

February 13th, 2023

Mr. Joe Frogge
City of Lee's Summit
Codes Administration Department
220 SE Green Street
Lee's Summit, MO 64063



RE: Permit No. PRCOM20226232
Saint Luke's East Hospital
ASC addition
100 NE Saint Luke's Blvd.

ACI BOLAND ARCHITECTS – KANSAS CITY
1710 Wyandotte
Kansas City, Missouri 64108
T.816.763.9600
F.816.763.9757

Dear Joe:

The following is our response to your review of the referenced project dated July 26, 2022. We recognize and will comply with all general comments, comments for informational purposes and comments that are to be verified at final inspection.

Licensed Contractors

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and an email address & phone number for the on-site contact which is where inspection reports will be sent.

Response: McCarthy Building Companies will be the general contractor. Class A Contractor's License number is 2023-0007220. Eric Dill will be listed as the Licensee: edill@mccarthy.com, 937-471-0653

2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt) No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Response: Site Utilities Contractor will be SITE RITE CONSTRUCTION CO. MEP Subcontractors are currently being evaluated, and will be selected and named with the future Building Permit.

Building Plan Review

1. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Comment is informational.

Response: Acknowledged – full building code review to be submitted with core and shell package. Attached code plan is for informational purposes.

2. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response: Special inspections letter attached from Alpha Omega.

3. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

Response: Geo-tech report attached.

4. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is informational. \$53m seems high and results in a permit fee in excess of \$185k. Is this a typo or maybe includes the site work? Feel free to call and discuss.

Response: Cost for footing and foundation package is \$4,634,720.00

This concludes our response. Please contact me for any additional clarification or requests.
Best Regards,

Brian Dostal

ACI/BOLAND, Inc.

cc: Mark Brooks – SLHS
Eddie James – ADAMS
Eric Dill – McCarthy Building Companies
File 3-20034