

## NOTICE OF OPEN MEETING

Public Notice is hereby given that the Capital Improvements/Transportation Trust Authority of the City of Excelsior Springs will meet at **4:00 PM, June 8, 2026** 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**

### AGENDA



Capital Improvements/Transportation Trust Authority Meeting  
4:00 PM

Monday, June 8, 2026

**Council Chambers, 201 E. Broadway, Excelsior Springs, MO 64024**

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Call to Order

Pledge of Allegiance

Roll Call

Minutes of April 13, 2026 Meeting

A. April 13, 2026 Capital Improvements/Transportation Trust Meeting Minutes

1. APPROVAL OF CAPITAL IMPROVEMENT FINANCIALS

A. Capital Improvements Financials through May 31, 2026

2. APPROVAL OF GARAGE DOOR REPLACEMENT AT FIRE STATION

A. Fire Department - Replacement of Garage Doors

3. APPROVAL OF HVAC IMPROVEMENTS FOR POLICE STATION

A. Police Station - HVAC System Improvements

4. COMMENTS

5. 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, June 5, 2026 at 4:00pm**

**Capital Improvements/Transportation Trust Authority  
Minutes of Regular Meeting**

**April 13, 2026 | 4:12 pm | Council Chambers in Hall of Waters Building**

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**1. Roll Call:**

**Present:** Mike Edwards, Laurie Gehrt, Chuck Duckworth, and Lyndsey Baxter (virtually joined at 4:17pm).

**Absent:** Mary Lou Greim, Jason Cole, and Mayor Mark Spohn.

**Also Present:** Public Works Director Chad Birdsong, City Manager Melinda Mehaffy, Police Chief Greg Dull, Sonya Morgan, and Authority Secretary Susan Conyers.

**2. Approval – Meeting Minutes of March 9, 2026:** Mike Edwards motioned to approve the March 9, 2026 meeting minutes; Chuck Duckworth seconded.

Roll Call of Votes:

Ayes – Mike Edwards, Chuck Duckworth, Lyndsey Baxter, and Laurie Gehrt. Nays – None.  
All Ayes; motion approved.

**3. Approval – Capital Improvements Financials through 3/31/26:** City Manager Melinda Mehaffy presented to the Authority spreadsheets of the Capital Improvements budget and financials through March 31, 2026. Mike Edwards motioned to approve the Capital Improvements Financials presented through March 31, 2026; Chuck Duckworth seconded.

Roll Call of Votes:

Ayes – Lyndsey Baxter, Chuck Duckworth, Laurie Gehrt, and Mike Edwards. Nays – None.  
All Ayes; motion approved.

**4. Approval – Transportation Trust Financials through 2/28/26:** Chad Birdsong, Public Works Director briefed the Authority of the Transportation Trust Budget Spreadsheets that show the financials through February 28, 2026. Mike Edwards motioned to approve the Transportation Trust Financials presented through February 28, 2026; Chuck Duckworth seconded.

Roll Call of Votes:

Ayes – Chuck Duckworth, Laurie Gehrt, Lyndsey Baxter, and Mike Edwards. Nays – None.  
All Ayes; motion approved.

**5. Approval – Police Department Building Maintenance Fund Request:** City Manager Melinda Mehaffy briefed the Authority of the request of \$15,100.00 for a Building Maintenance Fund established specifically for the Police Department building repairs. The police station is aging and has various repairs that needed to be addressed. After discussion, Mike Edwards motioned to approve the request of \$15,100.00 for the Police Department Maintenance Fund. Chuck Duckworth seconded.

Roll Call of Votes:

Ayes - Laurie Gehrt, Chuck Duckworth, Mike Edwards, and Lyndsey Baxter. Nays – None.  
All Ayes; motion approved.

**6. Approval – City Wide Building Maintenance Fund Request:** City Manager Melinda Mehaffy briefed the Authority of the request of \$56,000.00 to be placed in the Building Maintenance Fund to cover various building maintenance expenses like replacing two non-working heaters on the ground floor of the Hall of Waters building near water lines. Mike Edwards motioned to

approve the request of \$56,000 for the Building Maintenance Fund. Chuck Duckworth seconded.

Roll Call of Votes:

Ayes – Mike Edwards, Lyndsey Baxter, Laurie Gehrt, and Chuck Duckworth. Nays – None. All Ayes; motion approved.

**7. Comments:**

Melinda Mehaffy: Reminder that April is Volunteer Appreciation Month and the Volunteer Appreciation Dinner is April 23<sup>rd</sup>. There is a housing project started on McCleary. And the Flats project is moving right along. I don't believe they are ready for final inspections yet but have received more applications than they have rooms so there has been a lot of interest. About 45 valves were replaced on the radiators here at the Hall. It should be a cost saving measure for us so we won't need to run so many space heaters in each room.

Mike Edwards: When are they supposed to do the plantings on the waterway?

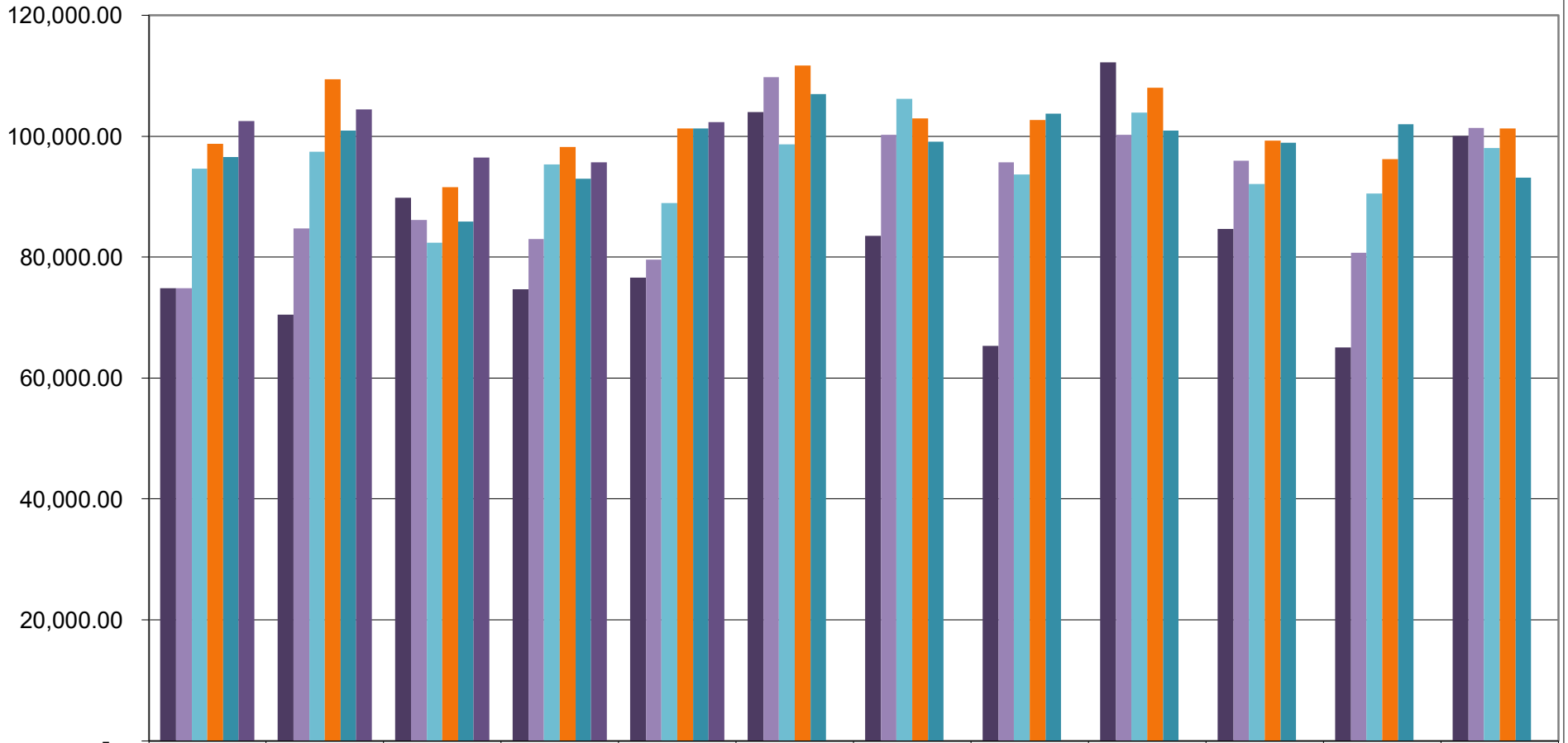
Chad Birdsong: They are supposed to start tomorrow, but may be pushed back if it is too wet. There will be hundreds to thousands of native plants. For the Hall of Waters boiler system, there was thankfully no steam coming so we think the moisture problem has been fixed. We will be working through a preventative maintenance agreement with Martin Mechanical and that will be bid out each fall.

**8. Adjourn:** Mike Edwards motioned to adjourn; Chuck Duckworth seconded. All in Favor; motion approved.

The meeting adjourned at 4:30pm. The next meeting is scheduled for May 11, 2026 at 4:00pm.

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Susan Conyers, Authority Secretary

### Gross Capital Improvement Sales Tax Receipts



|        | Jan        | Feb        | Mar       | Apr       | May        | June       | July       | Aug        | Sept       | Oct       | Nov        | Dec        |
|--------|------------|------------|-----------|-----------|------------|------------|------------|------------|------------|-----------|------------|------------|
| ■ 2021 | 74,850.06  | 70,470.10  | 89,794.63 | 74,666.46 | 76,622.62  | 103,961.32 | 83,491.48  | 65,362.20  | 112,179.29 | 84,669.70 | 65,092.39  | 100,015.67 |
| ■ 2022 | 74,831.56  | 84,737.62  | 86,177.08 | 82,950.45 | 79,553.03  | 109,807.23 | 100,249.52 | 95,653.90  | 100,208.53 | 95,907.31 | 80,683.01  | 101,407.93 |
| ■ 2023 | 94,608.47  | 97,452.79  | 82,356.34 | 95,325.57 | 88,929.33  | 98,621.42  | 106,148.87 | 93,630.62  | 103,935.42 | 92,051.74 | 90,556.28  | 98,032.49  |
| ■ 2024 | 98,729.03  | 109,447.80 | 91,603.72 | 98,239.48 | 101,307.36 | 111,684.09 | 102,909.39 | 102,698.73 | 108,055.39 | 99,251.52 | 96,234.47  | 101,299.14 |
| ■ 2025 | 96,535.95  | 100,888.03 | 85,846.83 | 92,962.00 | 101,264.50 | 106,991.38 | 99,107.78  | 103,697.48 | 100,920.86 | 98,944.95 | 101,964.62 | 93,143.48  |
| ■ 2026 | 102,509.40 | 104,454.72 | 96,467.31 | 95,720.79 | 102,360.29 |            |            |            |            |           |            |            |

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           | 4/30/2026           | 5/31/2026           |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Beginning Balance:</b>          |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Pooled Cash                        | 4,091,504.79        | 4,173,782.05        | 4,282,968.90        | 4,275,210.66        | 3,968,297.31        | 3,651,141.88        | 3,706,064.15        | 3,710,428.96        | 3,516,888.25        |
| Investments                        | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          |
| Payables                           | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| <b>Available Beginning Balance</b> | <b>4,341,504.79</b> | <b>4,423,782.05</b> | <b>4,532,968.90</b> | <b>4,525,210.66</b> | <b>4,218,297.31</b> | <b>3,901,141.88</b> | <b>3,956,064.15</b> | <b>3,960,428.96</b> | <b>3,766,888.25</b> |

| <b>Revenues:</b>     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| City Sales Tax       | 100,920.86        | 98,944.95         | 100,964.62        | 93,143.48         | 102,509.40        | 104,454.72        | 96,467.31         | 95,720.79         | 102,360.29        |
| TIF Allocations      | 153.55            | (1,477.56)        | (1,102.23)        | (1,286.42)        | -                 | -                 | (9.09)            | (866.38)          | -                 |
| City Use Tax         | 20,476.58         | 16,634.33         | 13,351.61         | 13,839.40         | 14,771.30         | 30,075.15         | 13,934.84         | 5,797.11          | 9,800.80          |
| Interest Income      | 2,930.43          | 2,279.03          | 2,149.54          | 3,049.76          | 2,855.67          | 2,660.55          | 2,665.15          | 2,147.32          | 6,603.69          |
| Investment Interest  | -                 | -                 | -                 | -                 | -                 | 712.50            | -                 | -                 | -                 |
| <b>Total Revenue</b> | <b>124,481.42</b> | <b>116,380.75</b> | <b>115,363.54</b> | <b>108,746.22</b> | <b>120,136.37</b> | <b>137,902.92</b> | <b>113,058.21</b> | <b>102,798.84</b> | <b>118,764.78</b> |

| <b>Expenditures:</b>   |           |          |           |          |            |           |           |            |        |
|--|-----------|----------|-----------|----------|------------|-----------|-----------|------------|--------|
| Allowance - Technology upgrade project                           | 2,329.29  | 6,815.86 | 1,309.05  | 6,161.84 | 3,901.75   | 729.39    | 2,016.70  | 329.00     |        |
| GROA ERP Consulting Agreement                                    |           |          |           |          | -          |           |           |            | -      |
| Allowance - Maintenance Fund City Wide                           | 1,052.00  |          | 1,274.13  | 8,944.75 |            | 11,668.00 | 25,062.00 | 40,968.30  | 640.00 |
| Hall of Waters Trap Survey                                       |           |          |           |          |            |           |           | 40,968.30  |        |
| Hall of Waters Elevator  | 780.00    |          |           |          |            |           |           |            |        |
| Hall of Waters Architectural Services                            |           |          |           |          |            |           | 25,702.00 |            |        |
| Industrial Road Grant Match                                      | -         |          |           |          |            |           |           |            |        |
| Downtown Revitalization  |           |          |           |          | 2,730.00   |           |           |            | 695.00 |
| PoliceDepartment Doors   |           |          |           |          |            |           |           |            |        |
| Allowance - Blighted Property Fund (Property Purchases/Demo)     | 7,174.40  |          |           |          | 18,375.00  |           | 3,686.50  |            |        |
| Bank Charges   | 70.20     | 70.20    | 70.20     | 70.20    | 70.20      | 70.20     | 70.20     | 70.20      | 70.20  |
| Hall of Waters Elevator  |           |          | 1,081.00  |          | 150,157.59 | 600.00    | 220.00    | 283,028.16 |        |
| Police Station Plumbing  | -         |          |           |          |            |           |           |            |        |
| Police Station Parking Lot Repair                                | 550.00    |          |           |          |            |           |           |            |        |
| Police Station Maintenance Fund                                  |           |          |           |          |            | 7,800.00  |           |            |        |
| Fire Station Maintenance Fund                                    |           |          |           | 2,400.00 | 3,127.58   |           |           |            |        |
| Allowance - Emergency Preparedness                               | -         |          | 555.00    |          |            | 2,088.38  |           | 3,920.00   |        |
| Fire Training Structure  | 812.27    | 307.84   | 487.84    | 581.86   |            |           |           |            |        |
| Allowance - Sidewalk Replacement Program (Professional Services) | -         |          |           |          |            |           |           |            |        |
| Crownhill Cemetery Columbarium                                   |           |          | 38,428.00 |          |            |           |           |            |        |
| Lithia Landing Stairs, Rock Wall repair                          |           |          |           |          |            |           |           |            |        |
| Bus Purchasae  | 29,436.00 |          |           |          |            | 24,565.20 |           |            |        |

| <b>Transfers</b>                                    |                  |                 |                   |                   |                   |                  |                   |                   |                 |
|---|------------------|-----------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-----------------|
| Transfers - General Fund (Indirect cost allocation) | -                |                 |                   |                   |                   |                  | 51,936.00         |                   |                 |
| Transfer - Golf Equipment Lease/Purchase            | -                |                 |                   |                   |                   |                  |                   |                   |                 |
| Transfer - Boundless BackYard                       |                  |                 |                   |                   |                   |                  |                   |                   |                 |
| Transfers - Garland Bridge Match                    | -                |                 |                   |                   |                   |                  |                   |                   |                 |
| Transfer - Dry Fork Greenway Match                  |                  |                 | 79,916.56         |                   | 91,714.84         |                  |                   |                   |                 |
| Transfer - Sewer Main Re-Lining                     |                  |                 |                   |                   |                   |                  |                   |                   |                 |
| Transfer - RAISE Local Match                        |                  |                 |                   |                   |                   |                  |                   |                   |                 |
| Transfer - EIERA Grant Match                        |                  |                 |                   |                   | 397500.92         |                  |                   |                   |                 |
| <b>Total Expenditures</b>                           | <b>42,204.16</b> | <b>7,193.90</b> | <b>123,121.78</b> | <b>415,659.57</b> | <b>270,076.96</b> | <b>47,521.17</b> | <b>108,693.40</b> | <b>369,283.96</b> | <b>1,405.20</b> |

|                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Ending Balance</b> | <b>4,423,782.05</b> | <b>4,532,968.90</b> | <b>4,525,210.66</b> | <b>4,218,297.31</b> | <b>4,068,356.72</b> | <b>3,991,523.63</b> | <b>3,960,428.96</b> | <b>3,693,943.84</b> | <b>3,884,247.83</b> |
|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|

| <b>Allocation of ending balance:</b> |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Pooled Cash                          | 4,173,782.05        | 4,282,968.90        | 4,275,210.66        | 3,968,297.31        | 3,818,356.72        | 3,741,523.63        | 3,710,428.96        | 3,443,943.84        | 3,516,888.25        |
| Investments                          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          | 250,000.00          |
| Payables                             | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| <b>Total</b>                         | <b>4,423,782.05</b> | <b>4,532,968.90</b> | <b>4,525,210.66</b> | <b>4,218,297.31</b> | <b>4,068,356.72</b> | <b>3,991,523.63</b> | <b>3,960,428.96</b> | <b>3,693,943.84</b> | <b>3,766,888.25</b> |

**Committed Funds:**

|  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Allowance - Blighted Property Fund (8/11/25)                             | 567,477.44          | 567,477.44          | 567,477.44          | 567,477.44          | 549,102.44          | 549,102.44          | 549,032.24          | 549,032.24          | 549,032.24          |
| Allowance - Emergency Preparedness (added 9/11/23)                       | 7,387.99            | 7,387.99            | 6,832.99            | 6,832.99            | 6,832.99            | 4,744.61            | 4,744.61            | 824.61              | 824.61              |
| Allowance - Maintenance Fund City Wide (Revised (1/8/24)(6/9/25)(10/25)  | 10,120.41           | 45,120.41           | 43,846.28           | 34,901.53           | 31,773.95           | 20,105.95           | (4,956.05)          | (45,924.35)         | (46,564.35)         |
| 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           | 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           | 15,098.27           | 8,936.43            | 5,034.68            | 4,305.29            | 2,288.59            | 1,959.59            | 1,959.59            |
| Allowance - Police Department Maintenance Fund (4/2026)                  |                     |                     |                     |                     |                     |                     |                     | 15,100.00           |                     |
| 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           | 17,691.80           | 17,691.80           | 17,691.80           | 17,691.80           |
| Crownhill Columbarium  |                     | 140,000.00          | 101,572.00          | 101,572.00          | 101,572.00          | 101,572.00          | 101,572.00          | 101,572.00          |                     |
| Downtown Revitalization  |                     | 7,500.00            | -                   | -                   | -                   | -                   | -                   | -                   |                     |
| Dry Fork Greenway (Revised 2/12/24, 7/21/25)                             | 428,400.00          | 428,400.00          | 348,483.44          | 348,483.44          | 256,768.60          | 256,768.60          | 256,768.60          | 256,768.60          | 256,768.60          |
| Fire Training Structure, approved 12/23                                  | 2,668.22            | 2,360.38            | 1,872.54            | 1,290.68            | 1,290.68            | 1,290.68            | 1,290.68            | 1,290.68            | 1,290.68            |
| 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          | 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          | 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          | 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           | 27,770.00           | 27,770.00           |
| Hall of Waters Trap Survey (2/9/26)                                      |                     |                     |                     |                     |                     | 45,000.00           | 45,000.00           |                     |                     |
| Hall of Waters Elevator, 10/14/24, 8/11/25                               | 446,490.01          | 446,490.01          | 445,409.01          | 445,409.01          | 295,251.42          | 294,651.42          | 294,431.42          | 294,431.42          | 294,431.42          |
| Hall of Waters Architectural Services 11/10/25                           |                     |                     | 151,155.00          | 151,155.00          | 151,155.00          | 151,155.00          | 125,453.00          |                     |                     |
| 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           | 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           | 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           | 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           | 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            | 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        | 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          | 645,000.00          | 645,000.00          |
| <b>Total Committed Funds</b>   | <b>5,727,672.80</b> | <b>6,246,540.86</b> | <b>6,267,144.28</b> | <b>6,251,455.83</b> | <b>5,984,179.07</b> | <b>5,989,528.10</b> | <b>5,936,457.20</b> | <b>5,284,314.90</b> | <b>5,268,574.90</b> |

|                               |                       |                       |                       |                       |                       |                       |                       |                       |                       |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Available Cash Balance</b> | <b>(1,303,890.75)</b> | <b>(1,713,571.96)</b> | <b>(1,741,933.62)</b> | <b>(2,033,158.52)</b> | <b>(1,915,822.35)</b> | <b>(1,998,004.47)</b> | <b>(1,976,028.24)</b> | <b>(1,590,371.06)</b> | <b>(1,384,327.07)</b> |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|

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             |  |
| <b>Beginning Cash Balance</b>                                       |                       | <b>3,233,309.10</b> | 3,553,045.89        | 4,327,114.84        | 1,704,595.87        | 1,765,830.90        | 2,506,594.93        | 3,569,765.96        | 4,949,336.99        |  |
| Total Revenue   | 14,025,983.58         | 1,404,430.44        | 1,446,864.68        | 1,536,021.03        | 1,536,021.03        | 1,536,021.03        | 1,536,021.03        | 1,536,021.03        | 1,536,021.03        |  |
| <b>Ongoing Allocation of Funds:</b>                                 |                       |                     |                     |                     |                     |                     |                     |                     |                     |  |
| 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           |  |
| Allowance - Emergency Preparedness                                  | 20,000.00             | 2,612.01            | -                   | 7,387.99            | 5,000.00            | 5,000.00            | 5,000.00            | 5,000.00            | 5,000.00            |  |
| Allowance - Maintenance Fund City Wide                              | 370,860.37            | 89,242.47           | 21,596.00           | 101,120.41          | 50,000.00           | 50,000.00           | 50,000.00           | 50,000.00           | 50,000.00           |  |
| 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            |  |
| 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           |  |
| Bank Charges  | 6,769.50              | 842.40              | 842.40              | 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           |  |
| <b>ACTIVE PROJECTS</b>  |                       |                     |                     |                     |                     |                     |                     |                     |                     |  |
| 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          |                     |                     |                     |                     |                     |  |
| 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 Architectural Services                               | 151,155.00            |                     |                     | 151,155.00          |                     |                     |                     |                     |                     |  |
| Hall of Waters Steam Traps  | 45,000.00             |                     |                     | 45,000.00           |                     |                     |                     |                     |                     |  |
| Hall of Waters Elevator   | 456,000.00            |                     | 9,509.99            | 446,490.01          |                     |                     |                     |                     |                     |  |
| RAISE Grant Match   | 2,100,000.00          |                     | -                   | 1,000,000.00        | 350,000.00          | 500,000.00          | 250,000.00          |                     |                     |  |
| Sewer Main Re-Lining  | 645,000.00            |                     | -                   | 375,000.00          | 270,000.00          |                     |                     |                     |                     |  |
| <b>Stalled &amp; Closing Projects</b>                               |                       |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Bank Building Roof (Labor & Materials)                              | 166,439.00            |                     |                     | 100,000.00          |                     | 66,439.00           |                     |                     |                     |  |
| Fishing River Watershed - Hitchlot (full cost; seeking grant funds) | 450,000.00            |                     |                     |                     | 450,000.00          |                     |                     |                     |                     |  |
| Fire Training Structure   | 200,000.00            | 127,050.82          | 70,280.96           | 2,668.22            |                     |                     |                     |                     |                     |  |
| GROA ERP Consulting Agreement                                       | -                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Industry Roadway Improvement  | 7,913.25              |                     | 7,913.25            |                     |                     |                     |                     |                     |                     |  |
| Lithia Landing Stairs, Rock wall                                    | 55,000.00             |                     |                     | 55,000.00           |                     |                     |                     |                     |                     |  |
| Police Parking Lot Resurfacing                                      | 116,136.00            | 102,050.98          | 550.00              | 13,535.02           |                     |                     |                     |                     |                     |  |
| PAST PROJECTS   | 3,267,689.61          | 668,740.89          | 375,004.49          |                     |                     |                     |                     |                     |                     |  |
| <b>Sub-Total Committed Projects</b>                                 | <b>11,339,236.33</b>  | <b>1,084,693.65</b> | <b>672,795.73</b>   | <b>4,158,540.00</b> | <b>1,474,786.00</b> | <b>795,257.00</b>   | <b>472,850.00</b>   | <b>156,450.00</b>   | <b>122,850.00</b>   |  |
| <b>Ending Total Cash Balance (without Unfunded Projects)</b>        | <b>4,904,383.25</b>   | <b>3,553,045.89</b> | <b>4,327,114.84</b> | <b>1,704,595.87</b> | <b>1,765,830.90</b> | <b>2,506,594.93</b> | <b>3,569,765.96</b> | <b>4,949,336.99</b> | <b>6,362,508.02</b> |  |
| <b>Projects in Discussion, NOT Funded:</b>                          |                       |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Replace undersized waterlines Local Match                           | -                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| <b>Sub-Total Projects in Discussion, Not Funded:</b>                | <b>-</b>              | <b>-</b>            | <b>-</b>            | <b>-</b>            | <b>-</b>            | <b>-</b>            | <b>-</b>            | <b>-</b>            | <b>-</b>            |  |
| <b>ENDING Total Cash Balance (with Projects in Discussion)</b>      |                       | <b>3,262,392.15</b> | <b>4,036,461.10</b> | <b>1,413,942.13</b> | <b>1,475,177.16</b> | <b>2,215,941.19</b> | <b>3,279,112.22</b> | <b>4,658,683.25</b> | <b>6,071,854.28</b> |  |
| <b>New Projects to be PRIORITIZED</b>                               |                       |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Downtown Streetscape Grant Match                                    | 4,064,500             |                     |                     |                     |                     | 164,500             | 800,000             | 800,000             | 800,000             |  |
| 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                               | 808,325               |                     |                     | 190,738             | 190,000             | 427,587             |                     |                     |                     |  |
| Hall of Waters - Phase IV ( full cost; seeking grant funds)         | -                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Hillcrest Cemetery Road   | 75,000                |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Hitch Lot Access  | 90,000                |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Mausoleum Repairs   | 435,000               |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Police HVAC   | 200,000               |                     |                     | 200,000             |                     |                     |                     |                     |                     |  |
| Replace undersized waterlines (full cost; seeking grant funds)      | -                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| St. Louis/Elms/Thompson   | 50,000                |                     |                     |                     |                     |                     |                     |                     |                     |  |
| <b>Total Committed Funds</b>  | <b>6,479,345.00</b>   | <b>-</b>            | <b>-</b>            | <b>627,258.00</b>   | <b>190,000.00</b>   | <b>592,087.00</b>   | <b>800,000.00</b>   | <b>1,320,000.00</b> | <b>800,000.00</b>   |  |
| <b>ENDING Total Cash Balance (with Projects in Discussion)</b>      | <b>(1,574,961.75)</b> | <b>3,262,392.05</b> | <b>4,036,461.00</b> | <b>786,684.03</b>   | <b>657,919.06</b>   | <b>806,596.09</b>   | <b>1,069,767.12</b> | <b>1,129,338.15</b> | <b>1,742,509.18</b> |  |

**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 |

| 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 |

|   |              |
|---|--------------|
| 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   |              |

|               | 2025-26   | 2026-27   | 2027-2031  |            |
|---------------|-----------|-----------|------------|------------|
| Raise         | 600,000   | 3,902,696 | 20,597,304 | 25,100,000 |
| CIP           | 500,000   | 500,000   | 1,100,000  | 2,100,000  |
| WESTSIDE      |           | 125,674   | 3,874,326  | 4,000,000  |
| other         |           |           | 800,000    | 800,000    |
| total         | 1,100,000 | 4,402,696 | 21,697,304 | 27,200,000 |
| spent to date | 1,100,000 |           |            |            |

1,789,105.00  
1431284  
357,821.00

| 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 |                   |              |              |



Excelsior Springs Fire Department  
1120 Tracy Ave.  
Excelsior Springs, MO 64024  
Phone: 816-630-3000  
Fax: 816-630-953

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**To: Capital Improvements Board**  
**From: Joe Maddick, Fire Chief**  
**Date: June 8, 2026**  
**Re: Garage Door Replacement**

**Dear Committee Members,**

**Before you is a request from the Fire Department seeking funding in the amount of \$89,809.00 to replace the existing garage doors at the fire station.**

**Over the past couple of years, we have experienced numerous breakdowns with the current doors, resulting in costly repairs and, more importantly, frequent operational unreliability. The garage doors are critical to our daily operations, and we cannot always be confident that they will function properly when needed.**

**The existing doors are large, measuring 14x14 feet and are very heavy. However, they were originally installed using non-commercial, residential-grade components that are inadequate for the volume and nature of use at the station. The doors open and close multiple times per day and must be reliable to ensure prompt emergency response.**

**Currently, the wiring has undergone multiple splices and repairs, and the safety lights frequently malfunction due to unstable tracks that cause sensor misalignment.**

**We solicited three bids for replacement and received two responses. The bid from OverHead Door is \$89,809.00, which we recommend for approval. The other bid, from ArmRLite Overhead Doors, came in significantly higher at \$206,458.03.**

**Given the critical nature of dependable garage door operation for the safety and efficiency of our fire department, we urge the committee to approve this replacement request.**

**Thank you for your consideration.**

**Sincerely,**

**Joe Maddick**

**Fire Chief**

**Council letter**

**Proposal**

**Resolution**



The Genuine. The Original.



Overhead Door Company of Kansas City™  
A **DHPACE** Company

**General Office and Showroom**  
1901 E. 119th Street  
Olathe, KS 66061  
913-648-3667 • 816-221-0072

**Blue Springs Showroom**  
718 N.W. 7 Highway  
Blue Springs, MO 64014  
816-224-1020

**No. Kansas City Showroom**  
1121 Clay  
No. Kansas City, MO 64116  
816-221-0036

**OverheadDoorKansasCity.com**

# PROPOSAL

|  |  |
|--|--|
| <b>CUSTOMER: Excelsior Springs Fire Station</b><br><b>Address:</b> 1120 Tracey<br><b>City:</b> Excelsior Spring <b>State:</b> MO <b>Zip:</b> 64024<br><b>Phone:</b> Phone<br><b>Email:</b> Email | <b>PROJECT: Excelsior Springs Fire Station</b><br><b>Address 1:</b> 1120 Tracy<br><b>Address 2:</b> Address2<br><b>City:</b> Excelsior Spring <b>State:</b> MO <b>Zip:</b> 64024 |
|--|--|

|  |                                 |                                   |
|--|---------------------------------|-----------------------------------|
| <b>Submitted To:</b> Joe Maddick                           | <b>Proposal Date:</b> 5/17/2026 | <b>Proposal #:</b> 402328         |
| <b>Submitted By:</b> Scott Tobin      Commercial Sales Rep | 913-494-8014                    | scott.tobin@dhpaces.com           |
| <b>Addendums Acknowledged:</b> Addendums                   | <b>Drawings Dated:</b> Date     | <b>Specifications Dated:</b> Date |

## Scope of Work:

### Insulated Sectional Door

- Take down and haul away existing doors and equipment
- Furnish and install (10) Raynor EC200 Insulated Sectional Doors onto existing opening structures
  - 25K cycle spring
  - White finish
  - 3” HD track
  - Windows in the third section
- Furnish and install (10) Electric Operator
- Low voltage start up and commissioning
- All High voltage and other electrical by Customer

Price.....\$89,809.00 bid tax exempt. Applicable taxes to apply at invoicing.

## Description:

### Raynor EnergyCore™ EC200

Sectional Polystyrene Insulated Steel Door, The EC200, a steel two-sided door, features a core of polystyrene insulation laminated between two high-strength 26-gauge steel skins.

- Sectional Door Standard Lift
- 3” Track
- 25,000 Cycles
- (1) Full Vision Panel
- White in Color
- Operator
  - ¾ HP 115v Single Phase
  - 3’ Light Curtains



## Attachment A: TERMS AND CONDITIONS

**Terms.** The products ("Products") described in this contract and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

**Condition Precedent.** Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

**Scope of Work.** Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein.

Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer.

**Proposal Price.** Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products.

If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law.

If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorneys' fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

**Contract Time.** Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance regardless of cause.

**Work Performance.** Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller.

If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product.

Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller.

If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore.

Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work.

No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

**Cancellation.** In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation.

In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

**Insurance.** Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller.

Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

**Alterations.** Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

**Permits and Licenses.** Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

**Warranties.** Seller warrants the Product sold to be free from defects in material and workmanship under normal and intended use and service. This warranty extends only to the Buyer and expires one year after the date of delivery or installation of the Product by Seller.

Parts and labor for service work are warranted for the following periods: All replacement parts 90 days; labor-service 30 days. Seller's sole obligation is limited to repairing or replacing any parts which shall be determined by Seller to be defective and is conditioned upon Buyer giving notice of any such defect to Seller within the warranty period. If Seller concludes that repair or replacement is necessary, Seller will commence work within a reasonable time after the decision to repair or replace is made.

This warranty does not apply to any Product which has been altered or repaired by any person not authorized by the Seller or which has been subjected to misuse, neglect or accident.

Seller assumes no liability for incidental or consequential damages. Warranties implied by law are limited to duration to one year period described above.

Wood Products will be guaranteed only if properly protected within 10 days of delivery or installation by Seller with a prime and finish coat of manufacturer's recommended paint.

No warranty will be honored unless the Proposal Price has been paid in full, including any applicable service charges.

**Modification of Proposal.** Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

**Governing Law.** It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.

# H-16 Insulator

COMMERCIAL



***H-16 Insulator** is an insulated steel door developed to meet the needs of today's heated buildings.*

This rugged, heavy-duty product has an R-value of 16 and high speed production ensures fast delivery times for new projects or replacement parts. This model is a typical commercial model, however, it may also be used for residential applications. The H-16 Insulator Model is available in a white, brown, or stock black finish, however, custom colors are also available for an upgrade.

- Maximum Width of 28'
- White, or Stock Black Finish
- Foamed in Place Construction—CFC Free



OVERHEAD DOOR MODELS

SPECIALTY

TESTED

COLLECTIONS

CUSTOM OPTIONS

FINISH OPTIONS

MOTOR OPTIONS

# H-16 Insulator



OVERHEAD DOOR MODELS

SPECIALTY

TESTED

COLLECTIONS

CUSTOM OPTIONS

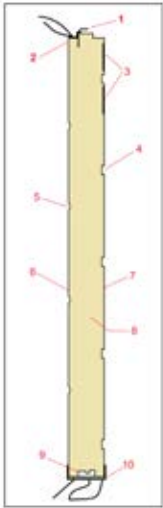
FINISH OPTIONS

MOTOR OPTIONS

|                     |  |
|---------------------|--|
| <b>SECTIONS</b>     | <p>Standard sections heights available in 21" or 24" high<br/>                 Full view sections available up to 24'-2" wide<br/>                 Foamed-in-place construction - CFC free<br/>                 13/4" thickness<br/>                 Exterior skins 26 gauge hot dipped galvanized steel (H-20 version has 20 Gauge Exterior skin)<br/>                 Siliconized polyester white, stucco embossed, wood grain finish Built-in reinforcing plates for hardware attachment<br/>                 R-value: 16<br/>                 End caps - galvanized steel<br/>                 Shadow lines add strength and attractive pattern<br/>                 White, brown or stock black finish - custom colors available for an upgrade<br/>                 10-year warranty on sections against delamination<br/>                 1-year warranty on all remaining parts *excludes springs*</p> |
| <b>ROLLERS</b>      | Heavy duty ball bearings with hardened inner race  |
| <b>WINDOW LITES</b> | 24" x 12", 24" x 8" or full vision sections up to 24'-2" wide Extruded aluminum sections of welded construction provide 1/8", 1/4", 7/16", or 1" thick insulated glass Hurricane glass / welded aluminum full vision sections containing 9/16" thick solid laminated hurricane glass   |
| <b>TRACK</b>        | ArmRTite galvanized 2" or 3" track   |
| <b>HARDWARE</b>     | Galvanized stamped steel, 14 gauge   |

## CROSS SECTION

1. Low-temperature top retainer (optional)
2. Thermal break chemically sealed and bonded
3. 20 gauge continuous horizontal steel strip hinge reinforcement
4. Larger pencil rib
5. Slight pencil rib
6. Exterior steel stucco embossed
7. Interior steel stucco embossed
8. Polyurethane core
9. Dual contact weather seal
10. Low-temperature vinyl astragal



Tongue and gasketed groove allows for smooth opening and closing weather tight joints.



Exterior stucco embossed steel with pencil rib.



# Proposal and Contract Furnished and Installed

#QUO4927

04/02/2026

ArmRLite Overhead Doors  
40 Colonial Drive  
Piscataway NJ 08854  
P: (908) 754-2600

**Purchaser**  
Joe Maddick  
Excelsior Springs Fire Department  
1120 Tacy Ave  
Excelsior Springs MO 64024  
P: (816) 630-3000

**Jobsite**  
Excelsior Springs Fire Department  
1120 Tacy Ave  
Excelsior Springs MO 64024  
P: (816) 630-3000

| Project   | Sales Rep          | Sales Rep Email  | Payment Terms      | Expires                                 |
|---|--------------------|--|--------------------|---|
| Opportunity #1120 Tacy Ave<br>Excelsior Springs, Mo 64024 | Natalie<br>Guarino | <a href="mailto:nguarino@armrlite.com">nguarino@armrlite.com</a> | F&I Contract Terms | Budget proposal is<br>valid for 30 days |

| Qty | Units | Item  |
|-----|-------|---|
| 10  |       | +++COMMERCIAL OPERATOR, (1 pair) STANDARD PHOTOEYES, (1) 3 BUTTON WALL STATION (open, close, stop) BY ARMRLITE+++ === Door and operator furnished and installed on new/clean openings === All electric, electrical, wire, wiring, conduit, for operators, sensors, and accessories by OTHERS.<br>H-16: 14-2 x 14-0<br>7 Sections<br>FINISH: White exterior, standard white interior<br>GLASS LITES: (4) 24" x 12" Insulated Lites on 3rd Section Only<br>PANEL: Solid, insulated panel<br>TRACK: 3" / High Lift to 17'-0" Underside of Horizontal with Spring Bumpers / Angle into Steel<br>REINFORCING: (1) 2 1/4" Reinforcing Strut per Section<br>WEATHERSEAL: Whole Perimeter Sealing<br>Exterior label - clear |

first floor, ground level (no stairs), non-union labor – non prevailing wage, onsite parking for installer trucks and equipment. General Contractor is responsible for preparing openings per ArmRLite shop details prior to installation. Preparation of openings is not included in pricing. New Sectional Door Openings to be fully prepared by others per ArmRLite submittals – GC is responsible for preparing opening with the steel or wood blocking required for the tracks, springs, etc.

**Tax Total (0%)** \$0.00

**Total** \$206,458.03





**ArmRLite**  
OVERHEAD DOORS

# Proposal and Contract Furnished and Installed

#QUO4927

04/02/2026

## TERMS AND CONDITIONS MATERIALS FURNISHED AND INSTALLED

**NOTE: All orders are accepted according to the Terms and Conditions listed below.**

**Contract Terms:** A full set of submittals in .dwg format will be provided upon receipt of a non-refundable 25% deposit. Deposit payments must be made by check. Fabrication payment of 40% due to start fabrication once all confirmations are returned signed and approved. Progress payment of 25% due prior to materials being shipped for installation. A separate current dated check for the remaining 10% balance to be mailed in at the same time as the 25% progress payment prior to shipping and will be held by ArmRLite until completion of installation. If project is not completed within 90 days of fully executed contract due to delay on purchasers part, client will be invoiced for the full amount of the project for immediate payment.

**\*\*For projects that are located at altitudes 3,000 ft or more above sea level insulated glass will require breather or capillary tubes to equalize air pressure in the units. Breather tubes are available at an extra charge and it is the responsibility of the customer to notify ArmRLite if their project is affected. At time of installation, the installer must properly "crimp" the tubes once the glass has equalized and then install the glass snap bead or aluminum stop.**

**Additional Terms:**

1. Delivery of orders depends on availability of material. All orders taken are subject to delay due to causes beyond our control.
2. Shop drawings are supplied upon receipt of 25% non-refundable deposit. ArmRLite reserves the right to charge for the drawings should a project be cancelled for any reason. If a project is cancelled the 25% deposit will be retained by ArmRLite to cover the labor and engineering costs to create the 8 page shop drawings.
3. The attached Furnish and Installed Budget Contract does not cover the costs for preparing the openings. Openings to be fully prepared by others per ArmRLite shop drawings.
4. Final field measure by ArmRLite's contracted installer will be conducted once openings are prepared, prior to fabrication. ArmRLite Furnish and Install Budget Contract attached covers (2) pre-fabrication site checks total. If any additional site checks need to be provided, they are at additional cost to customer.
5. Fabrication will not begin until the shop details are approved by both ArmRLite's contracted installer and customer once a final field check of completed opening(s) is conducted. If the customer chooses to waive the final site check and begin fabrication without the installer confirming the opening(s), customer will be responsible for guaranteeing all dimensions present in the shop drawings. All financial responsibility for discrepancies between the guaranteed dimensions and the site conditions at time of install is the sole responsibility of the customer. The order must then be paid in full.
6. All electrical wire, wiring conduit, and mounting of controls for operators, sensors, and accessories by others (Your electrician).
7. Pricing is subject to change based on final field measurements. If on site dimensions present at time of final site check are not consistent with the attached Furnish and Install Budget Contract, revisions will be made and Budget Contract will need to be re-approved by the customer.
8. Orders are to be shipped directly to ArmRLite's contracted installer's warehouse and the installer is to take responsibility of the shipment. If a jobsite delivery is required and approved by ArmRLite, the installer must be on-site to accept and approve the shipment. Jobsite deliveries will require access for a 53' tractor trailer and the site must be accessible to the installer at the time of delivery.
9. ArmRLite requires final payments 30 days after doors are completed in production, holding the 10% retainer until after installation.
10. **WARRANTIES:** 20 year commercial welded frame warranty, except on top section when trolley operated. 20 year finish warranty on anodize finishes, except on installations within 1 mile of water. 1 year finish warranty on any custom painted finish, except on installations within 1 mile of water. Spring Wire: Spring wire has no warranty - considered a "wearable item" similar to breaks on a car. Tempered glass is subject to rollerwave distortion, this is not considered a defect. Moisture can be present in multi-wall polycarbonatel leading to fogging and algae formation on the interior. This is not considered a defect with the multi-wall manufacturer. Damage done from power washing or damage done from not following ArmRLite cleaning recommendation is not covered under warranty. Labor to replace defective parts and the freight charges for shipping the goods to the customer are the responsibility of the customer. Consult the factory for complete details on these warranties.

I personally guarantee payment for all materials purchased from ArmRLite Door Manufacturing Company and further represent that I have not ceased to pay debts and that I can pay debts when they become due and that it is solvent within meaning of the U.S. bankruptcy code. Should the balance amount due at completion of the installation become more than one day past due (see payment terms on Budget Contract), I agree to pay the 8% service charge per month or the maximum allowed by law until the balance is paid (whichever is greater). In the event of suit to collect unpaid balances, all costs, including reasonable attorney's fees, whether for negotiation, trial or appellate work shall be paid by the undersigned debtor and I acknowledge and agree that suit may be instituted in Middlesex County, New Jersey. Buyer assumes full responsibility for payment of all material ordered, fabricated or shipped. If any part of this agreement proves to be invalid by Federal or State Laws all other parts of this agreement remain in force. Purchaser's signature attests financial responsibility and the ability and willingness to pay the invoices in accordance with the above Terms and Conditions. Any litigation related to this contract's products or services will be held in Middlesex County, New Jersey.

**Signature required below**

ArmRLite Officer Signature

**Customer Signature - Legal Officer of Company**

Date

Date



QUO4927



GREGORY A. DULL  
CHIEF OF POLICE

POLICE DEPARTMENT  
301 SOUTH MAIN STREET  
EXCELSIOR SPRINGS, MISSOURI 64024

816.630.2000  
Fax: 816.630.4104  
[www.espolice.com](http://www.espolice.com)

June 5, 2026

TO: Capital Improvements Transportation Trust Committee, City of Excelsior Springs

FROM: Police Chief Gregory Dull, Excelsior Springs Police Department

SUBJECT: Request for Capital Improvements/Transportation Trust Fund Approval – Replacement of Police Department HVAC and Boiler System

The Police Department is seeking the Committee's approval to use \$176,400 from the City's Capital Improvements/Transportation Trust Fund to replace the department's aging HVAC and boiler system with a new, energy-efficient HVAC system that provides both heating and cooling. This upgrade will eliminate the boiler system and improve overall building reliability and energy efficiency.

The Police Department has historically struggled to find qualified and willing contractors to work on the existing HVAC and boiler system. To address this, the department obtained a detailed Scope of Work from Pearson Kent McKinley RAAF Engineers and solicited bids from four contractors. Two of the companies had prior experience with the current system, while the other two were reputable local and metro-area contractors who were willing to bid. Only two companies submitted complete bids:

Colvin's Heating & Cooling, Excelsior Springs, MO – \$176,400

Quality Mechanical, North Kansas City, MO – \$183,734

I respectfully recommend approving the use of \$176,400 from the Capital Improvements/Transportation Trust Fund to proceed with the project using Colvin's Heating & Cooling.

Thank you for your consideration.

*Gregory Dull*

Gregory Dull  
Chief of Police



PEARSON KENT MCKINLEY RAAF ENGINEERS  
13300 W. 98TH STREET LENEXA, KS 66215

May 13, 2026

PKMR # 26.179

Lt. Jeremiah Renne  
Excelsior Springs Police Department  
301 S. Main  
Excelsior Springs, Missouri

Re: Rooftop Air Conditioning Unit Replacement Scope of Work

Lt. Renne,

Please see the following as a description of the scope of work for the rooftop air conditioning unit replacement.

#### Scope of Work

Replace (3) three existing packaged Cooling only roof top units with new packaged cooling / gas heating rooftop unit of similar capacity.

- Disconnect and remove existing rooftop units.
  - Disconnect existing electrical power connection.
  - Disconnect unit from existing ductwork.
  - Remove existing unit from the roof and dispose of off site.
  
- Furnish and install new rooftop units.
  - The new units shall have similar physical dimensions and shall weigh less than the existing units. The Contractor to verify the weight of the existing units.
    - If the weight of the new rooftop units exceed the weight of the existing units the contractor shall consult with a structural engineer to ensure the weight of the new units do no exceed the structural limits of the roof.
  - Provide transition curb adaptor to fit new unit to existing roof curb.
    - R2 – Nominal Size 17.5 Ton Unit (Tons of cooling capacity)
    - R3 – Nominal Size 20 Ton Unit (Tons of cooling capacity)
    - R4 – Nominal Size 15 Ton Unit (Tons of cooling capacity)
  - Connect power to the new rooftop unit. Contractor to evaluate if existing wire and circuit breaker sizing is sufficient for new units. Provide new circuit breaker and wiring if the new unit exceeds the electrical capacity of the existing circuit. Provide new equipment electrical disconnect if not supplied integral to unit.
  - Provide new thermostat for each unit. Coordinate location of thermostats with owner. Setup and program each thermostat.
  - Route new gas piping from gas meter up to roof to connect to new rooftop unit.
    - Contractor to size gas piping based on the 2018 International fuel gas code (Table 402.4(1) Less than 2 psi inlet pressure, and 0.3 in. w.c. pressure drop.
  - Perform start up on all equipment.

- Disconnect all VAV boxes and adjust the dampers for proper air flow to each room.

Remove the existing hydronic heating boiler and provide heaters in the Property Bay room, Sallyport, and mechanical (Boiler) room.

- Disconnect and remove existing boiler and accessories.
  - Cut and cap all hydronic heating piping associated with the boiler, near wall penetrations.
  - Remove the boiler, hot water pumps, chemical feeders, electrical connections, etc.
  - Cap existing boiler combustion air intake with insulated metal panel.
  - Ensure continuity of existing flue for the domestic water heater and provide combustion air duct from existing louver to existing domestic water heater for continuity of system.
- Disconnect and remove existing hydronic unit heater in the Property Bay Room and Sally Port.
- Provide (3) new electric unit heaters, (1) in the Property Bay Room, (1) in the Sally Port, and (1) in mechanical room after boiler has been removed.
  - Contractor to verify power requirements for new heaters, available breaker space, and routing for circuiting power to each new electric unit heater.
  - Contractor Option to install a gas fired heater in lieu of electric unit heaters.

Contractor to be responsible for permitting, staging of equipment, crane, disposal and clean up of site.

Provide owner training on new rooftop units, thermostats, and electric heaters.

Regards,

PKMR ENGINEERS



Steve Tobin, P.E.  
Senior Engineer

Encl.

cc:

# Colvin's Heating & Cooling

# Quotation

2304 US Hwy 69  
Excelsior Springs, MO 64024  
(816) 630-2702

REVISED 5/22/26

**DATE** May 22, 2026  
**Quotation #** 100  
**Customer ID**

**EXCELSIOR SPRINGS POLICE DEPT**  
301 S MAIN ST  
EXCELSIOR SPRINGS MO. 64024  
816-630-2000

*Quotation valid until:* June 22, 2026  
*Prepared by:* David Colvin

REVISED 5/22/26

### Comments or special instructions:

| Description  | AMOUNT              |
|--|---------------------|
| TRANE 15 TON ROOF TOP UNIT HEAT COOL PACKAGE UNIT GAS/ELECTRIC   |                     |
| TRANE 17.5 TON ROOF TOP UNIT HEAT COOL PACKAGE UNIT GAS/ELECTRIC |                     |
| TRANE 20 TON ROOF TOP UNIT HEAT COOL PACKAGE UNIT GAS/ELECTRIC   |                     |
| CURBS TO FIT UNITS   |                     |
| HAIL GARDS ON UNITS  |                     |
| THERMOSTATS  |                     |
| MANUAL ADJUSTABLE DAMPERS (FRESH AIR)                            |                     |
| CRANE  |                     |
| GAS LINE FROM METER / GAS LINES RUNS TO 3 NEW UNITS              |                     |
| PERMIT   |                     |
| TAKE BOILER OUT CAP DUCT, ADD SMALL ELECTRIC HEATER TO THAT ROOM |                     |
| ADD 5 KW ELECTRIC HEATER TO SALLY PORT, PROPERTY BAY ROOM, AND   |                     |
| BOILER ROOM -ADD PRIMARY AIR TO WATER HE                         |                     |
| 10 YEAR PARTS WARRANTY   |                     |
| 3 YEAR LABOR WARRANTY  |                     |
| <b>TOTAL</b>   | <b>\$176,400.00</b> |

If you have any questions concerning this quotation, feel free to contact  
David Colvin (816) 630-2702  
Email - colvinshvac@gmail.com

Sign to Accept Quotation \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**



Quality Mechanical  
 104 West 10th Ave  
 North Kansas City, MO 64116  
 (816) 472-4994

**BILL TO**

Excelsior Springs Police Department  
 301 South Main Street  
 Excelsior Springs, MO 64024 USA

|                              |                                      |
|------------------------------|--------------------------------------|
| <b>ESTIMATE</b><br>208169447 | <b>ESTIMATE DATE</b><br>May 29, 2026 |
|------------------------------|--------------------------------------|

**JOB ADDRESS**

Excelsior Springs Police Department  
 301 South Main Street  
 Excelsior Springs, MO 64024 USA

**Job:**

**ESTIMATE DETAILS**

scope for RTU replacement, demo, electric heaters: March 27, 2026  
 Excelsior Springs Police Station  
 301 South Main St, Excelsior Springs, Mo

Thank you for the opportunity to propose replacing 3 RTU's 15 ton 17.5 ton 20 ton with Trane. Demoing boiler, 3 radiator's, some piping in mechanical room, and installing 3 unit heaters. This is a turnkey project. Please see the scope of work below:

Scope Of Work to consist of:

- Coordinate with personnel and provide a job plan with all safety concerns accounted for
- Disconnect power and building controls from RTU's
- Set up crane and replace 3 RTU's with heating and cooling in one day along with new curbs
- Run electrical to new RTU's from existing disconnects
- Run new 2" gas line from meter to the roof on the northside of building
- South RTU tie into existing gas line
- Run new stat wire and provide new stats for all 3 RTU's
- Provide new return grills for upstairs to provide better air flow with heat from RTU
- Disconnect all VAV boxes and adjust the dampers for proper air flow to each room
- Demo old boiler and associated piping to head height and haul off
- Demo 3 radiator's in bay areas
- Electrician to run power from breaker panel to 2 different rooms for wall mount electric heaters
- Install 3 wall mount unit heaters (sally port, Mechanical room and where they keep their side by side)
- Block off half the fresh air make up in mechanical roof. (still needs fresh air for hot water heater)
- Run intake from hot water heater through concrete wall
- Perform start up on all equipment
- Clean up work site area
- Coordinate a post construction meeting with personnel to accept completed work as proposed.
- Exclusions: over time, work not included in the scope, permits, taxes

Cost for the above outlined scope of work: \$183,734

Jed Terry

Service Foreman  
 O: 816.472.4994  
 C: 816.838.0027  
 1731 Howell St., North Kansas City, MO 64116

ACCEPTANCE:

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Customer Purchase Order Number

| TASK | DESCRIPTION | QTY  | PRICE            | TOTAL        |
|------|-------------|------|------------------|--------------|
| 1    | Quoted      | 1.00 | \$183,734.00     | \$183,734.00 |
|      |             |      | <b>SUB-TOTAL</b> | \$183,734.00 |
|      |             |      | <b>TOTAL</b>     | \$183,734.00 |

**CUSTOMER AUTHORIZATION**

Quality Plumbing Inc. Standard Terms and Conditions

1. Pricing

The bid price is a fixed price unless otherwise specified.

For time and material projects, the pay rate will be spelled out clearly in the bid.

2. Payment

Quality Plumbing Inc. will submit progress invoices for work completed as outlined in the proposal or bid request.

You agree to pay all invoices within 30 days of receiving them.

Final payment is due upon [Completion for residential cusomters or Net 30 days for commercial customers] of the project and your satisfaction with the completed work.

Late payments will accrue interest at a rate of 1.5% per month until the total unpaid amount is paid in full. You are also responsible for any collection fees incurred by Quality Plumbing Inc. in the process of collecting past due balances.

3. Termination

Quality Plumbing Inc. may terminate this agreement for convenience and without cause upon written notice to you. Upon receipt of such notice, Quality Plumbing Inc. will:

Stop work.

Take actions necessary to protect and preserve the completed work.

Terminate all existing subcontracts and purchase orders related to the project.

In case of such termination for convenience, you will be responsible for payment for work performed up to the time of termination.

4. Timing of Work

Quality Plumbing Inc. will use commercially reasonable efforts to complete the project on schedule.

Should Quality Plumbing Inc. be delayed by any act or omission by you, your agents, representatives, or employees, or by any other cause beyond Quality Plumbing Inc.'s control (and if the cause is not due to any act or omission of Quality Plumbing Inc. or its subcontractors and/or material suppliers), Quality Plumbing Inc. may request a reasonable extension of time for completion of the work. You will also be responsible for any additional costs incurred by Quality Plumbing Inc. as a result of such delays.

5. Change Orders and Extra Work

Any changes to the scope of work or drawings and specifications involving extra costs will require a written change order signed by both you and Quality Plumbing Inc. and become an additional charge.

Each change order should detail:

The change in the work

The amount of adjustment (if any) in the total cost

The extent of adjustment (if any) in the project completion time

6. Claims & Dispute Resolution

Any claims arising from this agreement, except those waived, will be subject to [Arbitration/Mediation] before legal action is

taken by either party.

We will attempt to resolve claims through [Arbitration/Mediation] first, in accordance with the Construction Industry [Arbitration/Mediation] Rules of a mutually agreed-upon organization.

Requests for [Arbitration/Mediation] must be filed in writing with both Quality Plumbing Inc. and yourself.

The [Arbitration/Mediation] will be held in a mutually agreed-upon location.

Agreements reached in [Arbitration/Mediation] will be enforceable as settlement agreements in any court having jurisdiction.

#### 7. Warranty

Quality Plumbing Inc. warrants that all materials and workmanship provided will be free from noticeable defects and performed in accordance with industry standards for a period of 1 years from the date of completion.

If the work is not free from defects or does not meet industry standards, Quality Plumbing Inc. will, at its option, repair the work or refund the purchase price for the nonconforming work, provided you have given timely written notice of the nonconformity and have given Quality Plumbing Inc. the opportunity to investigate the defect claims. Quality Plumbing Inc. is not liable for damage, shortages, or other alleged damage before delivery of the work to you.

This warranty does not apply to work that has been mishandled, misused, neglected, altered, or repaired by you or other parties not retained by Quality Plumbing Inc.

EXCEPT FOR THE FOREGOING WARRANTY, THERE ARE NO OTHER WARRANTIES, WRITTEN OR ORAL, EXPRESSED OR IMPLIED BY LAW, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, PROVIDED BY QUALITY PLUMBING INC. FOR THE WORK.

#### 8. Limitation of Liability

IN THE EVENT OF QUALITY PLUMBING INC.'S LIABILITY ARISING FROM CLAIMS RELATING TO THE WORK... (continued in section 9)

#### 9. Additional Terms

Indemnification: You agree to indemnify, defend, and hold harmless Quality Plumbing Inc. and its officers, agents, assigns, and/or employees from any claims, damages, losses, and expenses arising from the work performed by Quality Plumbing Inc. under this agreement, provided such claim is attributable to property damage, bodily injury, or damage to the work itself.

Waiver of Consequential and Incidental Damages: You waive any claims against Quality Plumbing Inc. for consequential and incidental damages arising from the work performed under this agreement.

Applicable Law: The agreement, and terms and conditions contained herein, shall be governed by Missouri law. Any and all claims, and disputes, lawsuits and/or actions to enforce the rights, obligations and responsibilities of the parties under this contract or any other claims, disputes, lawsuits, and/or actions to enforce the rights, obligations and responsibilities of the parties on this project must be brought in the Circuit Court of Clay County, Missouri and/or the United States District Court for the Western District of Missouri.

Sign here

Date

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