



**REGULAR MEETING AGENDA**  
**Wednesday, January 15, 2025 at 7:00 p.m.**

**MISSION CITY HALL**  
**6090 Woodson Street**

**Meeting In Person and Virtually via Zoom**

*This meeting will be held in person at the time and date shown above. This meeting will also be available virtually via Zoom (<https://zoom.us/join>). Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>.*

*If you require any accommodations (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify the Administrative Office at 913-676-8350 no later than 24 hours prior to the beginning of the meeting.*

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**1. PUBLIC HEARINGS**

- 1a. 5665 Foxridge – Tax Increment Financing Redevelopment Project Plan (**Note: Public Hearing will be opened and continued to February 19, 2025. No packet materials are included.**)

**2. SPECIAL PRESENTATIONS**

**3. ISSUANCE OF NOTES AND BONDS**

**4. CONSENT AGENDA**

*NOTE: Information on consent agenda items has been provided to the Governing Body. These items are determined to be routine enough to be acted on in a single motion; however, this does not preclude discussion. **If a councilmember or member of the public requests, an item may be removed from the consent agenda for further consideration and separate motion.***

**CONSENT AGENDA - GENERAL**

- 4a. [Minutes of the December 18, 2024 City Council Meeting](#)

**CONSENT AGENDA - Finance & Administration Committee**

[Finance & Administration Committee Meeting Packet January 8, 2025](#)

[Finance & Administration Committee Meeting Minutes January 8, 2025](#)

- 4b. Ordinance Expanding Enforcement Authority for Community Service Officers' Authority

**CONSENT AGENDA - Community Development Committee**

[Community Development Committee Meeting Packet January 8, 2025](#)

Community Development Committee Meeting Minutes January 8, 2025

- 4c. Award Appraisal and Acquisition Contract for the Johnson Drive Street Rehabilitation Project
- 4d. Award On-Call Inspection Services Contracts
- 4e. Rock Creek Channel Design Contract (Woodson to Reeds)
- 4f. 2025 CARS Interlocal Agreement with Johnson County and Prairie Village
- 4g. Pavement Striping Contract Award
- 4h. Amendment to Section 500.034(aa) of Mission's Municipal Code Pertaining to the Regulation of Accessibility for Buildings and Facilities
- 4i. Adoption of the Johnson County Environmental Sanitary Code, 2025 Edition
- 4j. Adoption of the 2025 Johnson County Aquatic Health Code

**5. PUBLIC COMMENTS**

**6. ACTION ITEMS**  
**Planning Commission**

**Miscellaneous**

**7. COMMITTEE REPORTS**

**Finance & Administration, Brian Schmid**

[Finance & Administration Committee Meeting Packet January 8, 2025](#)

Finance & Administration Committee Meeting Minutes January 8, 2025

- 7a. Resolution Calling Public Hearing on Mission Mart CID

**Community Development, Mary Ryherd**

[Community Development Committee Meeting Packet January 8, 2025](#)

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

**10. COMMENTS FROM THE CITY COUNCIL**

**11. COUNCIL COMMITTEE LIAISON REPORTS**

- Sustainability Commission (Loudon)
- Parks, Recreation + Tree Commission (Kring/Schmid)
- Mission Magazine Editorial Board (Ryherd/Chociej)
- Family Adoption Committee (Carpenter-Davis)

**12. MAYOR'S REPORT**

**Appointments**

**Council Commission/Committee Liaisons**

Sustainability Commission

- Josepha Haden Chomphosy

**City Officials**

- Keith Drill, Municipal Court Judge
- Jeffrey Austin, Municipal Court Judge Pro-tem
- David Bell, Municipal Court Judge Pro-tem
- Peter Simonsen, Municipal Court Judge Pro-tem

**Bond Counsel, Financial Advisor, and Land Use Attorney**

- Gilmore & Bell, Bond Counsel (appointment expires January 21, 2026)
- Ehlers, Inc., Financial Advisor (appointment expires January 21, 2026)
- Stinson, LLP, Anna Krustlic, Land Use Attorney (appointment expires January 21, 2026)

**13. CITY ADMINISTRATOR'S REPORT**

13a. Business Updates

**14. EXECUTIVE SESSION**

14a. Executive Session – Consultation with the City’s attorney. K.S.A. 75-4319(b)(2) and Discussion of personnel matters of non-elected personnel. K.S.A. 75-4319(b)(1)

**ADJOURNMENT**

<b>City of Mission</b>	Item Number:	7a.
<b>ACTION ITEM SUMMARY</b>	Date:	January 15, 2025
<b>Administration</b>	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

**RE:** Resolution calling public hearing for the Mission Mart Community Improvement District

**RECOMMENDATION:** Approve the Resolution setting the date and time for a public hearing to consider the petition for the Mission Mart Community Improvement District for 7:00 p.m. on Wednesday, February 19, 2025 at Mission City Hall, 6090 Woodson St., Mission, KS 66202

**DETAILS:** Sunflower Development Group, LLC has submitted a Community Improvement District (CID) Petition associated with proposed upgrades to the Mission Mart Shopping Center. The Petition seeks to levy an additional 1% retailers' sales tax effective July 1, 2025 for a period of twenty-two (22) years. State statute requires that the City Council pass a Resolution giving notice of the intent to consider the petition and setting the date and time for a public hearing.

The Resolution would officially set the public hearing on the Mission Mart Community Improvement District for at the regularly scheduled City Council meeting on Wednesday, February 19, 2025 at 7:00 p.m. at Mission City Hall, 6090 Woodson St., Mission, KS 66202. The Resolution does not commit the City Council to any action except scheduling the public hearing and providing the required notice. It is anticipated that the City Council will consider a Development Agreement at that same City Council meeting.

A copy of the Mission Mart Community Improvement District Petition and the Resolution are included in the packet.

**CFAA CONSIDERATIONS/IMPACTS:** NA

Related Statute/City Ordinance:	K.S.A. 12-6a26 <i>et seq.</i>
Line Item Code/Description:	NA
<i>Available Budget:</i>	NA

(Published in *The Legal Record* on January 21 and January 28, 2025)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF MISSION, KANSAS TO BE KNOWN AS THE MISSION MART COMMUNITY IMPROVEMENT DISTRICT, AND REGARDING THE CITY'S INTENT TO LEVY A COMMUNITY IMPROVEMENT DISTRICT SALES TAX WITHIN SUCH DISTRICT.**

**WHEREAS**, K.S.A. 12-6a26 *et. seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a community improvement district sales tax and/or levy special assessments upon property within the district to finance projects; and

**WHEREAS**, a petition (the "Petition") was filed with the City Clerk on January 3, 2025 proposing the creation of the Mission Mart Community Improvement District ("CID") under the Act, the imposition of a community improvement district sales tax in order to pay the costs of projects as described in the Petition and herein (the "Projects"); and

**WHEREAS**, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

**WHEREAS**, the City of Mission, Kansas (the "City") intends to consider the creation of the CID and levy a community improvement district sales tax in an amount equal to 1.0% as requested in the Petition (the "CID Sales Tax"); and

**WHEREAS**, the City Council (the "Governing Body") hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Projects set forth in the Petition and levying the CID Sales Tax, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS, AS FOLLOWS:**

**SECTION 1. Petition.** The Governing Body hereby finds and determines that the Petition meets the requirements of the Act.

**SECTION 2. Public Hearing.** It is hereby authorized, ordered and directed that the Governing Body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Projects set forth in the Petition, and whether to impose a CID Sales Tax in an amount equal to 1.0% and such other matters related thereto, such public hearing to be held on **February 19, 2025 at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at City Hall, 6090 Woodson Street, Mission, Kansas, under the authority of the Act.

**SECTION 3. Proposed CID Projects.** The general nature of the proposed Projects is to upgrade and enhance the community and tenant experience when visiting Mission Mart, including

enhancement of visibility via lighting, landscaping, parking, infrastructure and community spaces with connections to the Rock Creek trail that will help create a fresh shopping experience. Procurement of certain improvements, costs, and services within the CID, including, but not limited to infrastructure related items, sidewalks, parking lots, buildings, tenant improvements, utilities, landscaping, lighting, signage, marketing and advertisement, cleaning and maintenance, security, soft costs of the Projects, and the City and the petitioner's administrative costs in establishing and maintaining the CID, and any other items permitted to be financed within the CID under the Act and approved by the City.

**SECTION 4. Estimated Cost.** The estimated cost of the proposed Projects is \$3,577,910.

**SECTION 5. Method of Financing, Community Improvement District Sales Tax and Special Assessments.** It is proposed that the Projects be financed through a combination of private equity, private debt, and CID financing. It is proposed that the CID revenue will be made available to finance the cost of the Projects through a pay-as-you-go structure. It is proposed that a CID Sales Tax in an amount equal to 1.0% be levied. There are no special assessments proposed in connection with the proposed CID.

**SECTION 6. Map and Legal Description of Proposed CID.** The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto and incorporated by reference herein.

**SECTION 7. Notice of Hearing.** The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official newspaper. Such publication shall be at least once each week for two consecutive weeks. The second publication shall be at least 7 days prior to the date of the hearing. The City Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least 10 days prior to the date of the hearing.

**SECTION 8. Effective Date.** This Resolution shall be effective upon adoption by the Governing Body.

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**ADOPTED** by the Governing Body this 15<sup>th</sup> day of January, 2025.

**SIGNED** by the Mayor this 15<sup>th</sup> day of January 2025.

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Solana Flora, Mayor

(SEAL)

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Robyn Fulks, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPOSED MISSION MART  
COMMUNITY IMPROVEMENT DISTRICT**

Tract 1:

All of Lot 1, MISSION MART, a subdivision of land in the City of Mission, Johnson County, Kansas.

Tract 2:

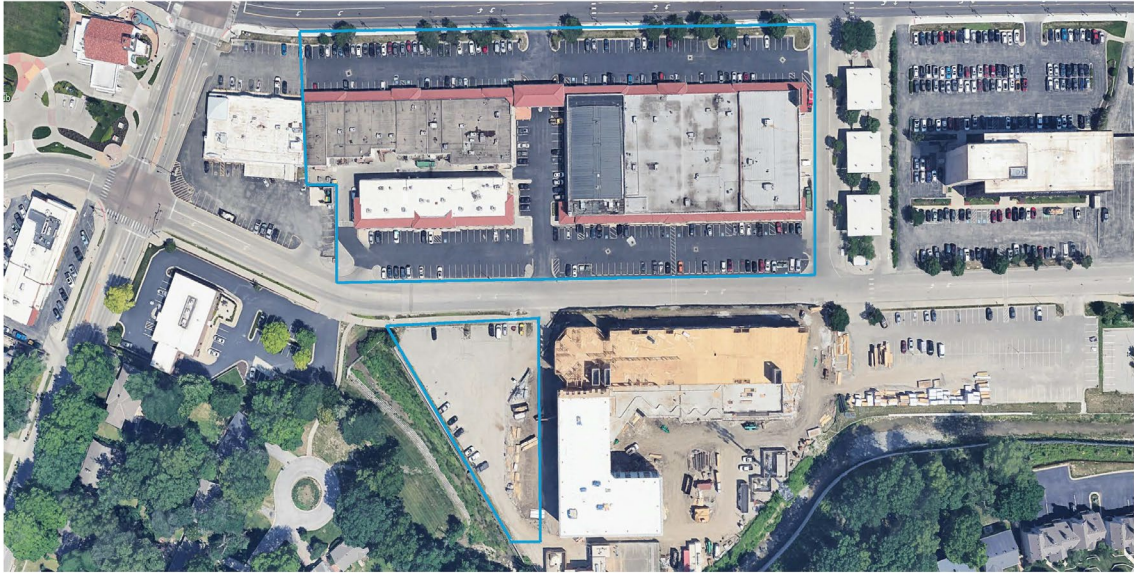
All of Lot 7, MISSION MART THIRD PLAT, a subdivision in the City of Mission, Johnson County, Kansas.

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**EXHIBIT B**

**MAP OF PROPOSED MISSION MART  
COMMUNITY IMPROVEMENT DISTRICT**



**PETITION FOR THE CREATION OF THE MISSION MART  
COMMUNITY IMPROVEMENT DISTRICT**

**TO:** The Governing Body,  
City of Mission, Kansas

The undersigned, being the owner of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district;

hereby petitions the City of Mission, Kansas (the "City") to create a community improvement district and authorize the proposed projects hereinafter set forth, all in the manner provided by K.S.A § 12-6a26, et seq. (the "Act"). In furtherance of such request, the petitioner states as follows:

**1. MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT**

A map generally depicting the proposed community improvement district (the "**District**") is attached hereto as **EXHIBIT "A"**. The legal description of the District is attached hereto as **EXHIBIT "B"**.

**2. GENERAL NATURE OF THE PROJECT**

The general nature of the proposed projects to be funded in part by the District (the "Projects" is to upgrade and enhance the community and tenant experience when visiting Mission Mart. Mission Mart has and always be a prized asset for the City of Mission, what we are proposing will enhance visibility via lighting, landscaping, parking, infrastructure and community spaces with connections to the Rock Creek trail that will help create a fresh shopping experience. Procurement of certain improvements, costs, and services within the District, including, but not limited to infrastructure related items, sidewalks, parking lots, buildings, tenant improvements, utilities, landscaping, lighting, signage, marketing and advertisement, cleaning and maintenance, security, soft costs of the Projects, and the City and the petitioner's administrative costs in establishing and maintaining the District, and any other items permitted to be financed within the District under the Act and approved by the City.

**3. ESTIMATED COST**

The estimated or probable cost of the Projects is \$3,577,910. See the attached **EXHIBIT "C"** for a detailed budget.

**4. PROPOSED METHOD OF FINANCING**

It is proposed that the Projects be financed through a combination of private equity,

private debt and community improvement district financing. It is proposed that community improvement district revenue will be made available to finance the cost of the Projects through a pay-as-you-go structure.

**4. PROPOSED AMOUNT OF SALES TAX**

It is being proposed that the Projects be financed in part through the levying of a one percent (1.00%) community improvement retail sales tax as authorized by the Act with such sales tax to commence on July 1, 2025 or such other date as shall be approved by ordinance of the City, and to continue for a maximum term of twenty-two (22) years.

**5. PROPOSED METHOD AND AMOUNT OF ASSESSMENT**

There are no assessments proposed by this Petition other than the sales tax described herein.

**6. NOTICE TO PETITION SIGNATORY**

Names may not be withdrawn from this Petition by the signatory hereto after the City commences consideration of this Petition, or later than seven (7) days after the filing hereof with the City Clerk, whichever occurs first.



EXHIBIT "A"  
MAP OF DISTRICT



**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF DISTRICT**

**Tract 1:**

All of Lot 1, MISSION MART, a subdivision of land in the City of Mission, Johnson County, Kansas.

**Tract 2:**

All of Lot 7, MISSION MART THIRD PLAT, a subdivision in the City of Mission, Johnson County, Kansas.

**EXHIBIT "C"**  
**Budget for Improvements**

<b>Construction Costs Improvements</b>	
General Property / Parking Lot Upgrades/Landscaping	\$235,000
Common Area Upgrades	\$165,000
Façade Upgrades	\$1,034,000
Roof Repairs (min of 10-20 year warranty)	\$675,000
Interior Improvements/HVAC Repairs	\$1,468,910
<b>Total Hard Construction Costs and Property Improvements</b>	<b>\$3,577,910</b>



<b>City of Mission</b>	Item Number:	
<b>ACTION ITEM SUMMARY</b>	Date:	January 15, 2025
<b>Public Works</b>	From:	Stephanie Boyce

Action items require a vote to recommend the item to full City Council for further action.

**RE:** Award Appraisal and Acquisition Contract for Johnson Drive Street Rehabilitation Project

**RECOMMENDATION:** Award a contract to Skeens Consultant Services for appraisal and acquisition services for the Johnson Drive Street Rehabilitation Project.

**DETAILS:** On November 5, 2024, City staff advertised a Request for Proposals (RFP) for Appraisal and Acquisition Services. The RFP sought to identify qualified firms to assist the City with various appraisal and acquisition services for the Johnson Drive Street Rehabilitation project.

The project involves the acquisition of approximately 23 commercial easements and/or right-of-way and is funded in part by federal funds. All appraisal and acquisition activities must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) and KDOT guidelines. Tasks include coordination and communication with property owners, right-of-way research, appraisals and offer services, acquisition and negotiation and easement or deed preparation and recordation.

The City received 5 submittals from the following firms:

<u>Firm</u>	<u>Location</u>
BBG Real Estate Services	Detroit, MI
Contract Land Staff, LLC	St. Louis, MO
O.R. Colan Associates, LLC	St. Charles, MO
Skeens Consultant Services	Lenexa, KS
SMH Consultants	Mission, KS

Each demonstrated strong qualifications, experience, and expertise, making the selection process highly competitive. Through the review process, Skeens Consultant Services emerged as particularly well-suited to meet the City's needs.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	25-90-805-60 – CARS Project Expenditures
Available Budget:	\$1,000,000 for appraisal and acquisition



<b>City of Mission</b>	Item Number:	
<b>ACTION ITEM SUMMARY</b>	Date:	January 15, 2025
<b>Public Works</b>	From:	Stephanie Boyce

Action items require a vote to recommend the item to full City Council for further action.

Each proposal included hourly rates for the services and based on the hourly rate for Skeens Consultant Services (Skeens) and the number of parcels, Skeens estimated fee is \$89,000. Approximately \$1 million in total has been identified for appraisal and acquisition of easements and right-of-way for this project.

City staff recommends awarding a contract to Skeens to provide appraisal and acquisition services for the Johnson Drive Rehabilitation Project. Skeens distinguished themselves by highlighting specialized skills and resources that align with the City's priorities, and include local experience, work with the Uniform Act, knowledge of KDOT's LPA Procedures and is located locally in Johnson County. Staff checked references provided by Skeens which were outstanding.

**COMMUNITIES FOR ALL AGES IMPACT:** Ensuring the selection of qualified consulting firms allows for both public and private projects constructed in the City of Mission to be built to appropriate standards and address important considerations such as ADA, walkability and other factors which positively impact the quality of life for our residents and visitors of all ages and abilities.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	25-90-805-60 – CARS Project Expenditures
Available Budget:	\$1,000,000 for appraisal and acquisition

<b>City of Mission</b>	Item Number:	
<b>ACTION ITEM SUMMARY</b>	Date:	January 15, 2025
<b>Public Works</b>	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

**RE:** Rock Creek Stormwater Improvements (Woodson Street to Maple Street) Design Contract

**RECOMMENDATION:** Authorize a contract for the design of the Rock Creek Stormwater Improvements (Woodson Street to Maple Street) to Olsson in an amount not to exceed \$975,385 paid from the Stormwater Utility Fund.

**DETAILS:** In September 2022, the City Council approved a task order with Olsson to conduct a Preliminary Project Study (PPS) of the Rock Creek Channel from Woodson Street to Maple. This PPS was a requirement for submission to Johnson County's Stormwater Management Program (SMP) to receive matching funds for the design and construction phases of the project, with the County offering up to a 50% cost share. The PPS was completed in April 2024 and identified Alternative 3 as the preferred solution for the stormwater improvements. The City has successfully secured SMP funding for the project.

In November 2024, City staff issued a Request for Proposals (RFP) to the City's two on-call engineering firms (Olsson and GBA) to provide professional stormwater-related engineering services for the design of the Rock Creek Stormwater Improvements Project. The scope of services included

1. Project Meetings and Project Management
2. Field Investigation and Surveys
3. Modeling Analysis and Flood Risk Calculations
4. Utility Coordination
5. Coordination with Johnson County Wastewater (JCW) for sanitary sewer consolidation
6. Preliminary Design – 60%
7. Final Design – 90%
8. Permitting and Coordination
9. Bid Phase Support
10. Construction Phase Support

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-211-04 Stormwater Utility Fund
Available Budget:	\$1,000,000.00

<b>City of Mission</b>	Item Number:	
<b>ACTION ITEM SUMMARY</b>	Date:	January 15, 2025
<b>Public Works</b>	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

Staff reviewed the two proposals and both firms demonstrated significant experience in stormwater design and presented qualified teams. However, staff is recommending the contract be awarded to Olsson for the following reasons:

- Familiarity with the Project: Olsson's in-depth understanding of the project, gained through their work on the Preliminary Project Study (PPS), provides a strong foundation for efficient and effective project delivery.
- Team and Approach: Olsson presented a solid project team, a clear understanding of the scope, and a well-defined project approach tailored to the City's needs.
- Consistency and Efficiency: By leveraging their prior work on the PPS, Olsson can seamlessly transition into the design phase, reducing project startup time and ensuring continuity.

Based on these factors, City staff recommends awarding the design contract to Olsson Engineering in a total amount not to exceed \$975,385 with \$138,936 reimbursable from Johnson County Wastewater for their sanitary sewer consolidation. The City's costs will be shared through the Johnson County SMP funding program, with the County covering up to 50% of the cost and the remaining portion funded by the City. The funding for this project is included in the 2025 Stormwater Utility Fund budget.

**CFAA CONSIDERATIONS/IMPACTS:** The project includes design of improvements to stormwater and the floodplain to improve safety of stormwater infrastructure that maximizes safety for all users.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-211-04 Stormwater Utility Fund
Available Budget:	\$1,000,000.00

## Exhibit "A" – Task Order

### TASK ORDER: ROCK CREEK CHANNEL IMPROVEMENTS

This Task Order is made as of this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, under the terms and conditions established in the MASTER AGREEMENT FOR PROFESSIONAL SERVICES, dated January 1, 2019 (the Agreement), between the City of Mission, Kansas (Owner) and OLSSON. This Task Order is made for the following purpose, consistent with the Project defined in the Agreement:

This task order is related to providing design services (plans and specifications) for Rock Creek channel improvements from Martway Street and Woodson Road downstream to Reeds Road.

#### Section A. - Scope of Services

A.1. OLSSON shall perform the following Services as outlined in **EXHIBIT C "Scope of Services"**

#### Section B. - Schedule

OLSSON shall perform the Services and deliver the related Documents starting in February 2025 and ending in November 2026.

#### Section C. - Compensation

C.1. In return for the performance of the foregoing obligations, Owner shall pay to OLSSON the estimated amount of \$975,325.00, payable according to the following terms:

Client shall pay to Olsson for the performance of the Basic Services the actual time of personnel performing such Services Reimbursable Expenses, unless otherwise agreed to by both parties. Reimbursable expenses will be invoiced in accordance with the Schedule contained in Item C.2. Olsson's Services will be provided on a time and expense basis. Olsson shall submit invoices on a monthly basis, are due upon presentation and shall be considered past due if not paid within 30 calendar days of the due date.

C.2. Owner shall pay to OLSSON in accordance with the Schedule of Fees described in Exhibit B attached to the Master Agreement for Professional Services. Adjustments to the above Schedule of Fees will be presented to the Owner annually for approval.

**Section D. - Owner's Responsibilities** Owner shall perform and/or provide the following in a timely manner so as not to delay the Services of OLSSON. Unless otherwise provided in this Task Order, Owner shall bear all costs incident to compliance with the following:

#### Section E. - Other Provisions

The parties agree to the following provisions with respect to this specific Task Order:

IN WITNESS WHEREOF, the Owner and OLSSON have executed this task order.

City of Mission, Kansas (Owner)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

OLSSON

By: Paul B. Moore

Name: Paul Moore, P.E.

Title: Vice President

Date: 12/20/2024

**Exhibit “C” – SCOPE OF SERVICES:**  
**ROCK CREEK CHANNEL IMPROVEMENTS**  
**Mission, Kansas**

**FURTHER DESCRIPTION OF BASIC ENGINEERING SERVICES:**

This project includes preparation of design documents and project specifications for the design of channel improvements in Rock Creek from west of the intersection of Martway Street and Woodson Road to east of Reeds Road. The design includes the replacement of the existing channel and roadway culverts in this section of Rock Creek, and associated trail, roadway, and the relocation or encasement of buried infrastructure, including the consolidation/relocation of Johnson County Wastewater’s (JCW) sanitary sewer in the area. In addition, restoration, traffic control and/or construction phasing plans will be provided. Supporting services will be provided including surveying, geotechnical services, permitting, and public engagement. This project is partially funded by Johnson County Stormwater Management Program (SMP) funds and project administration and schedule will follow SMP requirements. The project will be one bid package that will be slated for construction in early 2026.

**GENERAL DESIGN REQUIREMENTS**

All plan development stages shall be completed no later than the current project schedule’s due dates, exclusive of delays beyond the consultant’s control.

The Consultant shall design the Project in conformity with the following: the Kansas City Metropolitan APWA Standard Specifications and Design Criteria Section 5500, Sanitary Sewers and Appurtenances and Section 5600, Storm Drainage Systems & Facilities, A Policy on Geometric Design of Highways and Streets (AASHTO Green Book) 2018, the current version of the Road Design Manual, Volume I, Road Section, Part C, KDOT, the current version of the Manual on Uniform Traffic Control Devices (MUTCD), the current version of the Roadside Design Guide (AASHTO), ADA guidelines and standards (various publications including PROWAG and ADAAG, United States Access Board, current addition), Kansas Department of Health and Environment (KDHE) Minimum Standards of Design for Water Pollution Control Facilities, and Mission design standards and technical specifications.

The Design plans shall be signed and sealed by the licensed professional engineer responsible for the preparation of the design plans. Geotechnical investigations or studies shall be signed and sealed by the licensed professional engineer responsible for the preparation of the investigations or studies. Rights of way descriptions shall be signed and sealed by the licensed land surveyor responsible for the preparation of the rights of way descriptions.

**GENERAL SURVEY REQUIREMENTS**

**Vertical Control:**

Elevations for plans must be obtained from a benchmark on the Johnson County Vertical Control Network. Project benchmarks and elevation datum will be based off the NAVD 88 Datum and shown on the plans.

## **Horizontal Control:**

As part of the design survey, all Section Corners and Quarter Section Corners within the project area and others used for project control must be located, reference and state plane coordinates determined with GPS equipment. The coordinates and referenced ties shall be shown on the plans and the standard corner reference report submitted to the Kansas State Historical Society, the County Engineer, and City's Project Engineer within 30 days of the survey as required by state law.

## **Plan Notes - Control Benchmarks:**

Any Benchmarks, Horizontal Control monuments and any Section Corner and Quarter Section Corners within the area surveyed for the project must be conspicuously indicated on the plans. All benchmarks and section and quarter section corners and property pins within the construction limits shall include a note for the re-establishment of the monuments.

## **SCOPE OF SERVICES**

### **Task 1 Project Meetings & Project Management**

#### **1.01 Meetings**

- A. Attend pre-design meeting
- B. Coordination meetings with the City during the design phase (3 meetings are assumed).
- C. Field check to be performed with representatives of the City, at the project site with appropriate detailed plan. Four Olsson staff will attend the field check.
- D. Utility coordination meetings (assume 2 meetings). Prior to each meeting, submit a PDF of the most current plans to each utility company for preparation of relocation. Request utility companies provide schedule for relocation to be done prior to bidding. For each utility coordination meeting, include project scroll or plans with utility lines in color.
- E. Public meetings – two public meetings are assumed through the design process. The first meeting will occur early in the preliminary design phase of the project. The second meeting will occur after the preparation of the preliminary design and easement documents. Both public meetings are assumed to be an open house format with no formal presentation. Three Olsson staff will attend these public meetings.
- F. With the completion of Task 3.01, meet with the City to discuss the results and determine if the current PPS should be updated reflect any changes to the Alternative 3 or 4 improvements.
- G. A meeting with Johnson County SMP to discuss the results of the additional modeling analysis and potential updates to the Rock Creek PPS.

#### **1.02 Project Management**

- A. Develop design criteria for the roadway, sanitary, and storm sewer. Provide a design criteria memo, that includes a project schedule, to be reviewed at the predesign meeting. Design memo for sanitary sewer will need to be submitted to KDHE for approval. Coordination with HDR for sewer modeling and sizing calculations will be necessary.

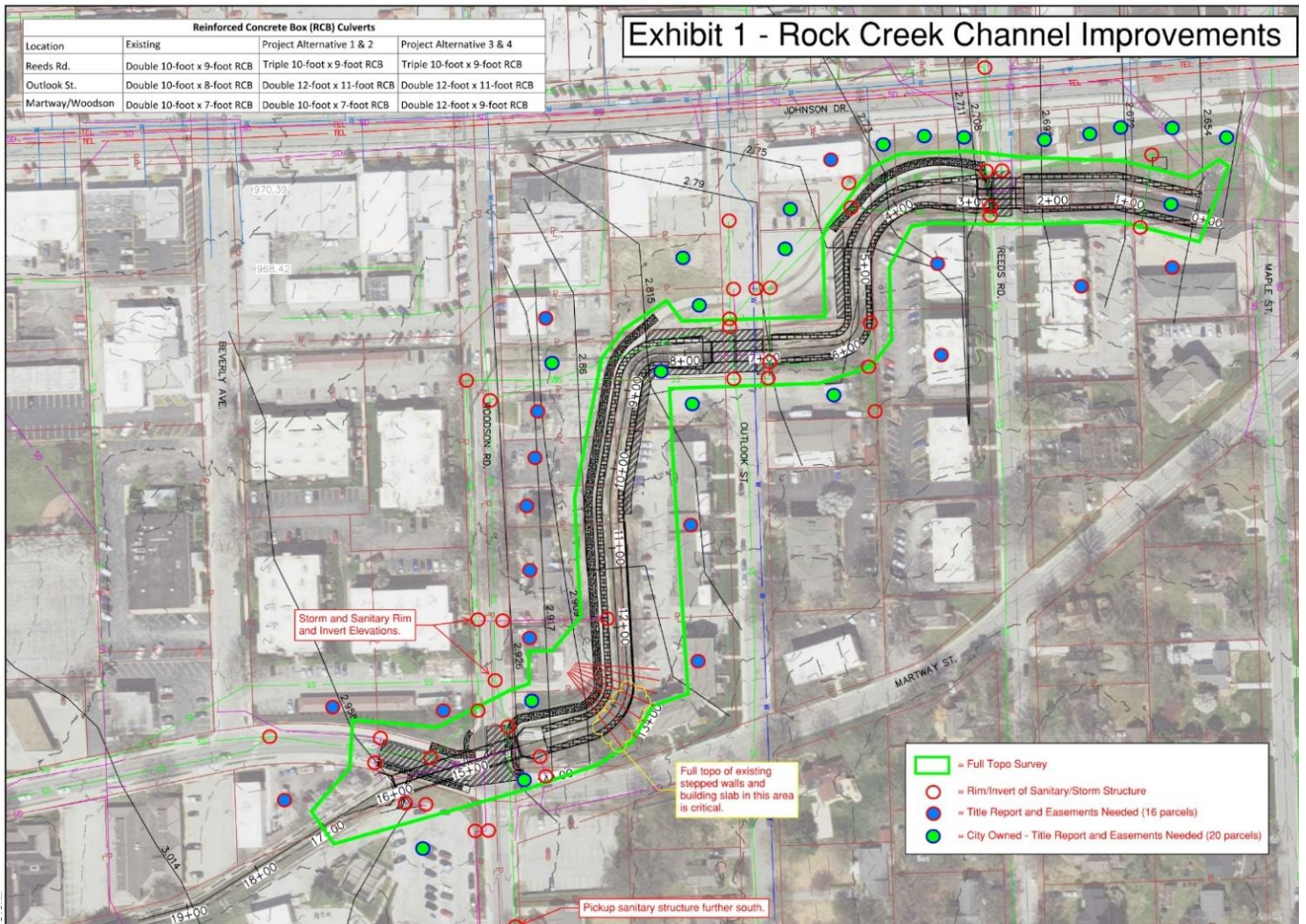


- B. Ongoing phone coordination with City throughout the design process.
- C. Prepare and update a project management plan to monitor scope, schedule, and fee, and monthly invoicing and progress reports.
- D. Bi-weekly internal team coordination meetings during the design process. A total of 20 internal coordination meetings are assumed.

## Task 2 Survey and Geotechnical Investigation

### 2.01 Topographic Survey

- A. Complete topographic survey for the project limits (see map below).
  - Survey shall include shots at pavement tie-in locations, existing back of curb, existing channel, edges of pavement, existing lane lines across roadway, existing storm and sanitary sewer systems, fences, trees, building corners, etc. to create project mapping. See map below for the limits. This includes time to re-survey areas within the project limits that change (due to development, etc.) during the design process. All topographical surveys shall include field locating utilities. Consultant to contact adjoining property owners for assistance in location of private irrigation heads within the affected areas.





- Pick up additional information resulting from Field Check review and evaluation.
  - Contact utility companies and one call center as appropriate for field marking of utility locations.
  - Establish hubs for utility verification efforts including staking proposed improvement conflict locations.
  - Staking Easements for 5 tracts to help facilitate acquisition.
- B. Staking for the Geotechnical services will be performed by Olsson survey crews including shooting locations of borings after they are drilled (38 boring locations are assumed). These locations will then be depicted on the plans.

## **2.02 Office Survey Services**

- A. Office survey
- Gather and research information such as boundary records, utility information, easements, benchmark data, and attend external meetings regarding surveying and base mapping.
  - Create a base map at a scale of 1" = 20 ft showing both contours at one-foot intervals and property lines using the plat information, field boundary data, topography information, and legal descriptions. We will use local GIS data for areas outside of the immediate project limits to help depict the corridor.
- B. Order Ownership and Encumbrance (O&E) reports and easements
- Order O&E reports from a local title company for 36 tracts to determine current owner information and any existing easements.
  - Provide legal descriptions (for 36 tracts) sealed by an RLS licensed in the State of Kansas. The legal descriptions are to be provided in digital format PDF files. Also provide color exhibit drawings for property acquisition purposes.
  - Provide separate internal review of the legal descriptions prior to City submittal for property acquisition. Exhibit Drawings are to include:
    - Title block
    - Ownership boundaries
    - Existing rights-of-way and easements
    - Proposed takings identified with text and graphics
    - Legend for taking type
    - Graphical scale and north arrow
    - Ownership information
    - Legal description of all takings

## **2.03 Geotechnical Exploration**

- A. Drilling and Field Exploration Services
- Olsson to contact Kansas One Call to locate underground utilities. To ensure the safety of the crew on site, Owner must inform Olsson of the location of all private utilities and private utility service connections. The cost of locating

private utility lines and private service connections is the Owner's responsibility. Olsson is not responsible or liable for damage to any private utilities or private service connections.

- All boring locations must be readily accessible. Any fees resulting from clearing operations to achieve access to boring locations is Owner's responsibility and not included in this scope of work. Olsson cannot perform field work until access to boring locations is satisfactory to Olsson.
- Drilling equipment may cause disturbance to natural surroundings including but not limited to soil indentations, concrete cracking, and damage to underground sprinkler systems. Olsson will not be liable or responsible for any site disturbance that may occur as a result of bringing equipment on site. The Owner accepts full responsibility for site disturbance.
- The borings will be staked in the field, and representative surface elevations by an Olsson survey crew.
- We propose to use a truck or all-terrain mounted drill rig to complete the following borings for the geotechnical exploration:
  - Seven borings will be drilled to Auger Refusal on Bedrock or to 20 feet;
  - After encountering refusal, three of the borings will be advanced an additional 10 feet into bedrock using rock coring procedures.
- Split spoon and thin-walled samples shall be collected from the soil test borings.
- We will obtain groundwater levels in the test borings at the time of drilling and upon completion of the drilling operations.
- After obtaining groundwater level readings, we will backfill the borings with soil cuttings and patch pavements as necessary.

#### B. Laboratory Services

- At our laboratory, unconfined compressive strength, moisture content, and in-place unit weight tests will be performed on representative portions of selected Shelby tube samples. Moisture content tests will be performed on all samples. Atterberg limits tests will also be performed upon representative samples of typical subsurface conditions encountered across this site.

#### C. Geotechnical Evaluation

- A geotechnical engineering letter will be prepared under the direction of a registered professional engineer based on the findings of the field and laboratory programs. The report will include a boring location plan, computer-generated boring logs, results of the laboratory testing program and a description of the surface and subsurface conditions encountered at the site. In addition, the report will present our opinions and recommendations regarding the following items:
  - Generalized geotechnical site preparation concerns addressing fill subgrade preparation, earthwork placement, fill compaction criteria, excavatability of any bedrock, and suitability of on-site materials for use as structural fill.
  - Recommended design parameters for RCB crossings, soldier pile wall, and large block gravity walls

- Seismic site coefficient per the International Building Code

#### D. Retaining Wall Design

- We propose to design multiple gravity modular block retaining walls at this site. At this time, the height and length of the wall are unknown, however, we anticipate the walls will be less than 10 feet tall (total height). From the information that has been provided, Olsson will perform the following services:
  - Design of the retaining walls in accordance with NCMA design guidelines
  - Global Stability Analysis on the critical wall sections
  - Preparation of design calculations
  - Preparation of construction documents, plans, and design notes.

### **Task 3 Modeling Analysis and Flood Risk Calculation**

#### **3.01 Hydrology and Hydraulic Modeling Updates and Risk Calculations**

- A. Upon review of the available effective FEMA hydrologic model provided by FEMA and Johnson County SMP, there was no working hydrologic model, only the original effective HEC-1 information. As HEC-1 is no longer available for use, the HEC-1 data must be imported into HEC-HMS, and then updated to reflect the existing conditions, which includes the existing Johnson Drive storm sewer interceptor between Maple Street and Lamar Avenue.
- B. Obtain the Base Level Engineering (BLE) HEC-RAS 2D model from Johnson County SMP staff and run the model confirm that Olsson can duplicate the model results and that the model runs without error. This review also includes a check of the key hydraulic features in the existing conditions model, specifically the existing culverts in Rock Creek at Woodson Road, Outlook Street, Reeds Road, and Lamar Avenue. This scope of work assumes that all four of these culverts are included in the model and that the flowline elevations and sizes are reasonably consistent with available survey information collected from within the Rock Creek corridor.
- C. This scope of work assumes that a terrain modification will need to be performed to represent the existing Johnson Drive storm sewer interceptor, since typically storm sewer is not represented in 2D models developed for FEMA. This task updates the HEC-RAS 2D model from Task 2.01.B to include the existing Johnson Drive storm sewer interceptor.
- D. Update the existing conditions model from Task 3.01.C to reflect the Rock Creek channel improvements and larger road culverts per the proposed improvements from Alternative 3 in the PPS. Create a second proposed conditions model that includes the improvements from the PPS Alternative 3 plus the extension of the Johnson Drive storm sewer interceptor to reflect the PPS Alternative 4 improvements. Compare riverine flood elevations between these two alternatives and to the existing conditions model created in Task 3.01.C from upstream of Woodson Road to downstream of Reeds Road.
- E. Using the most current version of the Risk Integrated Project Prioritization (RIPP) spreadsheet provided by SMP, calculate the existing risk score based on information from the existing HEC-RAS 2D model. From the proposed HEC-RAS 2D modeling results (see Task 3.01.D), calculate the proposed risk score for the PPS Alternatives 3 and 4.

- F. Following the completion of the HEC-RAS 2D model analysis and flood risk calculation, prepare a brief technical memo summarizing the findings of this additional HEC-RAS 2D modeling analysis, the updated risk calculations, and any recommendations for system improvements beyond what was proposed in the PPS. For purposes of discussion with the city, approximate cost impacts to the current PPS cost estimates will be included in this summary memo.
- G. Since it is anticipated that the FEMA 1D model will still be regulatory, and since Olsson anticipates a CLOMR will be required (See Task 4.05E) Olsson will update the current effective 1D model with LiDAR and survey data to make an existing conditions 1D model, then update the existing conditions 1D model with the proposed improvement selected from the 2D model analysis. Conditions for a no-rise will be reviewed, and floodway boundaries will be redefined for the existing conditions and proposed conditions run.

#### **Task 4 Preliminary Design (60%)**

##### **4.01 Data Collection:**

- A. Perform a site visit to document existing conditions and compile photos of the project area.
- B. Gather current Johnson County AIMS linework, project as-built information, and historic survey data within this project area.

##### **4.02 Develop preliminary plans 60%:**

- A. Cover sheet, general notes
- B. Survey reference
  - Includes horizontal and vertical control information
  - Alignment tables
- C. General layout sheet
- D. Easement Plan
- E. Typical sections (channel)
- F. Demo sheets
- G. Preliminary Channel and RCB Plan and profile sheets
  - Channel corridor model development.
  - Plan scale 1" = 20'
  - Profile scale H = 1" = 20' V = 1" = 5'
- H. Provide channel cross-sections every 25 feet derived from a proposed surface model created for the project
- I. Preliminary Soldier pile wall layout
- J. Preliminary RCB layouts (3 layouts assumed)
- K. Preliminary Sanitary Sewer Plan and Profile Sheets

- Preliminary pipeline alignment of gravity main
  - Plan scale 1" = 20'
  - Profile scale H = 1" = 20' V = 1" = 5'
- L. Trail Design
- Horizontal geometry trail
  - Vertical geometry
  - Preliminary plan/profile sheets trail
  - Trail template and surface model
  - Cross sections Trail (every 25 feet)
  - ADA ramps Assume (9)
- M. Road Design
- Typical Sections Road
  - Plan & Profile sheets
  - Driveway details and elevations (assume 2)
  - Intersection layout (Martway and Woodson intersection only)
  - Curb return profiles
  - Road replacement details for Outlook and Reeds
  - Storm pipe profiles
  - Surface Model of roadways
- N. Preliminary construction sequencing (Temporary Traffic Control Phasing)
- Layout of construction sequences required to complete project. A plan sheet will be developed showing the phases hatched out to show how the project can be constructed. Narratives describing vehicular and pedestrian detours will be provided.
  - Temporary Traffic Control Standard details
- O. Pavement Marking and Signing
- P. Street Lighting
- Plans will look to address street lights affected by construction. No additional street lights will be placed and no photometric analysis will be completed with this contract. City to provide As-Built plans if available.
- Q. Coordinate internal plan sheet set and submit a PDF copy to City for review.

#### **4.03 Preliminary cost estimate**

- A. Prepare a preliminary cost estimate based on standardized itemized units of work and the experience and qualifications of Olsson's judgment as an experienced and qualified design professional, familiar with the construction industry and advise the

City if, in its opinion, the amount budgeted for construction is not sufficient to adequately design and construct the improvement as requested.

#### **4.04 Utility coordination throughout the design process.**

- A. Send correspondence to all utilities as needed and conduct ongoing email and phone correspondence with utilities through the design process.
- B. Identify utility conflicts during design and confirm that utilities have space to be able to relocate impacted utilities.
- C. Determine utilities that need potholes and perform utility potholing (10 utility potholes are assumed).
- D. Provide electronic base maps to all utilities for their use in developing relocation plans.
- E. Coordination with JCW regarding sewer main consolidation. (3 coordination meetings with JCW are assumed)

#### **4.05 Permits and Approvals**

- A. Section 404 Nationwide Permit Application and Coordination. Olsson will calculate impacts to wetlands and other waters once they have received electronic design files based on preliminary project plans.

If there are impacts to jurisdictional Waters of the U.S., Olsson assumes the project will be eligible for a Nationwide Permit (NWP) from the United States Army Corps of Engineers (USACE). NWPs are general Department of the Army (DA) permits for projects that meet a set of nationwide standards for minimal individual and cumulative environmental impacts. Olsson will prepare a Pre-Construction Notification (PCN) letter as part of the NWP application. As part of the NWP process, Olsson will also coordinate with the U.S. Fish and Wildlife Service (USFWS) and the Kansas State Historic Preservation Office (SHPO) if requested by the USACE. Following the submittal of the NWP application, Olsson will coordinate with USACE to verify that they have all the required information needed to process the application. Olsson will also coordinate with the Kansas Department of Health and Environment (KDHE) for circumstances where Water Quality Certification is required.

If project changes increase impacts after the PCN submittal and a modification of the NWP application is needed, or if an Individual Permit is determined to be required after impacts have been calculated, additional fees and scope will be required.

After the permit is obtained, a summary sheet detailing permit conditions will be prepared to assist in compliance during construction.

Olsson assumes the following tasks are not included in this scope:

- Jurisdictional Determination Request
- More than one Site Visit with USACE
- Migratory Bird Treaty Act Nesting Surveys
- Bald and Golden Eagle Nest Surveys
- Agency Requested Threatened and Endangered Species-Specific Survey
- Agency Requested Historic or Cultural Resource Surveys

- Wetland Mitigation Services
- B. Kansas Department of Agriculture – Division of Water Resources Permit – Prepare an application for channel change/floodplain fill permit. Application to be completed upon completion of preliminary plans.
  - C. FEMA CLOMR – Because the project impacts the current effective floodway limits, prepare a conditional letter of map revision (CLOMR) which will be submitted to the city’s floodplain administrator for review and signature before submitting the CLOMR application to FEMA. Olsson will prepare all the necessary hydraulic models and mapping as required for the CLOMR. The following tasks are required for a CLOMR submittal:
    - Complete MT-1/MT-2 FEMA application forms
    - Provide a design narrative of the requested change to floodplain mapping and models
    - Send documentation to affected property owners
    - Coordinate signatures with the city’s floodplain administrator
    - Submit HEC-RAS calculations and models of the duplicative effective, existing and proposed conditions for the project
    - Prepare and submit revised topographic floodplain mapping for the floodway, 100-year and 500-year floodplains
    - Submit documentation of ESA compliance
  - D. FEMA LOMR – Following the construction of the project, Olsson will submit a final Letter of Map Revision (LOMR) to FEMA based on an as-built survey of the project completed. Similar documentation to the CLOMR is required with the addition of submitting as-built plans, notification letters and an annotated FIRM to FEMA. Olsson will coordinate and respond to all FEMA comments on the submittals.
    - Professional Engineer in the state of Kansas. USACE mitigation fees, if applicable, are not included within Olsson’s fee estimate.
    - Submit HEC-RAS calculations for duplicative effective, existing and proposed conditions analysis.
  - E. Kansas Department of Health and Environment (KDHE) Construction Permit - Signed and sealed sanitary sewer construction documents shall be submitted to KDHE for review and comment related to the design. An application for construction permit will be prepared and submitted with signed and sealed documents. All comments will be addressed to KDHE satisfaction for issuance of construction permit. Once comments are addressed, construction documents will be re-sealed, signed, and ready to bid.
  - F. KDHE Notice of Intent (NOI) will be prepared.
  - G. SWPPP – Prepare a Stormwater Pollution Prevention Plan (SWPPP) to be submitted with the KDHE NOI prior to construction.
  - H. SMP Approval – Submit preliminary and final information to Johnson County SMP for project approval.
  - I. Submit a City floodplain development permit

## **Task 5 Final Design (90%)**

### **5.01 Soldier Pile Wall and RCB Design and Plans**

- A. Soldier Pile Wall Design: Olsson will prepare a soldier pile wall design to be installed along the eastern side of Rock Creek approximately 150 feet east of Woodson Road. The soldier pile wall will be installed inside of the existing channel walls and through the floor. Tie-backs, where necessary, will be installed through partial removals of the existing wall system. It is understood that this wall will support the existing grade, parking lot, and adjacent site retaining walls. It will be designed in accordance with AASHTO LRD Bridge Design Guidelines and the International Building Code, where appropriate. An integrated crashworthy barrier system on the soldier pile wall or separately founded barrier and moment slab system will be designed to provide fall protection for vehicles in the parking lot.
- B. RCB Design: Olsson will prepare reinforced concrete box culvert designs for three locations that support city streets (the intersection of Martway/Woodson, Outlook Street, and Reeds Road). Designs shall be in accordance with AASHTO LRFD Bridge Design Guidelines. It is understood that the roadways will be closed during construction and the structures built in one stage. Headwalls and wingwalls will include pedestrian fences to provide fall protection.

### **5.02 Prepare final plans**

- A. Update cover sheet, general notes, alignment layout, typical sections, easement sheets, drainage area map and calculations, as needed.
- B. Final project quantities
  - Develop final quantity recapitulation of bid items including breakout tables
- C. Final demo sheets
- D. Final channel and RCB plan and profile sheets
- E. Storm sewer plan and profile sheets, including the development of a storm sewer pipe network.
- F. Sanitary sewer plan and profile sheets, including the development of a sanitary sewer pipe network.
- G. Sanitary sewer stand alone plan set for JCW review, including cover sheet, general notes, and standard details.
- H. With the hydraulic modeling performed in Task 3, add the hydraulic grade line information to the profiles.
- I. Final big block retaining wall details including section views, performance specifications, and general notes.
- J. Big block to RCB channel transition details (7 locations assumed)
- K. Final trail plan/profile sheets
- L. Update trail template and surface model
  - Final Cross sections
- M. Final entrance and side road profiles and grading
  - Intersection details (Martway and Woodson intersection only)



- Curb return layouts and profiles
  - Sidewalk ramp locations designed for ADA compliance including spot elevations (assume 9)
- N. Concrete channel jointing plan sheets
- O. Final channel cross-sections every 25 feet derived from a proposed surface model created for the project
- P. Final construction sequencing/Temporary Traffic Control Plan
- Q. Final pavement marking and signing plans
- Layout pavement markings and signing complying with the MUTCD and applicable City of Mission Standards
- R. Final Street Lighting
- S. Erosion control plan sheets
- T. Caged reinforced concrete encasement design for sanitary sewer crossings per Johnson County Wastewater requirements.
- U. Custom outlet design for storm sewer discharges into channel.
- V. Standard details
- W. Compile internal sheet set and prepare final plan submittal

### **5.03 Final cost estimate**

- A. Prepare a final cost estimate based on standardized itemized units of work and the experience and qualifications of Olsson's judgment as an experienced and qualified design professional familiar with the construction industry and advise the City if, in its opinion, the amount budgeted for construction is not sufficient to adequately design and construct the improvement as requested.

### **5.04 Project Specifications**

- A. Prepare a complete set of front end specifications and technical specifications to address specific elements of this project. Incorporate the front-end documents provided by the city into a single and complete specifications PDF.
- B. Develop project special provisions for contract documents. Olsson will prepare special provisions to the specs as needed.

### **5.05 Project Bid Plans**

- A. Address city and JCW review comments on final plans.
- B. Prepare bid plans, final specifications, and the final project cost estimate.
- C. Submit bid documents to city.

### **5.06 Utility Coordination for Relocations**

- A. Ongoing utility coordination and review each utility company's relocation plans.
- B. Obtain digital plans of relocation layout from each utility.
- C. Field Verification of underground utility relocation at conflict points.

## **Task 6 Bidding**

### **6.01 General Services during Bidding**

- A. Prepare written addenda to the bidding documents (up to 2 addenda are assumed)
- B. Attend and prepare for the pre bid meeting
- C. Answer Contractor questions during the bid period
- D. Assist the City in analyzing bids and making recommendations
- E. Prepare a bid tabulation in PDF and Excel formats.

## **Task 7 Construction Period Services**

### **7.01 General services during construction**

- A. Prepare for and attend the preconstruction meeting as a design and engineering professional, not as an inspector
- B. Shop drawing & material submittal review
- C. Respond to contractor's request for information
- D. Complete minor plan revisions. This does not include major changes to plans or changes to the channel profile/alignment.
- E. Field visits to resolve issues
- F. Attend weekly progress meetings as a design and engineering professional, not as an inspector. (Assumes 2 hours per meeting including drive time for 10 months of construction activity)
- G. Conduct initial inventory inspection for bridge-length RCB structures (3) and prepare a report.
- H. Olsson shall complete a load rating for each structure using AASHTOWARE and KDOT's guidelines.
- I. Prepare draft SIA sheet, and scour assessment form.
- J. Complete as-built cross-section survey to upon completion of final grading and prior to channel construction or restoration to ensure that the constructed hydraulic elements match those submitted with the CLOMR so that when completing the LOMR after the project, the hydraulic results will reflect the pre-project proposed CLOMR results. Following construction complete, conduct an as-built survey to document final construction conditions.
- K. Participate in final walk through with the city and contractor.
- L. Compile as built plans at the end of construction and submit to the city in PDF format

## **Compensation**

A summary is provided below, see attached fee spreadsheet for more detail.

<b>Task 1.0 – Meetings and Project Management</b>	<b>\$98,400</b>
<b>Task 2.0 – Survey and Geotech</b>	<b>\$100,576</b>
<b>Task 3.0 – Modeling Analysis and Flood Risk Calculations</b>	<b>\$51,848</b>
<b>Task 4.0 – Preliminary Design 60%</b>	<b>\$253,574</b>
<b>Task 5.0 – Final Design 90%</b>	<b>\$393,629</b>
<b>Task 6.0 – Bidding</b>	<b>\$8,816</b>
<b><u>Task 7.0 – Construction Period Services</u></b>	<b><u>\$68,482</u></b>
<b>Total Fee</b>	<b>\$975,325</b>

## **Assumptions**

1. Asphalt pavement will be used for the roadway.
2. The contractor will be responsible for resetting property pins that are disturbed during construction.
3. The project will be bid by the city.
4. A working 2D HEC-RAS model that includes this project area will be available from Johnson County SMP by December 2024.
5. Inlets along Martway, Woodson, Outlook and Reeds will be put back in the same locations. Hydrology and Hydraulic calculations will not be performed for the enclosed storm sewer systems.
6. Large block wall, soldier pile wall and RCB plans will utilize City of Mission and KDOT Standard Plans and Standard Specifications for Highway Construction Specifications, where appropriate.
7. RCB's will be of sufficient length to not require concrete barrier systems, and pedestrian fencing will be adequate means of fall protection.
8. The wetland delineation and stream assessment site work and assessment report have been completed.
9. At the notice to proceed, Olsson will have the consolidated sanitary sewer main size, material, and rough alignment from JCW.

## **City Responsibilities**

1. The City shall provide record drawings of the existing roadway and sewer mains, if available.
2. The City shall be responsible for all mailings informing the public of surveying, public meetings, etc.
3. The City shall be responsible for coordinating and scheduling the time and location of the public meetings.
4. The City shall arrange the time and location of the pre-bid and pre-construction meetings.

5. The City shall provide as-built irrigation drawings, if available.
6. The City shall provide design calculations and information signed and sealed from HDR for inclusion in the KDHE design memo submittal.

### **Exclusions**

1. Fiber interconnect or utility relocation design is not included with the project. This statement is saying Olsson will not design, for example, a waterline relocation for a utility. They will have to produce plans that can be bid for a waterline contractor to have relocated prior to our bid. Olsson will facilitate utility coordination with our design and be involved advising them on areas they should not relocate to, or where we suggest they relocate to, but will not be designing their plans. Olsson will help identify conflicts with the new road design and attempt to design around them if possible.
2. Environmental permitting does not include 4f or 6f parkland permits. These permits would be needed only if land was being taken from a park to be repurposed for a road or sewer project.
3. Lawn irrigation design.
4. Detention pond design is not anticipated with this project.
5. Construction observation and testing for construction
6. Construction staking for the contractor selected for construction
7. Property acquisition and appraisal services
8. Water quality analysis or water quality concept design
9. Updating the Rock Creek PPS (including cost estimates) to reflect recommended system changes and resubmitting the PPS to Johnson County SMP for review.
10. Troubleshooting the 2D model obtained from Johnson County staff in the event that it does not run correctly.
11. Landscape plans
12. 3-Dimensional Model and Presentation Graphics
13. Bill of reinforcing steel for the three RCB's and soldier pile wall system.
14. Custom fencing design or details
15. Design of aesthetic enhancements to the RCB's or soldier pile wall system.
16. FEMA alternatives analysis
17. Section 404 individual permit application and coordination
18. USACE jurisdictional determination request
19. Migratory Bird Treaty Act Nesting Surveys
20. Bald and Golden Eagle Nest Surveys
21. Agency Requested Threatened and Endangered Species-Specific Survey
22. Agency Requested Historic or Cultural Resource Surveys
23. Wetland Mitigation Services