NOTICE OF OPEN MEETING

Public Notice is hereby given that the Capital Improvements/Transportation Trust Authority of the City of Excelsior Springs **at 4:00 PM, November 10, 2025** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

Capital Improvements/Transportation Trust Authority
City of Excelsior Springs

A G E N D A

Capital Improvements/Transportation Trust Authority Meeting
4:00 PM
Monday, November 10, 2025
Council Chambers, 201 E. Broadway, Excelsior Springs, MO 64024

1 CALL TO ORDER

Pledge of Allegiance

Roll Call

2 APPROVAL OF MINUTES - OCTOBER 13, 2025

October 13, 2025 Meeting Minutes

3 APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS - OCTOBER 2025

Capital Improvement Finanicals - October, 2025

4 APPROVAL OF 2026 TRANSPORTATION TRUST BUDGET

Transportation Trust Budget for 2026

5 APPROVAL OF HALL OF WATERS IMPROVEMENTS

Improvements to the Hall of Waters

6 COMMENTS

7 ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.
If any accommodations are required in order to attend this meeting (i.e. qualified

interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: Friday, November 7, 2025 at 2:30pm

Capital Improvements/Transportation Trust Authority
Minutes of Regular Meeting
October 13, 2025 | 4:15 pm | Council Chambers

1. **Roll Call:**
   Present: Mary Lou Greim, Laurie Gehrt, Jason Cole, Mike Edwards, Lyndsey Baxter, and Mayor Mark Spohn.

   Absent: Chuck Duckworth.

   Also Present: Public Works Director Chad Birdsong, Parks, Recreation, & Community Center Director Nate Williams, Economic Development Director Melinda Mehaffy, Mayor Pro-Tem Reggie St. John, and Authority Secretary Susan Conyers. *(The meeting began at 4:15pm due to technical difficulties.)*

2. **Approval –Meeting Minutes of September 8, 2025:** Mike Edwards motioned to approve the September 8, 2025 meeting minutes; Jason Cole seconded. All in favor; motion approved.

3. **Approval – Capital Improvements Financials through 9/30/25:** Capital Improvements Budget Spreadsheets were provided in the packet showing financials through September 30, 2025. Jason Cole motioned to approve the Capital Improvements Financials presented through September 30, 2025; Laurie Gehrt seconded.
   Roll Call of Votes:
   Ayes – Lyndsey Baxter, Mike Edwards, Laurie Gehrt, Mary Lou Greim, Jason Cole, and Mayor Mark Spohn.
   Nays – None. Motion approved.

4. **Approval – Transportation Trust Financials through 8/31/25:** Public Works Director Chad Birdsong presented the Transportation Trust financials through August 31, 2025. Jason Cole motioned to approve the Capital Improvements Financials presented through August 31, 2025; Lyndsey Baxter seconded.
   Roll Call of Votes:
   Ayes – Mary Lou Greim, Jason Cole, Laurie Gehrt, Mike Edwards, Lyndsey Baxter, and Mayor Mark Spohn.
   Nays – None. Motion approved.

5. **Approval – Transportation Trust Purchase of Street Sweeper:** Chad Birdsong, Public Works Director, briefed the Authority of the request to use Transportation Trust funds in the amount of $408,309.80 to purchase a street sweeper. Mike Edwards motioned to approve the request of $408,309.80 from Transportation Trust for the purchase of a street sweeper; Mary Lou Greim seconded.
   Roll Call of Votes:
   Ayes –Mike Edwards, Mary Lou Greim, Jason Cole, Lyndsey Baxter, Laurie Gehrt, and Mayor Spohn
   Nays – None. Motion approved.

6. **Approval – Crown Hill Columbarium:** Chad Birdsong, Public Works Director, briefed the Authority of the request of up to $140,000 for a columbarium to be constructed at Crown Hill Cemetery. Two bids were received and Johnson Granite was the selected bidder. Lyndsey Baxter motioned to approve the request of up to $140,000.00 for the Crown Hill Columbarium Project; Laurie Gehrt seconded.

Roll Call of Votes:
Ayes –Mary Lou Greim, Laurie Gehrt, Lyndsey Baxter, Mike Edwards, Jason Cole, and Mayor Spohn
Nays – None. Motion approved.

7. **Approval – Request to Replenish Building Maintenance Fund:** Mike Edwards motioned to approve the request of $35,000 to go into the Building Maintenance Fund; Jason Cole seconded.
   Roll Call of Votes:
   Ayes -Jason Cole, Lyndsey Baxter, Laurie Gehrt, Mike Edwards, Mary Lou Greim, and Mayor Spohn
   Nays -None. Motion approved.

8. **Approval – Request for LWCF Grant Match:** Nate Williams, Director of Parks, Recreation, and Community Center, briefed the Authority of the request for a grant match of $350,000 of Capital Improvement funds for the Land and Water Conservation Fund (LWCF) grant. The grant will help fund the creation of an all-abilities playground off Milwaukee Street named Boundless Backyard. Jason Cole motioned to approve the request of $350,000.00 for the LWCF grant match; Lyndsey Baxter seconded.
   Roll Call of Votes:
   Ayes -Laurie Gehrt, Jason Cole, Mary Lou Greim, Lyndsey Baxter, Mike Edwards, and Mayor Spohn
   Nays -None. Motion approved.

9. **Approval – Request for Funds Towards Professional Services/Downtown Revitalization CDBG Pre-Development:** Lyndsey Baxter, Executive Director of the Downtown Excelsior Partnership, briefed the Authority of the request of up to $7500 in Capital Improvement funds for A3G Architects to estimate the scope of eligible improvements to apply for a CDBG grant. Jason Cole motioned to approve up to $7500.00 towards professional services regarding the Downtown Revitalization Community Development Block Grant predevelopment evaluation; Mike Edwards seconded.
   Roll Call of Votes:
   Ayes -Mary Lou Greim, Mike Edwards, Jason Cole, Laurie Gehrt, and Mayor Spohn
   Abstain -Lyndsey Baxter
   Nays – None. Motion approved.

10. **Comments:**
    Lyndsey Baxter: Ready to be done with events for a while.
    Jason Cole: Congrats on Opal Wapoo return. Get out and vote on November 4th.
    Mike Edwards: Where are we on the fencing behind the VFW? Chad Birdsong: order is backed up.
    Mary Lou Greim: Can't wait to do the zipline.
    Laurie Gehrt: I won't be doing the zipline.
    Mayor Spohn: Do we have an open date for Main/Kennedy? Chad Birdsong: no hard date. Won't open the road until the dirt work is done.

11. **Adjourn:** Jason Cole motioned to adjourn; Mike Edwards seconded. All in favor; motion approved. The meeting adjourned at 5:21pm. The next meeting is scheduled for Monday, November 10, 2025 at 4:00pm._____Susan Conyers, Authority Secretary

CAPITAL IMPROVEMENTS SALES TAX
Transactions for FY 2025-26

	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	
Beginning Balance:								
Pooled Cash	4,091,504.79	4,173,782.05	4,284,754.30	4,284,754.30	4,284,754.30	4,284,754.30	4,284,754.30	
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	
Payables	-							
Available Beginning Balance	4,341,504.79	4,423,782.05	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	
Revenues:								
City Sales Tax	100,920.86	98,944.95						98,944.95
TIF Allocations	153.55							-
City Use Tax	20,476.58	16,634.33						16,634.33
Interest Income	2,930.43	2,279.03						2,279.03
Investment Interest	-							-
Total Revenue	124,481.42	117,858.31	-	-	-	-	-	117,858.31
Expenditures:								
Allowance - Technology upgrade project	2,329.29	6,815.86						6,815.86
GROA ERP Consulting Agreement								-
Allowance - Maintenance Fund City Wide	1,052.00							-
Hall of Waters Elevator	780.00							-
Industrial Road Grant Match	-							-
Downtown Revitalization								
Allowance - Blighted Property Fund (Property Purchases/Demo)	7,174.40							-
Bank Charges	70.20	70.20						70.20
Police Station Plumbing	-							-
Police Station Parking Lot Repair	550.00							-
Allowance - Emergency Preparedness	-							-
Fire Training Structure	812.27							-
Allowance - Sidewalk Replacement Program (Professional Services)	-							-
Crownhill Cemetery Columbarium								
Lithia Landing Stairs, Rock Wall repair								-
Bus Purchasae	29,436.00							-
Transfers								
Transfers - General Fund (Indirect cost allocation)	-							-
Transfer - Golf Equipment Lease/Purchase	-							-
Transfer - Boundless BackYard								
Transfers - Garland Bridge Match	-							-
Transfer - Dry Fork Greenway Match								-
Transfer - Sewer Main Re-Lining								-
Transfer - RAISE Local Match								-
	-							
Total Expenditures	42,204.16	6,886.06	-	-	-	-	-	6,886.06
Ending Balance	4,423,782.05	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	
Allocation of ending balance:								
Pooled Cash	4,173,782.05	4,284,754.30	4,284,754.30	4,284,754.30	4,284,754.30	4,284,754.30	4,284,754.30	
Investments	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	250,000.00	
Payables	-							
Total	4,423,782.05	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	4,534,754.30	

Committed Funds:

Allowance - Blighted Property Fund (8/11/25)		567,477.44	567,477.44	567,477.44	567,477.44	567,477.44	567,477.44	567,477.44
Allowance - Emergency Preparedness (added 9/11/23)		7,387.99	7,387.99	7,387.99	7,387.99	7,387.99	7,387.99	7,387.99
Allowance - Maintenance Fund City Wide (Revised (1/8/24)(6/9/25)(10/25)		10,120.41	45,120.41	45,120.41	45,120.41	45,120.41	45,120.41	45,120.41
Allowance - Sidewalk Replacement Program		18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18	18,364.18
Allowance - Technology upgrade project (Revised 12/21)(4/22)(8/25)(9/25)		23,223.18	16,407.32	16,407.32	16,407.32	16,407.32	16,407.32	16,407.32
Boundless BackYard Grant Match			350,000.00	350,000.00	350,000.00	350,000.00	350,000.00	350,000.00
Bus Replacement Match, 10/14/24		42,257.00	42,257.00	42,257.00	42,257.00	42,257.00	42,257.00	42,257.00
Crownhill Columbarium			140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00
Downtown Revitalization			7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
Dry Fork Greenway (Revised 2/12/24, 7/21/25)		428,400.00	428,400.00	428,400.00	428,400.00	428,400.00	428,400.00	428,400.00
Fire Training Structure, approved 12/23		2,668.22	2,668.22	2,668.22	2,668.22	2,668.22	2,668.22	2,668.22
Fishing River Watershed 2 - Hitch Lot (1/8/24)		450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00
Garland Bridge		329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36	329,694.36
Golf Equipment Lease Purchase (3/11/24), (8/11/25)		469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00	469,840.00
GROA ERP Consulting Agreement		27,770.00	27,770.00	27,770.00	27,770.00	27,770.00	27,770.00	27,770.00
Hall of Waters Elevator, 10/14/24, 8/11/25		446,490.01	446,490.01	446,490.01	446,490.01	446,490.01	446,490.01	446,490.01
Industrial Road Grant Match (1/8/24)		72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75	72,086.75
Hall of Waters Pre-Development		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Lithia Landing Stairs, Rock Wall		55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00
Police Station Parking Lot replacement		13,535.02	13,535.02	13,535.02	13,535.02	13,535.02	13,535.02	13,535.02
Police Station Plumbing		1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00
RAISE Local Match (Grant Awarded 8/15/22)		2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00
Sewer Main Re-lining , amended 5/12/25		645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00	645,000.00
Total Committed Funds		5,727,672.80	6,246,848.70	6,246,848.70	6,246,848.70	6,246,848.70	6,246,848.70	6,246,848.70
Available Cash Balance		(1,303,890.75)	(1,712,094.40)	(1,712,094.40)	(1,712,094.40)	(1,712,094.40)	(1,712,094.40)	(1,712,094.40)

CAPITAL IMPROVEMENTS SALES TAX
SIX YEAR PLANNING GUIDE

		3	4	5	6						
				THIS YEAR							
	Totals	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
Beginning Cash Balance		3,233,309.10	3,553,045.89	4,327,114.84	1,705,544.29	1,767,011.74	2,499,447.19	3,512,850.64	4,817,654.09	6,156,057.54	7,494,460.99
Total Revenue	13,602,145.68	1,404,430.44	1,446,864.68	1,451,253.45	1,451,253.45	1,451,253.45	1,451,253.45	1,451,253.45	1,451,253.45	1,451,253.45	1,451,253.45
Ongoing Allocation of Funds:											
Allowance - Blighted Property Fund (Property Purchases/Demo)	963,592.61	7,749.95	23,816.26	567,480.44	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Allowance - Emergency Preparedness	30,000.00	2,612.01	-	7,387.99	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Allowance - Maintenance Fund City Wide	284,860.37	89,242.47	21,596.00	45,120.41	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00
Allowance - Sidewalk Replacement Program (Professional Services)	82,352.28	892.75	-	18,364.18	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Allowance - Technology upgrade project	209,660.71	30,681.72	23,448.59	23,223.18	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Bank Charges	6,769.50	842.40	842.40	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00
Transfers - General Fund (Indirect cost allocation)	91,235.00	10,000.00	11,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
ACTIVE PROJECTS											
Boundless BackYard Grant Match	350,000.00			200,000.00	150,000.00						
BUS REPLACEMENTS	71,693.00		29,436.00	42,257.00							
Crownhill Cemetery - Columbarium	140,000.00			140,000.00							
Downtown Revitalization	7,500.00			7,500.00							
Dry Fork Greenway	428,400.00		-	428,400.00							
Fire Training Structure	200,000.00	127,050.82	70,280.96	2,668.22							
GARLAND BRIDGE LOCAL MATCH	359,000.00	18,861.66	17,365.79	322,772.55							
Golf Equipment Lease Purchase	577,840.00	25,968.00	82,032.00	98,336.00	131,936.00	105,968.00	100,000.00	33,600.00			
Hall of Waters Elevator	456,000.00		9,509.99	446,490.01							
Police Parking Lot Resurfacing	116,136.00	102,050.98	550.00	13,535.02							
RAISE Grant Match	2,100,000.00		-	1,100,000.00	275,000.00	500,000.00	225,000.00				
Sewer Main Re-Lining	645,000.00		-	375,000.00	270,000.00						
Stalled & Closing Projects											
Bank Building Roof (Labor & Materials)	166,439.00			166,439.00							
Fishing River Watershed - Hitchlot (full cost; seeking grant funds)	450,000.00				450,000.00						
GROA ERP Consulting Agreement	-										27,770.00
Industry Roadway Improvement	7,913.25		7,913.25								72,087
Lithia Landing Stairs, Rock wall	55,000.00			55,000.00							
PAST PROJECTS	3,267,689.61	668,740.89	375,004.49								
Sub-Total Committed Projects	11,067,081.33	1,084,693.65	672,795.73	4,072,824.00	1,389,786.00	718,818.00	437,850.00	146,450.00	112,850.00	112,850.00	212,706.75
Ending Total Cash Balance (without Unfunded Projects)	4,752,700.35	3,553,045.89	4,327,114.84	1,705,544.29	1,767,011.74	2,499,447.19	3,512,850.64	4,817,654.09	6,156,057.54	7,494,460.99	8,733,007.69
Projects in Discussion, NOT Funded:											
Replace undersized waterlines Local Match	-										
Sub-Total Projects in Discussion, Not Funded:	-	-	-	-	-	-	-	-	-	-	-
ENDING Total Cash Balance (with Projects in Discussion)		3,262,392.15	4,036,461.10	1,414,890.55	1,476,358.00	2,208,793.45	3,222,196.90	4,527,000.35	5,865,403.80	7,203,807.25	8,442,353.95
New Projects to be PRIORITIZED											
Downtown Streetscape Grant Match	4,264,500				164,500	100,000	1,000,000	1,000,000	1,000,000	1,000,000	
Fishing River Watershed - Trib 1 (full cost; seeking grant funds)	520,000							520,000			
Hall of Waters, Dehumidifer	236,520			236,520							
Hall of Waters - Phase II (Full Cost)	-										
Hall of Waters Phase III, local match	963,480			150,000	400,000	413,480					
Hall of Waters - Phase IV (full cost; seeking grant funds)	-										
Hillcrest Cemetery Road	75,000										75,000
Hitch Lot Access	90,000										90,000
Mausoleum Repairs	435,000										435,000
Replace undersized waterlines (full cost; seeking grant funds)	-										
St. Louis/Elms/Thompson	50,000										50,000
Total Committed Funds	6,634,500.00	-	-	386,520.00	564,500.00	513,480.00	1,000,000.00	1,520,000.00	1,000,000.00	1,000,000.00	650,000.00
ENDING Total Cash Balance (with Projects in Discussion)	(1,881,799.65)	3,262,392.05	4,036,461.00	1,028,370.45	525,337.90	744,293.35	757,696.80	542,500.25	880,903.70	1,219,307.15	1,807,853.85

Project Planning Notes

Dehumidity	236,520.00
Tower Stabilization Estimate	562,807.00
Study Front Yard	30,000.00
Permanent Shoring Front Yard	315,893.00
5/22/25: Requested study of front yard, solution to fill in, dehumidification and tower rehab. Estimate need $1.2 M	
8/6/25 Proposal for Tower A/E - $54,780	54,780.00
total	1,200,000.00
Entrance Doors	370,497.00
Hall of Springs, windows, doors, roof, finish bar	613,219.00
Roof, Ceiling, hallway repairs above skylite	354,600.00
Mezzanine	1,502,645.00
Phase III: Permanent Shoring - Front Yard, HVAC, Exterior Facades	5,000,000.00
Phase IV: TBD	

Boundless Backyard

	25	26	27	
PR	90		60	150
CIP	0	200	150	350
Donations	20	90		110
Grant	0		500	500
totals	110	290	710	1110

	2025-26	2026-27	2027-2031	
Raise	2,389,105	2,113,591	20,597,304	25,100,000
CIP	500,000	500,000	1,100,000	2,100,000
WESTSIDE	97,276	28,398	3,874,326	4,000,000
other			800,000	800,000
total	2,889,105	2,613,591	21,697,304	27,200,000

spent to date	1,100,000

Downtown Streetscape	water-29	sewer	Storm	Street	Trees, furniture	Construction	Contgy, art, escl	A/E	total
Phase 1 Penn to Mid Block - Broadway	156,700.00	1,000.00	593,250.00	688,732.00		1,439,682.00	504,844.00	250,156.00	2,194,682.00
Phase 2 Mid Block to Elizabeth - Broadway	124,100.00	1,000.00	423,275.00	588,030.00		1,136,405.00	214,397.00	205,918.00	1,556,720.00
Phase 3 Elizabeth to Thompson	268,750.00	1,000.00	27,000.00	741,715.00		1,038,465.00	534,810.00	220,259.00	1,793,534.00
Phase 4 Thompson	454,900.00	12,000.00	2,000.00	1,495,400.00	649,000.00	2,613,300.00	1,029,118.00	509,938.00	4,152,356.00
Construction Total	1,004,450.00	15,000.00	1,045,525.00	3,513,877.00	649,000.00	6,227,852.00	2,283,169.00	1,186,271.00	9,697,292.00
	16%	0%	17%	56%	10%				
Contingency, art, escalation	368,237.57	5,499.09	383,295.92	1,288,209.01	237,927.41				
A/E	191,325.98	2,857.18	199,149.88	669,317.51	123,620.45				
Total	1,564,013.56	23,356.27	1,627,970.80	5,471,403.51	1,010,547.86				
			54,571.76	4,209,769.22		4,264,340.98			
	Storm Water Improvements		1,573,399.04	1,261,634.29		2,835,033.34			

Director of Public Works
201 E Broadway
Excelsior Springs, MO 64024

Phone:(816) 630-0755
Fax: (816) 630-9528

To: Transportation Trust Authority
From: Chad Birdsong, Public Works Director
Date: November 10, 2025

Re: Trans Trust budget for 2026

The budget for 2026 includes an allocation for the Streetscape Project with $130,000.00 for engineering, construction administration and construction observation, and $1,270,000.00 for construction. The construction funds won't be spent until late summer of 2026. We are also asking for the $12,000.00 for the finance fees for next year.

If you have any questions or would like any more details, please don't hesitate to call me at 630-0755 ext.423.

Chad Birdsong

Public Works Director

Transportation Trust Budget for 2026 Fiscal Year

11/10/2025 Meeting

Ending balance as of August 2025			$2,545,399.24	
Budgeted funds for Projects		**Description**	**Balance**	**Requested allocation**
$0.00		10 highway fence repair	$ 24,057.00	$0.00
$ 75,000.00		Snow removal fund 2025/26	$ 75,000.00	$0.00
$0.00		Conceptual safety Improvement study	$ 13,532.00	$0.00
$ 12,000.00		operating Transfers to finance	$ 1,000.00	$12,000.00
$ 1,400,000.00		Streetscape Construction for 2025	$ 905,115.72	$0.00
$ 50,000.00		Streetscape Engineering for 2025	$ 20,977.50	$0.00
$ 47,144.00		Street sweeper maint plan-5 years	$ 47,144.00	$0.00
$ 120,388.60	per year	Street sweeper lease pymt 3 year lease	$ 361,165.80	$0.00
$ 100,000.00		Streetscape Engineering for 2026		$130,000.00
$ 1,270,000.00		Streetscape Construction for 2026		$1,270,000.00
				$1,412,000.00
		Total Committed funds balance	$ 1,447,992.02	
		Total spendable cash balance	$ 1,097,407.22	
		minus requested allocation	$1,412,000.00	
		Total spendable cash balance after allocation	$ (314,592.78)	

Note:
The 2025 streetscape will be coming in about $127,762.00 under budget.

Task Order Number 2025-1 For Engineering Services

This Task Order is entered into as the date last signed by the parties and is between Lamp Rynearson, (the "Consultant") and the City of Excelsior Springs, Missouri (the "City").

WHEREAS, the City has engaged Consultant to provide engineering services pursuant to an Agreement for Engineering Services, pursuant to which the City may task the Consultant to provide additional professional engineering services on a project-specific basis by acknowledging a separate Task Order.

NOW, THEREFORE, in consideration of the promises and mutual covenants between the parties and for other good and valuable consideration the receipt of which is acknowledged by the parties, they agree as follows:

1. **Incorporation of Base Agreement**. This Task Order is subject to all terms and conditions contained in the Agreement for Engineering Services, that are not inconsistent with the specific terms contained herein, and the Agreement for Engineering Services between the parties is incorporated herein as if set forth in full by this reference.

2. **Scope of Services**. The Scope of Services pursuant to this Task Order are as contained in Exhibit A.

3. **Term**. Consultant shall begin work pursuant to this Task Order upon its Effective Date and the design shall be completed within 3 months of the notice to proceed. Construction Administration and Observation will be completed in 2026.

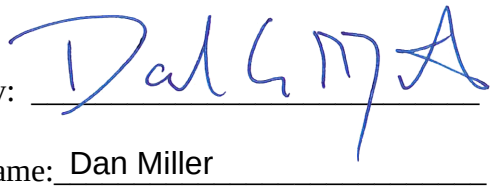
4. **Compensation**. Unless compensation is set forth in this Task Order, compensation shall be as provided in the Agreement for Engineering Services between the parties.

5. **Project Schedule**. Lamp Rynearson will start design within 10 days of the notice to proceed and will complete the design within 3 months. Project will be bid following the completion of the design. Contractor will be provided a completion date by October 30, 2026.

6. **Additional Terms and Conditions**. If any, attach to this Task Order as Exhibit B.

IN WITNESS WHEREOF, the Consultant and the City have executed this Agreement as of the Effective Date.

Lamp Rynearson, Inc.**:**

By: 

Name: Dan Miller

Title: Civil Design Group Leader

Dated: 11/6/2025

City of Excelsior Springs, Missouri:

By: _____

Name: _____

Title: _____

Dated: _____

Exhibit A to Task Order

Scope of Services

Various Street Repairs Project

Design:

- Develop project manual, specifications, project exhibit and base repair and curb replacement location chart. Include typical section, curb and base repair details in project manual.
- Provide plan sheets for the CE King Street Reconstruction
- Provide street profiles and cross sections for CE King Street
- Perform field investigation for repairs
- Track quantities and provide cost estimate
- Address City Comments and provide project management
- Provide bidding services, bid evaluation, recommendation, and contract documents for execution
- Provide update to Work History Map of city street projects since 2017
- Provide Updated PCI Map using PAVER nationwide curve

Construction Administration and Observation

- Attend and prepare the preconstruction meeting
- Review shop drawings, submittals and pay applications
- Provide 2 field visits for progress meetings during construction
- Answer questions during construction
- Track quantities and coordinate change orders to push the budget as far as possible
- Provide a final inspection and punch list
- Provide construction observation for an estimated 45-day construction

Various Street Repairs Project Total = $82,600.00

Chip Seal Project

Design:

- Develop project manual, specifications, and project exhibit
- Measure street widths for accurate quantities
- Track quantities and provide cost estimate
- Address City Comments and provide project management
- Provide bidding services, bid evaluation, recommendation, and contract documents for execution

Construction Administration and Observation

- Attend and prepare the preconstruction meeting
- Review shop drawings, submittals and pay applications
- Answer questions during construction
- Provide a final inspection and punch list
- Provide construction observation for an estimated 4-day construction

Chip Seal Project Total = $17,850.00

UBAS Project

Design:

- Develop project manual, specifications, and project exhibit
- Measure street widths for accurate quantities
- Track quantities and provide cost estimate
- Address City Comments and provide project management
- Provide bidding services, bid evaluation, recommendation, and contract documents for execution

Construction Administration and Observation

- Attend and prepare the preconstruction meeting
- Review shop drawings, submittals and pay applications
- Answer questions during construction

- Provide a final inspection and punch list
- Provide construction observation for estimated 10-day construction

UBAS Project Total = $28,900.00

Various Street Repairs, UBAS and Chip Seal Project Total = $129,350.00

Not included: Plan set for the UBAS and Chip Seal Projects (project design will be included in project manual). Various Repairs project will include a plan set for the street reconstruction.

Project Schedule: Once the task order is executed the project design can be completed and ready for bid within 3 months. Construction Administration and Observation services will be provided throughout construction.

Lump sum fee for Various Street Repairs Project design services of $32,600.00, which shall be payable in 3 equal monthly fees of $10,866.66. Lump Sum fee for Various Street Repairs Project construction administration and observation of $50,000.00, which shall be payable in 4 equal monthly fees of $12,500.00.The CA/CO assumes a 35 day total construction period.

Lump Sum fee for Chip Seal Project design services of $8,780.00, which shall be payable in 2 equal monthly fees of $4,390.00. Lump sum fee for construction administration and construction observation services of $9,070.00, which shall be payable in 2 monthly fees of $4,535.00. The CA/CO assumes a 4-working-day total construction period.

Lump Sum fee for the UBAS project design services of $11,640.00, which shall be payable in 2 equal monthly fees of $5,820.00. Lump Sum fee for UBAS construction administration and observation services of $17,260.00, which shall be payable in 2 monthly fees of $8,630.00. The CA/CO assumes a 10 working day total construction period.

Exhibit B to Task Order

Additional Terms and Conditions, if any

LAMP RYNEARSON
9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

EXHIBIT A

CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE 2026 Street Maintenance
LOCATION Excelsior Springs, MO
DATE 10/28/2025

PROJECT #
BY Greg Van Patten

Classification:	Civil Design Group Leader	Project Manager	Project Engineer IV	Project Engineer	Construction Observer	Admin Asst.	Subtotal of Hrs per Item	Subtotal of Fee per Item
Associate:	Miller	Van Patten	Schleicher	Richter	Jones	Nichols		
Hourly Rate:	$307.00	$187.00	$151.00	$128.00	$126.00	$119.00		
2026 Street Maintenance - Various Repairs								
Contract Documents								
Topographic Survey C.E. King Street								$5,500.00
Base Maps				4			4	$512.00
Site Visit for Quantities		8			16		24	$3,512.00
Project Extent Exhibit, Quantities		8	6	8			22	$3,426.00
Plan Sheets		4		8			12	$1,772.00
Street Profiles and Sections (C.E. King)		1		8			9	$1,211.00
Typical Section/Details		2		6			8	$1,142.00
Project Manual	1	4				6	11	$1,769.00
Specifications		4				4	8	$1,224.00
Address City Comments		4		8			12	$1,772.00
Update Work History Map		8		4			12	$2,008.00
Project Management		8					8	$1,496.00
Cost Estimating		4		8			12	$1,772.00
Bidding		4				2	6	$986.00
Bid Evaluation and Recommendation		2					2	$374.00
Contract Documents for Execution		2				2	4	$612.00
Subtotal of Hours per Associate	1	63	6	50	16	14	150	
Subtotal of Fee per Associate	$307.00	$11,781.00	$906.00	$6,400.00	$2,016.00	$1,666.00		
						Labor Fee		$29,088.00
						Reimbursables	2%	$581.76
						Contingency	10%	$2,908.80
						Subtotal of Engineering Services		**$32,578.56**
Construction Administration								
Attend/ Prep Preconstruction Meeting		4		6	4		14	$2,020.00
Shop Drawing Review/ Submittals		1		3			4	$571.00
Field Visits/Progress Meetings		4					4	$748.00
Answer Construction Questions		4		6			10	$1,516.00
Change Orders and Quantities		8					8	$1,496.00
Review Pay Applications		2		2	2		6	$882.00
Final Inspection/Punch List		4			4		8	$1,252.00
Subtotal of Hours per Associate	0	27	0	17	10	0	54	
Subtotal of Fee per Associate	$0.00	$5,049.00	$0.00	$2,176.00	$1,260.00	$0.00		
						Labor Fee		$8,485.00
						Reimbursables	2%	$169.70
						Contingency	10%	$848.50
						Subtotal of Construction Administration		**$9,503.20**
Construction Observation								
Construction Observation								$0.00
Estimated 35 Day Construction					280		280	$35,280.00
Subtotal of Hours per Associate	0	0	0	0	280	0	280	
Subtotal of Fee per Associate	$0.00	$0.00	$0.00	$0.00	$35,280.00	$0.00		
						Labor Fee		$35,280.00
						Reimbursables	$0.67/mi	$1,641.50
						Contingency	10%	$3,528.00
						Subtotal of Construction Observation		**$40,449.50**
						OVERLAYS PROJECT TOTAL		**$82,531.26**

PROJECT TITLE 2026 Street Maintenance
LOCATION Excelsior Springs, MO
DATE 10/28/2025

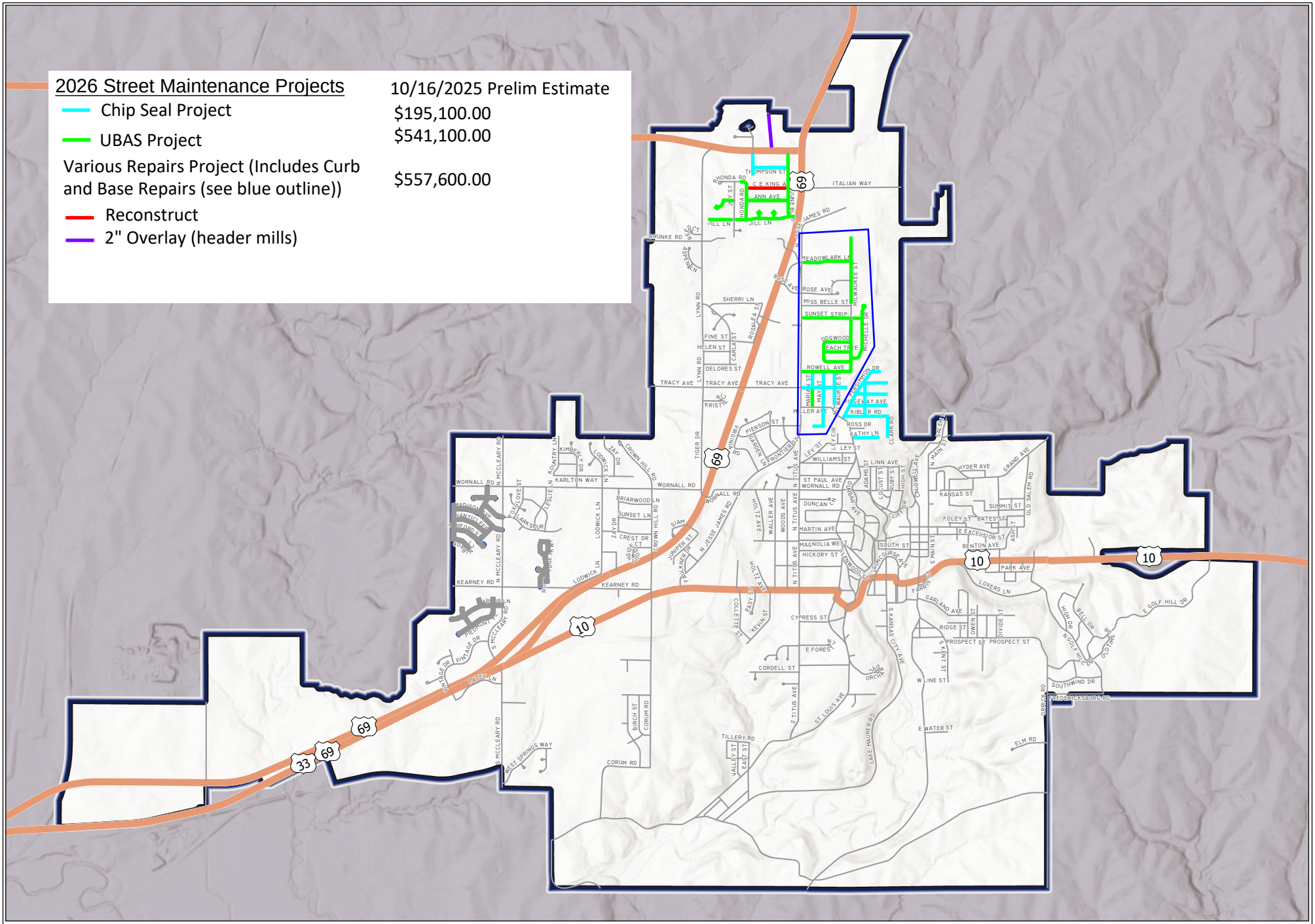
PROJECT #
BY Greg Van Patten

Classification:	Civil Design Group Leader	Project Manager	Project Engineer IV	Project Engineer	Construction Observer	Admin Asst.	Subtotal of Hrs per Item	Subtotal of Fee per Item
Associate:	Miller	Van Patten	Schleicher	Richter	Jones	Nichols		
Hourly Rate:	$307.00	$187.00	$151.00	$128.00	$126.00	$119.00		
2026 Street Maintenance - Chip Seal Project								
Contract Documents								
Site Visit for Quantities					3		3	$378.00
Project Extent Exhibit, Quantities		2	6	4			12	$1,792.00
Project Manual	1	4				6	11	$1,769.00
Specifications		2				1	3	$493.00
Address City Comments		2	2				4	$676.00
Project Management		2					2	$374.00
Cost Estimate		2					2	$374.00
Bidding		4				2	6	$986.00
Bid Evaluation and Recommendation		2					2	$374.00
Contract Documents for Execution		2				2	4	$612.00
Subtotal of Hours per Associate	1	22	8	4	3	11	49	
Subtotal of Fee per Associate	$307.00	$4,114.00	$1,208.00	$512.00	$378.00	$1,309.00		
						Labor Fee		$7,828.00
						Reimbursables	2%	$156.56
						Contingency	10%	$782.80
						Subtotal of Engineering Services		**$8,767.36**
Construction Administration								
Attend/ Prep Preconstruction Meeting		4		6	4		14	$2,020.00
Shop Drawing Review/ Submittals				1			1	$128.00
Answer Construction Questions		2					2	$374.00
Review Pay Applications		1					1	$187.00
Final Inspection/Punch List		4			4		8	$1,252.00
Subtotal of Hours per Associate	0	11	0	7	8	0	26	
Subtotal of Fee per Associate	$0.00	$2,057.00	$0.00	$896.00	$1,008.00	$0.00		
						Labor Fee		$3,961.00
						Reimbursables	2%	$79.22
						Contingency	10%	$396.10
						Subtotal of Construction Administration		**$4,436.32**
Construction Observation								
Construction Observation								$0.00
Estimated 4 day Construction					32		32	$4,032.00
Subtotal of Hours per Associate	0	0	0	0	32	0	32	
Subtotal of Fee per Associate	$0.00	$0.00	$0.00	$0.00	$4,032.00	$0.00		
						Labor Fee		$4,032.00
						Reimbursables	0.67/mi	$187.60
						Contingency	10%	$403.20
						Subtotal of Construction Observation		**$4,622.80**
						CHIP SEAL PROJECT TOTAL		**$17,826.48**

PROJECT TITLE 2026 Street Maintenance
LOCATION Excelsior Springs, MO
DATE 10/28/2025

PROJECT #
BY Greg Van Patten

Classification:	Civil Design Group Leader	Project Manager	Project Engineer IV	Project Engineer	Construction Observer	Admin Asst.	Subtotal of Hrs per Item	Subtotal of Fee per Item
Associate:	Miller	Van Patten	Schleicher	Richter	Jones	Nichols		
Hourly Rate:	$307.00	$187.00	$151.00	$128.00	$126.00	$119.00		
2026 Street Maintenance - UBAS Project								
Contract Documents								
Site Visit for Quantities					4		4	$504.00
Project Extent Exhibit, Quantities		4	8	4			16	$2,468.00
Project Manual	1	4				6	11	$1,769.00
Specifications		1				1	2	$306.00
Address City Comments		4	4				8	$1,352.00
Project Management		4					4	$748.00
Cost Estimating		4		4			8	$1,260.00
Bidding		4				2	6	$986.00
Bid Evaluation and Recommendation		2					2	$374.00
Contract Documents for Execution		2				2	4	$612.00
Subtotal of Hours per Associate	1	29	12	8	4	11	65	
Subtotal of Fee per Associate	$307.00	$5,423.00	$1,812.00	$1,024.00	$504.00	$1,309.00		
						Labor Fee		$10,379.00
						Reimbursables	2%	$207.58
						Contingency	10%	$1,037.90
						Subtotal of Engineering Services		**$11,624.48**
Construction Administration								
Attend/ Prep Preconstruction Meeting		4		6	4		14	$2,020.00
Shop Drawing Review/ Submittals		1		1			2	$315.00
Answer Construction Questions		6					6	$1,122.00
Review Pay Applications		2					2	$374.00
Final Inspection/Punch List		4			4		8	$1,252.00
Subtotal of Hours per Associate	0	17	0	7	8	0	32	
Subtotal of Fee per Associate	$0.00	$3,179.00	$0.00	$896.00	$1,008.00	$0.00		
						Labor Fee		$5,083.00
						Reimbursables	2%	$101.66
						Contingency	10%	$508.30
						Subtotal of Construction Administration		**$5,692.96**
Construction Observation								
Construction Observation								$0.00
Estimated 10 Days Construction					80		80	$10,080.00
Subtotal of Hours per Associate	0	0	0	0	80	0	80	
Subtotal of Fee per Associate	$0.00	$0.00	$0.00	$0.00	$10,080.00	$0.00		
						Labor Fee		$10,080.00
						Reimbursables	0.67/mi	$469.00
						Contingency	10%	$1,008.00
						Subtotal of Construction Observation		**$11,557.00**
						UBAS PROJECT TOTAL		**$28,874.44**
						VARIOUS REPAIRS, CHIP SEAL AND UBAS PROJECT TOTAL		**$129,232.18**



2024 Street Repairs - Excelsior Springs, MO

LAMP RYNEARSON

Date: 1/17/2024; By: Autumns; Path: C:\Users\autumns\Downloads\0323053 Excelsior Springs PCI\0323053 Ex Springs PCI 2023.aprx

Lines are for graphical representation only. LRA assumes no responsibility for the accuracy of portrayed data.

Major improvements will always be needed at the Hall of Waters. We completed a Facility Plan several years ago to help itemize the cost of improvements and prioritize what is needed. In the last couple of years there have been stimulus funds available, which we have competed for without success.

Based on priorities for Capital Improvement Funds in our cash flow planning document, I believe we could allocate up to $1.2 Million for projects at the Hall during FY2026 – 2028. The projects along with our last estimate for repair include:

- Dehumidification of the basement - $236,520
- Study solution to stabilization of courtyard - $53,435
- Tower Stabilization estimate - $562,807
- East wing windows - $347,238 (this is just what is left over)

Architectural Service Proposal was requested from Strata for these projects:

- Well Room – Includes focused assessment limited to the well room space and the courtyard above to develop schematic study options. This would include meeting with committees of interest (Hall of Waters, Friends of the Wells, Historic Preservation Commission). Scope would include development of construction documents for a construction to occur later. $53,435
- Tower – focused assessment limited to the tower and the existing boiler draft system to identify required modifications and/or repairs, construction documents, construction administration - $54,780
- East Wing – This is a newer issue with the windows pushing out of the openings in the conference room and women's restroom. An assessment of the damaged concrete walls and windows at the SE corner of the building is needed to fully understand the improvements needed, construction documents, bidding and construction administration services. The immediate solution may be temporary - $31,140
- Dehumidification in basement – construction documents, bidding and administration $11,800

The architectural cost totals $151,155 or 12.5% of the $1.2 million.

For cash flow purposes, I assume we could complete the architectural assessments, construction documents and installation of dehumidification in the current fiscal year. The tower and east wing construction would be either scheduled in FY 27 and 28 or we would need to move projects around to accommodate an earlier construction.

Molly McGovern

From: Claire Ashbrook <claire@strata-arch.com>
Sent: Wednesday, October 29, 2025 12:17 PM
To: Molly McGovern; Melinda Mehaffy
Cc: Angie Gaebler - STRATA
Subject: Hall of Waters - Fee Proposals
Attachments: 251028 Hall Of Waters Well Room - Fee Proposal STRATA.pdf; 20250806 Hall Of Waters Tower - Fee Proposal STRATA.pdf; 251027 Hall Of Waters Dehumidification - Fee Proposal STRATA.pdf; 251022 Hall Of Waters East Wing - Fee Proposal STRATA.pdf

Hello Molly and Melinda,

Please find attached our Fee Proposals for the following projects at Hall of Waters:

- ? Well Room Repairs 53,435 permanent solution to be built later.
- ? Tower Repairs (Submitted in August 2025) 54,780
- ? East Wing Repairs 31,140 + bathroom
- ? Basement Dehumidification Installation 11,800 = 151,155 12.5% $1.2M

Would you be available tomorrow, Thursday, afternoon between 2:30-5:30 for a brief meeting to review the scope of each of these proposals and answer any questions you all might have?

All the best,
Claire & Angie

Claire Ashbrook, Senior Project Architect, AIA, LEED AP BD + C
STRATA Architecture + Preservation
1701 Oak Street, Suite 100
Kansas City, MO 64108
e: claire@strata-arch.com t: 816.474.0900

STRATA
ARCHITECTURE + PRESERVATION

Melinda Mehaffy, Economic Development Director
City of Excelsior Springs
201 E. Broadway Ave.
Excelsior Springs, MO 64024

October 28, 2025

Re: **Scope of Services and Fee Proposal for**
Selective Demolition, Assessment, Construction Documents, and Construction Administration for the Schematic Study for the Well Room

Dear Melinda:

Please find our Scope of Work and Fee Proposal for Professional Design Services for the Well Room Schematic Study to include Architectural, Structural, Civil, and Cost Estimating services.

The Design Team includes the following:

STRATA Architecture Inc. (STRATA)	Architect, Project Manager
Bob D. Campbell Engineers (BDC)	Structural Engineering
Benesch (BEN)	Civil Engineer
Construction Management Resources (CMR)	Cost Estimating

TASK 1 – Review Information, Kick-Off Meeting, and Field Verification

The Design Team will review all previous studies, drawings, and testing information previously compiled. The team will then complete a focused assessment limited to the well room space and the courtyard above. This information will be used to provide a solid basis for the development of the Schematic Study Options. The Team may identify additional information needed to support early planning decisions.

The City should provide any updated utility information and electronic or PDF site plans of this area. The Design Team would like to have a brief online meeting with the City's water well consultant to discuss the options for the well room. Fees for the City's consultant are not included in this proposal.

This task includes one kick-off meeting online and 1 site visit for assessment of existing conditions with all consultants present. Deliverables for this Task will include: Updated assessment photographs and a bulleted list of scope priorities defining required work. PDF deliverable of meeting notes and preliminary findings will be sent to the City of Excelsior Springs electronically by e-mail.

TOTAL FOR FIELD VERIFICATION AND ASSESSMENT SERVICES	**$ 11,860.00***

TASK 2 – Schematic Study

Based on the assessment, the Design Team will develop two Schematic Options to address the condition and final treatment and use of the well room and the courtyard above, taking into consideration well access, existing utilities, and drainage.

Midway through the development of the schematic options, the Design Team will meet with the City Staff and Stakeholders to ensure the final development of the options reflects the desired project approaches. The options will be refined, and magnitude of cost estimates for both options will be developed.

The Design Team will provide a final online meeting to review the study with the City and Stakeholders.

Deliverables for this Task will include: PDF Narrative Schematic Study with Schematic Level Diagrams and Plans, along with cost estimates.

TOTAL FOR CONSTRUCTION DOCUMENTS SERVICES	**$ 41,635.00***

Total Consulting Fees for Task 1 through Task 2 Services:

Task 1:	$11,860.00
Task 2:	$41,635.00
Design Services Total:	**$53,435.00**

**Reimbursables Expenses will be billed in addition to the fees for travel and in-house expenses. Expenses would include mileage, photography, photocopies, printing, in-house copies and plotting, postage and delivery.*

Reimbursable Expenses (Estimated Range): **$750 - $1,200**

These consulting fees do not include any materials testing or special inspections. Services outside of this fee proposal that require an independent engineering firm shall be retained directly by the Client.

Invoices are due upon receipt. After thirty (30) days after the invoice date, the invoice amount may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance, with interest calculated starting 30 days after the original invoice date.

STRATA Hourly Rates

Professional Fee Schedule:

• Owner / Principal	$195.000 / hour
• Project Manager	$175.00 / hour
• Project Architect	$150.00 / hour
• Staff Architect II	$120.00 / hour
• Architectural Designer	$110.00 / hour
• Clerical / Bookkeeping:	$ 110.00 / hour

Reference our attached General Conditions for this Letter of Agreement. Please let us know if you have any questions. We look forward to the opportunity of working with the City of Excelsior Springs for this project!

With best regards,

Angie Gaebler

Angie Gaebler, AIA, LEED AP,
STRATA Architecture Inc.

Continued...

ACCEPTANCE
I have read the above agreement and accept the terms and conditions stated herein:
Please sign, date, scan, and return to our office.

Melinda Mehaffy	**Date**
Angie Gaebler	**10.28.2025**
Angie Gaebler, AIA, President **STRATA Architecture Inc.**	**Date**

STRATA
ARCHITECTURE + PRESERVATION

Melinda Mehaffy, Economic Development Director
City of Excelsior Springs
201 E. Broadway Ave.
Excelsior Springs, MO 64024

August 6, 2025

Re: **Scope of Services and Fee Proposal for**
Design Development, Construction Documents, and Construction Administration
for the Rehabilitation of the Hall of Waters Tower and Rerouting of the Boiler Vent Stack

Dear Melinda:

Please find our Scope of Work and Fee Proposal for Professional Design Services to include Architectural, Structural, Electrical, and Mechanical Engineering for the development of Construction Documents for rehabilitation of the Hall of Waters Tower and Rerouting of the Boiler Vent Stack.

The Design Team includes the following:

STRATA Architecture Inc. (STRATA)	Architect, Project Manager
Bob D. Campbell Engineers (BDC)	Structural Engineering
IMEG	Mechanical and Electrical Engineering

At this time, we have not incorporated services for cost estimating. If the City would like to have a third-party cost estimator included, please let us know and we can add costs to add them to our team.

TASK 1 – Field Verification and Assessment of Exiting Tower

The Design Team will complete a focused assessment limited to the tower and the existing boiler draft system to verify dimensions and review conditions requiring modifications and/or repairs. We will photograph the tower interior and exterior and provide an overall tower assessment that includes the boiler draft system. Assessment will include the exterior shell (masonry, windows, door, boiler draft system, surrounding roofing, and other existing conditions). Our team will meet with the Building Committee for the Hall of Waters to review the goals for the project. This information will be used to provide a solid basis for the development of the Construction Documents. This task includes one site visit for assessment of existing conditions with all consultants present. We also will be completing a drone flyover to capture images of the tower in locations the A/E Team can't reach from the roof.

Deliverables for this phase will include: Updated assessment photographs and a bulleted list of scope priorities defining required work. Deliverable will be sent to the City of Excelsior Springs electronically through e-mail.

TOTAL FOR FIELD VERIFICATION AND ASSESSMENT SERVICES	**$ 10,450.00**

TASK 2 – Construction Documents

From the knowledge gained from the assessment, including existing building conditions to be repaired, the Design Team will assemble a set of construction documents that can be utilized for bidding purposes and submission to the City of Excelsior Springs for permitting. The rehabilitation will include selective demolition, select masonry restoration, restoration and replacement of the glass block windows, repairs to the existing hollow metal door, roof repairs from where the boiler vent stack is removed, relocation of the boiler draft system and anticipated repairs needed for proper flashing at both the walls and where the roof terminates at the top and bottom of the tower.

The Design Team will provide a project manual with specifications for the project and will incorporate the City's front-end sections (provided by the City) and General Contractor terms and conditions into the manual. The team will also work with the City to develop a bid form, addressing any potential alternates, deducts, and unit costs as determined by the City.

Deliverables for this Task will include: Construction document drawings and final project manual with specifications from all professional consultants. The design team will provide cut sheets for masonry restoration products, final materials selections, and any interior finish repair items. Deliverables format: One (1) half-size set of drawings, one (1) Full size set of drawing and one (1) thumb drive with all documents in Digital PDF format to include: Contract Drawings and Specifications.

TOTAL FOR CONSTRUCTION DOCUMENTS SERVICES	**$ 26,940.00**

TASK 3 – Optional Construction Documents for Electrical

Task 3 is an optional add for Construction Document design for additional LED strip lighting (and possible replacement of the existing LED strip lights). This includes a field investigation trip, design of the new lighting, and specifications. Deliverables will be included in the Task 2 package.

TOTAL FOR OPTIONAL CONSTRUCTION DOCUMENTS FOR ELECTRICAL	**$ 8,050.00**

TASK 4 – Construction Administration Services

In each team member's fee, the value includes a construction administration cost with a not to exceed based upon a three-month anticipated construction time frame. If more time is required or additional site visits are needed, we will request additional services for approval by the Owner in writing prior to proceeding and will bill at our hourly rate. STRATA's hourly rates are shown on page three of this proposal.

Construction Administration includes processing any shop drawings, product data, and samples that are received, reviewing the results of construction tests and inspections, handling requests for changes during construction and working with the Contractor to resolve any discrepancies. At the identified substantial completion of the project, the Design Team will complete a punch list outlining items yet to be resolved. STRATA will not anticipate providing final as constructed drawings.

TOTAL FOR CONSTRUCTION DOCUMENTS SERVICES	**$ 6,840.00**

Total Consulting Fees for Task 1 through Task 3 Services:

Task 1:	$ 10,450.00
Task 2:	$ 26,940.00
Task 3 (Optional):	$ 8,050.00
Task 4:	$ 6,840.00
Design Services Total:	$ 52,280.00
Reimbursable Expenses (Estimated Range)*:	$1,200 - $2,500

TOTAL FEE RANGE	**$ 54,780.00**

Note: Reimbursable expenses will be billed in addition to the proposed consulting fees listed above. Expenses would include mileage, photography, photocopies, printing, in-house copies and plotting, postage and delivery.

These consulting fees do not include any materials testing, and special inspections. Services outside of this fee proposal that require an independent engineering firm shall be retained directly by the Client.

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Professional Fee Schedule:

• Owner / Principal	$195.000 / hour
• Project Manager	$175.00 / hour
• Project Architect	$150.00 / hour
• Staff Architect II	$120.00 / hour
• Architectural Designer	$110.00 / hour
• Clerical / Bookkeeping:	$ 110.00 / hour

Reference our attached General Conditions for this Letter of Agreement. Please let us know if you have any questions. We look forward to the opportunity of working with the City of Excelsior Springs for this unique project!

With best regards,

Claire Ashbrook

Claire Ashbrook, AIA, LEED AP,
STRATA Architecture Inc.

ACCEPTANCE
I have read the above agreement and accept the terms and conditions stated herein:
Please sign, date, scan and return to our office.

Melinda Mehaffy **Date**

Trudy Faulkner

Trudy Faulkner, Vice President **08.06.2025**
STRATA Architecture Inc. **Date**

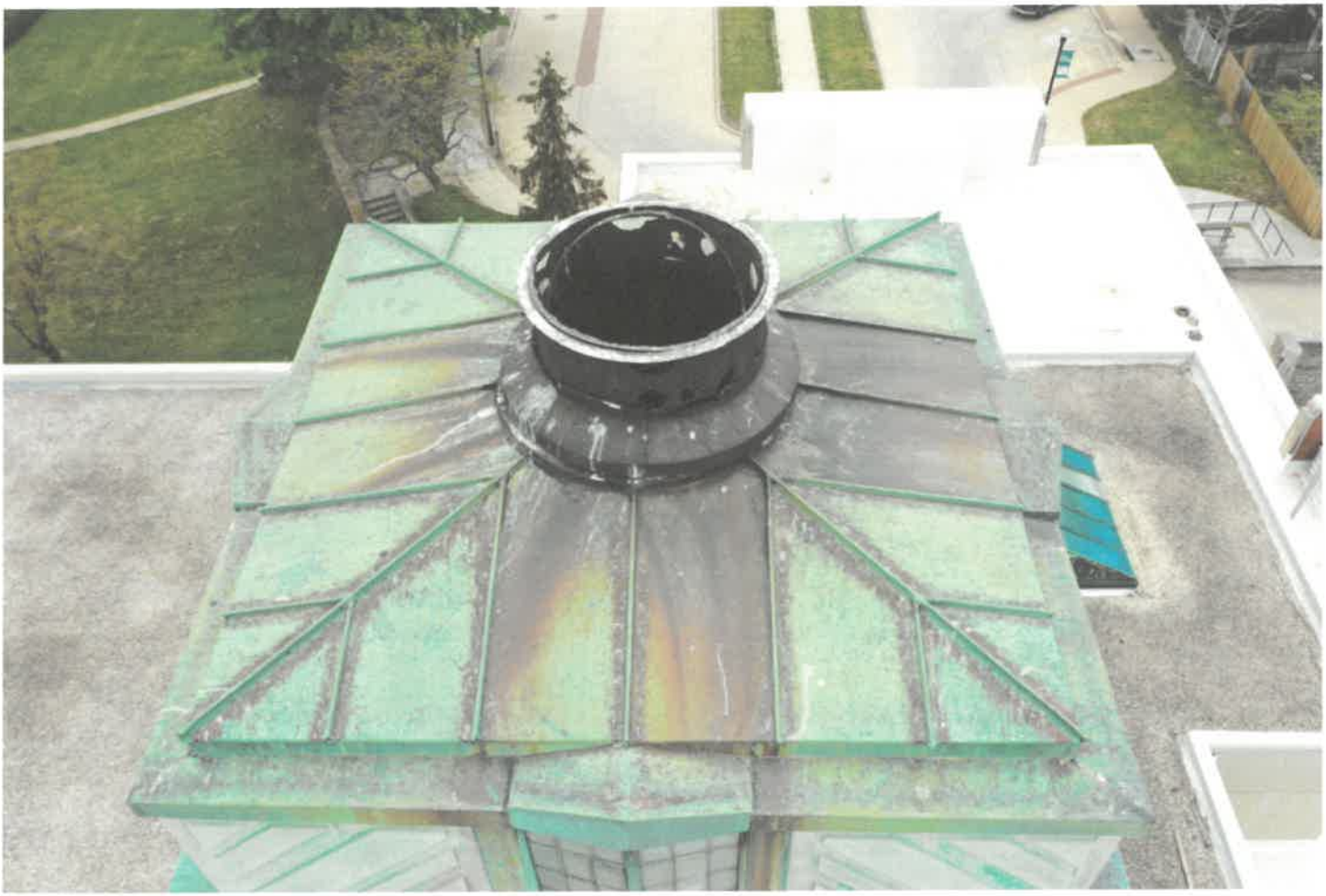
Molly McGovern

From: Claire Ashbrook <claire@strata-arch.com>
Sent: Tuesday, July 22, 2025 4:22 PM
To: Molly McGovern; Angie Gaebler - STRATA; Melinda Mehaffy
Cc: Shannon Stroud
Subject: Hall of Waters - Tower Electrical and Mechanical
Attachments: Hall of Waters Existing Boiler Stack Modifications_2021.pdf

Hello Molly, Melinda, and Shannon,

I wanted to check back in on the electrical/lighting to see if you had figured anything out.

We also have one more question. Attached is a write-up completed in 2021 by the Mechanical Engineer regarding the existing boiler stack that exits the building through the tower. In 2021 (see picture below), the stack cap was in poor condition. We wanted to confirm with you all how we should proceed with repairs to this element. The attached report lists several options, some that allow us to cap the roof and exit the stack at a side wall. Could you review the report and let us know what direction you would like to proceed? If it would be helpful to set up a virtual meeting with STRATA and IMEG (Mechanical Engineer) to discuss further, just let me know.



From: Molly McGovern <mmcgovern@excelsiorsprings.gov>
Sent: Friday, July 18, 2025 5:32 PM

BOILER STACK MODIFICATIONS

EXISTING CONDITIONS

Heating for the Hall of Waters was originally provided by two steam boilers located in the basement of the building. Due to periodic flooding, new 100 HP steam boilers were installed on the Ground Floor in the 1950's. Those boilers are still in place and well past their expected 25-year life span. The boilers were upgraded in 1989 with new burners and other upgrades as well as refurbishment of the existing boiler stack. Since then, one of the boilers required so much maintenance to keep in service that it was disabled in place. The remaining boiler requires constant maintenance to keep in service. In fact, the average life of the "new" burners installed in 1989 is 21 years, therefore they reached their typical useful life in 2010.

repl 2024

There is a current grant for exterior building improvements, and a proposed portion of those improvements is to remove the existing boiler stack discharge at the top of the building tower. The existing 40" boiler stack is original to 1936 when the building was constructed. As noted above, the stack was refurbished in 1989 but has areas of rust and corrosion, especially at the discharge where it is so bad there are holes in it.

DESIGN OPTIONS

We were requested to come up with several options for relocating the boiler stack discharge. We met with the historic preservation/design architect Strata on site to determine those possible options.

(1) One option suggested by Strata was to have the stack discharge through one of the side walls of the tower. We looked at several options and came up with two possible locations: one being through the bottom portion of the glass block on the north side of the tower and a similar location on the west side of the tower. Since the boiler stack would be discharging horizontally a fan would need to be provided in the boiler room to push the flue gasses out the discharge or on the boiler stack discharge to pull the gasses through the stack. Due to the condition of the existing boiler stack, we strongly do not recommend an inline fan due to the possibility of pushing flue gasses out of possible holes in the stack due to corrosion noted above. This likely has not been a significant issue in the past as the height of the stack is what will cause natural draft and the pressure in the stack should be slightly negative. We have used stack discharge fans before and the fans would mount horizontally on the face of the tower at the locations noted above. We picked these locations as the fans will be easily accessible from the roof and the other sides would be hard to get to. We would still highly recommend replacing the existing boiler stack to eliminate the possibility of flue gasses escaping the existing stack even with the discharge mounted fan. The new boiler stack would be significantly smaller since only 1 boiler is operating, and it will be fan assisted to provide the correct draft. We looked at the potential visibility of the fan from the surrounding area to the north if the fan were mounted on the north side of the tower and it would be barely visible from the north side of the property at the street and it would be barely visible, if visible at all.

BOILER STACK MODIFICATIONS

We also looked at offsetting the stack within the building near the roof level so a vertical roof mounted stack fan could be utilized providing somewhat easier maintenance access and less visibility. The existing boiler stack is located just behind the south wall in the southwest corner of the Council Chambers. We looked at offsetting above the ceiling of the chambers. However, it was determined that the offset would rise in the elevator equipment room above, which would have blocked access to the elevator equipment and is also a violation of code. We looked at the same offset above in the elevator equipment room. As stated before, this would be a violation of code, but that could be gotten around by encasing the stack in a fire rated enclosure. This could work as the boiler stack would be offset at the ceiling and therefore would not block floor access to the elevator equipment but would be difficult at best.

Another option suggested by staff would be to utilize an existing vertical duct shaft adjacent to the boiler room that rises to the roof of a small mechanical room above the Council Chambers roof. This would work, however, existing ductwork within the shaft would need to be removed and the shaft would need to fire rated from the boiler room to the roof. The stack could probably be natural draft, but if natural draft, it would have to extend at least 3 feet higher than any portion of the building within 10 feet of the charge. Since the wall of the elevator equipment room directly to the west is less than 10 feet away, the boiler stack would have to extend 3 feet above the elevator equipment room roof which could be pretty visible. Therefore, we recommend a draft fan be installed for this option. It could be a roof mounted fan or an inline fan located in the boiler room since this would be all new boiler stack. The only other issue we would see with this solution would be that in a previous study we did and a previous design by another engineer utilized that vertical shaft for either supply ductwork or ventilation ductwork. If this shaft was to be used for the boiler stack, any future HVAC improvements would require another shaft to be located in the building.

The last option we studied was to abandon the idea of a vertical stack and use an inline draft fan located within the boiler room and discharge horizontally directly out of the boiler room. All new boiler flue would be installed from the remaining operating boiler and run horizontally out through the concrete block infilled opening to the east of the boiler room door. The boiler flue discharge has to be at least 7 feet above any walkways, 4 feet below or horizontally from any operable windows or doors and 1 foot above any doors. We feel that the location suggested above meets all of those requirements but will need to be verified.

Please note that any of the above solutions are temporary as in our 2017 HVAC Improvements study as well as a previous 2015 HVAC Improvements design package the existing steam boilers were to be replaced with high efficiency condensing hot water boilers located elsewhere in the building.

STRATA
ARCHITECTURE + PRESERVATION

Melinda Mehaffy, Economic Development Director
City of Excelsior Springs
201 E. Broadway Ave.
Excelsior Springs, MO 64024

October 27, 2025

Re: **Scope of Services and Fee Proposal for**
Selective Demolition, Assessment, Construction Documents, and Construction Administration for the Rehabilitation of the Hall of Waters East Wing

Dear Melinda:

Please find our Scope of Work and Fee Proposal for Professional Design Services to include Architectural, Structural, and Selective Demolition with temporary repairs for the development of Construction Documents for the Hall of Waters East Wing.

The Design Team includes the following:

STRATA Architecture Inc. (STRATA)	Architect, Project Manager
Bob D. Campbell Engineers (BDC)	Structural Engineering
Pullman SST, Inc. (PULLMAN)	Contractor – Temporary Demolition

At this time, we have not incorporated services for cost estimating. If the City would like to have a third-party cost estimator included, please let us know and we can add fees to include them on our team.

TASK 1 – Field Verification and Selective Demolition

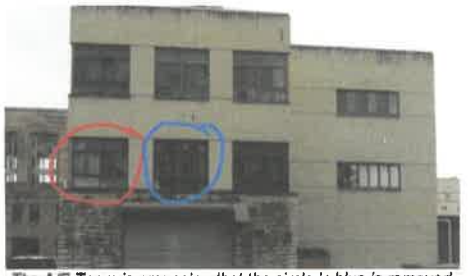
The Design Team will complete a focused assessment limited to the damaged concrete walls and windows at the southeast corner of the building to review conditions requiring modifications and/or repairs. To completely understand the condition, one of the damaged windows will be removed. Once the window has been removed, the A/E Team will document the conditions. This information will be used to provide a solid basis for the development of the Construction Documents.

We have included the costs of a Contractor, Pullman, to perform the selective demolition work on a Time & Materials (T&M) Not-To-Exceed basis (Estimated NTE Price by Pullman $11,000). Pullman's scope of work includes providing a lift for access as needed, (1) window removal, and temporary enclosure consisting of painted sheathing/blocking/flashing until a new window can be installed. The old window will not be reinstalled at the end of the field verification. The installation of a new window is also not included in the cost and it is assumed that the new window will not be installed until the final repair project is designed and bid. Pullman have not included a performance or payment bond. Please confirm this is acceptable.

This task includes one site visit for assessment of existing conditions with all consultants present. Deliverables for this phase will include: Updated assessment photographs and a bulleted list of scope priorities defining required work. Deliverable will be sent to the City of Excelsior Springs electronically through e-mail.

TOTAL FOR FIELD VERIFICATION AND ASSESSMENT SERVICES	$ 14,500.00*

*This cost includes Pullman's Not-To-Exceed Price of $11,000.



The A/E Team is proposing that the circle in blue is removed.

TASK 2 – Construction Documents

From the knowledge gained from the assessment, the Design Team will assemble a set of construction documents that can be utilized for bidding purposes and submission to the City of Excelsior Springs for permitting. The rehabilitation will include select concrete restoration, window replacement, interior finish repairs (around windows and at the Women's Restroom south wall) and anticipated repairs needed for proper flashing/panning at the windows. The Design Team will review with the City if additional windows are desired to be replaced.

The Design Team will provide a limited-scope project manual with specifications for the project and will incorporate the City's front-end sections (provided by the City) and General Contractor terms and conditions into the manual. The team will also work with the City to develop a bid form, addressing any potential alternates, deducts, and unit costs as determined by the City.

Deliverables for this Task will include: Construction document drawings and final project manual with specifications. The design team will provide cut sheets for final materials selections, and any interior finish repair items. Deliverables format: One (1) half-size set of drawings, one (1) Full size set of drawing and one (1) thumb drive with all documents in Digital PDF format to include: Contract Drawings and Specifications.

TOTAL FOR CONSTRUCTION DOCUMENTS SERVICES	$ 10,570.00

TASK 3 – Bidding and Construction Administration Services

Construction administration fees are included by the AE Team as a not-to-exceed cost, based on a two-month anticipated construction time frame. If more time is required or additional site visits are needed, we will request additional services for approval by the Owner in writing prior to proceeding and will bill at our hourly rate. STRATA's hourly rates are shown on page three of this proposal.

Construction Administration includes processing any shop drawings, product data, and samples that are received, reviewing the results of construction tests and inspections, handling requests for changes during construction and working with the Contractor to answer questions. At the identified substantial completion of the project, the Design Team will complete a punch list outlining items yet to be resolved. As-constructed drawings are not included in this fee.

TOTAL FOR BIDDING & CONSTRUCTION ADMINISTRATION SERVICES	$4,870.00

Total Consulting Fees for Task 1 through Task 3 Services:

Task 1:	($11,000 of cost is NET)	$14,500.00
Task 2:		$10,570.00
Task 3:		$4,870.00
Design Services Total:		$25,940.00
Reimbursable Expenses (Estimated Range)**:		$900 - $1,200

TOTAL FEE RANGE	**$ 31,140.00**

***Note: Reimbursable expenses will be billed in addition to the proposed consulting fees listed above. Expenses would include mileage, photography, photocopies, printing, in-house copies and plotting, postage and delivery.*

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STRATA Hourly Rates

Professional Fee Schedule:

• Owner / Principal	$195.000 / hour
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• Project Architect	$150.00 / hour
• Staff Architect II	$120.00 / hour
• Architectural Designer	$110.00 / hour
• Clerical / Bookkeeping:	$ 110.00 / hour

Reference our attached General Conditions for this Letter of Agreement. Please let us know if you have any questions. We look forward to the opportunity of working with the City of Excelsior Springs for this project!

With best regards,

Claire Ashbrook

Claire Ashbrook, AIA, LEED AP,
STRATA Architecture Inc.

ACCEPTANCE
I have read the above agreement and accept the terms and conditions stated herein:
Please sign, date, scan and return to our office.

Melinda Mehaffy	**Date**
Angie Gaebler	**10.27.2025**
Angie Gaebler, AIA, President	**Date**
STRATA Architecture Inc.	

STRATA
ARCHITECTURE + PRESERVATION

Melinda Mehaffy, Economic Development Director
City of Excelsior Springs
201 E. Broadway Ave.
Excelsior Springs, MO 64024

October 22, 2025

Re: **Scope of Services and Fee Proposal for**
Construction Documents, and Construction Administration for the Basement Dehumidification of the Hall of Waters

Dear Melinda:

Please find our Scope of Work and Fee Proposal for Professional Design Services to include Architectural and MEP Engineering for the development of Construction Documents for the Hall of Waters Basement Dehumidification.

The Design Team includes the following:

STRATA Architecture Inc. (STRATA)	Architect, Project Manager
IMEG	Mechanical, Electrical, and Plumbing Engineers

At this time, we have not incorporated services for cost estimating. If the City would like to have a third-party cost estimator included, please let us know and we can add costs to include them on our team.

TASK 1 – Construction Documents

The A/E Team will complete (1) field investigation trip to coordinate pipe scoping for the basement sanitary sewer and miscellaneous inspection. From the knowledge gained from the assessment, the Design Team will complete the existing 2023 preliminary basement dehumidification drawings for bidding purposes and submission to the City of Excelsior Springs for permitting. Not included in this cost is the scoping, by a plumber, of the existing sanitary sewer system. To successfully complete this work, the A/E Team requires the City of Excelsior Springs to have the drains that are to be used by the new dehumidification system video scoped by a plumber. Upgrades to the existing sanitary sewer system, if determined to be required by the scoping, are not included in this fee proposal cost. A fee can be prepared once the pipe scoping is completed and it is determined repair/replacement is required.

The Design Team will provide a limited-scope project manual with specifications for the project and will incorporate the City's front-end sections (provided by the City) and General Contractor terms and conditions into the manual. The team will also work with the City to develop a bid form, addressing any potential alternates, deducts, and unit costs as determined by the City.

Deliverables for this Task will include: Construction document drawings and final project manual with specifications from all professional consultants. The design team will provide cut sheets for final materials selections, and any interior finish repair items. Deliverables format: One (1) half-size set of drawings, one (1) Full size set of drawing and one (1) thumb drive with all documents in Digital PDF format to include: Contract Drawings and Specifications.

TOTAL FOR CONSTRUCTION DOCUMENTS SERVICES	**$ 5,200.00**

TASK 2 – Bidding and Construction Administration Services

Construction administration fees are included by the AE Team as a not-to-exceed cost, based on a two-month anticipated construction time frame. If more time is required or additional site visits are needed, we will request additional services for approval by the Owner in writing prior to proceeding and will bill at our hourly rate. STRATA's hourly rates are shown on page three of this proposal.

Construction Administration includes processing any shop drawings, product data, and samples that are received, reviewing the results of construction tests and inspections, handling requests for changes during construction and working with the Contractor to answer questions. At the identified substantial completion of the project, the Design Team will complete a punch list outlining items yet to be resolved. As-constructed drawings are not included in this fee.

TOTAL FOR BIDDING AND CONSTRUCTION ADMINISTRATION SERVICES	**$ 5,700.00**

Total Consulting Fees for Task 1 through Task 3 Services:

Task 1:	$5,200.00
Task 2:	$5,700.00
Design Services Total:	$10,900.00
Reimbursable Expenses (Estimated Range)**:	$700 - $900
TOTAL FEE RANGE	**$ 11,800.00**

***Note: Reimbursable expenses will be billed in addition to the proposed consulting fees listed above. Expenses would include mileage, photography, photocopies, printing, in-house copies and plotting, postage and delivery.*

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With best regards,

Claire Ashbrook

Claire Ashbrook, AIA, LEED AP,
STRATA Architecture Inc.

Continued.....

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Melinda Mehaffy	**Date**
Angie Gaebler	**10.27.2025**
Angie Gaebler, AIA, President **STRATA Architecture Inc.**	**Date**

PAR

Wednesday, November 30, 2022 9:49 PM

Hall of Waters

STRATA
ARCHITECTURE + PRESERVATION

ARCHITECTURAL NARRATIVE AND COST ESTIMATES

11/30/2022

The Hall of Waters has been listed on the Missouri Alliance for Historic Preservation *Places in Peril* roster with other worthy endangered buildings in the State of Missouri. While the historic building is in continued use, the building is continuing to deteriorate. Primary entrance doors are racked, the roof is leaking, the tower glass is broken and compromised with water infiltration, the overall exterior requires significant masonry repairs and window replacement, and the interior requires new HVAC, electrical, and overall renovations. Deterioration of a section of the reinforced concrete structural slab has led to life safety concerns in the Hall of Springs, the most beautiful and visited room in the building. These structural issues are currently being addressed as part of a Save America's Treasures grant. This project is scheduled to be completed in early 2023.

In 2014, an Assessment and Feasibility Report of the Hall of Waters site and building was completed. This report identified critical items requiring repair and continues to be used as a short and long-term guide for the preservation of the building.

All work will be done in accordance with the Secretary of the Interior's Standards for Historic Properties, with an emphasis on *Restoration* and *Rehabilitation.* Qualified subcontractors, experienced in working with historic masonry, historic concrete repairs, and familiar with historic material repairs will be employed to work on this project. Contractors shall reference drawings prepared by the 36 CFR Part 61 qualified historical architect and structural engineer for all repairs, as well as by the guidelines established in the relevant National Park Service Preservation Briefs for the repair and restoration of historic masonry and steel windows.

PROJECT SCOPE OF WORK

Note: Refer to the attached pages of individual cost estimates for each section of the Scope of Work Described Below.

1 - HALL OF SPRINGS – WATER BAR AND TERRACE REHABILITATION

Existing Conditions –

The Hall of Springs is the gem of the Hall of Waters building, containing the longest water bar in the world; the two-story space is surrounded by tall steel windows and an outdoor balcony. A Critical Repair condition exists in the reinforced concrete slab and beams under the south end of the historic water bar. These structural issues are in the process of being repaired for three stories below the Hall of Springs from the foundation, through the basement, ground floor, ground floor mezzanine, and the reconstruction and repair of large sections of the concrete structural slab under the historic water bar. The historic Hall of Springs has been closed to the public for two years until the repairs could be made. These will be completed in early 2023.

The steel entry doors from the Hall of Springs to the exterior U-shaped balcony require repairs, including the thresholds, door hardware, and steel repairs and painting. Currently, the doors are deteriorated, difficult or impossible to operate, and are allowing water to infiltrate to the interior of the building. The

existing steel windows in the Hall of Springs were installed in 1993 and are past their warranty period. They require new seals, touch-up painting, and replacement of a few sections of insulated glazing.

The U-shaped balcony is approximately 2,182 square feet and is concrete with a decorative carved balustrade surround. The concrete is in fair to poor condition, with sections delaminating and plants growing in between the concrete joints. The decorative limestone balustrade is in overall fair to poor condition, with spalls, loose balusters, years of accumulated bio growth, and spalled limestone banding. The limestone walls of the Hall of Springs is dirty and is missing areas of mortar.

Proposed Rehabilitation Work –

As part of that scope of work, the historic water bar was partially demolished to accomplish the required-through slab repairs. The water bar is one of the character-defining features of the building. It is a 50-foot long u-shaped bar clad in handmade tiles, where several types of mineral water from throughout the city were on tap. All of the original stainless steel equipment, sinks, shelving, cabinetry, plumbing, and electrical systems, as well as the central wooden cabinets with signature ovoid historic lighting fixtures, had to be removed to accomplish the structural repairs. It is also anticipated that sections of the tile walls may need to be repaired, and the counters will need to be replaced.

This is one of the most important spaces in the building, and limiting its use due to the structural concerns has had serious impacts on the usefulness of the room and the overall building by the public and employees. This work will allow for the full use of the historic water bar and allow for people to congregate for special events.

Doors and Windows at the Hall of Springs balcony will be repaired, including threshold adjustments, hardware repairs, and steel door painting, in order for the doors to work properly and prevent water infiltration. The repair of the exterior terrace doors, along with the repair of the terrace stone guard rail walls will allow for public access to the terrace once again. Windows will get new seals and exterior painting, as well as replacement of several pieces of insulated glazing.

The concrete U-shaped terrace will be repaired and sealed. The limestone walls and balustrade will be repaired. The limestone will be cleaned, spalls will be patched, areas of missing mortar will be repointed, loose balusters and caps will be pinned, and deteriorated limestone units will be replaced, in kind.

2 – TOWER REHABILITATION

Existing Conditions –

The Tower is a downtown landmark and can be lit at night with color-changing lights. The exterior of the tower contains three different façade cladding materials – pitched-face limestone, cut stone, and glass tile blocks with wood blocking and metal cladding and facias. Overall, the tower is in very poor condition, exhibiting some of the worst effects of the building's deterioration. Attempts to make interior repairs to block bird and water intrusion have been temporary measures.

Existing Conditions Include:

1. Limestone and glass block mortar joints have failed.
2. Pitched face stones are experiencing mortar joint failures and severe organic and copper staining.

3. In addition to missing mortar joints, a majority of the unique glass block units are either missing or broken. The missing glass contributes to the moisture infiltrating the structure and has allowed birds to enter and roost within the tower and penthouse areas. The glass block used in the construction is mostly broken and is unique in sizing, making the sourcing of replacement blocks challenging.
4. All elevations are experiencing organic and inorganic copper staining.
5. Copper flashing and wood backup at the top and bordering the glass blocks have failed.
6. Copper cladding at the roof area is either missing in some locations or the soldered seams have failed.
7. Open joints and missing flashing pieces have allowed moisture to infiltrate the structure and deteriorate the wood backup that once anchored the copper flashing.
8. Large diameter iron smokestack pipe has severe corrosion issues with holes, allowing water

Proposed Rehabilitation Work –

The Tower requires significant intervention to preserve this iconic landmark. Work will include:

1. Remove deteriorated metal cladding and fascia in their entirety and install new pre-finished metal fascia on the exterior. Replacement metal may be copper to match the existing or a pre-finished metal to simulate copper.
2. Remove and replace all broken or missing glass blocks with new units to match the historic units, matching block size, texture, pattern, and profiles. The existing glass blocks are in poor condition. Install new treated wood framing for the glass block installation and new pre-finished metal classing. Recommended glass block replacements are discussed in the 2014 Report.
3. Repoint 100% grout/mortar between the glass blocks.
4. Repoint 100% of limestone mortar joints.
5. Clean all limestone. Spot clean to remove copper metallic staining.
6. Spot apply stone consolidant, as required.
7. Remove deteriorated smokestack through the penthouse level. Install new standing seam copper or pre-finished metal roof on two levels to match the existing and to cover the existing smokestack opening. Confirm the smokestack is no longer used for venting mechanical equipment.
8. Install new color-changing LED lighting behind the glass blocks on all sides to illuminate the tower.

3 – NORTH AND WEST ENTRANCES REPAIRS

Existing Conditions –

The two-story entrance systems on the north and west elevations are original primary building entries. These decorative entrance systems are among the most significant features of the building and should be carefully maintained and protected. The systems are comprised of splayed carved stone jambs featuring Mayan-inspired panels and decorative cast iron screens over the original steel windows with reeded and textured glass. Modern bronze doors are installed within the original steel frames.

Overall, the entrance systems are in fair to poor condition. The steel frames, embedded in the concrete, are rust-jacking, making the operation of the entrance doors difficult or impossible. This impedes ADA

entry to the north side of the building and makes the operation of the west entry doors difficult. The steel frames are showing distress through bowing at the doors as well as above at the window surrounds. Several glass units of the upper windows are cracked. Water enters under the door thresholds, deteriorating the surrounding terrazzo flooring and steel frame. The interior face of the transom contains a series of square mirrors; two are cracked and require replacement or repair.

Proposed Rehabilitation Work –

The two entrance systems on the north and west elevations will be carefully restored by a qualified contractor. This work will require the partial removal of historic decorative interior wall tiles to access the steel frame. Work also includes the removal of the steel frames and decorative screening and the steel windows at the second level for restoration off site. The steel frames will be adjusted to accommodate for thermal movement and will be coated to resist further deterioration. Damaged window glass will be replaced in kind. The decorative cast iron surrounds will be restored off site, including repairs of broken and missing pieces. The entire surround will be coated to resist further deterioration. The existing doors will be hung in the surround, if possible; otherwise, new exterior doors to match the original door configuration will be installed. The north entrance will remain as an ADA-compliant, automatic-operated door. All historic frames and windows will be reinstalled. Broken mirrors in the transoms will be replaced or repaired. New thresholds will be installed. Historic wall tiles will be reinstalled in their original locations, and required plaster repairs will be made to the interior. Sealants will be installed all around the entrance system.

4 - CENTRAL ROOF AND HALL OF SPRINGS ROOF REPLACEMENT AND RELATED INTERIOR FINISHES RESTORATION

Existing Conditions –

The existing ballasted roofing systems over the upper/central portion of the building and over the Hall of Springs are in poor condition and past their useful life. Years of leaks have been patched and reoccur on a regular basis. The leaks have damaged the plaster ceilings and walls in the central atrium open to the public entrance hall on the first floor. The damage is highly visible throughout the second floor hallways where the City Hall Chamber and Municipal Court rooms are located and frequented by the public. The constant water infiltration is beginning to damage historic lighting fixtures and historic HVAC diffusers and appears to be causing damage to the metal lath, plaster ceilings, and likely the concrete roof deck.

Proposed Rehabilitation Work –

The project includes the complete removal of the deteriorated ballasted roof systems in both areas (central and over the Hall of Springs) and flashings. The existing metal coping may be salvaged and reused, if possible. The entire roof system will be removed. New sloped roof insulation will be installed. New roof drains will be installed, or existing drains will be repaired, as required. A new TPO roof and flashings will be installed throughout. Work will include temporary removal of some electrical and HVAC equipment, installation and repairs to existing equipment curbing, and other related repairs.

Interior work will include scaffolding and repairs to the plaster ceilings and walls throughout the second floor and over the atrium space. All deteriorated plaster will be removed and replaced with in-kind 3-

coat plaster. Second floor walls and ceilings in the atrium will be repainted. Staining on historic light fixtures and diffusers will be cleaned.

5 – NORTH COURTYARD SPRING ROOM (WELL PUMP ROOM) STABILIZATION

Existing Conditions –

A structural conditions assessment of the north courtyard spring room (well pump room) was initially conducted in 2012 and has been updated. The underground basement-like structure is approximately 4,600 square feet and abuts the north basement wall of the Hall of Waters. Original 1936 drawings of the Hall of Waters indicate the original (earlier construction) outlines of two above-ground spring houses in this general location. This well room contains portions of those building foundations. The well room is constructed of stone and concrete foundation walls, concrete columns and concrete roof deck. The roof deck was reportedly waterproofed and is covered with topsoil and turf grass. This north courtyard space has been closed for many years to public events due to the current conditions.

Recommendations have continued to enforce that the north courtyard be closed due to the significant deterioration from corrosion and existing reinforcing steel in the beams, columns, and slabs-soffit, resulting in structural deficiencies.

Proposed Rehabilitation Work –

The work will include the installation of new shoring to be placed under the courtyard, to provide structural stability and life safety. The shoring installation will require the removal and replacement of the primary water line into the building, as well as the removal and re-routing of conduit and lighting. Shoring installation will require grouting of irregular surfaces for full bearing. The shoring will consist of a form style deck with a solid plywood lid to support the beams and slab/soffits. The system will consist of solid treated plywood with steel I-beams and aluminum joists. Treated lumber will be used for sills beneath the plywood.

Once the shoring is in place, a complete structural study will explore options for the redevelopment of this area, including demolition and infill, partial demolition and infill, and full repairs.

In the interim, a temporary dehumidification and/or ventilation system is recommended to be designed by a licensed mechanical engineer and installed to reduce the deterioration of the concrete structure.

6 – GROUND FLOOR MEZZANINE WHITEBOX REHABILITATION FOR FUTURE LEASEHOLDER

Existing Conditions –

The existing Ground Floor Mezzanine requires complete renovation. This floor is directly below the primary first floor level. The entire Ground Floor Mezzanine level is approximately 15, 833 square feet and consists of the main floor space, the balcony/mezzanine surrounding the indoor poor (under the Hall of Springs), and the areas under the west and north terraces. The main area consists of a public hallway with a central basket room for the old pool locker rooms, a pool locker room in the sw corner, city offices in the nw corner, and the original spa (now city offices) in the east wing.

This floor is served from the central boiler system and has no central air conditioning. No major rehabilitation projects have occurred since the building was originally constructed, aside from regular maintenance and some minor individual office/room renovations. The overall condition of this floor is fair to poor. The original electrical systems and lighting remain in use in many spaces with some newer contemporary lighting. Window units are used throughout the floor to condition spaces. Many of the rooms are not occupiable due to deterioration, falling ceilings, missing finishes, holes through flooring and ceilings, and general overall poor condition. The entire floor requires an overhaul.

Proposed Rehabilitation Work –

The goal of the rehabilitation work is to rehabilitate this floor to a whitebox condition to make it available for a future leaseholder. The leaseholder will develop further renovation plans to address their specific programming. The City will be formally issuing an RFP for a spa use for the space to utilize the historic spa areas and rooms. The leaseholder could occupy as much of this floor level as they need for their operation.

This project involves demolition of deteriorated building components, removal of deteriorated wire lath and plaster ceilings for access to plumbing, electrical, HVAC, systems for replacement. It is likely that hazardous materials, such as asbestos, exist in these confined spaces that will require abatement. New electrical, plumbing, and HVAC systems will be installed to support the functions of the new tenant on this floor level. Work will include installation of new gypsum board and suspended acoustical ceilings, restoration of historic light fixtures, installation of a new ADA accessible restroom, repair and maintenance of historic terrazzo flooring, restoration of decorative tile walls, repair and painting of walls, repairs to exterior windows on this level, select repairs to the exterior of the building related to the interior deterioration, and general overall rehabilitation of spaces to prepare the space for leasing and future upgrades.

Hall of Waters

Restoration of the Hall of Waters - Hall of Springs Water Bar and Terrace Rehabilitation						11/30/2022
DESCRIPTION		Quantity		Unit $		TOTAL
Division 1	General Requirements					
	Scaffolding for Window Rehabilitation and masonry restoration	1	LS	4,800.00	$	4,800.00
Division 2	Site Construction					
024119	Demolition					
	Demolition of the existing counters (template prior to removal)	1	LS	1,900.00	$	1,900.00
Division 3	Concrete					
033000	Concrete - Demolition and New					
	Concrete coring	1	LS	2,250.00	$	2,250.00
	Clean, patch repair, and seal concrete terrace	2,182	SF	7.00	$	15,274.00
Division 4	Masonry					
040105	Masonry Restoration and Cleaning					
	Clean limestone	1	LS	5,300.00	$	5,300.00
	Install Stone Patches	32	EA	95.00	$	3,040.00
	Repoint limestone	1	LS	10,800.00	$	10,800.00
	Repair Balustrades	1	LS	11,500.00	$	11,500.00
	Replace Limestone Units	1	LS	14,400.00	$	14,400.00
Division 5	Metals					
Division 6	Wood and Plastics					
064200	Architectural Woodwork					
	Refinish historic cabinetry in center of bar	2	EA	2,440.00	$	4,880.00
Division 7	Thermal and Moisture Protection					
079200	Sealants					
	Install new sealants	1	LS	1,420.00	$	1,420.00
Division 8	Doors and Windows					
080370	Hardware and Hardware Restoration					
	Repair wood swinging doors	4	EA	600.00	$	2,400.00
085123	Steel Window and Door Repairs					
	Repair Steel Windows - Including Exterior Painting	7	EA	2,250.00	$	15,750.00
	Repair Steel Windows (Uppers) - Including Exterior Painting	13	EA	4,000.00	$	52,000.00
	Repair Steel Doors (6 pairs)	6	PR	5,500.00	$	33,000.00
Division 9	Finishes					
090130	Tile - Salvaging, Reinstallation, Replication					
	Fabricate and install replica tiles (Allowance)	15	EA	750.00	$	11,250.00
	Clean Tiles and repair grout and sealants throughout	1	LS	5,150.00	$	5,150.00
					$	-
099123	Interior Painting					
	Paint grilles	4	EA	350.00	$	1,400.00
Division 10	Specialties					
Division 11	Food Service Equipment					
114000	Stainless Steel Counters	150	SF	200.00	$	30,000.00
	Specialty Cabinets	4	EA	3,800.00	$	15,200.00
	Specialty Shelving	4	EA	3,000.00	$	12,000.00
	Restore and install 2 Tap Historic Cabinets and taps	2	EA	8,800.00	$	17,600.00
	Install Sinks	2	EA	7,500.00	$	15,000.00
	Stainless Steel Backsplash	130	SF	100.00	$	13,000.00
	Install FRP behind cabinetry and counters	3,420	SF	3.00	$	10,260.00
Division 12	Furnishings					
123640	Stone Countertops					
	Install new honed black granite counters and supports	180	SF	260.00	$	46,800.00
Division 22	Plumbing					
220500	Basic Mechanical Materials and Methods for Plumbing					
	Install new plumbing to sinks and taps	4	EA	1,200.00	$	4,800.00
Division 26	Electrical					
260500	Common Work Electrical					
	Install new electrical service and receptacles	1	LS	14,000.00	$	14,000.00
265113	Interior Lighting					
	Install new under-counter lighting	1	LS	5,000.00	$	5,000.00
				Subtotal Labor and Materials	$	380,174.90
				Design and Construction Contingency 15%	$	57,026.10
				General Conditions 15%	$	65,580.02
				Contractor Fee 10%	$	50,278.01
				Bonds and Permits 2%	$	11,061.16
				Subtotal	$	564,119.29

MEP Engineers Fees	$	6,500.00
Architect Fee	$	42,000.00
Reimbursable Expenses	$	600.00
Total AE Fees	$	49,100.00

Total project with Architectural Fees and Expenses	$	613,219.29

Operations and Maintenance - This work represents only a portion of a larger hall area.

Maintenance, Repairs, and Equipment for Electrical/Plumbing/Replace Bulbs	1	LS	800	$	800.00
Supplies and Equipment (bulbs, filters, cleaning supplies)	1	LS	400	$	400.00
Janitorial - Maintenance	1	LS	3,640	$	3,640.00
TOTAL Operations for Hall of Springs Water Bar:				$	4,840.00

Hall of Waters

Restoration of the Hall of Waters - Tower Restoration						11/29/2022
DESCRIPTION		Quantity		Unit $	TOTAL	
Division 1	General Requirements					
	Scaffolding	1	LS	38,000.00	$	38,000.00
	Shoring	1	LS	3,000.00	$	3,000.00
Division 2	Site Construction					
024119	Demolition					
	Remove deteriorated metalwork fascia	891	SF	8.00	$	7,128.00
	Salvage glass block	1,248	EA	6.00	$	7,488.00
	Demo copper roofing	225	SF	40.00	$	9,000.00
	Demo steel flue	1	EA	7,600.00	$	7,600.00
Division 3	Concrete					
Division 4	Masonry					
040105	Masonry Restoration and Cleaning					
	Clean limestone	1,491	SF	8.00	$	11,928.00
	Spot treat to remove copper staining	800	SF	6.00	$	4,800.00
	Repoint limestone	1,491	SF	12.00	$	17,892.00
	Install stone consolidant	100	SF	24.00	$	2,400.00
	Install hydraulic limestone injections at cracked stones	40	EA	100.00	$	4,000.00
042300	Glass Unit Masonry					
	Install new replica glass blocks	1,248	EA	100.00	$	124,800.00
	Install painting with glass blocks	544	SF	6.00	$	3,264.00
Division 5	Metals					
051000	Structural Steel					
	Provide and install new galvanized steel angles at 8' O.C. Vertical to support glass blocks	48	LF	95.00	$	4,560.00
057000	Replacement of Decorative Metals					
	Install new pre-finished metal fascia	891	SF	55.00	$	49,005.00
	Install new pre-finished metal trim	380	LF	75.00	$	28,500.00
Division 6	Wood and Plastics					
061100	Wood Framing					
	Install new PT wood framing to support new exterior trim	260	LF	22.00	$	5,720.00
	Install new PT wood framing and sheathing at flue opening to support new roof	60	SF	35.00	$	2,100.00
Division 7	Thermal and Moisture Protection				$	-
079200	Sealants					
	Install new sealants	1	LS	2,540.00	$	2,540.00
076113	Standing Seam Metal Roofing				$	-
	Replace Tower Cap with pre-finished copper standing seam roof	248	SF	45.00	$	11,160.00
Division 8	Doors and Windows					
Division 9	Finishes					
099000	Paints and Coatings					
	Paint Steel	1	LS	1,400.00	$	1,400.00
Division 23	Mechanical					
233314	Ductwork Specialties					
	Re-route flue from tower	1	LS	7,800.00	$	7,800.00
Division 26	Electrical					
265113	Interior Lighting					
	Install new electrical service and LED lighting to the tower	1	LS	35,000.00	$	35,000.00
				Subtotal Labor and Materials	$	354,085.00
				Construction Contingency 15%	$	53,112.75
				General Conditions 15%	$	61,079.66
				Contractor Fee 10%	$	46,827.74
				Bonds and Permits 2%	$	10,302.10
				Subtotal	$	525,407.26

MEP Engineer for Lighting and Ventilation	$	7,000.00
Architect Fee	$	30,000.00
Reimbursable Expenses	$	400.00
Total AE Fees	$	37,400.00
Total project with Architectural Fees and Expenses	$	562,807.26

Hazardous Material Removal and Testing by City (not included)

Operations and Maintenance - This is an unoccupied space.

Maintenance, Repairs, and Equipment for Electrical	1	LS	250	$	250.00
Janitorial	1	LS	910	$	910.00
Supplies	1	LS	100	$	100.00
TOTAL Operations for Tower:				$	1,260.00

Hall of Waters

Restoration of the Hall of Waters - West and North Entrances						11/29/2022
DESCRIPTION		Quantity		Unit $	TOTAL	
Division 1	General Requirements					
Division 2	Site Construction					
024119	Demolition					
	Provide Temporary Protections and Temporary Door at West Entry	1	LS	5,500.00	$	5,500.00
	Remove and salvage existing doors and hardware	4	EA	600.00	$	2,400.00
	Remove existing thresholds	2	EA	250.00	$	500.00
Division 3	Concrete					
033000	Concrete - Demolition and New					
	Remove and replace concrete at north door with custom mix for heated slab	25	SF	175.00	$	4,375.00
Division 4	Masonry					
Division 5	Metals					
050370	Restoration of Decorative Metals					
	Remove deteriorated cast iron door frames for off-site restoration	2	EA	2,000.00	$	4,000.00
	Repair cast iron door surrounds from top of door to grade	2	EA	8,800.00	$	17,600.00
	Repair and restore existing upper decorative cast iron metalwork and steel windows - Blast paint to bare metal and refinish completely	2	EA	18,400.00	$	36,800.00
	Restore bronze doors at interior vestibule (2 pairs)	2	EA	7,360.00	$	14,720.00
Division 6	Wood and Plastics					
Division 7	Thermal and Moisture Protection					
079200	Sealants					
	Install new sealants	1	LS	1,700.00	$	1,700.00
Division 8	Doors and Windows					
080370	Hardware and Hardware Resotration					
	Install new thresholds (flashed and set in sealant)	2	EA	2,000.00	$	4,000.00
	Restore historic door hardware from storage and install	4	EA	1,800.00	$	7,200.00
	Restore bronze doors at interior vestibule hardware and replace, as required	2	EA	4,600.00	$	9,200.00
081110	Steel Doors and Frames					
	Repair historic steel door jambs. Remove old hinges and fill metal	2	EA	1,840.00	$	3,680.00
	Replace existing doors with new steel replica doors (2 pairs)	2	EA	30,000.00	$	60,000.00
087113	Automatic Door Operators					
	Disconnect north door ADA operator. Salvage for reinstallation	1	EA	600.00	$	600.00
	Reinstall north door ADA operator.	1	EA	1,200.00	$	1,200.00
088100	Glazing					
	Replace broken textured glazing in windows	15	EA	500.00	$	7,500.00
	Reinstall historic mirrored glass (broken, but historic)	1	EA	1,800.00	$	1,800.00
Division 9	Finishes					
090130	Tile - Salvaging, Reinstallation, Replication					
	Salvage historic tiles surrounding door frames for reinstallation	2	EA	2,000.00	$	4,000.00
	Reinstall historic tiles surrounding door frames in original locations	2	EA	4,000.00	$	8,000.00
	Fabricate and install replica tiles (Allowance)	15	EA	750.00	$	11,250.00
	Repair tile and terrazzo on interior (second floor) while repairing windows	1	LS	2,500.00	$	2,500.00
099000	Paints and Coatings					
	Paint All Existing Door Surrounds	2	EA	7,500.00	$	15,000.00
				Subtotal Labor and Materials	$	223,525.00
				Construction Contingency 20%	$	44,705.00
				General Conditions 15%	$	40,234.50
				Contractor Fee 10%	$	30,846.45
				Bonds and Permits 2%	$	6,786.22
				Subtotal	$	346,097.17
				Architect Fee	$	24,000.00
				Reimbursable Expenses	$	400.00
				Total Architectural	$	24,400.00
				Total project with Architectural Fees and Expenses	$	370,497.17

Operations and Maintenance - Building Exterior					
Maintenance, Repairs, and Equipment, polishing metals	1	LS	6,160	$	6,160.00
Supplies and Equipment (paint, ade operators, hardware repairs)	1	LS	900	$	900.00
TOTAL Operations for West and North Entrances:				$	7,060.00