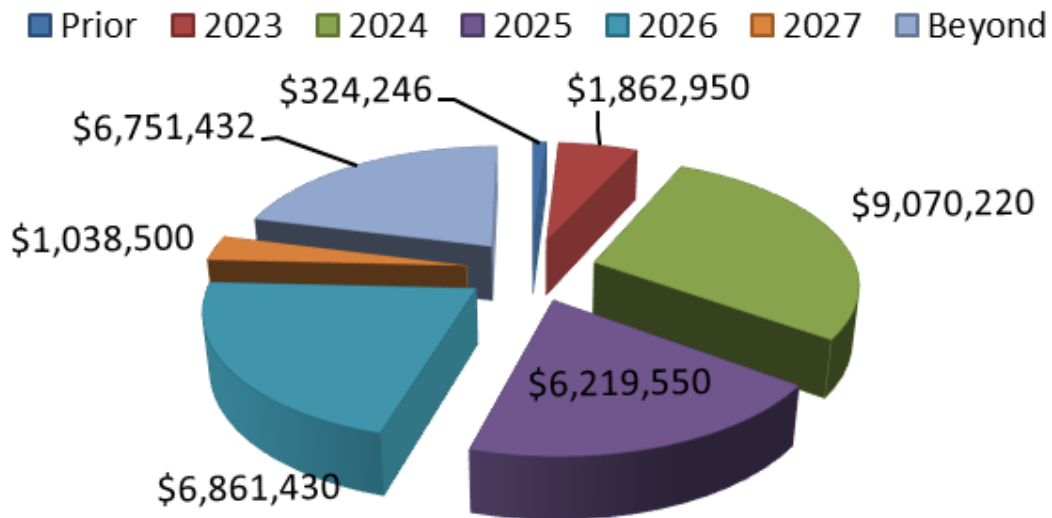
The 2023-2027 CIP reflects the City's anticipated projects and major purchases. Funding and budgeting for this program assumes an increase in assessed valuation in each of the five years. Certain projects also anticipate the possibility of grants. The program must be continually monitored to determine if revenues and expenditures meet or exceed expectations. If revenues do not occur at expected levels, projects will be postponed or cut back.



## PROJECTED FIVE-YEAR COST SCHEDULE

	Project	Prior	2023	2024	2025	2026	2027	Beyond	Total
PR-5D	Park Trail Master Plan-Blue Branch South							\$362,000	\$362,000
PR-5E	Park Trail Master Plan-Blue Branch Center							\$219,140	\$219,140
PR-5G	Park Trail Master Plan-Blue Branch West							\$370,755	\$370,755
PR-7A	Park Trail Master Plan-Ryan Road		\$95,000						\$95,000
PR-7C	Park Trail Master Plan-Cross Creek							\$75,300	\$75,300
PR-7D	Park Trail Master Plan-Sni-A-Bar Center							\$128,370	\$128,370
PR-7E	Park Trail Master Plan-Sni-A-Bar West							\$289,212	\$289,212
PR-7F	Park Trail Master Plan-Sni-A-Bar East							\$309,375	\$309,375
PR-7G	Park Trail Master Plan-Buckner Tarsney South	\$31,142	\$10,000		\$305,000				\$346,142
PR-9	Park Trail Master Plan-Eagles Parkway			\$55,000		\$531,630			\$586,630
PR-10A	Park Trail Master Plan-Buckner Tarsney North							\$322,350	\$322,350
PR-10B	Park Trail Master Plan-Duncan Road							\$545,100	\$545,100
PR-11	Monkey Mountain Parking Lot							\$165,000	\$165,000
PW-3	Downtown Phase IIB Street Improvements	\$190,794	\$75,000	\$1,541,000					\$1,806,794
PW-4A	Downtown Phase III Street Improvements					\$208,000	\$140,000	\$1,812,360	\$2,160,360
PW-4B	James Rollo Road Extension	\$34,600					\$57,500	\$ 872,470	\$964,570
PW-6	James Rollo Sanitary Sewer Upgrade	\$67,710				\$20,000		\$930,000	\$1,017,710
PW-24	Water Tower Upgrade		\$400,000	\$4,450,000					\$4,850,000
PW-28	2023 Pavement Maintenance Program		\$876,000						\$876,000
PW-30	2024 Pavement Maintenance Program			\$709,620					\$709,620
PW-31	2025 Pavement Maintenance Program				\$537,300				\$537,300
PW-33	2026 Pavement Maintenance Program					\$593,400			\$593,400
PW-34	SW Eagles Parkway			\$229,800	\$2,153,650				\$2,383,450
PW-36	Buckner Tarsney North Street Improvements			\$800,000		\$5,200,000			\$6,000,000
PW-37	2027 Pavement Maintenance Program						\$567,600		\$567,600
PW-38	Roadway Scanning & Condition Report Update				\$60,000				\$60,000
PW-39	SW Grain Valley Sewer System Extension						\$102,500	\$350,000	\$452,500
PW-40	NE Sewer Interceptor Phase 1			\$698,000	\$2,313,500				\$3,011,500
PW-41	Duncan Road Box Culvert (SB 300) Replacement			\$191,300	\$475,200				\$666,500
VR-CD	Vehicle Replacement Program CD		\$29,750		\$26,000		\$33,000		\$88,750
VR-PD	Vehicle Replacement Program PD		\$108,800	\$115,300	\$78,000		\$45,000		\$347,100
VR-PR	Vehicle/ Equipment Replacement Parks		\$23,500	\$47,300		\$25,000	\$47,500		\$143,300
VR-PW	Vehicle/Equipment Replacement Public Works		\$241,500	\$229,500	\$267,500	\$280,000	\$42,000		\$1,060,500
PD-1	Police Duty Firearm Replacement		\$3,400	\$3,400	\$3,400	\$3,400	\$3,400		\$17,000
	<b>Total</b>	<b>\$324,246</b>	<b>\$1,862,950</b>	<b>\$9,070,220</b>	<b>\$6,219,550</b>	<b>\$6,861,430</b>	<b>\$1,038,500</b>	<b>\$6,751,432</b>	<b>\$32,128,328</b>

## Projected Funding Per Year



As Capital Improvement Projects are completed, operation and maintenance of these facilities must be absorbed in the operating budget, which provides ongoing services to citizens. These operating costs, which may include additional staff, are adjusted annually to accommodate growth and inflation in maintaining or improving service levels. It is the City of Grain Valley's philosophy that new projects should not be constructed if operating revenues are unavailable to cover the operating costs. These must be funded with recurring (ongoing) revenues. As a result, the availability of recurring revenues must be considered prior to scheduling the various projects in the program.

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# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:**     **PARK TRAIL MASTER PLAN**                                     **PR-5D**

**PROJECT TYPE:**     **Park Improvements**

**DEPARTMENT:**     Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail from the Cross Creek trail near the proposed parking area through the Mitigation area and the Grain Valley Campus site to Buckner-Tarsney Road. The project consists of approximately 3,790 feet of 10 foot wide asphalt trail and will require easements and creek crossings.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$362,000	\$362,000
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$362,000	\$362,000

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$362,000	\$362,000
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$362,000	\$362,000



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN

**PR-5E**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail from SW Eagles Parkway to Sni-A-Bar Boulevard running parallel to Blue Branch Creek. The project includes approximately 1,840 feet of 10 foot wide asphalt trail and a crossing of Eagles Parkway.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$219,140	\$219,140
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$219,140	\$219,140

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0		\$0	\$0	\$0	\$219,140	\$219,140
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$219,140	\$219,140



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN **PR-5G**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail from Sni-A-Bar Boulevard west to SW Eagles Parkway running parallel and on the south side of Blue Branch Creek. The project consists of approximately 3,400 feet of 10 foot wide asphalt trail.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$337,050	\$337,050
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$33,705	\$33,705
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$370,755</b>	<b>\$370,755</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$370,755	\$370,755
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$370,755</b>	<b>\$370,755</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN

**PR-7A**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes the installation of a crosswalk over the South Middle School entrance in addition to sidewalk on the south side of Ryan Road to provide a pedestrian connection from the existing sidewalk along the drive to the South Middle School and Stony Point Elementary school campus to the Cross Creek entrance of Ryan Meadows Subdivision. The project consists of approximately 540 feet of 5 foot wide sidewalk, curb and gutter replacement and a creek crossing.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. The project also provides a safe route to the school for pedestrians. Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$95,000	\$0	\$0	\$0	\$0	\$0	\$95,000
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$95,000	\$0	\$0	\$0	\$0	\$0	\$95,000

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$95,000	\$0	\$0	\$0	\$0	\$0	\$95,000
Total	\$0	\$95,000	\$0	\$0	\$0	\$0	\$0	\$95,000



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN

**PR-7C**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

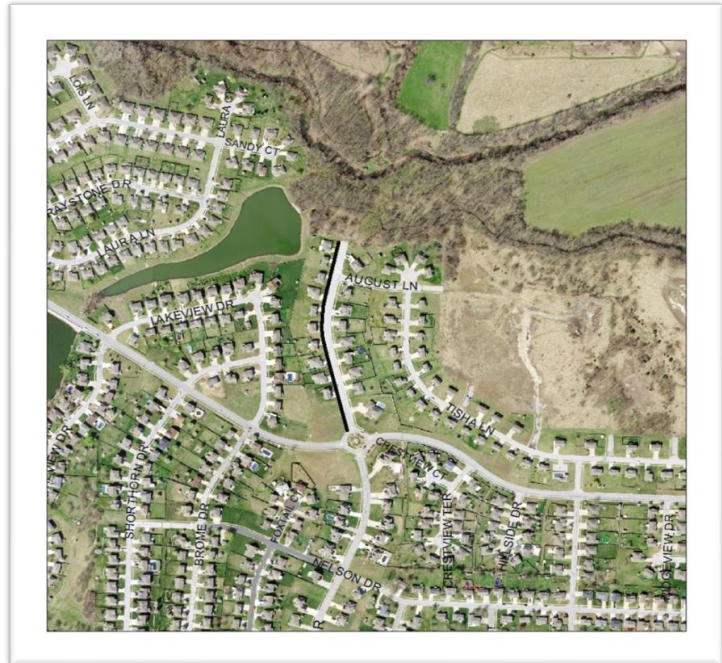
**DESCRIPTION:**

This project includes approximately 1,020 feet of a 5-foot wide concrete sidewalk from the traffic circle at Sni-A-Bar Boulevard north running parallel to Cross Creek Drive to existing street dead end. This will connect with the existing trail that connects to Cross Creek Park.

**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$68,800	\$68,800
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500	\$6,500
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,300</b>	<b>\$75,300</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$75,300	\$75,300
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,300</b>	<b>\$75,300</b>





# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN

**PR-7D**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail running parallel to Sni-A-Bar Boulevard from Farmington Meadows Lake to the traffic circle at Cross Creek Drive. This project includes approximately 1,400 feet of 10 foot wide asphalt trail.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$116,700	\$116,700
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$11,670	\$11,670
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$128,370	\$128,370

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$128,370	\$128,370
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$128,370	\$128,370



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN

**PR-7E**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail running parallel to Sni-A-Bar Boulevard from Farmington Meadows Lake to SW Eagles Parkway. The project includes approximately 3,155 feet of 10foot wide asphalt trail.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$262,920	\$262,920
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$26,292	\$26,292
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$289,212</b>	<b>\$289,212</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$289,212	\$289,212
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$289,212</b>	<b>\$289,212</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN **PR-7F**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail running parallel to Sni-A-Bar Boulevard from the traffic circle at Cross Creek Drive east to Buckner-Tarsney Road. The project includes approximately 3,375 feet of 10 foot wide asphalt trail connecting to project 7G.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$281,250	\$281,250
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$28,125	\$28,125
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$309,375</b>	<b>\$309,375</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$309,375	\$309,375
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$309,375</b>	<b>\$309,375</b>



# CAPITAL IMPROVEMENTS PLAN

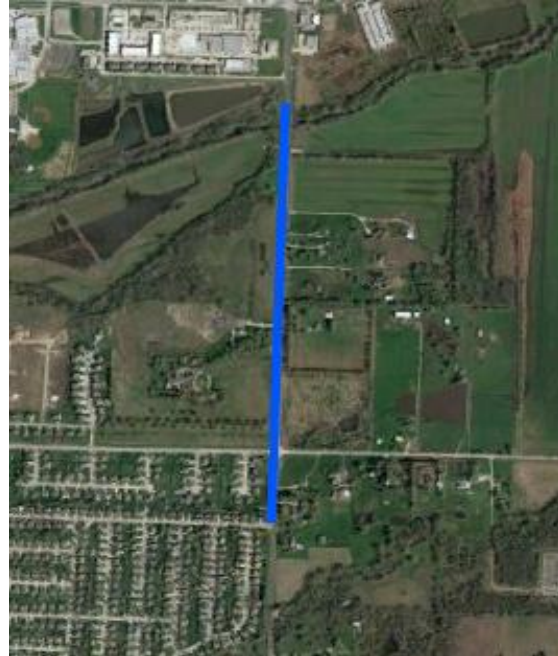
**PROJECT TITLE:** PARK TRAIL MASTER PLAN **PR-7G**

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail running parallel to Buckner-Tarsney Road from Nelson Drive north to the Blue Branch Trail. The project includes approximately 3,650 feet of 10 foot asphalt trail and a crossing of Blue Branch connecting the Blue Branch Trail to the subdivisions to the south. A TAP Grant application has been submitted for this project.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land Acquisition	\$0	\$10,000		\$0	\$0	\$0	\$0	\$10,000
Design	\$31,142	\$0	\$0	\$0	\$0	\$0	\$0	\$31,142
Construction	\$0	\$0	\$0	\$305,000	\$0	\$0	\$0	\$305,000
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$31,142</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$305,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346,142</b>

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$31,142	\$10,000	\$0	\$61,000	\$0	\$0	\$0	\$102,142
Grants	\$0	\$0	\$0	\$244,000	\$0	\$0	\$0	\$244,000
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$31,142</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$305,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346,142</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:**     **PARK TRAIL MASTER PLAN**                             **PR-9**

**PROJECT TYPE:**     **Park Improvements**

**DEPARTMENT:**     Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail running parallel to Sw Eagles Parkway from the Blue Branch Trail east to the High School entrance. The project also includes widening the existing sidewalk from the High School entrance to Buckner Tarsney Road from 5 feet to 10 feet. The project includes approximately 5,830 feet of 10 foot wide trail. The project includes trees for shading the path. A TAP Grant application has been submitted for this project.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.

Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

**Projected Five-Year Cost Schedule**

<b>Breakdown</b>	<b>Prior</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Beyond</b>	<b>Total</b>
Design/Construct	\$0	\$0	\$55,000	\$0	\$455,300	\$0	\$0	\$510,300
Landscaping	\$0	\$0	\$0	\$0	\$23,000	\$0	\$0	\$23,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$53,330	\$0	\$0	\$53,330
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,000</b>	<b>\$0</b>	<b>\$531,630</b>	<b>\$0</b>	<b>\$0</b>	<b>\$586,630</b>

**Projected Five-Year Funding Schedule**

<b>Source</b>	<b>Prior</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Beyond</b>	<b>Total</b>
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$55,000	\$0	\$117,970	\$0	\$0	\$172,970
Grants	\$0	\$0	\$0	\$0	\$413,660	\$0	\$0	\$413,660
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$55,000</b>	<b>\$0</b>	<b>\$531,630</b>	<b>\$0</b>	<b>\$0</b>	<b>\$586,630</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** PARK TRAIL MASTER PLAN

**PR-10A**

**PROJECT TYPE:** Park Improvements

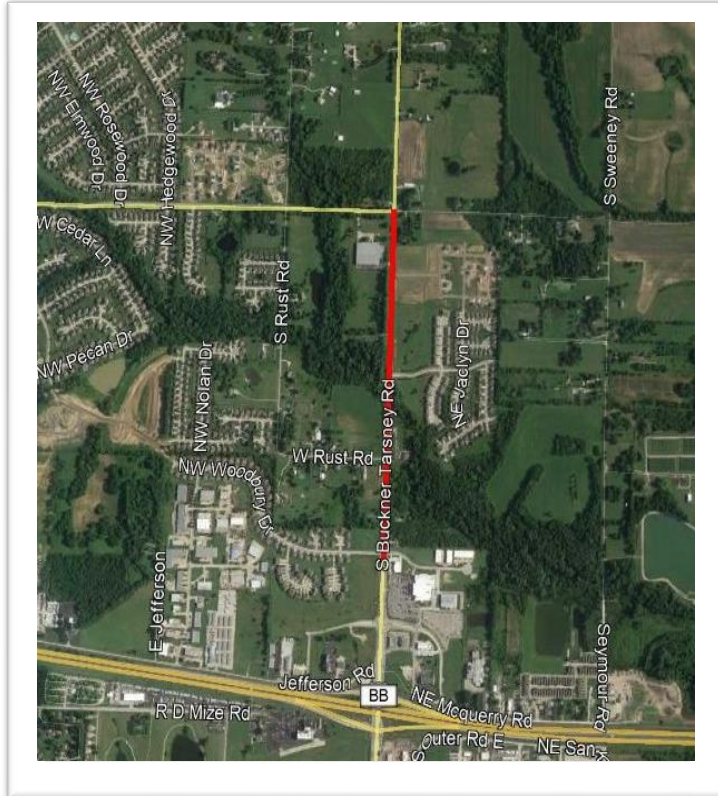
**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail providing connectivity between the north and south sides of I70. This trail can be combined with widening and improvement of Buckner Tarsney Road from Woodbury to Duncan Road. The project includes approximately 2,700 feet of 10' wide asphalt trail along the east side of Buckner Tarsney Road. A portion of this project has already been approved for developer installation.

**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation. Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$322,350	\$322,350
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$322,350	\$322,350

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$322,350	\$322,350
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$322,350	\$322,350



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Duncan Road

**PR-10B**

**PROJECT TYPE:** Trail Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an asphalt trail providing connectivity between from Buckner-Tarsney Road to the Dillingham Trail, including connections to Grayleigh Park, Rosewood Hills and Woodbury subdivision. In addition it will connect to Prarie Branch Elementary School. The project includes approximately 5,290 feet of 10' wide asphalt trail along Duncan Road.



**JUSTIFICATION:**

This project recognizes the important role that bicycling and walking in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation. Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses.

**Projected Five-Year Cost Schedule**

<b>Breakdown</b>	<b>Prior</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Beyond</b>	<b>Total</b>
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$545,100	\$545,100
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$545,100</b>	<b>\$545,100</b>

**Projected Five-Year Funding Schedule**

<b>Source</b>	<b>Prior</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>Beyond</b>	<b>Total</b>
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$545,100	\$545,100
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$545,100</b>	<b>\$545,100</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Monkey Mountain Park, Parking Lot Extension PR-11

**PROJECT TYPE:** Park Improvements

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**

This project includes an additional asphalt parking area attached to the existing asphalt parking lot at Monkey Mountain Park.



**JUSTIFICATION:**

When all four baseball fields are in use, the existing asphalt parking lot exceeds maximum occupancy. Currently we have an additional parking area adjacent/attached to the existing parking lot that is loose-fill (gravel & millings). This project would provide for an asphalt surface over the existing loose-fill material.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$150,000
Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000
<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$165,000

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$165,000
<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$165,000





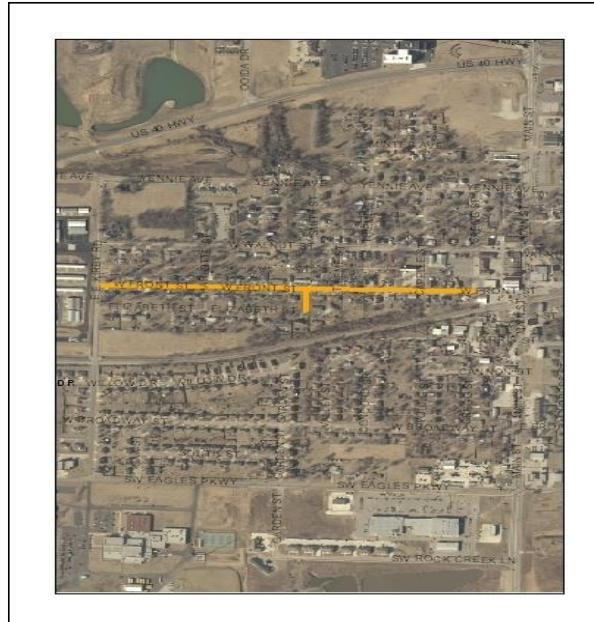
# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** DOWNTOWN PHASE II B STREET IMPROVEMENTS PW-3

**PROJECT TYPE:** Street Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**  
 This project includes the downtown road reconstruction of Front Street. The road improvements will include curb and gutter improvements as well as waterline improvements, pedestrian walkways, and pavement reconstruction. Status: This set of project plans is currently completed and included in the Downtown Improvements Plan (Engineers Report).



**JUSTIFICATION:**  
 To increase safety for commuters and connectivity for pedestrians. Also, the improvements will help alleviate storm water problems in this area and provide much needed water line rehabilitation.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$123,302	\$45,000	\$0	\$0	\$0	\$0	\$0	\$168,302
Design	\$67,492	\$30,000	\$0	\$0	\$0	\$0	\$0	\$97,492
Construction	\$0	\$0	\$1,140,000	\$0	\$0	\$0	\$0	\$1,140,000
Water/Sewer	\$0	\$0	\$129,000	\$0	\$0	\$0	\$0	\$129,000
Contingency	\$0	\$0	\$272,000	\$0	\$0	\$0	\$0	\$272,000
<b>Total</b>	<b>\$190,794</b>	<b>\$75,000</b>	<b>\$1,541,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,806,794</b>

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$123,302	\$0	\$0	\$0	\$0	\$0	\$0	\$123,302
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer Fund	\$0	\$0	\$129,000	\$0	\$0	\$0	\$0	\$129,000
Bonds	\$67,492	\$0	\$0	\$0	\$0	\$0	\$0	\$67,492
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$75,000	\$1,412,000	\$0	\$0	\$0	\$0	\$1,487,000
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$190,794</b>	<b>\$75,000</b>	<b>\$1,541,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,806,794</b>



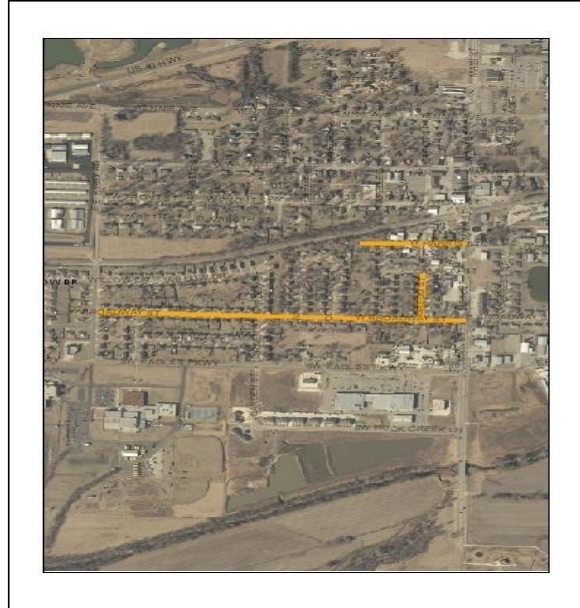
# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** DOWNTOWN PHASE III STREET IMPROVEMENTS PW-4A

**PROJECT TYPE:** Streets Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**  
 This project involves the reconstruction of Harris Street and Broadway Street (east of Garden). These roads will include roadway, curb, drainage and water improvements. Status: This project is included in the Downtown Improvement Plan (Engineers Report).



**JUSTIFICATION:**  
 This project will remove and replace the existing asphalt which is in need of repair as identified by the TranSystems pavement management program study.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$140,000	\$0	\$140,000
Design	\$0	\$0	\$0	\$0	\$208,000	\$0	\$0	\$208,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$1,390,000	\$1,390,000
Water/Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$257,600	\$257,600
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$164,760	\$164,760
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$208,000</b>	<b>\$140,000</b>	<b>\$1,812,360</b>	<b>\$2,160,360</b>

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$208,000	\$140,000	\$0	\$348,000
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$257,600	\$257,600
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$1,554,760	\$1,554,760
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$208,000</b>	<b>\$140,000</b>	<b>\$1,812,360</b>	<b>\$2,160,360</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** James Rollo Road Extension **PW-4B**

**PROJECT TYPE:** Streets Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves the construction of the James Rollo extension. This will include roadway, curb, and gutter. Status: This project is included in the Downtown Improvement Plan (Engineers Report). Project plans are approximately 50% complete

**JUSTIFICATION:**

This project will provide the much needed connection of James Rollo Dr. and San Kar Dr.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$22,500	\$0	\$22,500
Design	\$34,600	\$0	\$0	\$0	\$0	\$35,000	\$0	\$69,600
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$756,500	\$756,500
Water/Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$55,100	\$55,100
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$60,870	\$60,870
<b>Total</b>	<b>\$34,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,500</b>	<b>\$872,470</b>	<b>\$964,570</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$22,500	\$0	\$22,500
Transportation Fund	\$34,600	\$0	\$0	\$0	\$0	\$28,290	\$110,250	\$173,140
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$6,710	\$60,400	\$67,110
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$701,820	\$701,820
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$34,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,500</b>	<b>\$872,470</b>	<b>\$964,570</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** JAMES ROLLO SANITARY SEWER UPGRADE PW-6

**PROJECT TYPE:** Sewer Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**

Two sewer main replacements and modifications between Main Street and James Rollo Court per Trekk Design recommendations. Status: Project design has been completed.



**JUSTIFICATION:**

Increase capacity and decrease inflow and infiltration due to deterioration and damage in these mains.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$10,000
Design	\$67,710	\$0	\$0	\$0	\$10,000	\$0	\$0	\$77,710
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$930,000	\$930,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$67,710	\$0	\$0	\$0	\$20,000	\$0	\$930,000	\$1,017,710

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer Fund	\$67,710	\$0	\$0	\$0	\$20,000	\$0	\$0	\$87,710
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$930,000	\$930,000
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$67,710	\$0	\$0	\$0	\$20,000	\$0	\$930,000	\$1,017,710



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Water Tower Upgrade

**PW-24**

**PROJECT TYPE:** Water Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves the addition of a new 1.25 Million Gallon Elevated Storage Tank next to the existing 0.5 Million Gallon storage tank including the foundation, valve vaults, controls, and yard piping. Part of the project design will include performing modeling of the City's water system.



**JUSTIFICATION:**

The current tank and pumping facility capacity and fire flow storage are adequate. However with the expected population growth rate along with potential for industrial development north of I-70, fire flows and fire storage will fall below the MoDNR required peak demand over the next 5 years. This storage tank and pumping facility is expected to cover demand over the next 20 years.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$400,000
Construction	\$0	\$0	\$4,200,000	\$0	\$0	\$0	\$0	\$4,200,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0	\$250,000
<b>Total</b>	<b>\$0</b>	<b>\$400,000</b>	<b>\$4,450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,850,000</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$400,000
Unidentified/Unfunded	\$0	\$0	\$4,450,000	\$0	\$0	\$0	\$0	\$4,850,000
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$400,000</b>	<b>\$4,450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,250,000</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** 2023 Street Maintenance Program PW-28

**PROJECT TYPE:** Street Improvements

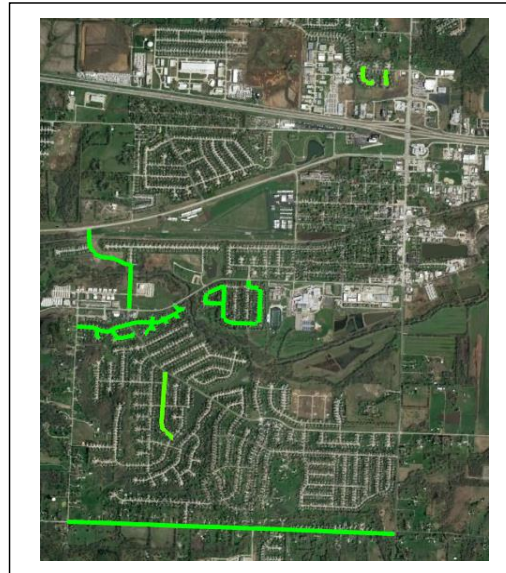
**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves approximately 19,700 L.F. of edge mill and asphalt overlay of the road surface. The project covers Ryan Road, Blue Branch Drive, Stony Brook Drive, Blue Branch Court, Blue Branch Circle, Whitestone Drive, Phelps Court, Phelps Drive, Sone Brook Lane, Stone Brook Drive, Rock Creek Lane, RockCreek Drive Pebblebrook Lane. and Sni-A-Bar Blvd. from US 40 to Sni-A-Bar Parkway, Sni-A-Bar Parkway from Sni-a-Bar Blvd to Eagles Parkway. The cost shown is for roadway repairs, ADA ramp upgrades and striping for Sni-A-Bar and Ryan Roads. Sni-A-Bar Blvd & Parkway will be funded by Federal Funds.

**JUSTIFICATION:**

This project will remove and replace the failing asphalt surface, and potholes, redo ADA ramps that don't meet current standards and provide striping to the Collector Streets, Ryan Road and Sni-A-Bar Blvd. and Parkway. This will provide an improved ride and increase the longevity of the roadway base and surface.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$876,000	\$0	\$0	\$0	\$0	\$0	\$876,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$876,000	\$0	\$0	\$0	\$0	\$0	\$876,000

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Transportation Fund	\$0	\$588,800	\$0	\$0	\$0	\$0	\$0	\$588,800
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$87,200	\$0	\$0	\$0	\$0	\$0	\$87,200
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$876,000	\$0	\$0	\$0	\$0	\$0	\$876,000



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** 2024 Street Maintenance Program **PW-30**

**PROJECT TYPE:** Street Improvements

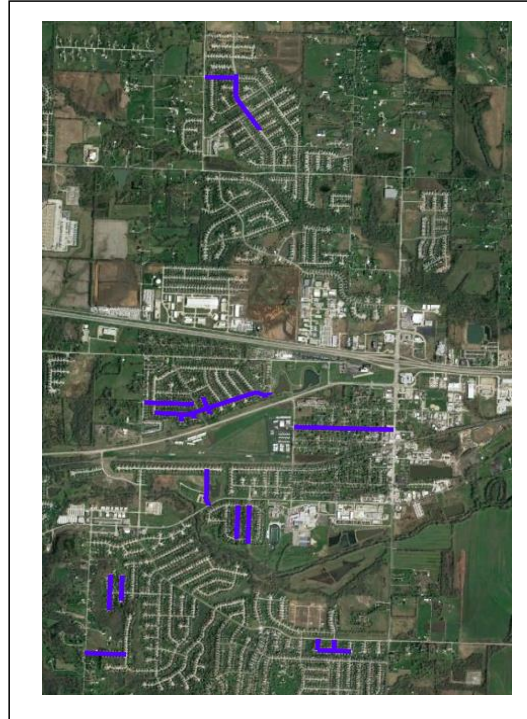
**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves approximately 14,500 L.F. of edge mill and asphalt overlay of the road surface. The project covers Cross Creek Drive, Cross Creek Lane, Addie Lane, Foothill Drive, Oakwood Drive, Royer Drive, Rosewood Drive, Hedgewood Drive, Ridgeview Drive, Crestview Drive, Logan Drive, , NW Long Drive, Silverstone Court, Silverstone Cicle, Magnolia Circle and Azalia Cicle. The project also includes providing 3,270 L.F. of micro seal on Walnut Street and Royer Drive to put off the need for an overlay for 4 to 5 years. The cost shown is for roadway repairs and ADA ramp upgrades.

**JUSTIFICATION:**

This project will remove and replace the failing asphalt surface, concrete pavement, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$709,620	\$0	\$0	\$0	\$0	\$709,620
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$709,620	\$0	\$0	\$0	\$0	\$709,620

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Transportation Fund	\$0	\$0	\$509,620	\$0	\$0	\$0	\$0	\$509,620
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$709,620	\$0	\$0	\$0	\$0	\$709,620



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** 2025 Pavement Maintenance Program PW-31

**PROJECT TYPE:** Street Improvements

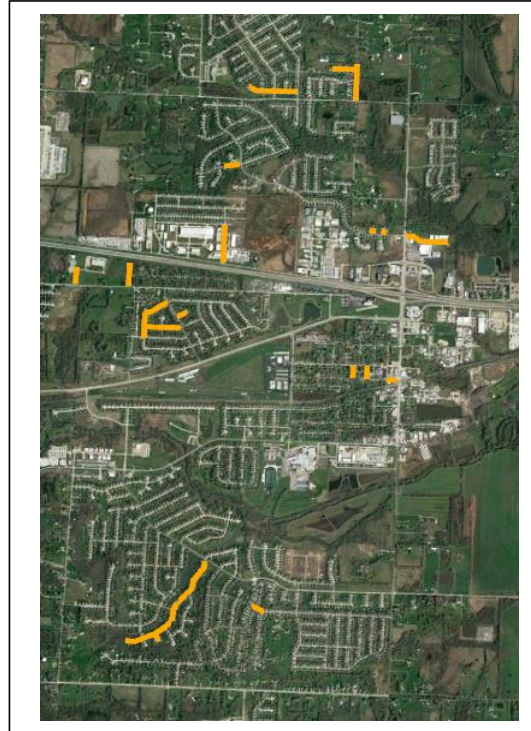
**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves approximately 10,993 L.F. of edge mill and asphalt overlay of the road surface. The project covers Rosewood Drive, Hedgewood Drive, Dillingham Road, Foothill Drive, Oak Wood Lane, Rust Road, Rust Court, Tyer Road north of RD Mize, Woodbury Place, Ridgewood Drive, Crestview Drive, Logan Drive, Pavillion Drive, Nelson Drive, Sawgrass Drive and the Ally west of Capelle Street. In addition 487 feet of road would receive patch and seal for Woodbury Lane and Front Street between Main Street and Gregg Street. The cost shown is for roadway repairs and ADA ramp upgrades.

**JUSTIFICATION:**

This project will remove and replace the failing asphalt surface, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.



### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$537,300	\$0	\$0	\$0	\$537,300
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$537,300	\$0	\$0	\$0	\$537,300
Op Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost Savings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$537,300	\$0	\$0	\$0	\$537,300
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$537,300	\$0	\$0	\$0	\$537,300





# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** 2026 Pavement Maintenance Program PW-33

**PROJECT TYPE:** Street Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves approximately 6,320 L.F. of edge mill and asphalt overlay of the road surface. The project covers Ephraim Drive, Elmwood Drive, Greg Street, Whitney Drive, Michael Drive. In addition the following streets will receive patching and a seal coat: Hill Top Lane, High View Drive, Short Street, Duncan Road east of Buckner Tarsney Road, Dillingham Road from Crestwood drive to Argo Road. The cost shown is for roadway repairs, asphalt overlay and ADA ramp upgrades.

**JUSTIFICATION:**

This project will remove and replace the failing asphalt surface, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.



### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$593,400	\$0	\$0	\$593,400
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$593,400	\$0	\$0	\$593,400

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$593,400	\$0	\$0	\$593,400
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$593,400	\$0	\$0	\$593,400



# CAPITAL IMPROVEMENTS PROGRAM

**PROJECT TITLE:** SW Eagles Parkway Phase A **PW-34**

**PROJECT TYPE:** Street Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**  
 This project is the reconstruction and addition of turn lanes, curb & gutter, under ground drainage, a bike path and sidewalks from Main Street to the schools west of Kirby Road. Status: Additional curb and gutter and sidewalk have recently been installed by a developer. Initial grant application was not approved. Next round of grant applications will be available for application in 2022.



**JUSTIFICATION:**  
 Currently, the road has discontinuous curb & gutter and sidewalk on the south side only. Grain Valley High and an Elementary School are located adjacent to the road; with the growth in the school district and planned high school expansion, turn lanes are warranted and additional sidewalks needed. Plans also include converting the south side sidewalk to a bike path.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$20,000
Design	\$0	\$0	\$209,800	\$0	\$0	\$0	\$0	\$209,800
Construction	\$0	\$0	\$0	\$1,957,860	\$0	\$0	\$0	\$1,957,860
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$195,790	\$0	\$0	\$0	\$195,790
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$229,800</b>	<b>\$2,153,650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,383,450</b>

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$55,500	\$40,000	\$0	\$0	\$0	\$95,500
Transportation Fund	\$0	\$0	\$128,140	\$269,940	\$0	\$0	\$0	\$398,080
Water/Sewer Fund	\$0	\$0	\$4,200	\$45,000	\$0	\$0	\$0	\$49,200
Parks & Rec Fund	\$0	\$0	\$41,960	\$75,790	\$0	\$0	\$0	\$117,750
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$1,722,920	\$0	\$0	\$0	\$1,722,920
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$229,800</b>	<b>\$2,153,650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,383,450</b>



# CAPITAL IMPROVEMENTS PROGRAM

**PROJECT TITLE:** Buckner Tarsney North Street Improvements PW-36

**PROJECT TYPE:** Street Improvements

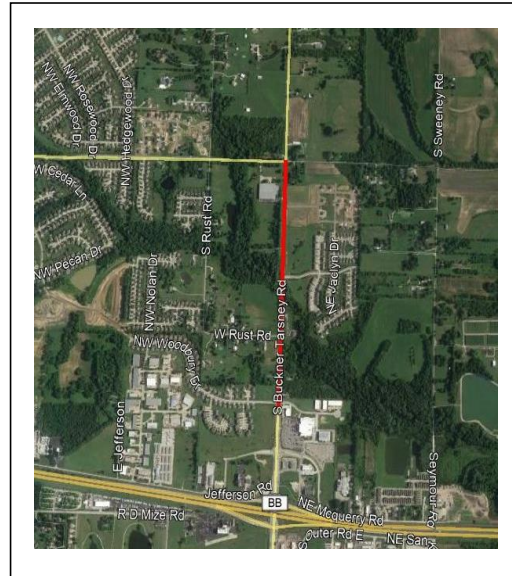
**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project is an extension of the improvements along Main Street and the I-70 Interchange. It involves the reconstruction of Buckner Tarsney from the existing improvements just south of Woodbury Drive to north of Duncan Road and the City limits. Approximately 4,850 LF. The project will also include interchange improvements for Duncan at Buckner Tarsney, Rust Road at Buckner Tarsney and Woodbury at Buckner Tarsney along with roadway widening, sidewalks and trail extension (PR-10A).

**JUSTIFICATION:**

Housing growth in the Rosewood Hills Subdivision, Greyleigh Park, Hoot Owl Estates, Greystone Subdivision, Eagle Ridge Subdivisions and increased commercial and industrial growth in the area has caused increased traffic volumes. Traffic volumes are expected to increase in future years as open lots are developed and the in-fill of commercial lots are completed.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Design	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$750,000
Construction	\$0	\$0	\$0	\$0	\$5,200,000	\$0	\$0	\$5,200,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$0</b>	<b>\$5,200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,000,000</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Transportation Fund	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Water/Sewer Fund	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$7,000
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$693,000	\$0	\$5,200,000	\$0	\$0	\$5,893,000
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$0</b>	<b>\$5,200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,000,000</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** 2027 Pavement Maintenance Program **PW-37**

**PROJECT TYPE:** Street Improvements

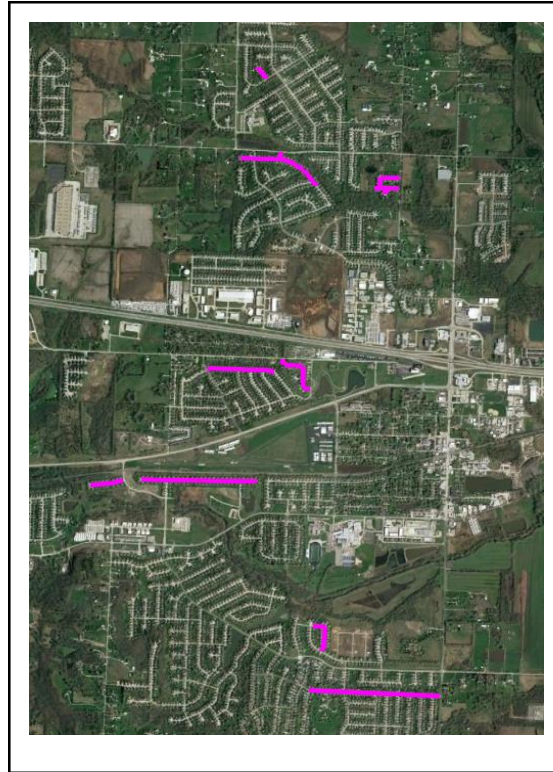
**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project involves approximately 4,850 L.F. of edge mill and asphalt overlay of the road surface and 9,305 L.F. of patching and sealing. The overlay project covers Woodbury Lane, Cedar Lane, Sweetgum Court, Scenic Drive, Nelson Drive, Europa Drive, Minos Drive, Orion Drive, and Helen Court. The patching and sealing portion of the project covers Willow Drive east and west of Sni-A-Bar Blvd, Crestview Drive, August Lane, Nelson Drive, Valley Woods Drive and Scenic Drive. The cost shown is for roadway repairs and ADA ramp upgrades.

**JUSTIFICATION:**

This project will remove and replace the failing asphalt surface, with an asphalt overlay or a surface seal, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$567,600	\$0	\$567,600
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$567,600	\$0	\$567,600

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$567,600	\$0	\$567,600
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$567,600	\$0	\$567,600



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** ROADWAY SCANNING AND CONDITION REPORT UPDATE PW-38

**PROJECT TYPE:** Street Study

**DEPARTMENT:** Community Development

**DESCRIPTION:**  
 This project includes laser scanning all of the City's Streets, assessing their condition and preparing a plan to maintain and improve the City's streets.

**JUSTIFICATION:**  
 The City hired IMS to perform this work in 2020. The information was used to determine the condition of the City's streets and which streets should receive maintenance and the order to provide that maintenance.



### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$60,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$60,000
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** SOUTHWEST GRAIN VALLEY SEWER SYSTEM EXPANSION PW-39

**PROJECT TYPE:** Sewer Improvements

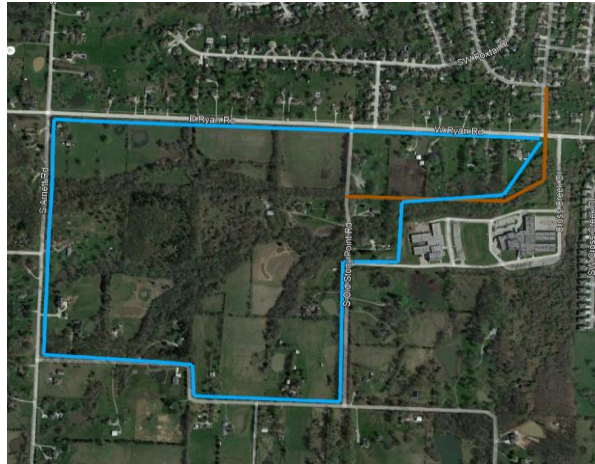
**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project consists of extending the City's sewer system from the South Middle School westward to vacant property to encourage new development in this area. Approximately 2,690 feet of 10 inch sewer main would be required.

**JUSTIFICATION:**

The largest drawback to continued development of the areas just outside the City is availability of City sewer service. As was done with the Northwest Interceptor that opened up the area for Rosewood Hills and Woodbury, a combined effort between potential developers and the City can open up the vacant land west of the South Middle School to City growth.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000
Design	\$0	\$0	\$0	\$0	\$0	\$52,500	\$0	\$52,500
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	\$350,000
Water/Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,500</b>	<b>\$350,000</b>	<b>\$452,500</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$102,500	\$175,000	\$277,500
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$175,000	\$175,000
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,500</b>	<b>\$350,000</b>	<b>\$452,500</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** NORTHEAST SEWER INTERCEPTOR PHASE 1 PW-40

**PROJECT TYPE:** Sewer System Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project consists of extending sewer service to the area east of Buckner Tarsney Road and north of Duncan Road. The property owners in this area have made repeated requests about development potential. However, sewer service has been the main hold up. Phase 1 of the project would consist of approximately 5,600 feet of 27 inch gravity sewer along Seymore Road, a lift station near the corner of Duncan and Seymore and 1,370 feet of force on Seymore Road. The lift station would be designed to use 2 pumps in Phase 1 but provide for a third pump as development occurs. Phase 1 has the potential to serve 180 acres.

**JUSTIFICATION:**

The largest drawback to continued development of the areas just outside the City is availability of City sewer service. As was done with the Northwest Interceptor that opened up the area for Rosewood Hills and Woodbury, a combined effort between potential developers and the City can open up the vacant land east of Buckner Tarsney Road and north of Duncan Road. Cost of the project would be shared between the developers and the City. The City would recover their funds as the interceptor expands to additional development. Plan to use ARPA funds to get this project started.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$348,000	\$0	\$0	\$0	\$0	\$348,000
Design	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$350,000
Construction	\$0	\$0	\$0	\$2,313,500	\$0	\$0	\$0	\$2,313,500
Water/Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$0	\$698,000	\$2,313,500	\$0	\$0	\$0	\$3,011,500

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$698,000	\$0	\$0	\$0	\$0	\$698,000
Unidentified/Unfunded	\$0	\$0	\$0	\$2,313,500	\$0	\$0	\$0	\$2,313,500
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$0	\$698,000	\$2,313,500	\$0	\$0	\$0	\$3,011,500



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Duncan Road Box Culvert (Structure SB 300) **PW-41**  
**Replacement**

**PROJECT TYPE:** Storm Water Improvements Improvements

**DEPARTMENT:** Community Development

**DESCRIPTION:**

This project consists of replacing the box culvert under Duncan Road between Buckner Tarsney Road and Rust Road. The project was identified in the Storm Water Master Plan Update and may qualify for grant funding. The existing structure is a single 12 foot by 8 foot box culvert. The new structure is proposed as double 12 foot by 8 foot box culvert.

**JUSTIFICATION:**

The existing box culvert cannot carry a 10 year (10%) storm which would be the minimum requirement. In addition the 100 year (1%) storm would over top Duncan Road by one and half feet. DNR is accepting applications for grants for storm water projects using the Build Back Better funds.



**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
Design	\$0	\$0	\$166,300	\$0	\$0	\$0	\$0	\$166,300
Construction	\$0	\$0	\$0	\$475,200	\$0	\$0	\$0	\$475,200
Water/Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$191,300	\$475,200	\$0	\$0	\$0	\$666,500

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000
Transportation Fund	\$0	\$0	\$166,300	\$0	\$0	\$0	\$0	\$166,300
Water/Sewer Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$475,200	\$0	\$0	\$0	\$475,200
Unidentified/Unfunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF/TDD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$191,300	\$475,200	\$0	\$0	\$0	\$666,500



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Vehicle Replacement Program VR-CD

**PROJECT TYPE:** Fleet Replacement

**DEPARTMENT:** Community Development

**DESCRIPTION:**  
 According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles are planned to be replaced during this CIP cycle: 1) In 2023, replace 2012 Chevrolet Colorado (ID # 10480); 2) In 2025, replace 2012 Ford Escape (ID# 47184). In 2027, replace 2015 Ford Taurus (ID#84644). This vehicle will be replaced with a 4x4 truck/SUV that can be used on project sites to make job inspections.



2012 Chevrolet Colorado

**JUSTIFICATION:**  
 The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Truck/SUV		\$29,750		\$26,000		\$33,000		\$88,750
Total		\$29,750	\$0	\$26,000	\$0	\$33,000		\$88,750

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund		\$29,750		\$26,000		\$33,000		\$88,750
Transportation Fund								
Water/Sewer Fund								
Parks and Rec Fund								
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	\$0	\$29,750	\$0	\$26,000	\$0	\$33,000	\$0	\$88,750



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Vehicle/Equipment Replacement Program **VR-PD**

**PROJECT TYPE:** Fleet Replacement

**DEPARTMENT:** Police

**DESCRIPTION:**

According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles/equipment are planned to be replaced during this CIP cycle. In 2023, replace ID 1005 and ID 1006, both Ford PI Utility Vehicles. Also, 2009 Ford Crown Vic (ID 0811). In 2024, replace 2014 Ford PI Sedan (ID 0358), 2018 Chevrolet Tahoe Police Pursuit Vehicle (ID 9989) and 2013 Chev Impala (ID 7177). In 2025, replace two (2) 2021 Ford PI Utility Vehicles (ID 6673 and ID 1463). In 2027, replace the ACO unit, 2015 Chev 1500 Silverado with animal carriage (ID 1497).



2013 Ford Police Utility

**JUSTIFICATION:**

The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Police Utility Vehicle	\$0	\$108,800	\$115,300	\$78,000		\$45,000		\$347,100
Light/Medium Duty Truck								
Heavy Duty Trucks								
Trailers								
Mowers								
<b>Total</b>	<b>\$0</b>	<b>\$108,800</b>	<b>\$115,300</b>	<b>\$78,000</b>	<b>\$0</b>	<b>\$45,000</b>		<b>\$347,100</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	\$0	\$108,800	\$115,300	\$78,000	\$0	\$45,000		\$347,100
Transportation Fund								
Water/Sewer Fund								
Parks and Rec Fund								
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
<b>Total</b>	<b>\$0</b>	<b>\$108,800</b>	<b>\$115,300</b>	<b>\$78,000</b>	<b>\$0</b>	<b>\$45,000</b>	<b>\$0</b>	<b>\$347,100</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Vehicle/Equipment Replacement Program **VR-PR**

**PROJECT TYPE:** Fleet Replacement

**DEPARTMENT:** Parks and Recreation

**DESCRIPTION:**  
 According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles/equipment are planned to be replaced during this CIP cycle: 1) In 2023, replace 2016 Mower (ID# 20148). 2) In 2024, replace 2012 Ford F-250 pick-up (ID#12433) and 2007 Maxey Flatbed trailer (ID#PR5). 3) In 2026, replace 2018 John Deere riding mower (ID#40355). 4) In 2027, replace 2017 Chevrolet 3500HD dump truck (ID#58899).



2016 Mower

**JUSTIFICATION:**  
 The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

### Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Car/SUV								\$0
Light/Medium Duty Truck								
Heavy Duty Trucks			\$39,000			\$47,500		\$86,500
Trailers			\$8,300					\$8,300
Mowers		\$23,500			\$25,000			\$48,500
Total		\$23,500	\$47,300		\$25,000	\$47,500		\$143,300

### Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund								
Transportation Fund								
Water/Sewer Fund								
Parks and Rec Fund		\$23,500	\$47,300		\$25,000	\$47,500		\$143,300
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	\$0	\$23,500	\$47,300		\$25,000	\$47,500	\$0	\$143,300



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Vehicle/Equipment Replacement Program **VR-PW**

**PROJECT TYPE:** Fleet Replacement

**DEPARTMENT:** Public Works

**DESCRIPTION:**

According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles/equipment are planned to be replaced during this CIP cycle: In 2023, replace 2008 trailer (ID# 180), 2015 Chevrolet Pick-up (ID# 40668) and 2014 Sewer Inspection Equipment (ID# 00363). In 2024, replace 2009 trailer (ID# 182) and 2013 International 7400 dump truck (ID# 02995). In 2025, replace 2014 International 7400 Dump truck (ID# 73108) and 2015 Chevrolet pick-up (ID# 37049). In 2026, replace 2015 Chev Silverado 3500 (ID# 30273) and 2015 International 7400 (ID# 29912). In 2027, replace 2015 Chev Silverado 1500 pickup (ID# 72340).



2014 Sewer Inspection Equip/Trailer

**JUSTIFICATION:**

The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

**Projected Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Car/SUV								\$0
Light/Medium Duty Truck		\$34,000		\$35,000	\$40,000	\$42,000		\$151,000
Heavy Duty Trucks			\$225,000	\$232,500	\$240,000			\$697,500
Trailers		\$17,500	\$4,500					\$22,000
Equipment		\$190,000						\$190,000
								\$0
<b>Total</b>		<b>\$241,500</b>	<b>\$229,500</b>	<b>\$267,500</b>	<b>\$280,000</b>	<b>\$42,000</b>		<b>\$1,060,500</b>

**Projected Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund								
Transportation Fund		\$48,300	\$45,900	\$53,500	\$56,000	\$8,400		\$212,100
Water Fund		\$96,600	\$91,800	\$107,000	\$112,000	\$16,800		\$424,200
Sewer Fund		\$96,600	\$91,800	\$107,000	\$112,000	\$16,800		\$424,200
Parks and Rec Fund								\$0
Grants								\$0
Unidentified/Unfunded								\$0
TIF/TDD								\$0
MoDOT								\$0
<b>Total</b>	<b>\$0</b>	<b>\$241,500</b>	<b>\$229,500</b>	<b>\$267,500</b>	<b>\$280,000</b>	<b>\$42,000</b>	<b>\$0</b>	<b>\$1,060,500</b>



# CAPITAL IMPROVEMENTS PLAN

**PROJECT TITLE:** Police Duty Firearm Replacement PD-1

**PROJECT TYPE:**

**DEPARTMENT:** Police

**DESCRIPTION:**

This project is being undertaken to replace the department's current Glock Model 22/23 .40 caliber Gen 4 handguns with Glock Model 17/19 9mm Gen 5 handguns. These firearms are issued to all sworn members of the Police Department. In total thirty(30) Glock handguns would be purchase through this project.



**JUSTIFICATION:**

The department's current issued firearms will have been in service fo releven years in 2022, in addition changing to the 9mm from .40 caliber is more cost effective as 9mm is a more readily avialable ammuniion and is more reasonably priced than the .40 caliber. Also this change will move us to the latest generation of Glock pistols with enhanced features and which will be supported by the company for parts and repairs further into the future than our current models.

**cted Five-Year Cost Schedule**

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Glock 17/19 Gen 5		\$3,400	\$3,400	\$3,400	\$3,400	\$3,400		\$17,000
Total	\$0	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$0	\$17,000

**ed Five-Year Funding Schedule**

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund		\$3,400	\$3,400	\$3,400	\$3,400	\$3,400		\$17,000
Transportation Fund								
Water/Sewer Fund								
Bonds								
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	\$0	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400	\$0	\$17,000

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**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	06/27/2022	
<b>BILL NUMBER</b>	R22-52	
<b>AGENDA TITLE</b>	<b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A FORTY-EIGHT (48) MONTH LEASE AGREEMENT WITH GFI DIGITAL FOR SHARP COPIER AND PRINTER EQUIPMENT</b>	
<b>REQUESTING DEPARTMENT</b>	ADMINISTRATION	
<b>PRESENTER</b>	Ken Murphy, City Administrator	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$1,898/month
	Budget Line Item:	100-10-76490 - \$2,396 100-20-76490 - \$2,736 200-25-76490 - \$1,297 210-55-76490 - \$ 201 600-60-76490 - \$1,411 600-65-76490 - \$1,411
	Balance Available	See above
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To upgrade lease equipment for all City departments to include fax, scan, print and copy capabilities	
<b>BACKGROUND</b>	NASPO ValuePoint is a national-focused non-profit cooperative that leverages the expertise of a team of multi-state procurement officials with the purchasing power of multiple public entities to deliver best value, competitively sourced contracts. Sharp came in at the lowest cost among other brands' NASPO pricing. Bids were accepted from three local representatives (GFI, MAPS, and RICOH), and the lowest cost for purchasing and maintenance was GFI. Their recommendations from other government offices and availability of equipment in the timeframe we needed was also taken into consideration.	

<b>SPECIAL NOTES</b>	The existing contract with RICOH expires Sept 7, 2022; however, preparation of the next contract is being completed early to guarantee the new equipment will arrive on time (possible shipping delays).
<b>ANALYSIS</b>	The City's current monthly lease fee is \$1,663 for the equipment but with the cost per pages for black and white and color, the monthly fee was \$2,282. With GFI, the new monthly fee to lease the equipment will be \$1,330 for upgraded equipment and we negotiated the volume of our printing at a discounted rate into the monthly payment of \$1,898. <b>This will save the city \$384 per month and over the life of the agreement \$18,432.</b> The 48-month lease was chosen based on the lifespan of the equipment at the volume of printing the city uses and the cost savings.
<b>PUBLIC INFORMATION PROCESS</b>	None
<b>BOARD OR COMMISSION RECOMMENDATION</b>	None
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, GFI Final Pricing of equipment leasing (including maintenance, training, tech support, repairs, parts, and toner), and Contract agreement copy (unsigned)



CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*June 27th, 2022*

RESOLUTION NUMBER  
R22-52

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,  
MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A FORTY-EIGHT  
(48) MONTH LEASE AGREEMENT WITH GFI DIGITAL FOR SHARP COPIER AND PRINTER  
EQUIPMENT**

**WHEREAS,** the Board of Aldermen of the City of Grain Valley, Missouri must approve all agreements; and

**WHEREAS,** State of Missouri Statue Title VI, Chapter 70 permits powers of political subdivisions to cooperate or contract with governmental units; and

**WHEREAS,** GFI Digital has been awarded the bid to provide Sharp office machines.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The City Administrator is hereby authorized to enter into a forty-eight (48) month lease agreement with GFI Digital for copier and printer equipment.

*PASSED and APPROVED, via voice vote, (\_\_\_\_ - \_\_\_\_ ) this \_\_\_\_ Day of June 2022.*

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Mike Todd  
Mayor

ATTEST:

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Jamie Logan  
City Clerk

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## **PROPOSED SOLUTION**

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### **1) New Sharp MX-5071 x 5**

- ❖ 50 ppm Color Laser MFP
- ❖ 1200x1200 dpi
- ❖ 10.1" color touch screen
- ❖ 1,750 sheet capacity
- ❖ 220 ipm scan speed
- ❖ Scan to email/network folder
- ❖ Print from your Mobile Device/Tablet (Air Print)
- ❖ Cloud based apps capability
- ❖ 500 GB HDD

❖ Stapler ❖ 1k Paper Stacker ❖ 3-Hole Punch

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### **1) New Sharp MX-4071 x 2**

- ❖ 50 ppm Color Laser MFP
- ❖ 1200x1200 dpi
- ❖ 10.1" color touch screen
- ❖ 1,750 sheet capacity
- ❖ 220 ipm scan speed
- ❖ Scan to email/network folder
- ❖ Print from your Mobile Device/Tablet (Air Print)
- ❖ Cloud based apps capability
- ❖ 500 GB HDD

❖ Stapler ❖ 1k Paper Stacker ❖ 3-Hole Punch

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### **2) NewSharp MX-B476W x 2**

- ❖ 47 ppm B/W Laser MFP
- ❖ 1200x1200 dpi
- ❖ 7" color touch screen
- ❖ 100 sheet document feeder
- ❖ 550 sheet capacity
- ❖ Up to 110 ppm scan speed
- ❖ Fax capability
- ❖ Mobile Print
- ❖ 280 sheet output tray

- 1) Program includes 20,000 b/w images per month. Any images over 20,000 will be billed at \$0.007. Additionally, this program will include 9,500 color images. Any color images over 9,500 will be billed at \$0.045.

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<b>60 Month Program:</b>	<b>\$1,110.00/mnth</b>
<b>Total Monthly Spend:</b>	<b>\$1,678.00/mnth</b>
<b>Annual Savings:</b>	<b>\$7,254.00/yr</b>

<b>48 Month Program:</b>	<b>\$1,330.00/mnth</b>
<b>Total Monthly Spend:</b>	<b>\$1,898.00/mnth</b>
<b>Annual Savings:</b>	<b>\$4,614.00/yr</b>

**Maintenance Includes**

- ❖ All major/minor parts
- ❖ All major/minor repairs
- ❖ Toner
- ❖ Account Management
- ❖ IT support related to copy/print
- ❖ Onsite Training
- ❖ Remote-in Service
- ❖ Unlimited Helpdesk (8AM-5PM)



Value Lease Agreement

APPLICATION NO.

AGREEMENT NO.

12163 Prichard Farm Road • Maryland Heights, MO 63043 • Phone: 314.997.6300 • Fax: 314.997.6064

The words "Lessee," "you" and "your" refer to Customer. The words "Lessor," "we," "us" and "our" refer to GFI Digital, Inc.

CUSTOMER INFORMATION

Form with fields for FULL LEGAL NAME, STREET ADDRESS, CITY, STATE, ZIP, PHONE, FAX, BILLING NAME, BILLING STREET ADDRESS, CITY, STATE, ZIP, E-MAIL, and EQUIPMENT LOCATION.

EQUIPMENT DESCRIPTION

Table with columns: MAKE/MODEL/ACCESSORIES, SERIAL NO., STARTING METER, NOT FINANCED UNDER THIS AGREEMENT. Includes rows for Sharp MX5071 x 5, Sharp MX4071 x 2, and Sharp MXB467F x 2.

See attached Schedule A See attached Billing Schedule

TERM AND PAYMENT INFORMATION

Form with fields for number of payments (48), payment amount (\$1,898.00), and overages billed monthly at \$0.007 per B&W page and \$0.045 per Color page.

END OF TERM OPTIONS

You may choose one of the following options, which you may exercise at the end of the term, provided that no event of default under this Agreement has occurred and is continuing. Includes checkboxes for purchase options.

Upon acceptance of the Equipment, THIS AGREEMENT IS NONCANCELABLE, IRREVOCABLE AND CANNOT BE TERMINATED.

LESSOR ACCEPTANCE

Signature line for GFI Digital, Inc. with fields for SIGNATURE, TITLE, and DATED.

CUSTOMER ACCEPTANCE

BY SIGNING BELOW OR AUTHENTICATING AN ELECTRONIC RECORD HEREOF, YOU CERTIFY THAT YOU HAVE REVIEWED AND DO AGREE TO ALL TERMS AND CONDITIONS OF THIS AGREEMENT ON THIS PAGE AND ON PAGE 2 ATTACHED HERETO.

Signature line for City of Grain Valley with fields for SIGNATURE, TITLE, and DATED.

DELIVERY & ACCEPTANCE CERTIFICATE

You certify and acknowledge that all of the Equipment listed above: 1) has been received, installed and inspected; and 2) is fully operational and unconditionally accepted.

Signature line for Customer with fields for SIGNATURE / PRINT NAME, TITLE, and ACCEPTANCE DATE.

TERMS AND CONDITIONS

1. AGREEMENT: You agree to lease from us the goods, together with all replacements, parts, repairs, additions, and accessions incorporated therein or attached thereto and any and all proceeds of the foregoing, including, without limitation, insurance recoveries ("Equipment") and, if applicable, finance certain software, software license(s), software components and/or professional services in connection with software (collectively, the "Financed Items," which are included in the word "Equipment" unless separately stated) from software licensor(s) and/or supplier(s) (collectively, the "Supplier"), all as described in this Agreement and in any attached schedule, addendum or amendment hereto ("Agreement").

2. **OWNERSHIP; PAYMENTS; TAXES AND FEES:** We own the Equipment, excluding any Financed Items. Ownership of any Financed Items shall remain with Supplier thereof. You will pay all Payments, as adjusted, when due, without notice or demand and without abatement, set-off, counterclaim or deduction of any amount whatsoever. If any part of a Payment is more than 5 days late, you agree to pay a late charge equal to: a) the higher of 10% of the Payment which is late or \$26.00, or b) if less, the maximum charge allowed by law. The Payment may be adjusted proportionately upward or downward: (i) if the shipping charges or taxes differ from the estimate given to you; and/or (ii) to comply with the tax laws of the state in which the Equipment is located. You shall pay all applicable taxes, assessments and penalties related to this Agreement, whether levied or assessed on this Agreement, on us (except on our income) or you, or on the Equipment, its lease, sale, ownership, possession, use or operation. If we pay any taxes or other expenses that are owed hereunder, you agree to reimburse us when we request. We may charge you a processing fee for administering property tax filings. You agree to pay us a fee of up to \$50 for filing and/or searching costs required under the Uniform Commercial Code ("UCC") or other laws. You agree to pay us an origination fee of up to \$125 for all closing costs. We may apply all sums received from you to any amounts due and owed to us under the terms of this Agreement. If for any reason your check is returned for insufficient funds, you will pay us a service charge of \$30 or, if less, the maximum charge allowed by law. We may make a profit on any fees, estimated tax payments and other charges paid under this Agreement.
3. **EQUIPMENT; SECURITY INTEREST:** At your expense, you shall keep the Equipment: (i) in good repair, condition and working order, in compliance with applicable laws, ordinances and manufacturers' and regulatory standards; (ii) free and clear of all liens and claims; and (iii) at your address shown on page 1, and you agree not to move it unless we agree in writing. You grant us a security interest in the Equipment to secure all amounts you owe us under this Agreement or any other agreement with us ("Other Agreements"), except amounts under Other Agreements which are secured by land and/or buildings. You authorize and ratify our filing of any financing statement(s) to show our interest. You will not change your name, state of organization, headquarters or residence without providing prior written notice to us. You will notify us within 30 days if your state of organization revokes or terminates your existence.
4. **INSURANCE; COLLATERAL PROTECTION; INDEMNITY; LOSS OR DAMAGE:** You agree to keep the Equipment fully insured against all risk, with us named as lender's loss payee, in an amount not less than the full replacement value of the Equipment until this Agreement is terminated. You also agree to maintain commercial general liability insurance with such coverage and from such insurance carrier as shall be satisfactory to us and to include us as an additional insured on the policy. You will provide written notice to us within 10 days of any modification or cancellation of your insurance policy(s). You agree to provide us certificates or other evidence of insurance acceptable to us. If you do not provide us with acceptable evidence of property insurance within 30 days after the start of this Agreement, we may, at our sole discretion, do as provided in either (A) or (B) below: (A) We may secure property loss insurance on the Equipment from a carrier of our choosing in such forms and amounts as we deem reasonable to protect our interests. If we secure insurance on the Equipment, we will not name you as an insured party, your interests may not be fully protected, and you will reimburse us the premium which may be higher than the premium you would pay if you obtained insurance, and which may result in a profit to us through an investment in reinsurance. In addition, you agree to pay us our standard fees in connection with obtaining such insurance. If you are current in all of your obligations under the Agreement at the time of loss, any insurance proceeds received will be applied, at our option, to repair or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our booked residual, both discounted at 2% per annum. (B) We charge you a monthly property damage surcharge of up to .0035 of the Equipment cost as a result of our credit risk and administrative and other costs, as would be further described on a letter from us to you. We may make a profit on this program. **NOTHING IN THIS PARAGRAPH WILL RELIEVE YOU OF RESPONSIBILITY FOR LIABILITY INSURANCE ON THE EQUIPMENT.** We are not responsible for, and you agree to hold us harmless and reimburse us for and to defend on our behalf against, any claim for any loss, expense, liability or injury caused by or in any way related to delivery, installation, possession, ownership, leasing, manufacture, use, condition, inspection, removal, return or storage of the Equipment. All indemnities will survive the expiration or termination of this Agreement. You are responsible for any loss, theft, destruction or damage to the Equipment ("Loss"), regardless of cause, whether or not insured. You agree to promptly notify us in writing of any Loss. If a Loss occurs and we have not otherwise agreed in writing, you will promptly pay to us the unpaid balance of this Agreement, including any future Payments to the end of the term plus the anticipated residual value of the Equipment, both discounted to present value at 2%. Any proceeds of insurance will be paid to us and credited against the Loss. You authorize us to sign on your behalf and appoint us as your attorney-in-fact to endorse in your name any insurance drafts or checks issued due to a Loss.
5. **ASSIGNMENT: YOU SHALL NOT SELL, TRANSFER, ASSIGN, ENCUMBER, PLEDGE OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT, without our prior written consent.** You shall not consolidate or merge with or into any other entity, distribute, sell or dispose of all or any substantial portion of your assets other than in the ordinary course of business, without our prior written consent, and the surviving, or successor entity or the transferee of such assets, as the case may be, shall assume all of your obligations under this Agreement by a written instrument acceptable to us. No event shall occur which causes or results in a transfer of majority ownership of you while any obligations are outstanding hereunder. We may sell, assign, or transfer this Agreement without notice to or consent from you. You agree that if we sell, assign or transfer this Agreement, our assignee will have the same rights and benefits that we have now and will not have to perform any of our obligations. **You agree that our assignee will not be subject to any claims, defenses, or offsets that you may have against us.** This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.
6. **DEFAULT AND REMEDIES:** You will be in default if: (i) you do not pay any Payment or other sum due to us or you fail to perform in accordance with the covenants, terms and conditions of this Agreement or any other agreement with us or any of our affiliates or fail to perform or pay under any material agreement with any other entity; (ii) you make or have made any false statement or misrepresentation to us; (iii) you or any guarantor dies, dissolves, liquidates, terminates existence or is in bankruptcy; (iv) you or any guarantor suffers a material adverse change in its financial, business or operating condition; or (v) any guarantor defaults under any guaranty for this Agreement. If you are ever in default, at our option, we can cancel this Agreement and require that you pay the unpaid balance of this Agreement, including any future Payments to the end of term plus the anticipated residual value of the Equipment, both discounted to present value at 2%. We may recover default interest on any unpaid amount at the rate of 12% per year. Concurrently and cumulatively, we may also use any remedies available to us under the UCC and any other law and we may require that you immediately stop using any Financed Items. If we take possession of the Equipment, you agree to pay the costs of repossession, moving, storage, repair and sale. The net proceeds of the sale of any Equipment will be credited against what you owe us under this Agreement and you will be responsible for any deficiency. In the event of any dispute or enforcement of our rights under this Agreement or any related agreement, you agree to pay our reasonable attorneys' fees (including any incurred before or at trial, on appeal or in any other proceeding), actual court costs and any other collection costs, including any collection agency fee. **WE SHALL NOT BE RESPONSIBLE TO PAY YOU ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY DEFAULT, ACT OR OMISSION BY ANYONE.** Any delay or failure to enforce our rights under this Agreement will not prevent us from enforcing any rights at a later time. You agree that this Agreement is a "Finance Lease" as defined by Article 2A of the UCC and your rights and remedies are governed exclusively by this Agreement. You waive all rights under sections 2A-508 through 522 of the UCC. If interest is charged or collected in excess of the maximum lawful rate, we will refund such excess to you, which will be your sole remedy.
7. **INSPECTIONS AND REPORTS:** We have the right, at any reasonable time, to inspect the Equipment and any documents relating to its installation, use, maintenance and repair. Within 30 days after our request (or such longer period as provided herein), you will deliver all requested information (including tax returns) which we deem reasonably necessary to determine your current financial condition and faithful performance of the terms hereof. This may include: (i) compiled, reviewed or audited annual financial statements (including, without limitation, a balance sheet, a statement of income, a statement of cash flow, a statement of changes in equity and notes to financial statements) within 120 days after your fiscal year end, and (ii) management-prepared interim financial statements within 45 days after the requested reporting period(s). Annual statements shall set forth the corresponding figures for the prior fiscal year in comparative form, all in reasonable detail without any qualification or exception deemed material by us. Unless otherwise accepted by us, each financial statement shall be prepared in accordance with generally accepted accounting principles consistently applied and shall fairly and accurately present your financial condition and results of operations for the period to which it pertains. You authorize us to obtain credit bureau reports for credit and collection purposes and to share them with our affiliates and agents.
8. **END OF TERM:** Unless the purchase option is \$1.00, at the end of the initial term, this Agreement shall renew for successive month-to-month renewal term(s) under the same terms hereof unless you send us written notice between 90 and 150 days before the end of the initial term or at least 30 days before the end of any renewal term that you want to purchase or return the Equipment, and you timely purchase or return the Equipment. You shall continue making Payments and paying all other amounts due until the Equipment is purchased or returned. As long as you have given us the required written notice, if you do not purchase the Equipment, you will return all of the Equipment to a location we specify, at your expense, in retail re-saleable condition, full working order and complete repair. **YOU ARE SOLELY RESPONSIBLE FOR REMOVING ANY DATA THAT MAY RESIDE IN THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO HARD DRIVES, DISK DRIVES OR ANY OTHER FORM OF MEMORY.** You cannot pay off this Agreement or return the Equipment prior to the end of the initial term without our consent. If we consent, we may charge you, in addition to other amounts owed, an early termination fee equal to 5% of the price of the Equipment.
9. **USA PATRIOT ACT NOTICE; ANTI-TERRORISM AND ANTI-CORRUPTION COMPLIANCE:** To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each customer who opens an account. When you enter into a transaction with us, we ask for your business name, address and other information that will allow us to identify you. We may also ask to see other documents that substantiate your business identity. You and any other person who you control, own a controlling interest in, or who owns a controlling interest in or otherwise controls you in any manner ("Representatives") are and will remain in full compliance with all laws, regulations and government guidance concerning foreign asset control, trade sanctions, embargoes, and the prevention and detection of money laundering, bribery, corruption, and terrorism, and neither you nor any of your Representatives is or will be listed in any Sanctions-related list of designated persons maintained by the U.S. Department of Treasury's Office of Foreign Assets Control or successor or the U.S. Department of State. You shall, and shall cause any Representative to, provide such information and take such actions as are reasonably requested by us in order to assist us in maintaining compliance with anti-money laundering laws and regulations.
10. **MISCELLANEOUS:** Unless otherwise stated in an addendum hereto, the parties agree that: (i) this Agreement and any related documents hereto may be authenticated by electronic means; (ii) the "original" of this Agreement shall be the copy that bears your manual, facsimile, scanned or electronic signature and that also bears our manually or electronically signed signature and is held or controlled by us; and (iii) to the extent this Agreement constitutes chattel paper (as defined by the UCC), a security interest may only be created in the original. You agree not to raise as a defense to the enforcement of this Agreement or any related documents that you or we executed or authenticated such documents by electronic or digital means or that you used facsimile or other electronic means to transmit your signature on such documents. Notwithstanding anything to the contrary herein, we reserve the right to require you to sign this Agreement or any related documents hereto manually and to send to us the manually signed, duly executed documents via overnight courier on the same day that you send us the facsimile, scanned or electronic transmission of the documents. You agree to execute any further documents that we may request to carry out the intents and purposes of this Agreement. Whenever our consent is required, we may withhold or condition such consent in our sole discretion, except as otherwise expressly stated herein. From time to time, Supplier may extend to us payment terms for Equipment financed under this Agreement that are more favorable than what has been quoted to you or the general public, and we may provide Supplier information regarding this Agreement if Supplier has assigned or referred it to us. All notices shall be mailed or delivered by facsimile transmission or overnight courier to the respective parties at the addresses shown on this Agreement or such other address as a party may provide in writing from time to time. By providing us with a telephone number for a cellular phone or other wireless device, including a number that you later convert to a cellular number, you are expressly consenting to receiving communications, including but not limited to prerecorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system, from us and our affiliates and agents at that number. This express consent applies to each such telephone number that you provide to us now or in the future and permits such calls for non-marketing purposes. Calls and messages may incur access fees from your cellular provider. You authorize us to make non-material amendments (including completing and conforming the description of the Equipment) on any document in connection with this Agreement. Unless stated otherwise herein, all other modifications to this Agreement must be in writing and signed by each party or in a duly authenticated electronic record. This Agreement may not be modified by course of performance.
11. **WARRANTY DISCLAIMERS:** WE ARE LEASING THE EQUIPMENT TO YOU "AS-IS." YOU HAVE SELECTED SUPPLIER AND THE EQUIPMENT BASED UPON YOUR OWN JUDGMENT. IN THE EVENT WE ASSIGN THIS AGREEMENT, OUR ASSIGNEE DOES NOT TAKE RESPONSIBILITIES FOR THE INSTALLATION OR PERFORMANCE OF THE EQUIPMENT. SUPPLIER IS NOT AN AGENT OF OURS AND WE ARE NOT AN AGENT OF SUPPLIER, AND NOTHING SUPPLIER STATES OR DOES CAN AFFECT YOUR OBLIGATIONS HEREUNDER. **YOU WILL MAKE ALL PAYMENTS UNDER THIS AGREEMENT REGARDLESS OF ANY CLAIM OR COMPLAINT AGAINST ANY SUPPLIER, LICENSOR OR MANUFACTURER, AND ANY FAILURE OF A SERVICE PROVIDER TO PROVIDE SERVICES WILL NOT EXCUSE YOUR OBLIGATIONS TO US UNDER THIS AGREEMENT. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, OF, AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, CONDITION, QUALITY, ADEQUACY, TITLE, DATA ACCURACY, SYSTEM INTEGRATION, FUNCTION, DEFECTS, INFRINGEMENT OR ANY OTHER ISSUE IN REGARD TO THE EQUIPMENT, ANY ASSOCIATED SOFTWARE AND ANY FINANCED ITEMS. SO LONG AS YOU ARE NOT IN DEFAULT UNDER THIS AGREEMENT, WE ASSIGN TO YOU ANY WARRANTIES IN THE EQUIPMENT GIVEN TO US.**
12. **LAW; JURY WAIVER:** This Agreement will be governed by and construed in accordance with the law of the principal place of business of Lessor or, if assigned, its assignee. You consent to jurisdiction and venue of any state or federal court in the state of Lessor or, if assigned, its assignee has its principal place of business and waive the defense of inconvenient forum. For any action arising out of or relating to this Agreement or the Equipment, **BOTH PARTIES WAIVE ALL RIGHTS TO A TRIAL BY JURY.**
13. **MAINTENANCE AND SUPPLIES:** You have elected to enter into a separate arrangement with Supplier for maintenance, inspection, adjustment, parts replacement, drums, cleaning material required for proper operation and toner and developer ("Arrangement"). You agree to pay all amounts owing under this Agreement regardless of any claim you have against Supplier relating to the Arrangement. Supplier will be solely responsible for performing all services and providing all supplies under the Arrangement. You agree not to hold Lessor (if different from Supplier) or any assignee of this Agreement responsible for Supplier's obligations under the Arrangement. As a convenience to you, we will provide you with one invoice covering amounts owing under this Agreement and the Arrangement. If necessary, Supplier's obligations to you under the Arrangement may be assigned by us. You agree to pay a monthly supply freight fee to cover the costs of shipping supplies to you. Each month, you are entitled to produce the minimum number of pages shown on page 1 of this Agreement for each applicable page type. Regardless of the number of pages made, you will never pay less than the minimum Payment. You agree to provide periodic meter readings on the Equipment. You agree to pay the applicable overage charge for each metered page that exceeds the applicable minimum number of pages. Pages made on equipment marked as not financed under this Agreement will be included in determining your page and overage charges. At the end of the first year of this Agreement, and once each successive 12-month period thereafter, the maintenance and supplies portion of the Payment and the overage charges may be increased by a maximum of 15% of the existing payment or charge. In order to facilitate an orderly transition, the start date of this Agreement will be the date the Equipment is delivered to you or a date designated by us, as shown on the first invoice. If a later start date is designated, in addition to all Payments and other amounts due hereunder, you agree to pay us a transitional payment equal to 1/30th of the Payment, multiplied by the number of days between the date the Equipment is delivered to you and the designated start date. The first Payment is due 30 days after the start of this Agreement and each Payment thereafter shall be due on the same day of each month.

**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	06/27/2022	
<b>BILL NUMBER</b>	R22-53	
<b>AGENDA TITLE</b>	<b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE THE PURCHASE FOR FENCE REPLACEMENT AT THREE WATER STATIONS</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	Mark Trosen, Director of Community Development	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$16,680.00
	Budget Line Item:	600-60-79880
	Balance Available	\$18,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To replace three failing fences, to secure water valve stations and maintain an aesthetic look.	
<b>BACKGROUND</b>	Currently have vinyl fencing that is failing and falling due to age. Current fencing has been repaired several times and pieced back together as much as possible.	
<b>SPECIAL NOTES</b>	Three water stations needing fence replacement are located at Sni-A-Bar PKWY, Royer Ln, Cross Creek Dr.	
<b>ANALYSIS</b>	None	
<b>PUBLIC INFORMATION PROCESS</b>	None	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval	
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, Quote for work	

CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*June 27, 2022*

RESOLUTION NUMBER  
R22-53

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,  
MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE THE PURCHASE  
FOR FENCE REPLACEMENT AT THREE WATER STATIONS**

**WHEREAS,** the Board of Aldermen adopted Resolution 06-28 establishing purchasing procedures for the City of Grain Valley, Missouri; and

**WHEREAS,** the Board of Aldermen adopted the 2022 budget which appropriating funds for the fence replacement on December 13, 2021 via Ordinance 2569; and

**WHEREAS,** the recommendation is in accordance with the adopted purchasing policy and the approved budget for the fence replacement; and

**WHEREAS,** upon execution of this agreement the City of Grain Valley will receive new fencing at three water stations.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The City Administrator is authorized to enter into an agreement with Elite Fence and Deck, Inc. for removal of the old fence and replace with new vinyl coated chain link fence with privacy slats.

*PASSED and APPROVED, via voice vote, (6-0) this 27th Day of June, 2022.*

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Mike Todd  
Mayor

ATTEST:

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Jamie Logan  
City Clerk





Prepared for:

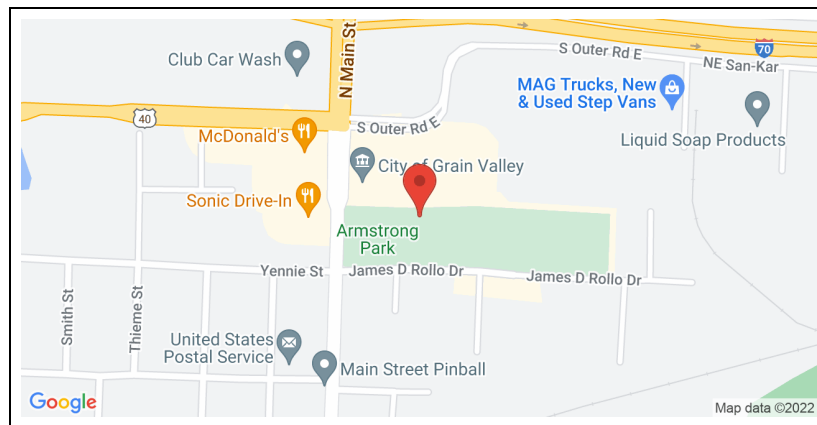
**City of Grain Valley**

**Patrick Martin**

**711 N Main St**

**Grain Valley, MO 64029**

**(816) 215-9659 | pmartin@cityofgrainvalley.org**



Evaluated on:

**Tuesday, May 10, 2022**

Evaluated By:

**Dave Mansell**

**(816) 661-1777 | dave@elitefenceanddeck.net**

**Elite Fence & Deck, Inc.**

**1210 SW Market St**

**Lee's Summit, MO 64081**

**Main (816) 246-1850**

**www.elitefenceanddeck.net**

# Scope of Work

We would like to thank you for giving us the opportunity to earn your business. After performing a thorough examination of your property, we have prepared the following estimate and diagram to provide all labor, material, taxes, and insurance required to meet the needs of your project. We believe this will provide a detailed explanation of our solution as well as the associated costs.

## City of Grain Valley

### Black Chain Link

#### Fencing

Product	Quantity
6' black chain link - vinyl coated	252

#### Gates

Product	Quantity
6' tall, 4' wide BVCL Gate	3

#### Notes

Fence to be installed in multiple locations

### Add-Ons

Item
Sky blue slats

#### Notes

N/A

### Permits

Product	Quantity
Grain Valley Permit <i>Elite Fence &amp; Deck, Inc. will obtain the permit with the city.</i>	1

#### Notes

N/A

# Fuel Surcharge

Product	Quantity
---------	----------

Zone 2	1
--------	---

Notes

---

N/A

# Costs

## Section: City of Grain Valley

Description	Quantity
6' black chain link - vinyl coated	252.00
6' tall, 4' wide BVCL Gate	3.00
Grain Valley Permit	1.00
Zone 2	1.00
<b>Total Cost:</b> \$16,680.00	
<b>Total:</b> \$16,680.00	

## Payment Terms

One-Time Payment	<i>Due after project completion</i>	\$16,680.00
------------------	-------------------------------------	-------------

# Terms & Conditions

## Contract

· Customer(s) agree, warrant and state that Customer(s) are responsible for the following, unless specified in writing by Elite Fence & Deck, Inc.:

· **Payment for work completed is due the day of completion.** A finance charge of 2% per month past due, which is an annual percentage rate of 24%, shall be applied to accounts that are not paid within 30 days after completion of any work invoiced. All materials will remain the property of Elite Fence & Deck, Inc. until all invoices pertaining to this job are paid in full. The Customer agrees to pay all interest, costs and attorneys' fees incurred in the collection of the amount due hereunder.

**Charge Authorization; Unpaid Invoice Amounts.** (Customer) expressly authorizes (Contractor) to charge the credit card on file for the balance due and owing, including any applicable service or late fees, if payment is not timely received in accordance with the terms of this contract. In the case of a failed or declined payment, (Customer) authorizes the credit card on file to be processed until the payment can be successfully processed or a new credit card is provided. (Customer) acknowledges that there are no refunds on amounts paid under this Agreement unless permitted in writing by (Contractor) or as otherwise provided in this Agreement. (Customer) understands that they are providing the above authorization by executing this Agreement.

· Elite Fence & Deck, Inc. provides a one (1) year warranty on workmanship and is in effect from the day the job is completed, but only after payment in full of the contract by the Customer.

· **Elite Fence & Deck, Inc. is not responsible for any damage that may occur to an existing underground irrigation system (sprinkler system) or pool water lines during fence or deck installation.** These are unable to be located above ground by the locate companies (Missouri One Call & Kansas One Call) or Elite Fence & Deck, Inc. employees.

· **Elite Fence & Deck, Inc. is not responsible for any damage that may occur to drainage tiles, private sewer lines, private utilities, private propane tank lines, private electrical lines, etc.** These are unable to be located above ground by the locate companies (Missouri One Call & Kansas One Call) or Elite Fence & Deck, Inc. employees. You may contact the contractor that installed them to mark placement of these lines.

· **Elite Fence & Deck, Inc. is not responsible for any damage that may occur to plants, grass, shrubs or gardens, surrounding the fence line work area.** We will do our best to avoid damaging them, but sometimes it's impossible to get around them to put a fence in. Any items such as bird baths, trellis, signs, and other landscape décor should be moved out of the fence line area by the customer prior to the installation to avoid damage. We are not responsible for any damage to the grass if your yard is wet due to rain or sprinkler systems. If you would prefer to move your install for a dryer time, let us know and we can reschedule prior to being on site for the install.

· All fence lines should be clear of brush, overgrowth, and debris prior to installation.

· The customer assumes full responsibility for the property line and getting the necessary **HOA or governmental authority approval** when applicable. If you are unsure of your property line, we recommend getting a survey prior to the fence installation.

· Elite Fence & Deck, Inc. will obtain necessary municipal and/or county permits. If you cancel the install of the fence within 30 days of the scheduled date you will be responsible for paying Elite Fence & Deck, Inc. the permit cost. We apply for them 30 days in advance due to the time it takes for the city to approve them.

· A \$10.00 per hole charge will be added to the bid in event of adverse digging (rock, root, utility lines, etc.).

· Additional charges for use of jackhammer to break up rock or roots is \$125.00 for the first hour and \$45.00 per additional hour.

· If we show up to start an install and the jobsite is not ready, there will be a \$300 mobilization fee added to your final invoice.

· If we are unable to install the **entire job** on the original date of install and an additional date is required to come back

to finish (possibly due to a pool, landscaping, or other work being done), there will be a \$300 mobilization fee added to your final invoice.

· A 25% down payment is due at bid acceptance. We will not schedule the project until the down payment is received. Bids that are accepted must have their down payment paid within 7 days or the bid will be cancelled and subject to a price increase.

· Bids over 14 days may be revised due to material cost changes. The cost and price as quoted in the bid is subject to change depending on an increase in the cost of the materials to Elite Fence & Deck, Inc. This increase in cost shall be issued and determined in the sole discretion of Elite Fence & Deck, Inc., and will be provided to the Customer in writing as soon as reasonably possible.

**Refunds:** A refund for the deposit will be refunded in full if the install has been cancelled prior to crews arriving on site for install. If the cancellation isn't made until we have arrived on site for the install, we will refund the deposit less the expense for showing up. If your fence install is a special order and you cancel the install after the order has been placed, you will be refunded your deposit less the cost of the product that was special ordered. If you cancel the install and a permit has already been applied and paid for, you will be refunded the deposit less the amount of our permit fee.

· The Customer is aware that outside temperature and moisture conditions may adversely effect wood products and therefore the customer expressly agrees that Elite Fence & Deck, Inc., shall not be responsible for any expansion, shrinkage, cupping, buckling, warping, checking, cracking, splitting, knots or other reaction of wood to moisture, or dryness. Wood is a natural product that changes with the outside elements. Any replacement that needs done would be at an additional charge to the Customer. Elite Fence & Deck, Inc. shall not be held responsible for any type of insect infestation.

· Most new fence installs take 2 days for installation. We set posts on day 1 and finish on day 2. If we are tearing out an existing fence, the install will take 3 days. We will tear out the fence on day 1, set posts on day 2, and finish the fence on day 3.

· This Contract shall become binding upon the Customer upon either the beginning of the work by Elite Fence & Deck, Inc. as contemplated herein or upon the Customer signing the bid and/or this Contract.

*By signing any forms or agreements provided to you by Elite Fence & Deck, Inc., you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

**CITY OF GRAIN VALLEY  
BOARD OF ALDERMEN AGENDA ITEM**

<b>MEETING DATE</b>	6/27/2022	
<b>BILL NUMBER</b>	R22-54	
<b>AGENDA TITLE</b>	<b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH MCCOWN GORDON CONSTRUCTION, LLC FOR CONSTRUCTION MANAGEMENT SERVICES</b>	
<b>REQUESTING DEPARTMENT</b>	ADMINISTRATION	
<b>PRESENTER</b>	Ken Murphy, City Administrator	
<b>FISCAL INFORMATION</b>	Cost as recommended:	\$25,000 Pre-Construction
	Budget Line Item:	Bond Funds
	Balance Available	\$14,000,000.00 (when bond sale occurs)
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	To complete the design/construction team for the new Police facility.	
<b>BACKGROUND</b>	An RFQ was issued for construction manager services. Six submittals were received but only three were complete and met the requirements. McCown Gordon, Turner and Titan were selected for interviews.	
<b>SPECIAL NOTES</b>	The Construction Manager at Risk method allows the architects and construction contractor to work together to have the most efficient design to ultimately get to a guaranteed maximum price for the project.	
<b>ANALYSIS</b>	After reviewing the three proposals and going through the interview process, it was determined that McCown Gordon was the best construction partner for us to move forward with. We were very happy with the submittals that we received and the interest that the project is attracting.	
<b>PUBLIC INFORMATION PROCESS</b>	Notice of RFQ was published in the Examiner and was placed on our website.	

<b>BOARD OR COMMISSION RECOMMENDATION</b>	n/a
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, Contract & RFQ Response



CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*June, 27, 2022*

RESOLUTION NUMBER  
R22-54

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,  
MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT  
WITH MCCOWN GORDON CONSTRUCTION, LLC FOR CONSTRUCTION MANAGEMENT  
SERVICES**

**WHEREAS,** the Board of Aldermen of the City of Grain Valley, Missouri identified the need for a new police facility; and

**WHEREAS,** the Board of Aldermen have identified the Construction Manager at Risk delivery method as the method that will be best suited for the project; and

**WHEREAS,** the Board of Aldermen believe McCown Gordon Construction, LLC is the most qualified firm to provide those construction manager services.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

**SECTION 1:** The City Administrator is hereby authorized to enter into an agreement with McCown Gordon Construction, LLC for construction manager services.

*PASSED and APPROVED, via voice vote, (\_\_\_\_ - \_\_\_\_ ) this \_\_\_\_ Day of \_\_\_\_, 2022.*

---

Mike Todd  
Mayor

ATTEST:

---

Jamie Logan  
City Clerk

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**GRAIN VALLEY**  
MISSOURI

**CITY OF GRAIN VALLEY – NEW POLICE HEADQUARTERS**

CONSTRUCTION MANAGER AT-RISK SERVICES

RFQ #2022-01Q | 05.25.2022

**McCOWN**  
**GORDON**  
CONSTRUCTION



We're a company driven to **offer clients an unmatched experience**—to take them on a journey they haven't experienced before. At McCownGordon, we **live our values** and **deliver on promises**. Our team builds with top-notch performance while never forgetting what got us here in the first place—**relationships**. We stay true to who we are, because our founders showed us the way.

**AT McCOWNGORDON, WE DELIVER  
THE BEST BUILDING EXPERIENCE.  
LET'S BUILD.**



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# SECTION A

COVER LETTER

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# THE SOURCE OF KNOWLEDGE IS POWER.



**DATE**

May 25, 2022

**TO**

**Ken Murphy**

City Administrator

**City of Grain Valley**

711 Main Street

Grain Valley, Missouri 64029

**RE**

Construction Manager At-Risk  
Services for the New Police  
Headquarters

**FROM**

**Chris Vaeth**

VP, Regional Leader

(816) 215-4866

cvaeth@mccowngordon.com

**Arlen Kleinsorge**

Market Leader

(816) 918-0131

akleinsorge@mccowngordon.com

**McCownGordon Construction**

850 Main Street

Kansas City, Missouri 64105

Dear Ken,

Communities often experience a loss at the polls prior to celebrating a successful passing of a bond. What an accomplishment it is for the Grain Valley community to be at this stage today and planning for a facility that will provide public safety to its 16,000+ citizens. As the Grain Valley population continues to grow, the recruitment and retention of police officers, enhancing morale and performance, and delivering a public safety facility the community can be proud of are all paramount to the City's success. Building this project right—on time and on budget—will also help accelerate Grain Valley's vision for economic development and capital improvement needs. Since 2019, McCownGordon has been by the City's side and we are ready to hit the ground running, with no learning curve, to bring value to this project.

**PROVEN TEAM.** We are Kansas City's premier civic and public safety construction manager. **Our team has completed over 90 civic and public safety facilities, totaling over \$977 million; 53% of our total workload is within the public sector.** Providing construction solutions to municipalities has been an instrumental part of our company's success over the past 23 years. In addition, we have a proven track record and a strong history working seamlessly with Hoefer Welker, completing 31 projects successfully together. Many of those project successes were public safety facilities including Riverside Public Safety, Shawnee Justice Center and KCMO Fire Station #35. We are confident in our ability to seamlessly become an integral part of this project's success.

**CREATING VALUE.** More than 95 percent of our projects are executed under a construction manager at-risk (CMR) delivery method. Therefore, our team has a tremendous amount of experience providing our clients with the value-added benefits in the preconstruction phase. With support from our in-house building performance solutions group, McCownGordon's preconstruction team has the ingenuity and skill it takes to create cost-saving, schedule-driven solutions for civic projects. **A project of this nature during the current construction market requires creative preplanning and early exploration to ensure every dollar is maximized.**

**PARTNERSHIP.** Committed to the long-term success of the Grain Valley community, we understand your priorities for this project. We believe communication, timeliness and community engagement are of utmost importance when it comes to a project's success. **We have a strong presence within the Grain Valley community having completed more than \$38 million of public sector projects—all on time and on budget.** Our team was recently hired for the second time by the Central Jackson Fire Protection District to complete the new \$10 million Fire Station #6 located in Grain Valley, Missouri. As good stewards of taxpayer dollars, we are confident in our ability to succeed due to our well-defined partnership approach, expertise at maximizing value and our relationship philosophy.

Our team will be your advocate and work hand-in-hand with you to deliver on your vision for the Grain Valley Police Headquarters. We look forward to being part of this exciting opportunity to deliver the best building experience.

Sincerely,



Chris Vaeth  
Principal in Charge



Arlen Kleinsorge  
Project Executive



Pat Contreras  
Community Outreach



# SECTION B

## FIRM BACKGROUND

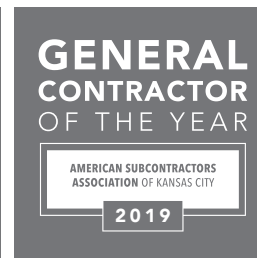
WE ARE  
PROUD  
BUILDERS.



## FIRM FACTS

- ▼ **COMPANY NAME** // McCownGordon Construction
- ▼ **ADDRESS** // 850 Main Street, Kansas City, MO 64105
- ▼ **GEOGRAPHIC FOCUS** // Local & Regional
- ▼ **YEAR FIRM ESTABLISHED** // 1999
- ▼ **YEARS OF EXPERIENCE PROVIDING SERVICES** // 23
- ▼ **LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI** // Yes, refer to page 62 for our licenses & certifications.
- ▼ **PRINCIPAL CONTACT** // Chris Vaeth, VP, Regional Leader | (816) 215-4866  
cvaeth@mccowngordon.com
- ▼ **NUMBER OF PERSONS BY DISCIPLINE COMMITTED TO YOUR PROJECT** // 11 people, refer to page 15 for our organization chart.
- ▼ **NUMBER OF EMPLOYEES** // 530
- ▼ **NUMBER OF YEARS IN BUSINESS** // 23
- ▼ **TYPE OF OWNERSHIP** // Limited Liability Company

\* We are not submitting as a joint-venture.







McCownGordon delivers quality and value through industry-recognized expertise, knowledge and technical excellence. However, it is through our people and the experience we create for our clients that McCownGordon truly differentiates itself.

### CLIENT-FOCUSED SERVICE

Our business model is built on delivering value through partnerships and offering an unmatched service our clients haven't experienced before. We deliver our work through an integrated process focused on team chemistry. One of our differentiators is that we manage projects with a customer-focused lens. We get to know you and ask you questions that deepen our understanding of your needs. Then, we make it our mission to prove the value-driven solutions we bring by showing you how our success meshes with yours.

### HISTORY & CORE VALUES

Founded in 1999, McCownGordon was started with the motivation to offer the industry a different kind of construction company—one that focused on the client. Founders Pat McCown and Brett Gordon built a team who believed in doing business transparently and one that valued building long-term relationships. From inception, it was their mission to ensure every



**OUR CULTURE IS WHAT MAKES US PASSIONATE ABOUT OUR WORK.**

To learn more, click play or scan with your camera app.

employee embodied the core values of integrity, performance and relationships, and that those values wouldn't just be words on walls.

Today, McCownGordon is recognized as one of the region's largest construction firms and consistently ranks at the top for local, regional and national awards.

We are known for being fast-paced, performance-driven and client-focused—while always remaining true to our foundational core values.

## FOUNDED ON VALUES



### INTEGRITY

Honesty and accountability drive everything we do.



### PERFORMANCE

We hire the best and align goals to deliver high-quality, original solutions.



### RELATIONSHIPS

We listen, communicate and connect with openness and transparency.

## OFFICE LOCATIONS + ESOP

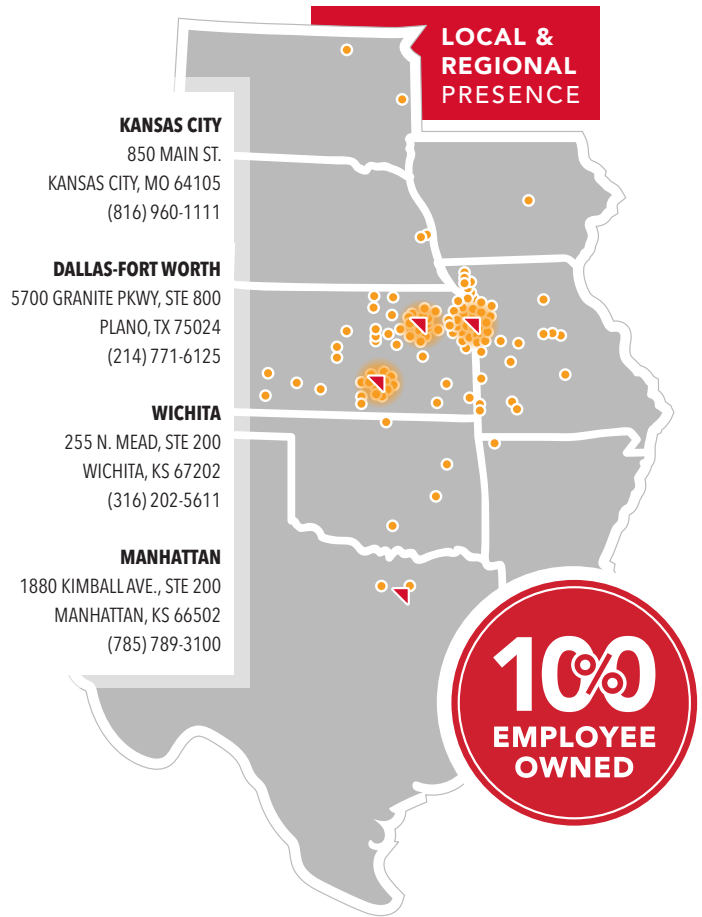
McCownGordon is 100 percent employee-owned and comprised of 530 full-time employee owners serving the Midwest and South Central regions from four offices—Kansas City, Missouri; Dallas-Fort Worth, Wichita, Kansas; and Manhattan, Kansas. With a culture that supports operating with an entrepreneurial spirit, our team is deeply invested in our clients projects because our success is tied to theirs. This ownership model also aligns with our strategic goals to expand our expertise through winning and building the regions' most important projects as we strive to be ranked at a higher national level.

## SIZE & EXPERTISE

As one of the top three construction firms in the region, we are involved in projects ranging from less than \$1 million to more than \$300 million. We offer robust services for new construction, built-to-suit tenant improvements, and renovations and additions for a diverse market mix.

## SERVICES THAT SET US APART

When you partner with McCownGordon, you get services and resources that go far beyond estimating and construction management—it includes things like feasibility studies, ROI analysis and more. Our specialty services offer clients in-house engineers, architects and licensed commissioning professionals who provide great benefits to the project team with unparalleled knowledge and focus that maximizes efficiencies, cost savings and quality.



**CONSTRUCTION  
MANAGEMENT**



**PROGRAM  
MANAGEMENT**



**PRECONSTRUCTION**



**PERMITTING  
SERVICES**



**BUILDING  
PERFORMANCE  
SOLUTIONS**



**VIRTUAL  
CONSTRUCTION**



**QUALITY CONTROL**



**COMMISSIONING**



**SUSTAINABILITY**



## CLIENT- FOCUSED PHILOSOPHY

To learn about our customized project approach, click play or scan with your camera app.

## CONSTRUCTION MANAGEMENT LEADER

More than 95 percent of our work is delivered with collaborative delivery methods. In the past five years, we've successfully contracted 347 construction manager at-risk projects totalling nearly \$3.1 billion. Many of these projects are for repeat clients demonstrating our ability to create an integrated process for our partners and the effectiveness of our team in building trusted relationships.



## GIVING BACK

McCownGordon is deeply committed to a vision for bettering the communities we work in. McCownGordon defines culture with philanthropy and stewardship at the forefront. It's something that has always been a huge part of who we are.

Our associates commit their own time and energy, on top of a company promise to devote at least 10 percent of after-tax profits to worthy causes, educational endeavors and charitable events. But it's more than good stewardship. It's a way to stay connected to the people who work in, live in and use the communities McCownGordon helps build.

Community service is a reflection of people who actively seek out opportunities to live beyond themselves. Selflessly. Genuinely. And with passion. Around here, it's a way of life.



## DIVERSITY & INCLUSION

At McCownGordon, we believe a culture of inclusivity and a diverse work force drives creativity and innovation, inspires leadership and creates a culturally varied workplace. We are committed to respect and inclusion for all of our associates and advocate for diversity in the industry and our community.

Our relationship with minority and women business enterprises are built on mutual respect and commitment to our community. It begins with outreach and ensuring each and every trade partner has an equitable opportunity to work on a project. We look at diversity as the people with whom we associate and inclusion as how we engage them and understand that diversity alone does not drive inclusion.

## CUSTOMER EXPERIENCE PROMISE



OUR  
PROCESS IS  
STRAIGHTFORWARD  
AND SMOOTH.



OUR  
PEOPLE  
ARE ACCESSIBLE  
AND HELPFUL.



OUR  
RELATIONSHIPS  
ARE GENUINE AND  
LONGSTANDING.



## THE FIRST THING WE BUILD IS RELATIONSHIPS.



To learn more about our customer experience promise, click play or scan with your camera app.

## CURRENT WORKLOAD

McCownGordon employs 530 associates from four offices in the Midwest and South-Central regions to help client projects move from concept to completion. We vet each project we pursue to ensure we have the right people with the appropriate amount of availability. This project fits well into our workload for proposed key team members. Across all four offices, we currently have 70 projects under contract. When it comes to capacity and capability, we are well suited to serve the City of Grain Valley and bring the expertise, value-driven solutions and collaboration you desire.

Refer to the table below for our current civic projects based out of our Kansas City office.

CURRENT WORKLOAD		
CIVIC MARKET		
1	CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT	FIRE STATION #6
2	CITY OF BLUE SPRINGS, MISSOURI	BLUE SPRINGS AQUATICS CENTER
3	CITY OF KANSAS CITY, MISSOURI	BARNEY ALLIS PLAZA & PARKING GARAGE
4	CITY OF KANSAS CITY, MISSOURI	KCMO CITY HALL GARAGE & SOUTH PLAZA RESTORATION
5	CITY OF LEE'S SUMMIT, MISSOURI	FIRE STATION #4 & #5
6	CITY OF LENEXA, KANSAS	INDIAN TRAILS AQUATICS CENTER RENOVATION
7	CITY OF OLATHE, KANSAS	OLATHE DOWNTOWN LIBRARY
8	CITY OF OVERLAND PARK, KANSAS	OVERLAND PARK ARBORETUM VISITORS CENTER
9	CITY OF OVERLAND PARK, KANSAS	FIRE STATION #41
TOTAL PROJECTS		9

## LICENSING

Refer to page 62 for our evidence of required licenses and certifications to do business in Grain Valley, Missouri.

## BONDING CAPACITY

Refer to page 64 for our surety letter indicating our firm's total and available bonding capacity.

## WORK NOT COMPLETED

McCownGordon has never failed to complete any work. We have completed all of the work that has been awarded to our firm.

## SAFETY PROGRAM

Safety is a top priority on every single McCownGordon project. Our team adheres to strict procedures for both ourselves and trade partners working on a project site. Through consistency and accountability, we continually improve safety standards and strive to achieve an elite safety culture.

### SITE-SPECIFIC SAFETY PLAN

Preplanning is key to our safety program. Before stepping foot on the jobsite, our team will complete a thorough review of the Grain Valley Police Headquarters, including owner safety requirements, to evaluate potential risks associated with the work to be performed. Based on the information, we will create a site-specific safety plan focused on leadership, education, structure, accountability and continual improvement. This plan will be a fluid document and distributed to all applicable parties when any changes are made.

### LEADERSHIP

The project team made up of the on-site superintendent, safety manager and project management staff, leads risk management. Through an initial kick-off meeting and pre-installation meetings before starting each scope of work, we communicate and reinforce safety expectations and attitudes with everyone on site. With the added commitment from McCownGordon's leadership team, our strong safety culture permeates every project.

### ACCOUNTABILITY

We include trade partners in the process as early as possible to secure buy-in from their leadership down to their daily on-site crews. Through our pre-qualification process, trade partners submit their own site-specific safety plans. If there are deficiencies, our safety team will meet with trade partners to update their plans and work to improve their overall safety culture. We have helped raise the bar for numerous companies' safety programs simply because our teams educate and enforce safe practices.



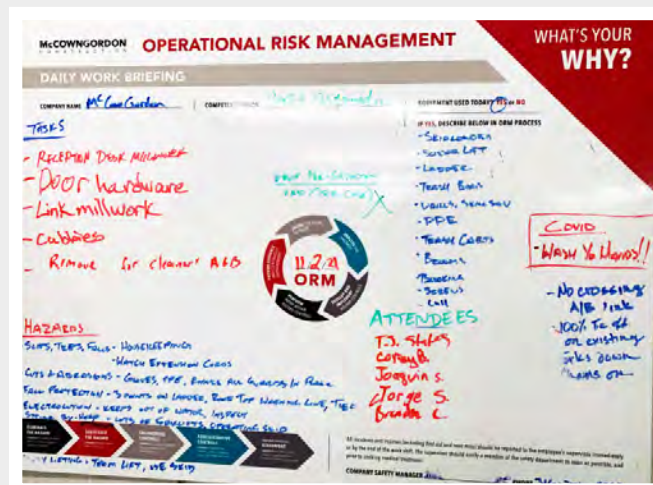
## HOW WE EXCEL

# Operational Risk Management

In 2020, we implemented Operational Risk Management (ORM) procedures at every project site. Each working day, the ORM board is filled out in a short meeting with all associates and trade partners present. The daily briefing includes dialogue about:

- Tasks to be performed today
- Equipment to be used today
- Possible hazards and various options to eliminate (see below)

This continuous cycle and input of the ORM tasks builds a database of best practices that is shared across the company and continuously improves our safety program.



## DAILY EDUCATION

Every new person who steps foot on site attends mandatory safety orientations. Required daily huddles led by on-site foreman go over task-specific requirements and elevate quality, production and safety on site. Each trade partner must submit their weekly safety inspections to McCownGordon's project team.

## SITE LOGISTICS SAFETY

A detailed site logistics plan will ensure seamless coordination and safety and minimize disruption during active construction. We will merge the job itself and its logistical parameters with the larger context of its surroundings to evaluate items such as pedestrian and vehicular traffic flows and egress pathways, separation of spaces, storage and staging, and communication plans. Our approach uses increased control measures to protect any person coming onto the site as well as anyone surrounding.

McCownGordon will employ daily communication with the City of Grain Valley to successfully manage job site activity. Our detailed site logistics plan will inform our team of the plan with frequent discussions to ensure our team is aware of any client activities occurring and so that disruptions are not made without proper notice.

## CONTINUAL SAFETY IMPROVEMENT

Beyond ensuring every jobsite meets top safety standards, McCownGordon is committed to continuous safety improvement. We view all safety requirements, through OSHA or otherwise, as a baseline. McCownGordon seeks to exceed these standards whenever possible. As a testament to this, we are members of the OSHA Build Safe Partnership, which certifies our company as a high-performing participant based on an in-depth annual review of our safety program and jobsite inspections.

Ongoing training is key to maintaining and improving safety standards. As a part of the Build Safe Partnership, every site supervisor (foremen level and up) completes at least eight hours of training a year. All field supervisors regularly complete the OSHA 10-hour and 30-hour classes. Additionally, more than half of our field supervisors are a Safety Trained Supervisor in Construction (STSC) through the Board of Certified Safety Professionals. We require this certification for our Superintendents of a certain level.

In addition to our dedicated team of safety professionals, McCownGordon has an internal Safety Board made up of individuals in all operational roles. This group reviews the company's overall safety standards, performs third-party reviews of specific jobsite concerns and helps elevate McCownGordon's safety culture company wide.



## SAFETY RECORD

McCownGordon consistently ranks high when compared to national safety measures. In fact, our team has worked over 3-million-man hours without lost time, a testament to our elite safety culture.

## EXPERIENCE MODIFICATION RATING

McCownGordon's EMR reflects our successes in providing safe construction sites for our staff, clients, partners and community pedestrians.

## OSHA INCIDENT RATES

Our efforts to maintain safe jobsites and adhere to risk management result in an incident rate consistently below national industry average.

Our firm boasts an excellent safety record and we stand a leader in the industry when it comes to safety practices. If you would like to review our OSHA logs, safety program or any other safety-related items, we would be excited to share them with you. If you want to see our safety efforts firsthand, we would be glad to escort you to our jobsites.

Thanks to our team's consistent efforts and commitment to accountability, we provide a safe work environment and help elevate safety standards industry-wide.

EXPERIENCE MODIFICATION RATING		OSHA INCIDENT RATE				
YEAR	EMR	YEAR	McCOWNGORDON INCIDENT RATE	RECORDABLES CASES	LOST TIME CASES	NATIONAL INCIDENT RATE
2021	0.70	2021	0.39	2	0	TBD
2020	0.74	2020	0.41	2	0	2.5
2019	0.70	2019	0.24	1	0	2.8



## SECTION C

PROJECT TEAM

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# THE RIGHT TEAM MAKES ALL THE DIFFERENCE.



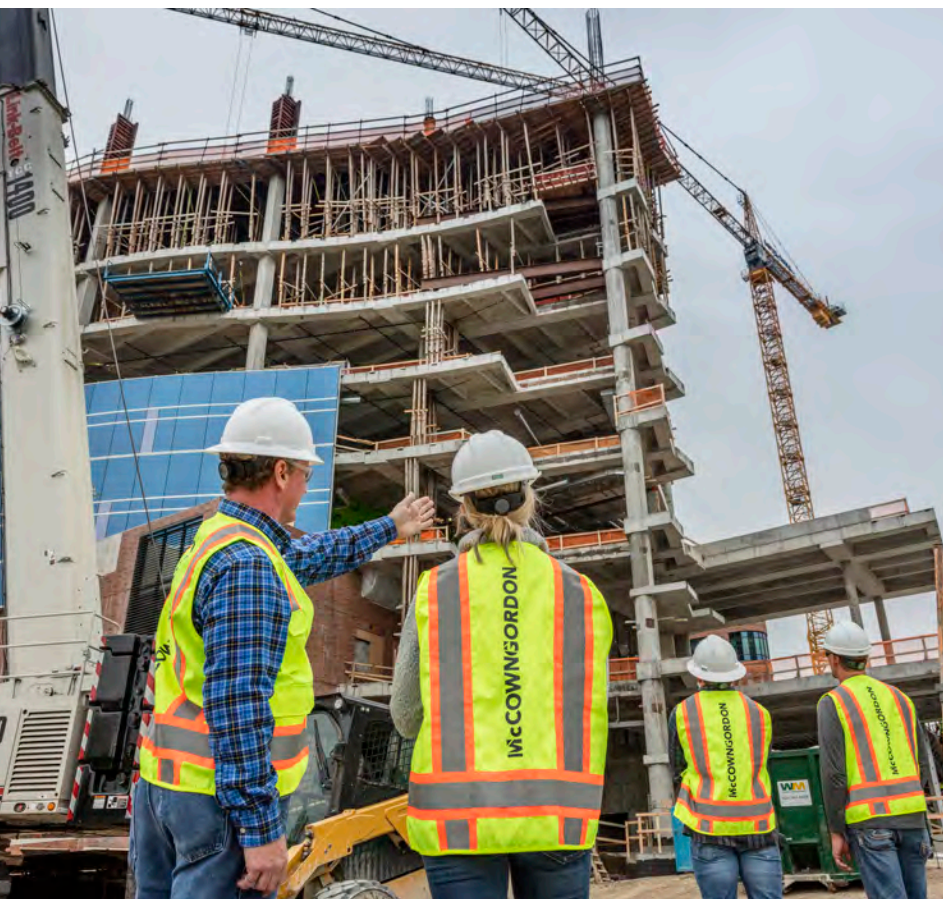




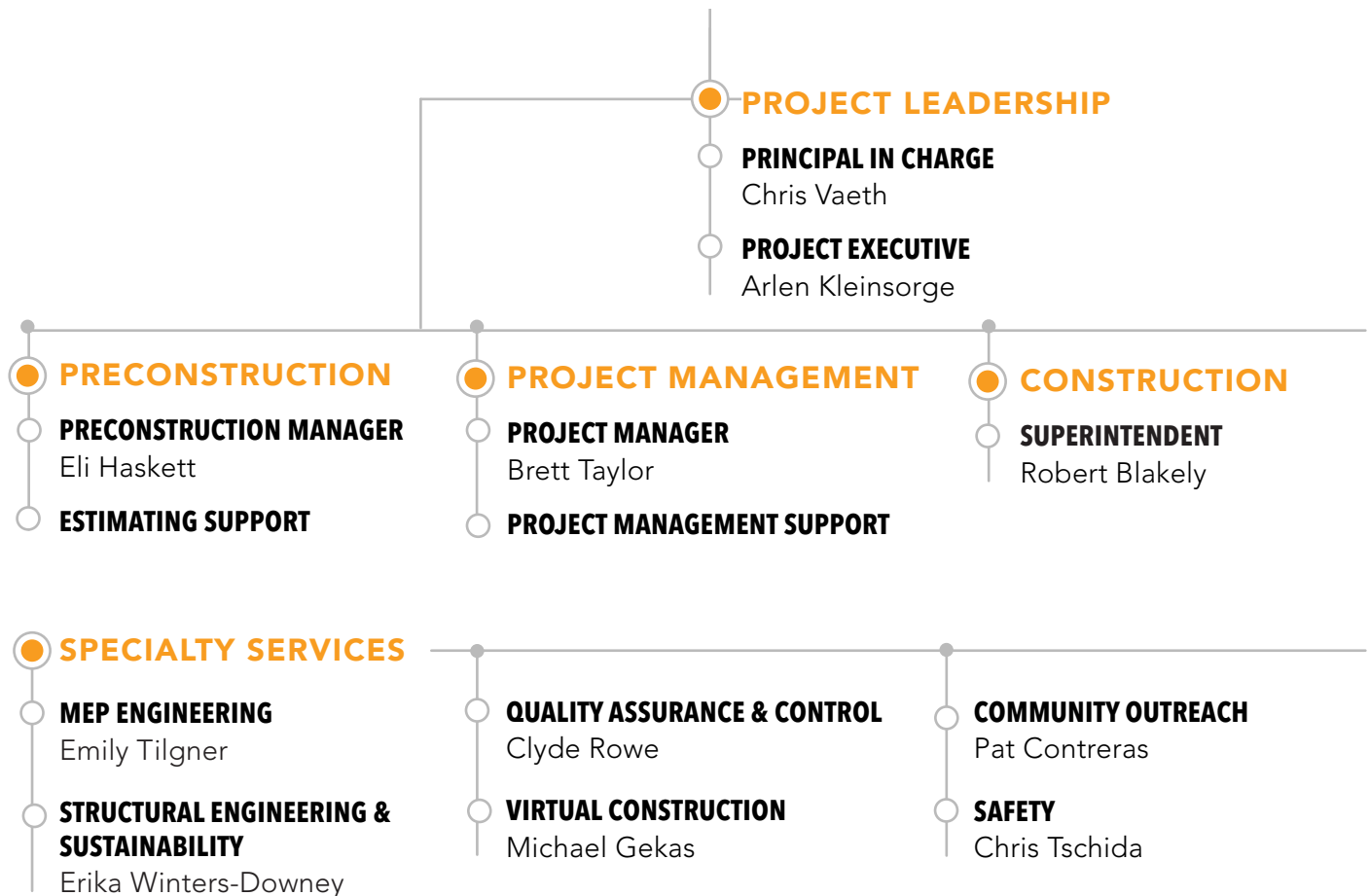
While we may pour concrete and erect steel, our real asset isn't material at all. **It's our people.**

We're all about working hard, having fun, and delivering right from the start. Serving our clients' needs is at the forefront.

It's a way of life around here. It doesn't take long to see why so many of our clients continue to work with us, time and time again.



THE RIGHT TEAM IS RIGHT HERE  
**ORGANIZATION CHART**





## CHRIS VAETH, LEED AP

### PRINCIPAL IN CHARGE

Chris Vaeth focuses on the Kansas City market for McCownGordon as Vice President, Regional Leader. Chris leverages his background as a project manager and preconstruction executive to create significant value for clients and project teams.

Chris will be involved in the project early to set the team up for success in finding project solutions for the City of Grain Valley. He will support our team of project leaders providing corporate commitment and ensuring all resources are available for the Police Headquarters.

## EDUCATION

*B.S. Civil Engineering*  
Missouri University of Science and Technology

## TRAINING/CERTIFICATIONS

LEED AP

## AFFILIATIONS

Design-Build Institute of America – Mid-American Region, Member

U.S. Green Building Council, Member

Civic Council of Greater Kansas City, Kansas City Tomorrow Alumni Program Association

Give Hope Back, Founder & Board Member

## AWARDS

NextGen Leader, Kansas City Business Journal, 2020

20 Under 40, Engineering News-Record, 2019

## YEARS OF EXPERIENCE

21

## SELECT PROJECT EXPERIENCE

### **Kansas Bureau of Investigation**

Forensic Crime & Investigation Lab  
Topeka, Kansas  
105,000 SF | \$44,700,000

### **Johnson County**

Emergency Communications Center  
Olathe, Kansas  
47,000 SF | \$15,200,000

### **City of Overland Park**

Police Department & Tomahawk Community Center Renovations  
Overland Park, Kansas  
40,000 SF | \$7,200,000

### **Confidential Federal Client**

New Field Office  
Kansas City, Missouri  
145,000 SF | Confidential

### **Johnson County**

Sunset Drive Civic Campus Office Building  
Olathe, Kansas  
128,000 SF | \$22,900,000

### **Johnson County**

Adult Residential Center Renovation  
New Century, Kansas  
42,000 SF | \$2,800,000

### **Johnson County**

Operations Center Renovation  
Olathe, Kansas  
65,850 SF | \$1,803,000

### **City of Lee's Summit**

Lee's Summit Fire Stations #4 & #5  
Lee's Summit, Missouri  
20,000 SF | \$8,600,000

### **City of Kansas City**

Barney Allis Plaza  
Kansas City, Missouri  
160,000 SF | \$60,000,000

### **City of Overland Park**

Matt Ross Community Center  
Overland Park, Kansas  
80,000 SF | \$19,000,000

### **City of Olathe**

Olathe Community Center  
Olathe, Kansas  
71,700 SF | \$23,600,000

### **City of Overland Park**

Overland Park Arboretum Visitors Center  
Bucyrus, Kansas  
21,000 SF | \$19,800,000



## ARLEN KLEINSORGE, LEED AP

### PROJECT EXECUTIVE

With a 20-year tenure, Arlen has played an integral role in establishing McCownGordon as one of Kansas City's largest community builders. He leads the civic market within the Kansas City region, working closely with municipalities to ensure good stewardship of taxpayer dollars.

Due to his experience managing community-driven projects, Arlen specializes in managing multiple stakeholders to maximize programs under challenging budgets. Arlen is extremely effective when it comes to managing projects, always placing the relationship first. His primary focus is bringing value to the project, while working closely with clients, trade partners and the rest of the construction team.

### EDUCATION

*B.S. Construction Management*  
Kansas State University

### TRAINING/CERTIFICATIONS

Adult CPR/First Aid  
Dale Carnegie  
LEED AP  
OSHA 10 Hour  
OSHA 30 Hour

### AFFILIATIONS

Southwest Johnson County Economic Development Board Member/Vice-President

### AWARDS

Project Manager of the Year Nominee, American Subcontractors Association of Kansas City, 2017

### YEARS OF EXPERIENCE

31

### SELECT PROJECT EXPERIENCE

**City of Shawnee**  
Police & Justice Center  
Shawnee, Kansas  
80,420 SF | \$18,400,000

**Evergy**  
Safety Training Center  
Kansas City, Missouri  
55,600 SF | \$22,000,000

**City of Riverside**  
Public Safety Building  
Riverside, Missouri  
27,000 SF | \$5,000,000

**Central Jackson County Fire Protection District**  
Fire Training & Maintenance Facility  
Blue Springs, Missouri  
28,100 SF | \$2,400,000

**City of Kansas City**  
Fire Station #35  
Kansas City, Missouri  
20,000 SF | \$8,500,000

**City of Kansas City**  
Fire Station #39  
Kansas City, Missouri  
11,580 SF | \$3,900,000

**City of Kansas City**  
Fire Station #15  
Kansas City, Missouri  
12,220 SF | \$6,900,000

**Central Jackson County Fire Protection District**  
Fire Station #6  
Grain Valley, Missouri  
16,000 SF | \$10,350,000

**City of Overland Park**  
Overland Park Fire Station #48  
Overland Park, Kansas  
10,000 SF | \$5,900,000

**City of Independence**  
City Hall Renovation & New Fire-EMS Station  
Independence, Kansas  
32,500 SF | \$6,000,000

**City of Blue Springs**  
Blue Springs Aquatics Center  
Blue Springs, Missouri  
34,000 SF | \$20,000,000

**City of Overland Park**  
Overland Park Arboretum Visitors Center  
Overland Park, Kansas  
21,000 SF | \$19,800,000



## BRETT TAYLOR

### PROJECT MANAGER

Brett brings an assertive and efficient personality to his project teams. Providing a great deal of organization, he has had the opportunity to be part of a wide array of public safety and K-12 projects. From the Johnson County Justice Annex to the KCMO Fire Station #15, Brett's reliability and consistency are displayed in all of his work.

As a project manager, Brett will be involved in the day-to-day coordination between the client and architect. He will be responsible for owner and trade partner contracts, submittals, RFIs, budgets, schedule development and management, and running subcontractor and OAC meetings.

### EDUCATION

*B.S. Construction Science and Management*  
Kansas State University

*B.A. Business Management*  
University of Iowa

### TRAINING/CERTIFICATIONS

OSHA 30 Hour  
Manager Immersion

### AFFILIATIONS

Construction Leadership Council Current Member

### AWARDS

Project Manager of the Year Nominee,  
American Subcontractors Association of  
Kansas City, 2018

### YEARS OF EXPERIENCE

13

### SELECT PROJECT EXPERIENCE

**Johnson County, Kansas**  
Johnson County Justice Annex  
Olathe, Kansas  
47,000 SF | \$5,600,000

**City of Kansas City**  
Fire Station #15  
Kansas City, Missouri  
12,220 SF | \$6,900,000

**City of Kansas City**  
Fire Station #39  
Kansas City, Missouri  
11,584 SF | \$3,900,000

**City of Shawnee**  
Fire Station #74  
Shawnee, Kansas  
9,200 SF | \$3,800,000

**University of Central Missouri**  
Missouri Innovation Campus  
Lee's Summit, Missouri  
134,630 SF | \$29,100,000

**Lee's Summit R7 School District**  
New Middle School  
Lee's Summit, Missouri  
190,000 SF | \$66,500,000

**Belton School District**  
Belton High School Additions  
Belton, Missouri  
95,000 SF | \$28,000,000



## ELI HASKETT

### PRECONSTRUCTION MANAGER

Eli has strong estimating experience in a variety of markets including civic, federal, corporate, education, science and technology and hospitality. This breadth of knowledge allows him to pull from his varied project experiences to develop creative cost-saving solutions. Eli has established strong relationships with our trade partners and focuses on collaboration with clients and project partners.

Eli believes that early collaboration between the owner, design team and construction manager leads to a value-added project. He understands the importance of strong preconstruction services and preplanning, which starts with estimating and sets the precedent for a successful project.

### EDUCATION

*B.S. Construction Management*  
Pittsburg State University

*A.A.S. Associate of Applied Science*  
Johnson County Community College

### TRAINING/CERTIFICATIONS

Adult CPR/First Aid

OSHA 30 Hour

Security/Anti-terrorism Engineering  
Course Naval Facilities Engineering  
Service Center

### YEARS OF EXPERIENCE

19

### SELECT PROJECT EXPERIENCE

#### **Central Jackson County Fire Protection District**

Fire Station #6  
Grain Valley, Missouri  
16,000 SF | \$10,350,000

#### **City of Shawnee**

Fire Station #74  
Shawnee, Kansas  
9,200 SF | \$3,800,000

#### **City of Kansas City**

Fire Station #15  
Kansas City, Missouri  
12,220 SF | \$6,900,000

#### **City of Lee's Summit**

Lee's Summit Fire Stations #4 & #5  
Lee's Summit, Missouri  
20,000 SF | \$8,600,000

#### **City of Overland Park**

Overland Park Fire Station #48  
Overland Park, Kansas  
10,000 SF | \$5,900,000

#### **City of Raytown**

Raytown City Hall Phase One  
Raytown, Missouri  
3,500 SF | \$850,000

#### **City of Overland Park**

Overland Park Fire Station #41  
Overland Park, Kansas  
16,500 SF | \$10,000,000

#### **City of Kansas City, Missouri**

KCMO City Hall Garage & Plaza  
Restoration  
Kansas City, Missouri  
36,000 SF | \$17,000,000

#### **Walmart**

Auditorium, Training &  
Conference  
Bentonville, Arkansas  
200,000 SF | \$130,000,000



## ROBERT BLAKEY

### SUPERINTENDENT

Robert provides strong, results-driven leadership on his project sites. He believes that a highly organized and clean job site results in a safer job site and ultimately higher productivity. Robert insists on enforcing strict job site safety compliance, which has resulted in extremely safe sites. He has been noted for consistently completing facilities on time and within budget.

As superintendent, Robert will be on site 100 percent of the time supervising the construction process from start to finish. He will also maintain constant communication with the client, design team and trade partners. Robert's on site responsibilities include proactive planning, coordinating all materials and contractor activity, ensuring compliance with drawings and specs, monitoring safety, and working closely with the client to fully understand construction goals and the building's function.

### EDUCATION

*High School Diploma*  
Turner High School

### TRAINING/CERTIFICATIONS

Carpenter's Apprenticeship  
Certified in Adhesive Anchors  
Certified in Aerial Lifts  
Certified in Powder Actuated Tools  
CPR/AED/First Aid Certified  
OSHA 30 Hour

### YEARS OF EXPERIENCE

24

### SELECT PROJECT EXPERIENCE

#### **City of Kansas City, Missouri**

KCMO North Patrol  
Kansas City, Missouri  
25,000 SF | \$10,000,000

#### **Federal Reserve Bank of Kansas City**

Federal Reserve Bank of Kansas City  
Kansas City, Missouri

#### **Internal Revenue Service**

IRS Headquarters  
Kansas City, Missouri  
1,000,000 SF

#### **University of Kansas**

Horejsi Family Volleyball Arena  
Lawrence, Kansas  
30,000 SF | \$9,200,000

#### **Midwest Transplant Network**

Addition and Renovation  
Westwood, Kansas  
48,000 SF | \$20,600,000

#### **Olathe Health**

OMC Surgery, Sterile  
Processing Department &  
Pharmacy Addition/Renovation  
Olathe, Kansas  
26,500 SF | \$17,000,000



## PAT CONTRERAS

### COMMUNITY OUTREACH

When it comes to publicly funded projects, communities are counting on transparency and communication. Pat understands the need for community engagement and will work as the liaison to support the efforts from all stakeholders.

We are experienced in assisting clients with various outreach programs and will work closely with you and the design team to enhance the communication to the community prior to the project. We choose to partner with select ones in order to find ways to make a big impact. Pat will help facilitate the team in identifying areas of need, dedicating resources and finding ways to support your goals and initiatives.

### EDUCATION

*MPA Advanced Policy Analysis*  
Columbia University in the City of New York

*B.A. International Relations*  
Saint Louis University

*BSBA Economics*  
Saint Louis University

### AFFILIATIONS

University Health Board Member  
Health Forward Foundation Board Member, Executive Committee, Treasurer  
Downtown Council of Kansas City Board Member, Executive Committee  
Metropolitan Organization to Counter Sexual Assault Board Member

### AWARDS

40 Under 40, Ingram's Magazine, 2020

### YEARS OF EXPERIENCE

18

### SELECT PROJECT EXPERIENCE

**City of Independence**  
Independence Communications Center  
Independence, Missouri  
6,000 SF | \$3,200,000

**City of Kansas City**  
Kansas City Regional Law Enforcement Memorial Garden  
Kansas City, Missouri  
112,000 SF | \$2,400,000

**Central Jackson County Fire Protection District**  
Fire Station #6  
Grain Valley, Missouri  
16,000 SF | \$10,350,000

**KCMO Fire Department**  
Fire Station #15  
Kansas City, Missouri  
12,220 SF | \$6,900,000

**City of Lee's Summit**  
Lee's Summit Fire Stations #4 & #5  
Lee's Summit, Missouri  
20,000 SF | \$8,600,000

**City of Raytown**  
Raytown City Hall Phase 1  
Raytown, Missouri  
3,500 SF | \$850,000

**Kansas City Aviation Department**  
KCI Federal Inspection Service & Customs Renovations  
Kansas City, Missouri  
21,700 SF | \$11,000,000

**City of Independence**  
Independence Uptown Market  
Independence, Missouri  
15,000 SF | \$3,200,000

**Overland Park Parks and Recreation**  
Overland Park Arboretum Visitors Center  
Bucyrus, Kansas  
21,000 SF | \$19,800,000

**City of Prairie Village**  
Public Works Facility  
Prairie Village, Kansas  
20,500 SF | \$8,500,000

**City of Kansas City**  
Barney Allis Plaza & Parking Garage  
Kansas City, Missouri  
160,000 SF | \$60,000,000



## SPECIALTY SERVICES



**EMILY TILGNER** PE, QCXP, WELL AP  
VP, BUILDING PERFORMANCE SOLUTIONS

Emily leads our building performance solutions group consisting of MEP and structural engineering, virtual design and construction and commissioning. Her expertise in project planning, design management, construction administration, cost management and occupancy integration brings a specialized insight to the project. During preconstruction, Emily and her team work closely with estimating to conduct preliminary design/constructability reviews and analyze 3D models, creating more accurate budgets, address potential conflicts and determine the best-value systems.



**ERIKA WINTERS-DOWNEY** SE, LEED BD+C  
SENIOR STRUCTURAL MANAGER + SUSTAINABILITY

Erika is a valuable team member on our projects as the structural manager. With years in the industry as a designer, she will leverage her professional expertise. Erika will assist during the preconstruction phase with evaluating early design options, verifying estimates, and managing the trade contractor selection process. In construction, she adds value through review of the project documents for accuracy, participation in coordination meetings, site visits for quality control, and providing expert support to the project team.



**MICHAEL GEKAS** AIA, LEED AP BD+C  
VDC EXECUTIVE

As virtual construction and design executive, Mike will help save time and money. Mike utilizes building information modeling (BIM) to provide detailed estimates, 3D logistics planning, clash reporting, schedule animations, sequencing reports and safety plans, expertise that helps to enhance the quality and delivery projects. Mike will work closely with the design team, as well as the project team to deliver real results using the latest in construction technology.



**CLYDE ROWE**  
DIRECTOR, QUALITY ASSURANCE/QUALITY CONTROL

As QA/QC executive, Clyde is responsible for the level of quality. He will work in the preconstruction phase with the design team and major trade partners to set the level of quality right from the start. Throughout the construction phase, Clyde will hold coordination meetings to thoroughly review construction documents, finalize plans for installation and identify conflicts before construction begins. Prior to any work being installed, he will require and facilitate pre-installation meetings ensuring the contractors clearly understand the team's quality expectations.



**CHRIS TSCHIDA**  
VP, HEALTH, SAFETY & ENVIRONMENT

Chris and his team are directly responsible for the supervision of McCownGordon's safety and health program overseeing all construction projects. He brings a wealth of safety experience to the project team and will ensure risk management is at the forefront. Chris will oversee the development and implementation of the site-specific safety plan, training and enforcement of safety requirements and expectations, safety incentive program, jobsite inspections, and other risk management procedures to ensure all workers go home safely.

## SECTION D

RELEVANT PROJECT EXPERIENCE

PURPOSE-DRIVEN  
COMPANIES WITH  
PURPOSE-DRIVEN  
VALUES.

31

PROJECT  
COLLABORATIONS

\$355M

MILLION DOLLARS OF WORK  
IN PROJECTS

McCOWNGORDON + HOEFER WELKER

# BUILDINGS THAT SERVE OUR COMMUNITIES

## CIVIC & PUBLIC SAFETY PROJECTS

From police stations and emergency operations centers to training centers and fire stations, these civic projects require the right service and a high-level of expertise. McCownGordon provides just that. We understand the nuances of creating facilities designed to serve the public and local community.

We take the time to make sure the cooperation and communication protocols are in place from the beginning to lay the groundwork for a seamless building process.

Our construction protocols and communication, coupled with our expertise creating technically sophisticated structures ensures we don't just meet your goals, we exceed them. We bring our expertise to the table every time and we keep you informed every step of the way because we know there's an entire community depending on us.

**92**  
CIVIC & PUBLIC SAFETY  
PROJECTS

**COMMUNITY  
BUILDER**

ABILITY TO NAVIGATE COMMUNITY  
DOLLARS & MULTIPLE STAKEHOLDERS

### COMPREHENSIVE FACILITIES

- ▼ Police Stations & Fire Stations
- ▼ Justice Centers
- ▼ 911 Dispatch Centers & Emergency Centers
- ▼ Training Centers
- ▼ Corrections & Courthouses
- ▼ City Halls
- ▼ Community Centers
- ▼ Maintenance & Public Works

CIVIC AND PUBLIC SAFETY FACILITIES  
ARE THE FOUNDATION OF A  
COMMUNITY.



# PUBLIC SAFETY EXPERTS

**Kansas Bureau of Investigation**  
FORENSIC CRIME & INVESTIGATION LAB



# FOUNDATION OF A COMMUNITY

## CIVIC & PUBLIC SAFETY PROJECTS

McCownGordon has a deep portfolio of managing construction of civic and public safety projects. In addition, we have a vast amount of police station, city hall, fire station, maintenance facility and 911 call center experience. We successfully interface with regulatory agencies, adhere to local and national standards, and maintain high-level security within facilities that operate 24/7. Our experience on these types of projects puts our team at the forefront of public safety construction trends.

### **KANSAS BUREAU OF INVESTIGATION FORENSIC CRIME & INVESTIGATION LAB**

\$44,700,00 | 105,000 SF

### **RIVERSIDE PUBLIC SAFETY BUILDING**

\$5,000,000 | 27,000 SF

### **INDEPENDENCE, KS CITY HALL RENOVATION & NEW FIRE-EMS STATION**

\$6,000,000 | 32,500 SF

### **KANSAS CITY REGIONAL LAW ENFORCEMENT MEMORIAL GARDEN**

\$2,400,000 | 112,000 SF

### **SHAWNEE, KS POLICE & JUSTICE CENTER CAMPUS**

\$18,400,000 | 80,420 SF

### **INDEPENDENCE, MO POLICE & FIRE COMMUNICATIONS CENTER**

\$3,200,000 | 6,000 SF

### **CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT TRAINING CENTER**

\$2,400,000 | 28,100 SF

### **JOHNSON COUNTY, KS EMERGENCY COMMUNICATIONS CENTER**

\$15,200,000 | 47,000 SF

### **OVERLAND PARK, KS POLICE DEPARTMENT & TOMAHAWK COMMUNITY CENTER RENOVATION**

\$7,200,000 | 40,000 SF

### **JOHNSON COUNTY, KS COURTHOUSE ANNEX RENOVATION**

\$4,300,000 | 23,400 SF

### **OVERLAND PARK, KS FIRE STATION #48**

\$5,800,000 | 10,000 SF

### **KANSAS CITY, MO FIRE STATION #15**

\$6,900,000 | 12,220 SF

### **JOHNSON COUNTY, KS FIRE STATION #123**

\$343,000 | 2,100 SF

### **KANSAS CITY, MO FIRE STATION #39**

\$3,900,000 | 11,584 SF

### **PRAIRIE VILLAGE PUBLIC WORKS FACILITY**

\$8,500,000 | 20,500 SF

### **LEE'S SUMMIT, MO FIRE STATIONS #4 & #5**

\$8,600,000 | 20,000 SF

### **RAYTOWN CITY HALL RENOVATION**

\$750,000 | 3,500 SF

### **CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT FIRE STATION #6**

\$10,350,000 | 16,000 SF

### **OLATHE, KS PARK MAINTENANCE FACILITY**

\$10,500,000 | 23,000 SF

### **LENEXA, KS FLEET MAINTENANCE FACILITY**

\$6,100,000 | 18,000 SF

### **MANHATTAN, KS JOINT MAINTENANCE FACILITY**

\$21,000,000 | 30,000 SF

### **JOHNSON COUNTY, KS PUBLIC WORKS FACILITY**

\$12,000,000 | 56,800 SF

# CITY OF KANSAS CITY & KCMO FIRE DEPARTMENT

## FIRE STATION #39

Highly pleased with their Fire Station 35 facility, the City of Kansas City, Missouri, again turned to a design-build team led by McCownGordon to build a second fire station.

Desiring comfort and durability, the team placed a strong focus on quality materials with low maintenance, functional layout and an appealing environment. The building was constructed with a load bearing NRG masonry system. Abundant windows provide natural light to a television lounge area and kitchen. The facility also features a weight room, ten bunkrooms, two Captain rooms, bathroom and shower areas, three apparatus bays, and a rain garden. Split system air conditioning allows each firefighter to control their own temperature. Durable finishes complete the space making it ideal for easy maintenance. Epoxy resinous flooring, rubber tile flooring, exposed concrete, stainless steel casework and butcher block shelving are among its features.

Certified LEED Silver, the building was constructed utilizing regional materials, recycled materials, and achieved a strict construction waste management program. Other sustainable features include energy efficient heating and cooling, controlled lighting, water efficient landscaping, water use reduction and enhanced commissioning.



- ▼ Collaborative Delivery
- ▼ Functional Layout
- ▼ Repeat Client
- ▼ Natural Light
- ▼ Team Partnership with Hoefler Welker

### PROJECT FACTS

**PROJECT** Fire Station #39

**PROJECT ADDRESS** 11100 E. 47th Street, Kansas City, MO 64133

**OWNER** City of Kansas City, Missouri

**OWNER ADDRESS** 414 E. 12th Street, Kansas City, MO 64106

**OWNER REFERENCE** Ingrid Bunn, Architect II | (816) 513-2520

**DELIVERY METHOD** Design-Build

**COMPLETION DATE** 2011

**SIZE** 11,600 SF

**CONSTRUCTION COST** \$3,900,000

**KEY PERSONNEL** Arlen Kleinsorge, Project Executive; Brett Taylor, Project Manager



# CITY OF RIVERSIDE, MISSOURI PUBLIC SAFETY BUILDING



Public Safety officers in Riverside, Missouri are uniquely multifaceted, providing law enforcement, fire fighting and medical first responder services for the small, but vibrant city. Respecting this fluency, the McCownGordon project team constructed a facility for the Public Safety Department that was as flexible and multi-purposed as its officers.

Responding to the classic architecture of the adjacent City Hall, the building combines a traditional stone and brick veneer with a curvilinear, fluid shape. A built-up flat metal roof follows a radius bow towards the front of the building, and brick and metal mansard roofing hides mechanical equipment up top. The simple, elegant façade belies the continuous beehive of activity within. The main floor is home to a 911-call facility, administration area, interview rooms for witnesses or suspects, four fire apparatus bays, training room, workout facility, sleeping area, kitchen and four bathrooms. A walkout basement meets the needs of law enforcement with a sally port area for secure prisoner transport and four short-term holding cells. The space also features a booking area, Breathalyzer room, property storage and small lab. A main floor corridor connection to City Hall allows the two buildings to operate as one, enabling seamless transfer of prisoners to the City's courtroom.

McCownGordon, serving as construction manager, delivered the project on time and on budget.



## PROJECT FACTS

**PROJECT** Public Safety Building

**PROJECT ADDRESS** 2990 NW Vivion Road, Riverside, MO 64150

**OWNER** City of Riverside, Missouri

**OWNER ADDRESS** 2950 NW Vivion Road, Riverside, MO 64150

**OWNER REFERENCE** N/A

**DELIVERY METHOD** Construction Management Agency

**COMPLETION DATE** 2004

**SIZE** 27,000 SF

**CONSTRUCTION COST** \$5,000,000

**KEY PERSONNEL** Arlen Kleinsorge, Project Executive



- ▶ Team Partnership with Hoefer Welker
- ▶ Collaborative Delivery
- ▶ New Police and Fire Facility



# CENTRAL JACKSON COUNTY FIRE PROTECTION DISTRICT FIRE STATION #6

McCownGordon is collaborating with SFS Architecture for the new construction of Central Jackson County Fire Station 6. The 16,000 SF station will feature four bays with radiant heat in the apparatus bay, providing a comfortable and durable environment for firefighters. Serving the Central District, the station will be located in a residential area near a school. Consequently, the McCownGordon team is working closely with the Owner to maximize the safety of the neighboring residents.

McCownGordon has been working hand-in-hand with SFS and the Owner to review an extensive list of cost options while staying on course with the preconstruction timeline. In order to maximize the budget, the McCownGordon | SFS team is collaborating with consultants, expert matter vendors and trade partners to propose solutions and plan ahead for any potential challenges that may arise such as mitigating the current market conditions.

After touring and evaluating other stations, collaborating with MEP Designers and utilizing our in-house Building Performance Solutions group, our team has offered three options for the MEP systems in this station. Our close collaboration and extensive early involvement with budget input will allow the team to make the right choice and allow the design to progress as planned.



- Repeat Client
- Grain Valley Community
- Public Safety Facility



## PROJECT FACTS

**PROJECT** Fire Station #6

**PROJECT ADDRESS** SE Corner of S. Dillingham Road and E. Duncan Road, Grain Valley, MO 64029

**OWNER** Central Jackson County Fire Protection District

**OWNER ADDRESS** 805 NE Jefferson, Blue Springs, MO 64014

**OWNER REFERENCE** Kirk Lair, Deputy Chief | (816) 229-2522

**DELIVERY METHOD** Design-Build

**COMPLETION DATE** Estimated 2023

**SIZE** 16,000 SF

**CONSTRUCTION COST** \$10,350,000

**KEY PERSONNEL** Arlen Kleinsorge, Project Executive; Eli Haskett, Estimator; Pat Contreras, Community Outreach



# CITY OF OVERLAND PARK, KANSAS

## POLICE DEPARTMENT & TOMAHAWK COMMUNITY CENTER RENOVATIONS

Tomahawk Ridge has been a part of Overland Park since the 1980s when the City opened a combined school and community center. Due to changing demographics, Tomahawk Ridge Elementary closed at the end of the 2003 school year. Reopening as a multi-purpose facility in 2008, the building received extensive renovations and now includes Tomahawk Ridge Community Center and the Overland Park Police Department's Investigation Division.

The Police Department occupies the basement and one wing in the upper level, which allowed the department to relocate several departments and entities at other City locations, and provided new offices and storage area for crime lab processing.

The community center shares space with the Overland Park Police Department's Investigation Division. The department occupies the basement and one wing in the upper level.

### PROJECT FACTS

- PROJECT** Police Department & Tomahawk Community Center Renovations
- PROJECT ADDRESS** 11902 Lowell Avenue, Overland Park, KS 66213
- OWNER** City of Overland Park, Kansas
- OWNER ADDRESS** 8500 Santa Fe Drive, Overland Park, KS 66212
- OWNER REFERENCE** Bryan Toben, Assistant Director of Parks & Recreation | (913) 344-8686
- DELIVERY METHOD** Construction Management At-Risk
- COMPLETION DATE** 2008
- SIZE** 40,000 SF
- CONSTRUCTION COST** \$7,200,000
- KEY PERSONNEL** Chris Vaeth, Principal in Charge



- ▼ Sallyport
- ▼ Evidence Processing & Evaluation
- ▼ Vehicle Processing
- ▼ Public & Secure Spaces
- ▼ Dispatch Communication

# CITY OF INDEPENDENCE, MISSOURI

## INDEPENDENCE COMMUNICATIONS CENTER

Independence's new communications center serves as an emergency response call-center for police and fire respondents to serve the community from a central location. The new facility is designed to meet FEMA standards for a critical facility.

One of the city's goals for the new space was to create a facility that offered a pleasant environment for the often stressful job of 911 dispatchers. Located across from a city park, the building features lots of natural light and windows, and separation of space with a breakroom and lockers.

The building houses a total of 14 dispatch consoles, a separate training space, private offices, a backup generator, radio tower and secure parking. With an eye for the potential of future growth, the new space provides flexibility for increased staff and future technology.



### PROJECT FACTS

- PROJECT** Independence Communications Center
- PROJECT ADDRESS** 17220 Medical Center Parkway, Independence, MO 64057
- OWNER** City of Independence, Missouri
- OWNER ADDRESS** 111 E. Maple Avenue, Independence, MO 64050
- OWNER REFERENCE** Morris Heide, Assistant Public Works Director | (816) 325-7845
- DELIVERY METHOD** Construction Management At-Risk
- COMPLETION DATE** 2018
- SIZE** 6,000 SF
- CONSTRUCTION COST** \$3,200,000
- KEY PERSONNEL** Pat Contreras, Community Outreach



# CITY OF SHAWNEE, KANSAS

## POLICE & JUSTICE CENTER CAMPUS

McCownGordon was chosen as the design-builder to construct the Shawnee Justice Center, a master-planned campus with a police station, courthouse and police station. The courthouse and police station share one structure with secure entryways. The courthouse portion includes a large courtroom, administration and judge offices, conference rooms and secure corridors allowing secure transportation of inmates from police to courts. The police station portion consists of a five-bay sallyport and booking area with six holding cells. It also includes space for evidence processing, armory, evidence storage, secure drug and money storage, K9 kennels, interview rooms, gear storage, physical training, locker rooms, conference rooms, offices, administrative space and a training room that can be converted into a command center in case of an emergency.

The Shawnee Justice Center was completed on time and within budget. Requiring extensive coordination, a collaborative team and honest communication, the center is a remarkable showcase to the City's first ever LEED building.



- ▼ Police Station
- ▼ 5-Bay Sallyport
- ▼ Training Facility
- ▼ Evidence Processing
- ▼ Holding Cell



### PROJECT FACTS

**PROJECT** Police and Justice Center Campus  
**PROJECT ADDRESS** 5840 Renner Road, Shawnee, KS 66217  
**OWNER** City of Shawnee, Kansas  
**OWNER ADDRESS** 11110 Johnson Drive, Shawnee, KS 66203  
**OWNER REFERENCE** Bert Schnettgoecke, City Engineer | (913) 742-6271  
**DELIVERY METHOD** Design-Build  
**COMPLETION DATE** 2008  
**SIZE** 80,420 SF  
**CONSTRUCTION COST** \$18,400,000  
**KEY PERSONNEL** Arlen Kleinsorge, Project Executive



# KANSAS BUREAU OF INVESTIGATION FORENSIC CRIME & INVESTIGATION LAB

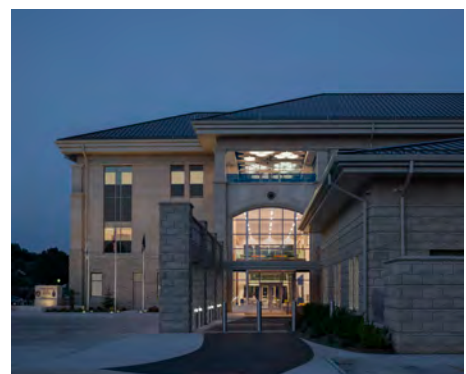
McCownGordon was selected as the construction manager to build a new forensic science center for the Kansas Bureau of Investigation (KBI) on the Washburn University campus. Selected early in the design process, McCownGordon worked closely with the architect in the preconstruction phase to create the best value for KBI. The three-story, 100,000 square-foot center replaced their former facility that no longer met current demands.

The new science center enhanced services to KBI's customers and now leads the fast-paced field of forensic science. The open-office spaces created a healthy and flexible environment for their investigators. In addition, teleconference rooms boast the latest in audio visual equipment to meet the needs of scientists and attorneys while at the facility. Core spaces within the forensic center included evidence storage, decontamination, biology, DNA, toxicology, chemistry, firearm/toolmark, latent print, document/graphics, trace evidence, digital forensics and vehicle processing. The project was completed on an active university campus, making the team place extra focus on the safety and logistics plans to ensure a seamless, uninterrupted process for students and staff alike.



## PROJECT FACTS

**PROJECT** Forensic Crime and Investigation Lab  
**PROJECT ADDRESS** 2001 SW Washburn Avenue, Topeka, KS 66604  
**OWNER** City of Topeka, Kansas  
**OWNER ADDRESS** 1620 SW Tyler, Topeka, KS 66612  
**OWNER REFERENCE** T.L. Price, Laboratory Director | (785) 230-7703  
**DELIVERY METHOD** Construction Management At-Risk  
**COMPLETION DATE** 2015  
**SIZE** 105,000 SF  
**CONSTRUCTION COST** \$44,700,000  
**KEY PERSONNEL** Chris Vaeth, Principal in Charge



# CITY OF OVERLAND PARK, KANSAS

## FIRE STATION #48

As the population of southwest Overland Park grew, the need for an additional station to field the increased call volume and reduce emergency response times became clear. The City of Overland Park contracted with McCownGordon through a collaborative delivery to build their new station on the existing campus at Blue Valley Southwest High School.

Firefighter health, safety and wellbeing was top of mind for the new facility. Innovative design concepts will help to reduce the risk of cancer and infectious disease to firefighters as well as enhance fire station operations and service delivery. Vehicles can be driven in and out of the station without the danger of backing up, which increases safety. With eight private bunk rooms and nearby gender-neutral bathrooms, the station can accommodate any fire company, regardless of the male/female ratio.

During preconstruction, the team provided extensive value engineering ideas to bring the station in line with the city's budget. A collaborative environment with the design team allowed the city to prioritize needs and select various cost options while delivering its vision. Our team is proud of the successful partnership with City of Overland Park and SFS Architecture.

Located on an active high school campus, the team paid close attention to site security and safety. Deliveries were coordinated to avoid school start and release times, and the team collaborated with the high school to ensure noise did not affect the learning environment.

The station reflects a unique partnership between the Overland Park Fire Department and Blue Valley School District. With support from the Fire Department, students will learn and train in conjunction with the district's curriculum and get a head start on building a future career.

### PROJECT FACTS

**PROJECT** Fire Station #48

**PROJECT ADDRESS** 175th and Quivira, Overland Park, KS 66212

**OWNER** City of Overland Park, Kansas

**OWNER ADDRESS** 8500 Santa Fe Drive, Overland Park, KS 66212

**OWNER REFERENCE** Tony Rome, Senior Civil Engineer | (913) 895-6001

**DELIVERY METHOD** Construction Management At-Risk

**COMPLETION DATE** 2021

**SIZE** 10,000 SF

**CONSTRUCTION COST** \$5,900,000

**KEY PERSONNEL** Arlen Kleinsorge, Project Executive; Eli Haskett, Estimator



- Construction Manager at Risk
- Public Safety Facility
- Innovative

# CITY OF SHAWNEE, KANSAS

## FIRE STATION #74

After successfully completing the Shawnee Justice Center with McCownGordon, the city turned to our team again for their next station. This project is a part of the city's Capital Improvement Plan, and prepares the City to better serve the growing community in northwestern Shawnee.

The facility includes two drive-through apparatus bays and accommodates a captain and five firefighters. A featured element of the station are the apparatus bays' bi-fold doors, which add ease of use and increased safety performance for the firefighters. The building's exterior is designed to fit in with the neighborhood's aesthetic.

McCownGordon's preconstruction team worked diligently at the project's start to help manage the master budget; ensuring that costs for all design fees, furnishings and specialty equipment were accounted for in the City's budget. The fire department, in combination with our team, posted regular updates on a dedicated website to create positive buzz in the community.



### PROJECT FACTS

**PROJECT** Fire Station #74  
**PROJECT ADDRESS** West 53rd Street and Woodsonia Drive, Shawnee, KS 66226  
**OWNER** City of Shawnee, Kansas  
**OWNER ADDRESS** 11110 Johnson Drive, Shawnee, KS 66203  
**OWNER REFERENCE** Bert Schnettgoecke, City Engineer | (913) 742-6271  
**DELIVERY METHOD** Construction Management At-Risk  
**COMPLETION DATE** 2019  
**SIZE** 9,200 SF  
**CONSTRUCTION COST** \$3,800,000  
**KEY PERSONNEL** Arlen Kleinsorge, Project Executive; Brett Taylor, Project Manager; Eli Haskett, Estimator



# CITY OF KANSAS CITY & KCMO FIRE DEPARTMENT FIRE STATION #15

In order to better serve their Northland residents, the City of Kansas City, Missouri identified the need for a new fire station. The new station cuts down on response times and increases safety and security for the area.

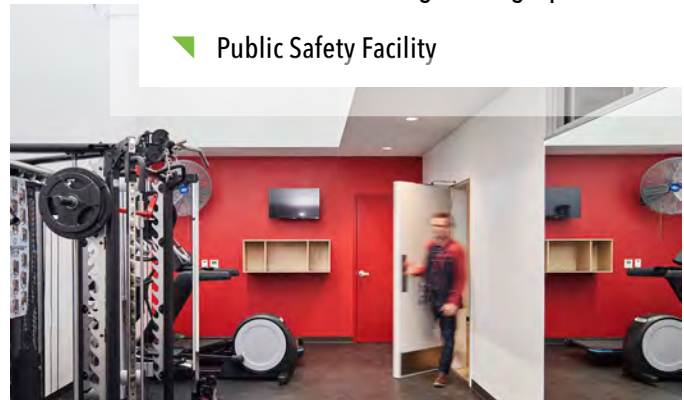
The new fire station is made up of three drive-thru apparatus bays and all the associated accommodations for two captains and 10 firefighters. Bunkrooms, showers, bathrooms, a kitchen, fitness area, watch room, and a variety of additional support areas, such as a decontamination space, lockers, and an industrial laundry space are all included. Plus, the new station features a lobby, public restrooms, a public patio and visitor parking. The new state-of-the-art station is built with structural steel, wood and terracotta siding, a water reclamation system and an energy-efficient VRF (variable refrigerant flow) mechanical system.

During preconstruction the team worked collaboratively with the architect to maximize the budget. Contracted during the schematic design phase, our team presented more than \$600,000 of value engineering options for the City to consider. During bidding the team leveraged local relationships and averaged more than five bidders on each of the 25 individual bid packages, which drove competitive prices.

McCownGordon worked collaboratively with the City's commissioning agent, meeting regularly and sharing information from the start. Our team's partnership mentality enhanced the process and ensured a seamless transition for the City and the Fire Department.



- Repeat Client
- Extensive Value Engineering Options
- Public Safety Facility



## PROJECT FACTS

**PROJECT** Fire Station #15

**PROJECT ADDRESS** NE Cookingham Drive, Kansas City, MO 64155

**OWNER** City of Kansas City, Missouri

**OWNER ADDRESS** 414 E. 12th Street, Kansas City, MO 64106

**OWNER REFERENCE** Ingrid Bunn, Architect II | (816) 513-2520

**DELIVERY METHOD** Construction Management At-Risk

**COMPLETION DATE** 2019

**SIZE** 12,220 SF

**CONSTRUCTION COST** \$6,900,000

**KEY PERSONNEL** Arlen Kleinsorge, Project Executive; Brett Taylor, Project Manager; Eli Haskett, Estimator; Pat Contreras, Community Outreach

## SECTION E

### MANAGEMENT CAPABILITIES & SERVICES

# STRATEGIES THAT CREATE GREATER RESULTS.



**CONFIDENTIALITY**



**CONSISTENCY &  
TRANSPARENCY**



**FEASIBILITY & RISK  
ASSESSMENT**



**COMPETITIVE  
PROCESS**



**SCHEDULE  
CERTAINTY**



## EXECUTIVE SUMMARY

McCownGordon is the best construction manager for the Grain Valley Police Headquarters. We strongly believe our familiarity with this project and our relationship with Hoefler Welker has prepared us in the best way possible.

**Our team is ready to hit the ground running, with no learning curve, to bring value to this project and make the Grain Valley community proud.**



### NO LEARNING CURVE

In 2018, we were by your side when you experienced a tough loss at the polls. Fortunately, your persistence paid off and the community rallied to pass the bond in April 2022. **Over the past four years, we have gained a deep understanding of the program and goals for the Police Headquarters that will help define the success for this project.** As a valued partner, we have also discussed this project in-depth with Hoefler Welker, allowing us to gain a better understanding of the project scope and goals, such as maximizing scope and achieving all expectations in regard to training, recruitment, security and future growth.



### PUBLIC SAFETY CONSTRUCTION EXPERTS

McCownGordon has a strong knowledge of the building components that make up the proposed Police Headquarters. **Our team has completed over 90 civic and public safety facilities, totaling over \$977 million; 53% of our total workload is within the public sector.** Providing construction solutions to municipalities has been an instrumental part of our company's success over the past 23 years.



### TRUSTED COMMUNITY PARTNER

We have a strong presence within the Grain Valley community having completed more than **\$38 million of public sector projects—all on time and on budget.** Our team was recently hired for the second time by the Central Jackson Fire Protection District to complete the new \$10 million Fire Station #6 located in Grain Valley, Missouri. In addition, we have existing relationships with many local trade partners and fully intend to engage them throughout the process. We believe it's important to keep taxpayer dollars within the community.



### CREATING VALUE

With support from our building performance solutions group, McCownGordon's preconstruction team has the **ingenuity and skill it takes to create cost-saving, schedule-driven solutions for civic projects.** A project of this nature requires creative preplanning and early exploration to ensure every dollar is maximized.

McCOWNGORDON



### CONSTRUCTION MANAGEMENT AT-RISK EXPERIENCE

More than 95 percent of our projects are executed under a construction manager at-risk (CMR) delivery method. **Therefore, our team has a tremendous amount of experience providing our clients with the value-added benefits in the preconstruction phase.** We leverage our partnership approach through the CMR delivery method, integrating with the owners and architect early in the process. This allows us to provide cost-effective and creative solutions to drive project success. Our team joins in the visioning process and becomes your advocate. We learn your priorities. Whether your challenge is a tighter budget, challenging schedule or minimizing disruption to existing occupants, we help you discover the best solution.



### MANAGING BUDGET & COST DURING CONSTRUCTION

Budget and cost management during construction is crucial to the success of any public project. The key is preplanning and clear communication. Leveraging our in-house experts during the preconstruction phase helps minimize hiccups during construction. However, should a cost item present itself, our team will thoroughly review all costs to ensure they are fair and equitable. **As good stewards of taxpayer dollars, we are confident in our ability to succeed due to our well-defined partnership approach, expertise at maximizing value and our relationship philosophy.**



### BUILDING PERFORMANCE SOLUTIONS GROUP

Our in-house Building Performance Solutions Group adds invaluable benefits of MEP and Structural services as well as Virtual Design and Construction to investigate, evaluate and benchmark to realize cost savings and mitigate challenges in the field. Consisting of engineers, trade professionals, architects and code officials, these robust departments have been on all sides of projects and see multiple points of view. Our services encompass everything from quality control and mechanical, electrical and plumbing (MEP) to structural management and virtual construction—**all designed to complement Hoefer Welker and their team, provide the City of Grain Valley with unmatched benefits and a flexible, adaptable facility.**



### WE TRULY LISTEN TO YOU

Our team puts you first to ensure you are heard; we don't partner to tell you what to do; **we put in the work so you can make the smartest decisions.**

McCOWNGORDON

## PRECONSTRUCTION APPROACH

Our approach hinges on acting as a champion to help the City of Grain Valley through the best possible construction process. In preconstruction, we focus on giving you more than an accurate budget and cost options. Recognizing the influence both design and construction have on the final product, our team weighs design innovation, constructability, budget and schedule implications, and quality control equally throughout the entire course of the project. Leveraging the latest construction technology and methods such as 3D modeling, laser scanning, and immediate-responsive estimating tools, our team of experts will perform a depth of techniques designed to achieve the following:

### COMPREHENSIVE PRECONSTRUCTION

- ▶ Maximize your design by asking the right questions in the earliest planning phases.
- ▶ Leverage your budget to be as efficient as possible, often identifying opportunities to save money in lower priority areas for use in additional space, upgraded finishes, etc.
- ▶ Save you money by realizing economies of scale, scheduling efficiencies, optimal systems selections and more.
- ▶ Lower risks by ensuring optimal integration of design and construction and setting a clear plan to mitigate risk in the construction phase.
- ▶ Utilizing our knowledge of building public safety facilities and our many years of working together with Hoefler Welker.

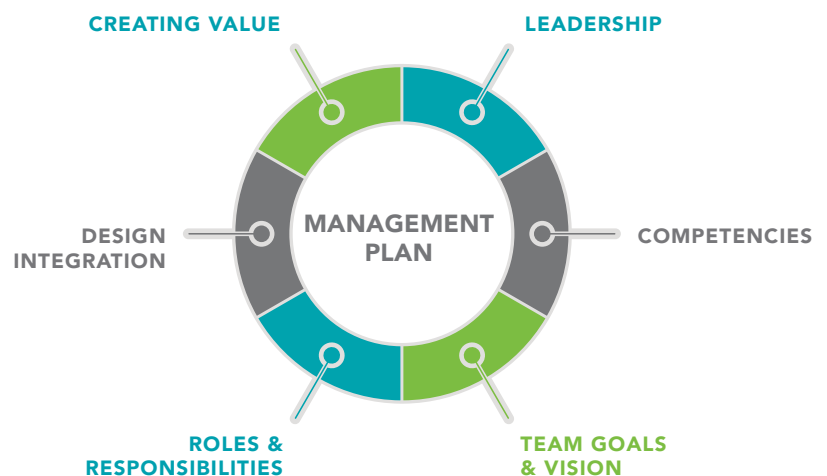
By engaging our preconstruction team, led by Eli Haskett, you gain a partner who places your best interests foremost in the process and delivers for you every time.

## MANAGEMENT PLAN

Our primary goal is to provide value to our clients' projects. As a first step in the process, Arlen Kleinsorge will lead the entire team in creating a Management Plan to establish the best overall approach for Grain Valley Police Headquarters project. Our goals for the Management Plan will be to define and understand project parameters, establish preliminary budgets, delineate roles and responsibilities, exchange information amongst all stakeholders, establish major milestones and determine project phasing and sequencing.

The Management Plan will be formalized by McCownGordon and become a project roadmap for all team members, setting the stage for collaboration and open lines of communication.

Although all phases are critical to a successful project, the preconstruction phase is arguably the most vital. The Management Plan will help drive the team towards the central goal of adding value from the start of the project when the opportunity for impact is at its peak.



## CURRENT CONSTRUCTION CLIMATE

The biggest cost factor in the construction industry revolves around the current market conditions. At McCownGordon, we are recognized as innovative and proactive, identifying critical issues early and working collaboratively to develop solutions to help our clients reach their goals.

### MARKET VOLATILITY

Understanding the market is critical to successfully navigating the preconstruction process on any project. Variability in construction material pricing and availability has recently become a significant area of focus for our industry and our preconstruction team. Costs are currently trending approximately 9% higher than they were at this time last year. As costs are increasing at a rapid pace, so too are lead times associated with some of the major construction materials that are utilized on many commercial projects. Materials that were available with a 12-14 week lead-time 12-18 months ago are now taking as long as 52 weeks to arrive on site. McCownGordon believes that local market knowledge, along with an understanding of commodity trends and a transparent approach, is the best way to mitigate these risks through the design, preconstruction, and buy-out phases of this project. We also have a pulse on labor shortages that have hit our area and material allocation limitations.

Knowing this information is one thing, what you do with it is another. Our team of preconstruction experts takes this information and uses it to lead our processes and implement strategies that ultimately avoid unnecessary additional costs and accelerate schedule because time is money.

### MANAGING BUDGET WITH ESCALATION

Understanding projecting escalation, historically a calculation of 2-4% annually, has required a more scientific approach. The first step to managing escalation on any project is information. Our team of experts track many different commodity costs and cost indices on a weekly and monthly basis to stay abreast of the market. To accurately predict cost trends, we have found it best to perform trade-by-trade analyses in a transparent manner, so the entire team is aware of the approach versus applying an arbitrary percentage.

The second is timing. Our focus is on both timely decisions and timing the market from a procurement standpoint. Time is money on every project. We look to procure long lead items early. Currently structural steel joists, roofing material and electrical gear are a few examples of scopes that might need to be included in an early bid package to ensure they are delivered on time. This also helps to reduce price escalation on these items by locking in a price early. Our job as leaders in the preconstruction phase is to continue monitoring and evaluating current market conditions and provide the City Of Grain Valley the information needed to make timely decisions, resulting in quicker design, earlier buyout, and taking what would cost the project in escalation and applying it back to the program.

## STRATEGIES FOR THE MARKET

- ▶ **EARLY PACKAGING** // Working with Hoefer Welker, we will align early bid packaging for optimal material procurement focused on commodity-based materials and long lead items.
- ▶ **BID TIMING** // Optimizing the bid timing will ensure our project is not competing with any other projects and create excitement around the project to maximize bid responses.
- ▶ **GOOD STEWARDS OF MATERIAL SELECTION** // During design we will lead conversations centered around design material selections and how they are affected in the market.



**9-10%**  
OVER  
NORMAL  
ESCALATION

## MANAGING PROCUREMENT

Early procurement of strategic scopes is another strategy we have used to reduce cost escalation and material procurement risks. We have accomplished this in a couple of different ways, both of which are opportunities for this project.

Selecting trade partners for a complete scope of work once the design has progressed enough to do so. This allows for early procurement by the trade partner of any long lead items and allows the project team to lock in the cost associated with this scope of work. Additionally, the trade partners can provide input in the final stages of design to optimize cost and maintain function. In the past we have focused on MEP trades, steel and roofing. Our approach is to bring these trades through a competitive process with a GMP contract managing their scope in a transparent manner with all savings returned to the project. Ultimately, early trade partnerships can help mitigate escalation, early procurement, and enhance design detailing and coordination.

Another method is through early material procurement and assignment to future contractors brought on board at a later date. Items with high-cost escalation and/or lead time risk can also be procured ahead of design completion for the entire project by McCownGordon and assigned to a successful trade partner once they are selected. This allows for mitigation of schedule concerns and reduces the escalation for these items while maintaining a competitive bidding market. Steel joists, roofing and deck and/or MEP equipment would be some of the materials to explore for this project, and determine if early procurement will provide the most value.

## EVALUATING ALTERNATIVE MATERIALS

Looking at alternative materials and/or design strategies is another way that cost and schedule risk can be reduced. One opportunity for this is to identify the cost and schedule impacts of using an alternative framing system for the building. This could include the use of beams in lieu of conventional joists and/or utilizing long-span metal decks. Another example could be the use of pre-engineered joists and/or trusses made from light gauge framing material. While these systems may be cost neutral or cost slightly more, they can certainly have a positive impact on the overall project schedule. This same approach would be applied to MEP equipment to ensure we are not sole sourcing and have options of manufacturers, and even casework where types of wood species can have schedule impacts. This significantly reduces schedule concerns while maintaining cost competitiveness.

## COST ESTIMATING



## MASTER BUDGET

Your project budget is more than just the cost of construction. The master budget includes everything from property acquisition, design fees, furniture, fixtures and equipment (FF&E) installations, testing and inspections for example. Our team is ready to lead or assist in the master budgeting to ensure there are no gaps or overlaps in your project's financial plan. Consider our estimators and preconstruction planners an extension of your own team; ready to act in your best interest on every front.

## ESTIMATING

One of McCownGordon's most important roles during preconstruction is to provide timely, accurate and detailed budgeting. We prepare an initial estimate for the project using both in-house historical data and trade partner input. Engaged throughout design, we will provide budget updates and systems analyses while major decisions are being made, without the need for the design team to produce documents for every option. We provide a "dollar on every decision," and enable the entire group to have budget confidence as design progresses.

We typically present full estimate deliverables at the following stages:

- ▼ SCHEMATIC DESIGN
- ▼ DESIGN DEVELOPMENT
- ▼ 50% CONSTRUCTION DOCUMENTS

For each estimate update, we compile a deliverable that includes a Master Budget, Construction Cost Summary, Detailed Construction Cost Estimate, Clarifications, Cost Options, Master Schedule, Constructability and Quality Reviews and other supporting information. While these are milestone updates, the estimate is constantly updated throughout design with feedback from all partners.

## VALUE ENGINEERING

Throughout preconstruction, McCownGordon will conduct constructability reviews and offer potential cost options. Gathering input from the design team, in-house experts and the trade partner market, our team explores alternate materials, means and methods that could yield cost savings or long-term value without compromising design intent or function.

Record of this process is simplified for you in a detailed list of cost options. We will keep a comprehensive list of these choices throughout the design and GMP process, for your evaluation and final decision ensuring the City of Grain Valley can maximize the building program within the established budget.

**OUR CLIENTS TYPICALLY GAIN 3 TO 5% MORE VALUE BECAUSE OF THE INSIGHT OUR TEAM BRINGS TO THE PROJECT.**



- FINANCIAL STEWARDSHIP**
- BUDGET TRANSPARENCY**  
*Regular updates*
- MINIMIZING COSTS**  
*Anticipate, review & verify sub pricing*
- CONTINGENCY MANAGEMENT**  
*Budget & tracking logs, weekly progress*

## GMP DEVELOPMENT APPROACH & PREFERRED TIMING

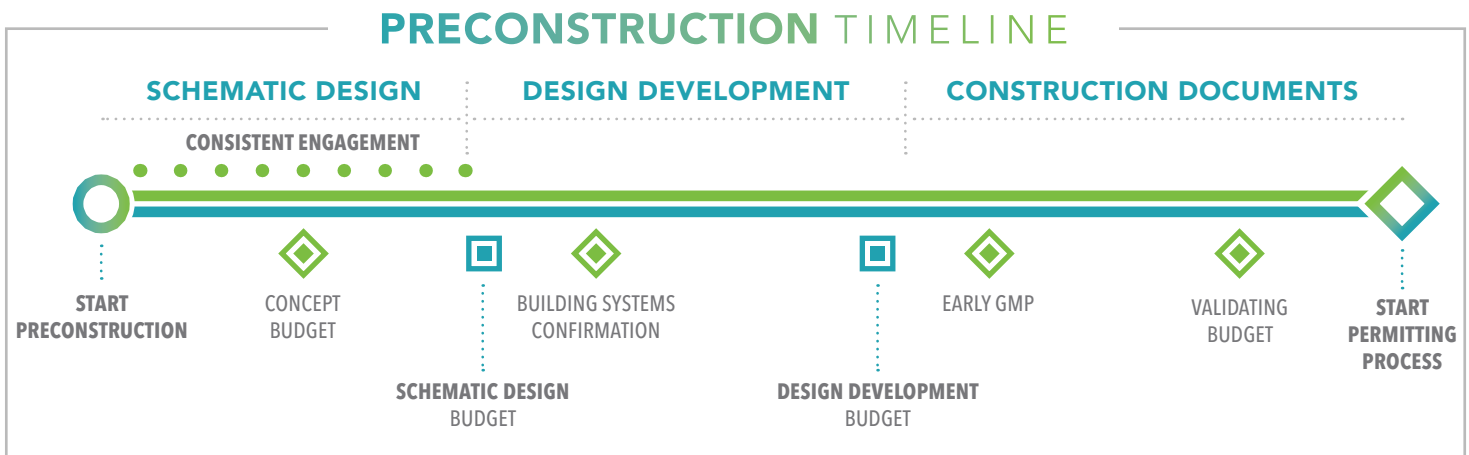
By starting with an accurate first estimate, the project stays on track and moves forward successfully through the GMP, on time and within budget. When developing a GMP, the timing is driven by the schedule. Our team typically works backwards to determine critical path procurement of long-lead items, evaluate possible improvement in turn-over and move-in dates, and evaluate financial impacts based on the timing of various components of construction.

When presenting the milestone estimates and progress updates, the entire project team reviews the clarifications and pricing together. This includes the City, design team and other associated consultants. By doing this as a team, we all know what is included and understand where changes may or may not need to take place. To ensure the project stays on track and within budget, it's vital to start with an accurate first estimate. This transparency helps the community better understand where their taxpayer dollars are going.

Based on our knowledge of the project priorities and current market conditions, our recommendation is to execute an early GMP. The City has chosen the CMR approach which allows the benefit of flexibility in when the GMP is established. McCownGordon suggests establishing a GMP near the end of the design development phase of the design documents or at the beginning of construction documents. We would want to discuss this in-depth with Hoefer Welker and get their input. The benefits of an early GMP are:

- ▼ **TRANSFER OF RISK** // One of our primary roles is to take on contractual risk from the client, minimizing the impacts to the client and their project. While we will still competitively bid each scope, McCownGordon will be responsible for ensuring the GMP scope, budget and schedule are met. This provides the City with earlier guarantee of costs and allows funds to be reassigned as available earlier in the process. While not every scope will be bid at DD because design will not be complete, such as finish trades, McCownGordon will take the risk ensuring once design is complete that it falls within our GMP.
- ▼ **REDUCED COST** // The early GMP will allow early on-boarding of key trade partners such as MEP, an integral part of the team that will help influence design as the construction documents are completed. This will result in more accurate design documents that are coordinated with our construction approach which will reduce change orders and delays and increase efficiencies resulting in a shorter overall schedule and lower costs. By bringing key trade partners on board early, it allows us to order long lead items and reduce price escalation.
- ▼ **PROCUREMENT OF MATERIAL** // This also allows us not only to lock in prices but to ensure that we receive the material in time. Such as structural steel, roofing, MEP, detention hardware, etc.

McCownGordon has a strong history of successfully establishing accurate budgets and GMP's for projects. In fact, we have never had a civic or municipal project come in over our established GMP amount.



## ESTABLISHING & MANAGING CONTINGENCY

Our approach to contingency management is open book from start to finish. It is our goal to do everything we can to minimize the use of contingency. With that said, allocating funds for contingency is necessary to ensure the project budget can be maintained throughout the life of the project. We continually receive feedback that our contingency approach is fair and transparent.

Our proven, successful approach involves providing detailed estimates at each major design milestone including a thorough review of the estimates with the design team and district to validate scope and compare to the project budget. This level of commitment by the whole team is important so all parties have a firm grasp of the entire budget throughout the preconstruction and construction phases. This review process, led by McCownGordon, significantly increases accuracy and ensures the project team is on the same page.

Once the project budget has been thoroughly reviewed, our team provides an analysis of the review and makes a recommendation on the appropriate amount of contingency.

## DESIGN CONTINGENCY

The design contingency is included prior to the completion of the design documents to ensure the estimate adequately covers the gaps or areas of the design yet to be finalized. The design contingency is intended to be used to cover details that have yet to be developed or materials that may not yet be defined during development of the design. The appropriate percentage included for the design contingency depends on the stage of the design documents (conceptual design, schematic design, design development and final construction documents) and are mutually agreed upon by all parties as design progresses.

We work with you to establish appropriate contingencies. For Grain Valley Police Headquarters, we would start with a design contingency in the 5 to 7 percent range and reduce as design progresses from schematic to design development to construction documents. This design contingency would be reduced to 0 percent when the final GMP is established.

## CONSTRUCTION CONTINGENCY

We evaluate any risks associated with the construction of the project—this is what we consider a construction contingency—which covers typical issues that could arise during the project. We would recommend carrying a construction contingency in the 2 to 3 percent range.

We continually track project changes for review at each owner's meeting and at all major project milestones. This consistent review and updating allows for our entire team to make good decisions based on the condition and status of the project GMP. We are committed to managing the project budget with diligence and transparency maximizing the financial investment of the community and the City. At the end of the project, 100% of any unused contingency will be returned to the City of Grain Valley.

## CASE STUDY

### KCMO Fire Station #15

During construction of the KCMO Fire Station #15, our concrete trade partner unexpectedly went out of business due to unforeseen circumstances. Therefore, we bid out the remaining scope to three other concrete trade partners and divided the specific scopes to get the best price for the work remaining.

By utilizing multiple trade partners, McCownGordon's own forces and the remaining construction contingency, we were able to complete the project on time with no additional cost to the owner.





## CONSTRUCTION APPROACH

Once we have entered the construction phase, consistency in our team will help maintain a transparent and communicative approach. Our team will continue to utilize best-in-class construction technology to streamline project communications with tools like virtual mockups and 4D (schedule-integrated) models, cloud-based project management software and electronic construction documents. As part of this collaborative effort, we will encourage our trade partners to be integral team members and continually seek their input and feedback for the best project results.

With every project challenge that may arise, we will bring a team-based solution to the table. Once your project is into active construction, it's time for our operations team to deliver on our core value of performance.

## COMMUNICATION

Open communication is vital for the success of your project. Constant communication with the City of Grain Valley allows for your staff to understand what activities will happen in the upcoming weeks, what is occurring short-term, and when to expect completion for each phase.

We will promote this conduit through weekly owner, architect, and contractor (OAC) meetings, regular and daily communication with your staff, weekly contractor meetings and numerous pre-installation meetings. Our project team remains available and proactive in communication; through in-person and virtual meetings, phone calls, texts and email to ensure that you are aware of your project's progress at all times.

## OPEN LINES OF COMMUNICATION



## CAPITALIZING ON OUR EXPERTISE FOR YOUR PROJECT GOALS

- ▼ **FAST-TRACK SCHEDULE** // Completing the new Police Headquarters allows the owner to move in quickly and efficiently, so additional dollars will not be wasted on the existing facility.
- ▼ **SECURITY SYSTEMS** // Security systems throughout the facility will be critical, especially in areas of transporting detainees, such as the sallyport area and booking/holding cells.
- ▼ **MECHANICAL SYSTEM ASSESSMENT** // Assist consultants to find the most cost effective and energy efficient HVAC system and proper exhaust system on areas such as sally port and evidence storage.
- ▼ **OFFICER ENGAGEMENT** // Build excitement during construction, with guided tours of construction progress, monitors in existing facility breakrooms showing real-time video progress of construction.
- ▼ **SUSTAINABILITY** // Work with project team to identify sustainability goals such as LEED or WELL building standards and provide guidance throughout the project, if this type of service is required.
- ▼ **FLEXIBLE SPACE** // Utilizing building spaces that allows rooms to be flexible and multi-purpose reducing building square footage.
- ▼ **PROCUREMENT AND LONG-LEAD TIMES** // Keep the team updated on current market conditions. This allows us to time the market on early procurement items.



## SUBCONTRACTOR SELECTION AND METHODS FOR DISCLOSING BID DATA

The McCownGordon team works hard to grow and strengthen our partnership with local and regional trade partners. With this mindset, we have developed great relationships that allow us to connect with a greater number of qualified trade partners and return competitive pricing to our clients.

### PREQUALIFICATION

It's crucial to effectively prequalify trade partners and to ensure the "right-sized" trade partners are selected for the project. McCownGordon's in-house prequalification specialist, Sam Dwyer, is dedicated to ensuring we've effectively prequalified trades.

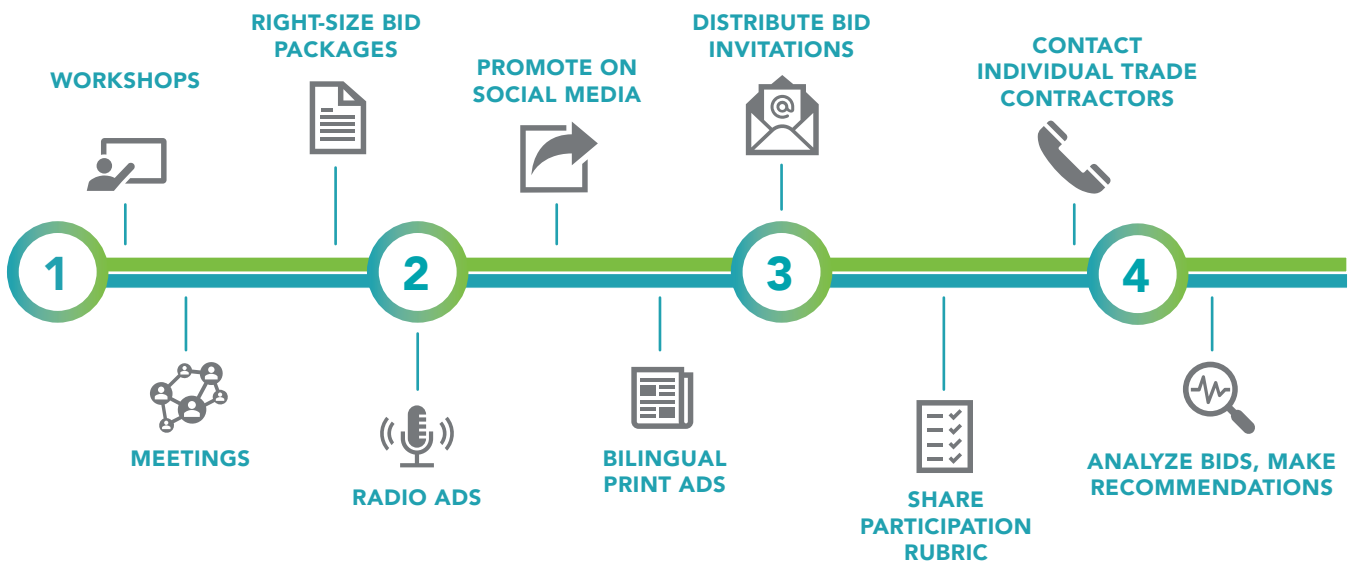
Prequalification evaluates capacity, operational capabilities, and credit quality of our trade partners. Consistent prequalification requires continuous outreach and marketing efforts. All current and prospective trade partners complete and maintain an updated prequalification with McCownGordon. With our system, estimators can see who is prequalified without getting into the details of their information. The system will also tell the estimators if a prequal has started or if the trade partner is qualified for a certain size project.

This process helps minimize risk of defaults and ensure the Grain Valley Police Headquarters receives top-quality performance from the trades.

### BID STRATEGY & MARKETING THE PROJECT

We also use a GMP and open-book approach with these early partners to validate pricing and ensure the City of Grain Valley is still receiving competitive pricing throughout. To adequately prepare for subcontracting to qualified trade partners, McCownGordon will break the work into distinct scopes of work for bid. We will evaluate each project's scope to determine bidding efficiencies. Our team coordinates all bonding, insurance, and other special requirements to ensure the appropriate contract documents are in place prior the start of the bidding process. We then prepare a potential bidders list for review by the owner(s), the design team and other key stakeholders.

We will actively market your project to the trade partner community. We will ensure the best bid coverage through a series of avenues including pre-bid meetings, strategically placed ads in local publications, personally reaching out to trade partners and more.



## BUDGET MANAGEMENT

Your construction manager's responsibility is to continually serve as responsible stewards of your project budget. We track project changes for review at each owner's meeting and at all major project milestones. The overall budget is updated at least once a month. This frequent review will allow for our entire team to make smart decisions based on the condition and status of the project GMP.

We are committed to managing the project budget with diligence and transparency, maximizing the financial investment for the City of Grain Valley.

## CHANGE ORDER MANAGEMENT

During construction, we proactively manage the project budget and report to the team on a weekly basis. If issues arise, they will be presented to the team, analyzed and resolved. In addition, we continue to look for opportunities to decrease costs and present alternatives for consideration.

The most effective method of managing changes is to identify potential risks during preconstruction and resolve them before construction begins. Once we have entered the construction phase and trade partners are on board, the following measures will help minimize changes:

- High quality submittal reviews, including continued evaluation for alternate means and methods
- Coordination meetings for each new phase and scope of work
- Preinstallation meetings for each trade

By focusing on reducing risk prior to construction, we will minimize both the quantity and impact of changes. Ultimately, some changes will still occur. When changes do arise, we analyze each change in detail and prepare both a cost and schedule impact analysis for review and discussion. Appropriate contingency amounts will be used within the GMP, whenever possible. Additional changes outside of the GMP will be tracked through a three-step process:

- STEP ONE: POTENTIAL CHANGE ORDER** // Once a potential change order (PCO) is identified, it is given a PCO number along with a description. We also always make a valiant effort to provide a rough order of magnitude amount. This way, the entire team has an approximate idea of the potential cost.
- STEP TWO: CHANGE ORDER REQUEST** // From the PCO, we will obtain pricing from the respected trade partner(s) with a breakdown of material labor and equipment costs. This change order request (COR) is then submitted formally to the design team and then forwarded to the owner for approval.
- STEP THREE: OWNER CHANGE ORDER** // Once the owner signs the owner change order (OCO), it only then becomes a part of our contract and work can begin.

The status of Pay Applications, contingency logs, PCO's and COR's are all reviewed on a weekly basis during our Owner, Architect, Contractor (OAC) meetings. McCownGordon's philosophy on managing the change order process is to be prompt, communicative and detailed. We strongly believe that when changes occur on a project, they need to be addressed and communicated with a sense of urgency. Our team will be solutions-oriented and continue to look for opportunities to reduce costs to deliver to the Grain Valley Police Headquarters on time, within budget and with the highest quality possible.

TRACKING CHANGES



## SCHEDULE DEVELOPMENT & SCHEDULE MANAGEMENT

At McCownGordon, we take pride in exceeding expectations related to schedule. The schedule serves as the roadmap to success.

### SCHEDULE DEVELOPMENT

Budgeting your time is just as important as budgeting your finances for a construction project. As the scope of the project is finalized, we develop the master project schedule. The schedule will integrate key priorities, occupancy requirements and project phasing with the design work and projected construction schedules. The schedule will also incorporate the availability of materials and labor, identify long lead items and depict critical path activities. The master schedule acts as a comprehensive management tool for the team's assignments. With these current market conditions, early management of the material supply chain is critical to the project success.

Our team continues to seek creative solutions when it comes to project schedules. We actively evaluate the schedule to find better pathways, whether through overlapping phases of design and construction, re-sequencing, or other means. Many schedule solutions result in cost savings in addition to a quicker, more efficient turnover of your new space.

### SCHEDULE & LOGISTICS MANAGEMENT

Our team will develop and maintain a detailed construction schedule that will be part of the bid packages and help maintain project progress and trade partner coordination. Once the GMP has been set and all the contractors selected, this will be the primary tool that will govern the success of the project. Our team's ability to maintain the project progress, adjust to potential field and coordination issues, and address changes during the project will relate directly to our schedule and its accuracy.

We update our schedules at a minimum of once a week for review with all parties, but especially for detailed review with the onsite contractors during our weekly progress meetings.



## APPROACH TO USE OF CONTINGENCY FUNDS WITHIN THE GMP AND DISPOSITION OF UNUSED FUNDS

Our team recognizes the entire project budget, including contingency, are the City's funds. We will continue highly detailed tracking of contingency expenditures, similar to during the preconstruction phase. We will use Procore, with 24/7 access, to track all changes in budget and contingency. We will update the contingency log and share this at all weekly project meetings.

During the construction phase, we propose establishing key milestones throughout the construction process in which we will reevaluate the budget and remaining contingency. For example, these phases may include the following:

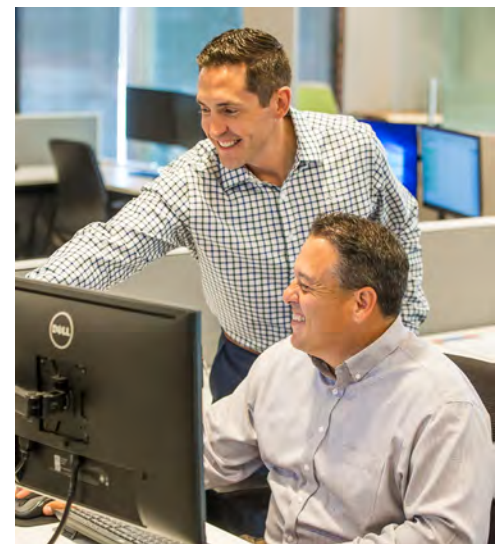
- ▼ Following the completions of earthwork related activities including sitework, utilities and foundation installation.
- ▼ Following completion of the building structure.
- ▼ Following dry-in of the building including building façade completion.

At each of these milestones, we will conduct a contingency/ risk review. If there are certain budgets not utilized, excess contingency can be credited back to the City or additional amenities can be added to the project using these identified funds. We have successfully used this approach on many projects, adding value into the project through effective contingency management. At the end of the project, 100% of any unused contingency will be returned to the City of Grain Valley.



**ENHANCED  
COMMUNICATION**

**INCREASED  
COLLABORATION**





## SELF-PERFORM BENEFITS TO GRAIN VALLEY



### IMPROVED BUDGET

Increase productivity and contractual agreements such as cost of work basis and returned savings to City.



### EFFICIENT SCHEDULING

Trade-specific experience leads to accurate, efficient and dependable schedules—work can start earlier in the field due to minimizing sub selection and prequalification.



### FLEXIBILITY

Self-perform gives the construction manager flexibility to supplement trade partner workforce with in-house skilled laborers.



### SUPERIOR QUALITY

Maximized quality and control with the delivery of our own highly skilled and professionally trained craftsman.



### ENHANCED SAFETY

Dedicated in-house staff focused on providing clear expectations and guidelines for trade partners.

## SELF-PERFORMED WORK & RECOMMENDATIONS

There are significant advantages to McCownGordon's ability and commitment to self-perform and the value it will bring to the City of Grain Valley's project. The use of our highly skilled labor and craftsman will provide greater control over quality, cost and schedule.

To maximize value for clients, we often self-perform work when the schedule is accelerated, a trade partner offers non-competitive pricing, or a trade partner cannot meet our quality expectations. In these scenarios, we apply our skilled and trained craft associates to execute the work professionally.

Generally, we assist our clients with the following:

- ▼ Safety management
- ▼ Jobsite maintenance
- ▼ Temporary weather protection
- ▼ Rough and finish carpentry scopes of work
- ▼ Doors, frames and hardware
- ▼ Hoisting and erosion
- ▼ Light demolition
- ▼ General clean up

Through self-performing these scopes, McCownGordon can control the manpower in the event of labor market shortages while ensuring quality, safety, efficiency and schedule management take top priority.

Our comprehensive understanding of tasks often completed by our trade partners result in value-added solutions, but our team takes a proactive approach to self-perform work by placing the priorities of the project at the top of the list. We believe our primary role on projects is to provide management and leadership, therefore, we do not allow our decisions to do self-perform work drive the outcome of the project.

## CONSTRUCTION TECHNOLOGY



At McCownGordon, we use advanced digital tools to add value throughout the entire project timeline. Collaboration is increased through mobile technology, drone imaging, 360° cameras, laser scanners, cloud computing and building information models (BIM). These tools communicate architectural design intent models from our design partners with construction content models from our trade contractors throughout the life cycle of the project through BIM based estimates, 3D clash/coordination meetings, and BIM to Field solutions. We are constantly working to stay ahead of the technological curve to offer greater efficiencies and benefits for our clients.



## QUALITY ASSURANCE & QUALITY CONTROL

Rooted in our core value of performance you'll find a commitment to quality. It's an integral part of how we work. A cornerstone of Delivering the Best Building Experience, our team's commitment and dedication to the relentless pursuit of quality results in more long-lasting facilities with fewer changes during construction.

Our in-house quality control department and on-site superintendent proactively manage quality in collaboration with our trade partners. They engage trade partners early to enhance communication throughout the project, align quality expectations right from the start, and set a team mindset to deliver the very best project for our client.

Our quality management process for the Grain Valley Police Headquarters starts with our Site-Specific Quality Control Plan (SSQCP) that details your expectations. Our proven plan centers on proactively managing quality through the major phases of the project: preconstruction, construction and post-construction. The team uses innovative technology, strict enforcement and dogged follow up through each phase to ensure compliance with the contract requirements. When properly implemented and enforced with continuous inspections, assessments, data collection, feedback and deficiency tracking, this process ensures construction is performed according to plans and specifications.

Our team has identified just a few examples of key quality issues that will need to be proactively managed for a successful project. We will carefully identify, pre-plan, inspect and verify these elements to ensure a quality facility for the City of Grain Valley.



## PLANNING PHASE

- Trade partner qualifications
- Constructability reviews
- Pre-installation meetings



## CONSTRUCTION PHASE

- Mock ups
- First-install work
- Compliance inspections



## REVIEW PHASE

- Testing and zero-defect policy
- Commissioning and validation
- Peer reviews

## QUALITY FOR GRAIN VALLEY

- ▼ **SITE MANAGEMENT** // All good projects start with a solid base. Our team will thoroughly review the geotechnical report, civil and structural drawings to fully understand the soil quality the Police Headquarters is built upon. We will set up a clear process with all parties, including the special inspector, to review, understand and implement the project requirements. The team will perform regular inspections during site work. Often, soil conditions change, and we need to adjust per specifications and inspections. Finally, we will maintain and protect the newly established building pad from the elements and construction activities to provide a solid base for the Police Headquarters.
- ▼ **BUILDING ENVELOPE** // Ensuring a properly installed envelope prevents water intrusions for decades. Often, these systems have strict installation guidelines that are crucial for success. Our quality experts will ensure the entire team clearly understands the total building envelope system, its components and the installation process. The team will monitor and inspect the installation to ensure compliance. Air barrier and window assemblies will be tested to ensure compliance and a sufficient seal from the elements.
- ▼ **HEATING & COOLING** // The police headquarters will provide many services and house staff and many visitors each day as it serves the community, making the heating and cooling systems critical. First, we will perform an early review of the HVAC system. Routing, venting and ease of maintenance are key for success. During installation, the team will perform inspections and verify the installation, including the integral duct hanging and insulation. Once installed, the protection of the system during construction is a top priority. The ducts and units must be kept clean to ensure no contaminants enter the system. Separation of ventilation for evidence storage or exhaust of sallyport, for example, will be crucial.
- ▼ **SECURITY SYSTEMS** // The security of the facility will be top of mind when constructing a police station. Whether it is a biometric security system or proximity card system it is critical these are tested and commissioned, and work as designed. Also, all hardened wall areas such as the sallyport and holding cells walls are constructed, inspected, and built per design.
- ▼ **ACOUSTICS** // The acoustics in police stations are very important to separate public from private spaces. Confidential areas such as interview rooms are critical spaces to confine sound (interior and top of wall conditions).



## FF&E COORDINATION

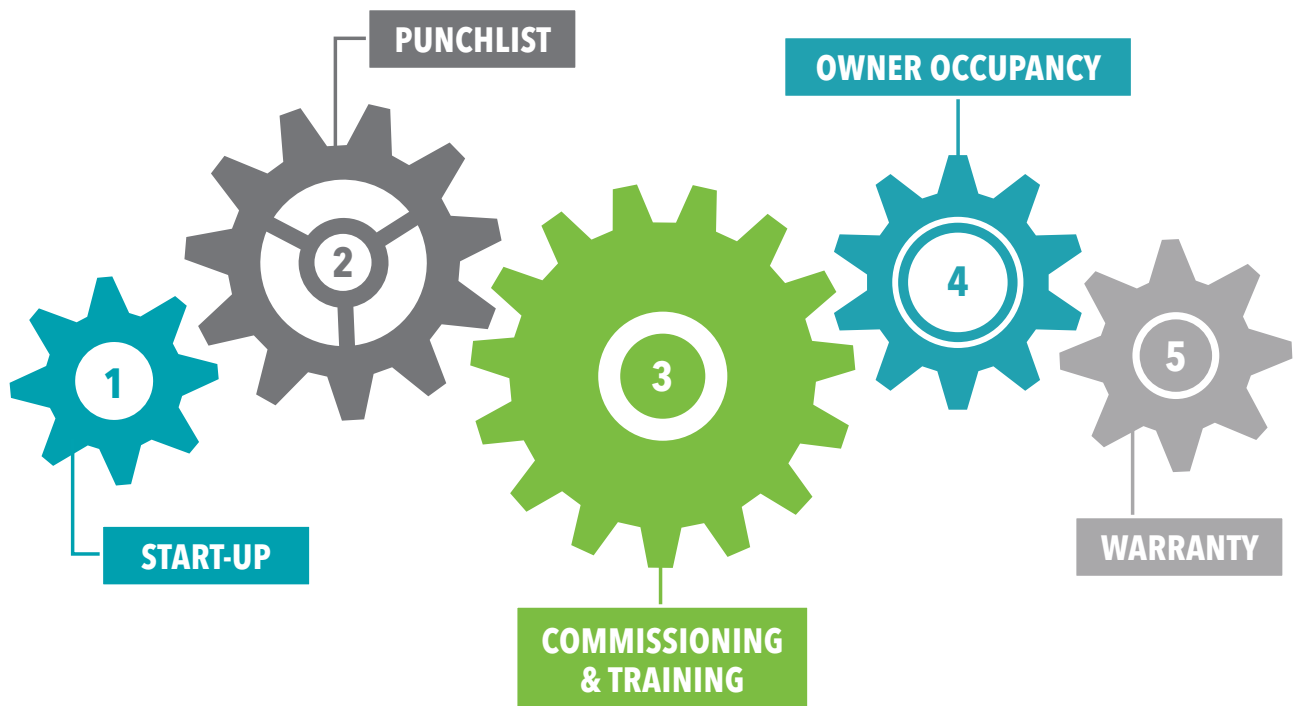
Our team will take the lead and coordinate with the owner's vendors of furniture, fixtures & equipment (FF&E). We will ensure utilities connections, conduit pathways and delivery time frames for specialty equipment and fixtures are coordinated in advance, such as security systems, low-voltage data systems, power feeds and final connections for furniture.

## CLOSEOUT & WARRANTY

The success of any project is judged on the ability of the team to provide a product consistent with the desires of the Grain Valley community, but to also ensure it is turned over as efficiently as possible. This will include occupancy inspections, punch list completion, final owner training and turnover of all O&M and warranty information to the City of Grain Valley.

Our team will begin the closeout process early, engaging your team to learn about operation of new systems, coordinating inspections in advance with the Fire Marshal, and collecting systems testing, O&Ms and warranties from trade partners prior to their completion of work. Once we are nearing turnover, we employ a proactive punch list process. Our teams will complete a pre-punch list walk-through to ensure that the final punch list with the architect and owner is as smooth as possible.

Finally, we place a high emphasis on warranty management. The project team will conduct warranty walk-throughs at predetermined intervals, and at 11 months prior to the end of the one-year warranty to ensure everything is in working order. We remain a resource long after the warranty period is complete.



# SECTION F

## REFERENCES

# PASSION TO EXCEED YOUR EXPECTATIONS.

“ ”

**PUBLIC SAFETY  
CONSTRUCTION  
EXPERTS**

**McCOWN  
GORDON**



To hear from our civic clients, click play or scan with your camera app.



**Eileen Weir**

City of Independence,  
Missouri

*Former Mayor*

## PUBLIC SECTOR CLIENT REFERENCES

McCownGordon is proud of our strong record of service. The following individuals can attest to our ability to deliver innovative solutions and outstanding service. We encourage you to talk with our clients and partners to get a firsthand account of the experience of working with us.



### DR. MARK SNOW

**SUPERINTENDENT** Grain Valley R-5 School District  
(816) 847-5006 | [msnow@gvr5.net](mailto:msnow@gvr5.net)

**PROJECTS** Grain Valley High School; Grain Valley North Middle School Addition

### KIRK LAIR

**DEPUTY CHIEF** Central Jackson County Fire Protection District  
(816) 229-2522 | [klair@cjcfpd.org](mailto:klair@cjcfpd.org)

**PROJECTS** Training Center; Fire Station #6

### JEFF BLAKEMAN

**SR. BUILDING DESIGN PROJECT MANAGER** City of Olathe, KS  
(913) 971-9047 | [jblakeman@olatheks.org](mailto:jblakeman@olatheks.org)

**PROJECTS** Olathe Downtown Library; Indian Creek Library; Olathe Community Center

## FINANCIAL REFERENCES

McCownGordon is proud of our financial stability, which is evidenced by our bonding and backlog capacity. With a solid balance sheet, our bonding capacity exceeds \$700 million. We have an excellent banking relationship with Commerce Bank and hold a \$10 million line of credit with nothing outstanding. The performance of our team demonstrates our firm's integrity, one of our firm's core values, every day.



*McCownGordon did a superb job on our new Fire Station project. From start to finish the team at McCownGordon was attentive to our needs, quality minded, detailed, and safety oriented. It was a pleasure working them and we look forward to working with them on future projects.*



### CURTIS EDWARDS

KCMO Fire Department

### JOHN SANDERS

**SENIOR VICE PRESIDENT** Zurich North America  
(913) 825-4505 | [john.sanders@zurichna.com](mailto:john.sanders@zurichna.com)

### KEVIN BARTH

**CHIEF EXECUTIVE OFFICER** Commerce Bank  
(816) 234-2658 | [kevin.barth@commercebank.com](mailto:kevin.barth@commercebank.com)

### PATRICK PRIBYL

**SENIOR VICE PRESIDENT** Lockton Companies, Inc.  
(816) 960-9017 | [ppribyl@lockton.com](mailto:ppribyl@lockton.com)

# SECTION G

## ADDITIONAL INFORMATION

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# PUBLIC SAFETY EXPERTS

Shawnee Justice Center



CJCFPD Training Center



“

*The success of our Justice Center project was due in large part to the talent and strong character of the staff at McCownGordon. Their project responsibilities were handled promptly, professionally and with integrity.*

”

---

**Bert Schnettgoecke**  
CITY OF SHAWNEE, KANSAS

Senior Project Engineer



## WE DELIVER THE BEST BUILDING EXPERIENCE

### ***Why McCownGordon is your best choice.***

We believe there's no other construction company like McCownGordon. Since inception, we've endeavored to offer clients an unmatched experience—to take them on a journey they haven't encountered before.

#### **CLIENT-FOCUSED**

Our business model is built on delivering value through partnerships and offering an unmatched service our clients haven't experienced before. We deliver our work through an integrated process focused on team chemistry. A key differentiator of ours is how we manage projects through a client-focused lens. We get to know you and ask questions that deepen our understanding of the priorities for the project. The right team is right here, ready to partner.

**OVER 70% OF OUR WORK IS FOR REPEAT CLIENTS DEMONSTRATING OUR ABILITY TO CREATE A SEAMLESS, SUCCESSFUL CONSTRUCTION PROCESS FOR PARTNERS.**

When you love what you do, you find inspiration in everything. You find so much passion in your work that giving anything less than everything isn't an option. That's us. Dedicated. Innovative. Intentional. Trustworthy. Our passion for impactful projects, like yours, permeates through our entire organization. We thrive on creating solutions to client's challenges. In fact, we enjoy it.

## IN-HOUSE SPECIALTY SERVICES

### ***A cohesive team bringing your project to life.***

McCownGordon's in-house specialty services provide unique expertise in the construction industry. Consisting of engineers, trade professionals, architects and code officials, these robust departments have been on all sides of projects and see multiple points of view. Our services encompass everything from quality control and mechanical, electrical and plumbing (MEP) to structural management and virtual construction—all designed to complement the design team, providing the City of Grain Valley with unmatched benefits and long-term return on investment.

**EMILY TILGNER**  
MEP ENGINEERING &  
COMMISSIONING



Focused on life-cycle costs of systems to ensure functionality & sustainability

### **MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING**

The mechanical, electrical and plumbing (MEP) team provides systems analysis and budgeting. They work closely with the trade partners to verify budget accuracy and assist in identifying scopes of work that haven't been fully designed. The group often performs life-cycle assessments, sustainability reviews and on-site support during installations. Our experts will work alongside Hoefer Welker, ensuring the team has all the information needed to only draw it once, which will expedite the design process and speed up construction.

### **COMMISSIONING**

Our commissioning (Cx) team serves to improve the energy efficiency of a building and reduce overall costs of operation for the owner. By using our in-house team instead of trade partners to commission your facility, you'll benefit from a more streamlined and less subjective process. The Grain Valley Police Headquarters project will require advanced commissioning that our team understands and are prepared to work with the City of Grain Valley and Hoefer Welker to ensure the integrity of the various HVAC and exhaust systems, security systems and controls. We will lead this process ensuring the systems operate efficiently, per design and all certifications are in place in a timely manner to turn the space over on schedule.

**MICHAEL GEKAS**  
VIRTUAL DESIGN &  
CONSTRUCTION



Implements technology to maximize collaboration, reduce changes and enhance process

### **VIRTUAL DESIGN & CONSTRUCTION**

Virtual Design and Construction (VDC) experts coordinate 3D model clash detection, virtual mockups, existing building laser scanning and so much more. These advanced digital tools add value throughout the entire project timeline, reducing cost, time and waste, while improving efficiency and quality. Our VDC team can expedite the process, allowing the City of Grain Valley to save time, money, and minimize disruptions.

**ERIKA WINTERS-DOWNEY**  
STRUCTURAL &  
SUSTAINABILITY



Evaluates early design options, verifies estimates and manages trade partner selection

## STRUCTURAL ENGINEERING

Our structural group also gets involved early with design analysis, developing bid packages and interviewing specialty trade partners when applicable. We regularly evaluate the structural material supply chains, and work to proactively engage all project team members regarding price and lead time fluctuations. We will work directly with Hoefler Welker to gauge the market and can be flexible and pivot as needed.

## SUSTAINABILITY

The Sustainability team evaluates the building and site to reduce the environmental impact of construction. We use the latest technology to quickly perform life-cycle assessments (LCA) by evaluating energy usage versus utility, maintenance and replacement costs to provide the City of Grain Valley the most sustainable option. A strict site management plan can reduce erosion, heat island effects and construction-related pollution. We prioritize the management of construction waste and identify and track materials to be salvaged or recycled. Following LEED practices, we evaluate LCAs on materials to address renewable and recycled-content solutions. We can work with Hoefler Welker to validate energy and water-efficient systems, fixtures and controls sequences ranging from ground source heat pumps, LEDs and grey water systems to variable refrigerant flow systems and low-flow fixtures.

**CLYDE ROWE**  
QUALITY ASSURANCE &  
QUALITY CONTROL



Conducts thorough review of drawings and oversees preinstall work to identify deficiencies

## QUALITY ASSURANCE & QUALITY CONTROL

The Quality Assurance and Quality Control (QA/QC) team proactively manages project quality through early reviews, trade partner engagement, strict enforcement and dogged follow up. Our in-house quality control department and on-site superintendent work in collaboration with trade partners early to enhance communication throughout the project and align quality expectations right from the start and set a team mindset to deliver the very best project for our client. Some areas our team will make a key focus include:

- ▼ Building Envelope
- ▼ Acoustics
- ▼ In-Wall Inspections in Hardened Wall Areas
- ▼ Heating & Cooling
- ▼ Security Systems
- ▼ Site Management



**REQUEST FOR QUALIFICATIONS FOR  
CONSTRUCTION MANAGER AT RISK  
RFQ #2022-01Q**

The City of Grain Valley is seeking a Construction Manager at Risk in connection with the design and construction of a new police headquarters and will accept sealed proposals from qualified firms interested in providing the following:

**SIX (6) SIGNED COPIES AND ONE (1) ELECTRONIC COPY  
MUST BE RECEIVED BY:  
3:00 P.M. MAY 25, 2022**

**PLEASE MARK YOUR SUBMITTAL "SEALED PROPOSAL – PROPOSAL- CONSTRUCTION  
MANAGER AT RISK AND SEND IT TO:**

**City of Grain Valley  
Attention: Ken Murphy, City Administrator  
711 Main St.  
Grain Valley, Missouri 64029  
816-847-6291**

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City. The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below. **Respondent is REQUIRED to complete, sign and return this form with their submittal.**

McCownGordon Construction	Chris Vaeth
Company Name	Authorized Person (Print)
850 Main Street	
Address	Signature
Kansas City, MO 64105	VP, Regional Leader
City/State/Zip	Title
(816) 960-1111 (816) 960-1182	5/25/2022 43-1857518
Telephone # Fax #	Date Tax ID #
cvaeth@mccowngordon.com	Limited Liability Company (LLC)
E-mail	Entity Type

711 Main Street  
Grain Valley, MO 64029  
816.847.6200  
[cityofgrainvalley.org](http://cityofgrainvalley.org)

LIFE OUTSIDE THE LINES



STATEMENT OF QUALIFICATIONS  
EVIDENCE OF REQUIRED LICENSES AND CERTIFICATIONS

5/24/22, 1:59 PM

Civic Review - Permit & Licensing Software



City of Grain Valley  
OCCUPATIONAL LICENSE

LICENSE YEAR: 05/24/2022 - 06/30/2023

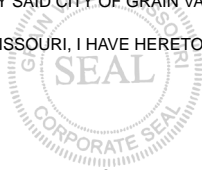
LICENSE NUMBER: 8175927

LICENSE IS HEREBY GRANTED TO: McCown Gordon Construction, LLC

AT LOCATION OF: Out of City Limits

IS HEREBY AUTHORIZED TO CONDUCT BUSINESS IN SAID CITY, SUBJECT TO THE PROVISIONS OF ALL ORDINANCES NOW IN FORCE AND THAT MAY HEREAFTER BE PASSED BY SAID CITY OF GRAIN VALLEY.

AS CITY CLERK OF THE CITY OF GRAIN VALLEY, MISSOURI, I HAVE HERETO SET MY HAND AND THE CORPORATE SEAL OF THE CITY THIS DAY OF 05/24/2022.



ATTEST: *Jamie L Logan*

*M T*  
SIGNED: MAYOR

THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE

DETACH OR FOLD ABOVE PRIOR TO POSTING THIS LICENSE

VALIDATION RECEIPT

START DATE: 05/24/2022

LICENSE NUMBER: 8175927

LICENSE FEE: \$50.00

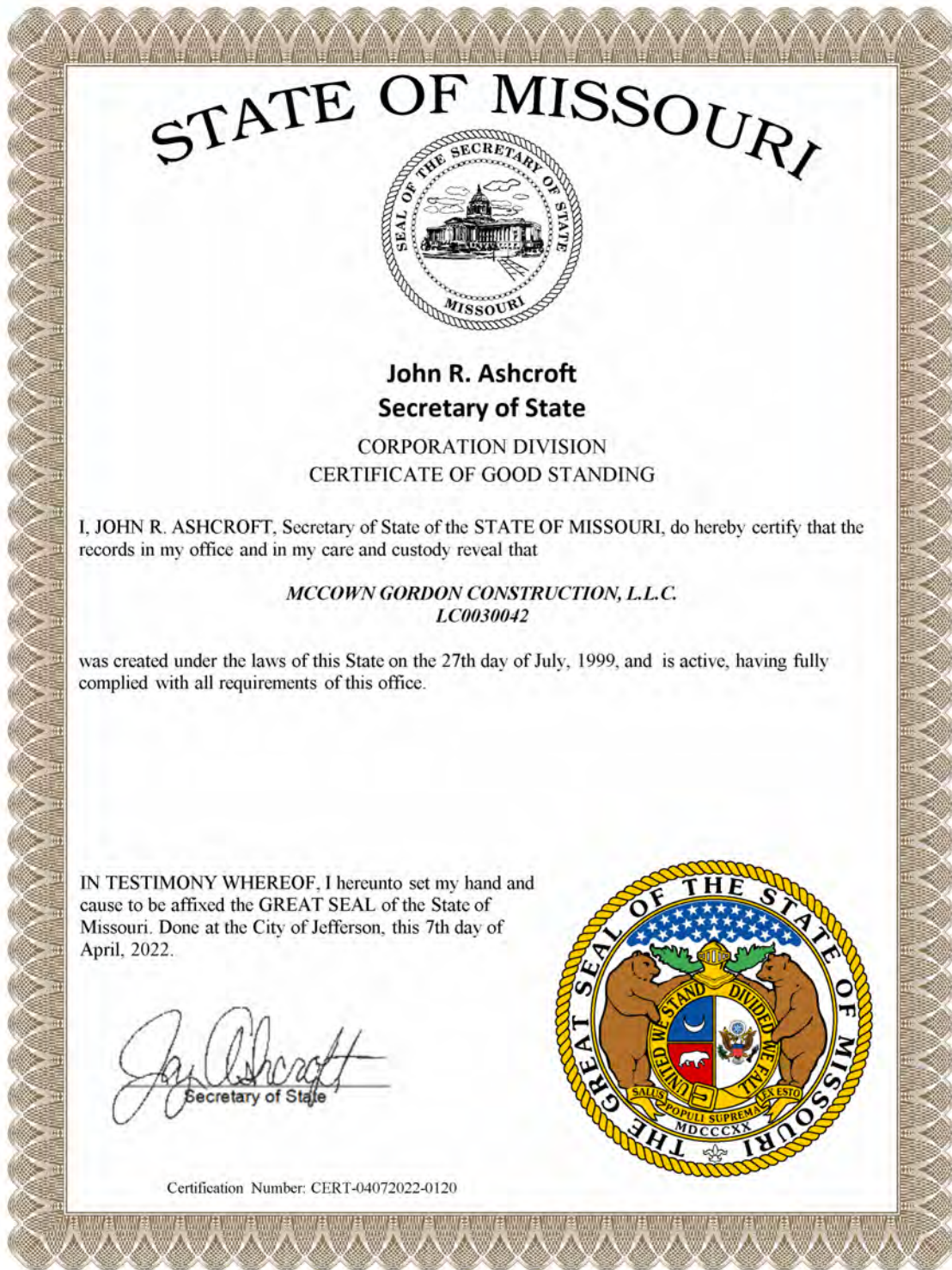
LICENSE LOCATION: Out of City Limits

McCown Gordon Construction, LLC  
850 Main St  
Kansas City MO 64105

<https://app.civireview.com/lookup/print-certificate/622243ba7a53c9970ac59d3a/terms/628d28bf282edeb4dd88dae4>

1/1

STATEMENT OF QUALIFICATIONS  
EVIDENCE OF REQUIRED LICENSES AND CERTIFICATIONS



STATEMENT OF QUALIFICATIONS  
SURETY LETTER



May 23, 2022

Ken Murphy, City Administrator  
City Hall of Grain Valley  
711 Main Street  
Grain Valley, MO 64029

RE: McCown Gordon Construction, L.L.C.  
Construction Manager at Risk – Police Headquarters

Dear Ms. Murphy:

It is our pleasure to provide this reference letter to you on behalf of our client, McCown Gordon Construction, L.L.C.

Bonding for McCown Gordon Construction, L.L.C. is by the Zurich American Insurance Company and/or its subsidiary, Fidelity and Deposit Company of Maryland. Zurich American Insurance Company/Fidelity and Deposit Company of Maryland are listed in the Federal Register Circular 570, with a combined Treasury Limit of \$664,312,000, and are both rated "A+" in A.M. Best's Key Rating Guide.

Zurich American Insurance Company/Fidelity and Deposit Company of Maryland look favorably on supporting single projects for McCown Gordon Construction, L.L.C. in the \$350,000,000 range, with an aggregate program in excess of \$700,000,000. We would look favorably on supporting bonds at the request of our client, conditioned upon completion of the underwriting process, including satisfactory review of contract documents acceptable to our client and the surety, confirmation of financing and our ongoing review of the operational and financial capacity of McCown Gordon Construction, L.L.C.

Please understand, this letter is not to be construed as an agreement to provide bonds for any particular project, but it is offered as an indication of our past experience and confidence in McCown Gordon Construction, L.L.C. Any arrangement to provide final bonds is a matter between Zurich American Insurance Company/Fidelity and Deposit Company of Maryland and McCown Gordon Construction, L.L.C., and we assume no liability to third parties if we do not execute said bonds.

We highly recommend McCown Gordon Construction, L.L.C. to you. They are well managed, financed, and truly capable of meeting your requirements. If you have any questions in regards to this letter, do not hesitate to call.

Sincerely,

FOUNDERS SERIES OF LOCKTON COMPANIES, LLC  
  
Tahitia M. Fry  
Surety Specialist  
Surety Operations

LOCKTON COMPANIES  
444 West 47th Street, Suite 900, Kansas City, MO 64112-1906

816.960.9000  
lockton.com

**STATEMENT OF QUALIFICATIONS  
EVIDENCE OF INSURANCE**



**CERTIFICATE OF LIABILITY INSURANCE**

4/30/2022

DATE (MM/DD/YYYY)  
10/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME:	
		PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : The Charter Oak Fire Insurance Company	NAIC # 25615
		INSURER B : Travelers Property Casualty Co of America	25674
		INSURER C : Travelers Indemnity Company of America	25666
		INSURER D : Pacific Insurance Company, Ltd.	10046
		INSURER E :	
		INSURER F :	

**COVERAGES \* CERTIFICATE NUMBER: 15054495 REVISION NUMBER: XXXXXXXX**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	N	N	VTC2JCO2793C179TIL21	11/1/2021	11/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	VTJ-CAP-2793C180-TIL-21	11/1/2021	11/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	N	N	CUP2793C4322125	11/1/2021	11/1/2022	EACH OCCURRENCE \$ 20,000,000 AGGREGATE \$ 20,000,000 \$ XXXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N	N/A	UB4R0072312125D	11/1/2021	11/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	POLLUTION / PROFESSIONAL LIAB	N	N	37CPIAA1104	4/30/2021	4/30/2022	***SEE ATTACHMENT***
A	BLKT BUILDERS RISK			QT6602K596535TIL21	11/1/2021	11/1/2022	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b> 15054495 SAMPLE	<b>CANCELLATION</b> See Attachment
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03)

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STATEMENT OF QUALIFICATIONS  
SIGNED NON-COLLUSION CERTIFICATION // EXHIBIT A



EXHIBIT "A" NON-COLLUSION CERTIFICATION  
STATE OF MISSOURI  
CITY/COUNTY  
OF Grain Valley/Jackson County

Chris Vaeth  
\_\_\_\_\_ being first duly sworn, deposes and says that he is  
VP, Regional Leader  
\_\_\_\_\_ Title of Person Signing  
of \_\_\_\_\_  
McCownGordon Construction  
\_\_\_\_\_ Name of Bidder

that all statements made and facts set out in the proposal for the above project are true and correct; and the bidder (The person, firm, association, or corporation making said bid) has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid or any contract which may result from its acceptance.

Affiant further certifies that bidder is not financially interested in, or financially affiliated with, any other bidder for the above project.

BY [Signature]  
BY \_\_\_\_\_  
BY \_\_\_\_\_

SWORN to before me this 25th day of May 20 22.



TERESA ANN STEVENS  
My Commission Expires  
September 2, 2022  
Clay County  
Commission #14013254

[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires 9/2/2022

711 Main Street  
Grain Valley, MO 64029  
816.847.6200  
[cityofgrainvalley.org](http://cityofgrainvalley.org)

LIFE OUTSIDE THE LINES



DALLAS-FORT WORTH, TX  
KANSAS CITY, MO  
MANHATTAN, KS  
WICHITA, KS

*Staff  
Reports*

INTENTIONALLY LEFT BLANK





HUMAN RESOURCES

MEMORANDUM

TO: Mayor & Board of Aldermen
FROM: Khalilah Holland, Human Resources Administrator
CC: Ken Murphy, City Administrator
DATE: June 3, 2022
SUBJECT: Human Resources Update

May in Review

- Employee experience assessment rough draft report
Compensation data comparison prepared
Benefits open enrollment meeting
LAGERS pension presentation
Voluntary retirement presentation
Facility safety walk-through with Midwest Public Risk (MPR)

Current Positions Available

Full-Time

Table with 4 columns: Position, Date Open, Applicants, Status. Rows include Public Works Maintenance Worker, Police Officer (2), Police Clerk, and Human Resources/Payroll Coordinator.

Part-Time

Table with 4 columns: Position, Date Open, Applicants, Status. Row includes Front Desk Attendant.

Seasonal

Table with 4 columns: Position, Date Open, Applicants, Status. Rows include Swim Instructor, Park Maintenance, and Public Works Maintenance.



## HUMAN RESOURCES

### Promotions

- Melissa Strader, Accountant – June 13<sup>th</sup>

### Recently Filled Positions

- Tiffany Lor, Public Information Officer
- Scott Roselli, Seasonal Park Maintenance Worker

### June Anniversaries

<u>Name</u>	<u>Department</u>	<u>Years of Service</u>
Ken Murphy	Admin	16
Curtis Vander Linden	PD	12
Ray Draper	CD	8
Willie Stratton	PD	6
Andrew Taylor	PD	4
Mike Russell	CD	3
Mark Trosen	CD	3
Paula Cook	P&R	1
Krista James	PD	1
Dustin Lancaster	PD	1
Justin Crutchfield	P&R	1