



February 6, 2024

Julie Wellner
Wellner Architects + Engineers
802 Broadway, 4th Floor
Kansas City, Missouri 64105

Re: **Agreement for Professional Services
Special Inspections and Materials Testing**
LXT Hangar 2 (the "Project")
Lee's Summit Municipal Airport
Lee's Summit, Missouri

Dear Ms. Wellner:

It is our understanding that Wellner Architect + Engineers ("Client") requests Olsson, Inc. ("Olsson") to perform the services described herein pursuant to the terms of this Letter Agreement for Professional Services, Olsson's General Provisions and any exhibits attached hereto (all documents constitute and are referred to herein as the "Agreement") for the Project.

Olsson has acquainted itself with the information provided by Client relative to the Project and based upon such information offers to provide the services described below for the Project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property. Client acknowledges that it has reviewed the General Provisions and any exhibits attached hereto, which are expressly made a part of and incorporated into the Agreement by this reference. In the event of any conflict or inconsistency between this Letter Agreement, and the General Provisions regarding the services to be performed by Olsson, the terms of the General Provisions shall take precedence.

Olsson shall provide the following services to Client ("Scope of Services") for the Project:

Special Inspections and Materials Testing as more specifically described in "Scope of Services" attached hereto.

Should Client request work in addition to the Scope of Services (Optional Additional Services), Olsson shall invoice Client for such services at the standard hourly billing labor rate charged for those employees performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide its services in a timely, competent, and professional manner in accordance with applicable standards of care for projects of similar geographic location, quality, and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson would expect to begin performing its services under the Agreement promptly upon your signing.

COMPENSATION

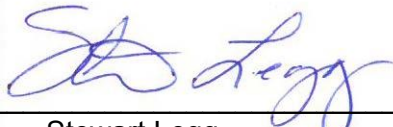
Client shall pay Olsson on a time and expense basis the **Not-To-Exceed Fee of \$59,000.00** for the performance of the Scope of Services. Olsson shall submit invoices monthly. Payment is due within 30 calendar days of invoice date.

Terms and Conditions of Service

We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

If this Agreement satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 60 days from the date set forth above, unless changed by us in writing.

Olsson, Inc.

By 
Stewart Legg

By 
Jonathan Lamanes, P.E.

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept the terms set forth herein, please sign:

Wellner Architects + Engineers

By _____

Name _____

Title _____

Dated: _____

If different from above,

Client's Designated Project Representative

Attachments

Scope of Services

General Provisions

Scope of Services

This Scope of Services is hereby attached to and made a part of the Letter Agreement for Professional Services dated February 2, 2024, between Wellner Architects + Engineers ("Client") and Olsson, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is indicated below.

Project Description and Location

Project Description: Provide special inspections and construction materials testing services related to the construction of the proposed airport hangar and site improvements.

Project Location: LXT Hangar 2, Lee's Summit Municipal Airport, Lee's Summit, Missouri

Scope of Services

This proposal is based on a review of the project "Issued For Bid" plans and specifications for Lee's Summit, Missouri City Project No. 47732472 dated January 4, 2024.

Construction observation and testing services have been requested for fill placement, utility trench backfill, rammed aggregate piers, foundation bearing materials, reinforced concrete, structural masonry, structural steel, and building and pavement subgrades. We propose to provide our observation and testing services in the following manner:

Fill Placement/Utility Trench Backfill – Prior to fill placement, subgrades should be stripped of vegetation, topsoil, and any other deleterious material. Representatives of Olsson will observe the stability and moisture content of the subgrades. The subgrades should be proofrolled with a fully loaded tandem axle dump truck.

Samples of materials proposed for use as structural fill and/or utility trench backfill will be obtained for laboratory testing. Laboratory tests, including standard Proctors and Atterberg limits tests, will be performed to classify and determine physical properties of the proposed fill/backfill materials. Olsson will observe and test structural fill placed within the footprint of the proposed building and surrounding pavement areas. Olsson will also test backfill placed within segments of the utility trenches.

Rammed Aggregate Piers – Installation of the rammed aggregate piers will be observed on a full-time basis. The depth of the piers will be noted. The compaction of the rammed aggregate may be evaluated periodically using a dynamic cone penetrometer.

Foundation Bearing Materials - Olsson will observe the bearing materials in the bases of shallow foundation excavations. The bearing materials will be evaluated with respect to the design bearing pressure.

Reinforced Concrete - Olsson's field technician will observe placement of reinforcing steel in the footings, walls, and floor slabs for the proposed building and in the pavement for the parking and private drives. Field tests, including slump, air entrainment, and temperature, will be performed on samples of concrete obtained from these structures. Cylinders will be cast from the concrete used in the construction of the building and pavements for compressive strength testing.

Structural Masonry – Placement of the reinforcing steel and grout in the structural masonry walls for the proposed building will be observed on a continuous basis while reinforced cells in the masonry walls are being filled with grout. Field tests and compressive strength test specimens (grout and block prisms) will be cast with the block, mortar, and grout used in the construction of the structural masonry walls for the proposed building.

Structural Steel – Olsson will provide a steel technician during erection of the structural steel frame for the proposed building. Field bolted and welded connections will be observed. Olsson's steel technician will request welding procedures and welder qualification test records for AWS D1.1 and D1.3 for each welder working on this project be provided to us and approved by the project structural engineer, if necessary, prior to welding being performed. Proper storage of unused bolts, welding electrodes, and welding sticks, including ovens if needed, will be observed. Olsson's steel technician will attend a preconstruction meeting with the general contractor superintendent and the structural steel erection contractor to coordinate preconstruction bolt calibration and field observations of bolted and welded connections.

Building and Pavement Subgrades – Olsson's field personnel will evaluate building and pavement subgrades with respect to stability and moisture content prior to construction of the on-grade slabs and/or pavements. Subgrades should be proofrolled with a fully loaded tandem axle dump truck.

The general contractor superintendent should schedule subgrade evaluations within 48-hours of paving or following any significant weather event that could affect the performance of the pavement subgrade. Subgrades should be reobserved if weather conditions change or if construction of the on-grade slab and/or pavements is delayed more than 48-hours after initial observation.

Reporting - Olsson's field professionals will prepare typed field reports summarizing each day's field observations, presenting test results, and detailing items not in compliance with the project drawings and/or specifications. Draft copies of the field reports will be provided daily to the designated field representative if requested.

Field reports will be reviewed by our project engineer and summarized in bi-weekly letters transmitted to the Client, Architect, Structural Engineer, General Contractor and Building Official. Olsson is not responsible for the Contractor's means or methods and does not have the obligation or authority to stop Contractor's work. Olsson's responsibility as special inspector is to report our field observations and test results to the Contractor and Client as provided herein.

Following completion of the project, Olsson will prepare a final summary report stating its opinion with regard to whether the portions of the work that were observed, inspected and/or tested were in compliance with the project specifications.

Safety – It is the responsibility of the general contractor or their subcontractors to provide safe access to work requiring observation or testing by the special inspector or tester. It is also the responsibility of the general contractor or their subcontractors to provide OSHA compliant barriers or barricades around excavations greater than 6 feet in depth. In instances where barriers or barricades are not provided or work requiring observation or testing must be performed while within the area protected by barriers or barricades, the contractor shall provide and install an anchor point that meets the OSHA standard for fall protection for use by the special inspector or tester. The anchorage point shall be provided near excavations 6 feet or greater in depth where observation or testing is required. The

anchorage point cannot be a piece of equipment that can be moved (like a drill rig or piece of earth working equipment). These anchorage points may need to be moved by the contractor when work requiring observation or testing is needed in other locations.

When fall protection is needed for Olsson personnel to perform their work, we will supply our personnel with harnesses and lanyards which can be tied off to contractor-provided anchorage points. If the contractor cannot supply an anchorage point for Olsson personnel, we will work with the general contractor to come up with a solution possibly including Olsson providing our own anchorage, which may cause a delay to obtain the equipment needed and will result in additional charges to Olsson's Client.

Exclusions – Observation and testing relating to shop inspection for the fabrication of the structural steel framing members and mechanical inspections of field erected members (plumb or other dimensional characteristics) has not been included in this cost estimate. Often, the Building Official will waive the special inspection requirement for shop inspection of structural steel if the fabrication shop is certified and can provide proof of certification on their signed company letterhead. If it is determined that these items are required for special inspection, we would be willing to review the applicable project plans and specifications to provide an additional estimate to provide these services.

Scope of Work and Estimated Cost
LXT Hangar 2
Lee's Summit Municipal Airport
Lee's Summit, Missouri

Fill Placement

55	Hrs Technician - Building @	\$55.00	/hr	\$	3,025.00
55	Hrs Technician - Pavement @	\$55.00	/hr	\$	3,025.00
20	Hrs Technician - Storm Basin @	\$55.00	/hr	\$	1,100.00
30	Hrs Technician - Pavement Stabilization @	\$55.00	/hr	\$	1,650.00
6	Hrs Technician - Baserock @	\$55.00	/hr	\$	330.00
4	Standard Proctor @	\$180.00	/each	\$	720.00
3	Standard Proctor w/Chem Additive @	\$220.00	/each	\$	660.00
4	Atterberg Limits @	\$90.00	/each	\$	360.00
30	Standard Equipment @	\$15.00	/day	\$	450.00
32	Trips @	\$45.00	/trip	\$	1,440.00

Utility Trench Backfill

50	Hrs Technician - Storm Sewer @	\$55.00	/hr	\$	2,750.00
50	Hrs Technician - Sanitary Sewer @	\$55.00	/hr	\$	2,750.00
20	Hrs Technician - Water/Fire Line @	\$55.00	/hr	\$	1,100.00
2	Standard Proctor @	\$180.00	/each	\$	360.00
2	Atterberg Limits @	\$90.00	/each	\$	180.00
26	Standard Equipment @	\$15.00	/day	\$	390.00
26	Trips @	\$45.00	/trip	\$	1,170.00

Rammed Aggregate Piers

120	Hrs Sr. Technician @	\$65.00	/hr	\$	7,800.00
15	Trips @	\$45.00	/trip	\$	675.00

Foundation Bearing Materials

18	Hrs Sr. Technician @	\$65.00	/hr	\$	1,170.00
6	Trips @	\$45.00	/trip	\$	270.00

Reinforced Concrete

18	Hrs Technician - Footings @	\$55.00	/hr	\$	990.00
30	Hrs Technician - Slab @	\$55.00	/hr	\$	1,650.00
80	Hrs Technician - Pavement @	\$55.00	/hr	\$	4,400.00
6	Hrs Technician - Sample Retrieval @	\$55.00	/hr	\$	330.00
190	Compression Test - Concrete @	\$20.00	/each	\$	3,800.00
20	Standard Equipment @	\$15.00	/day	\$	300.00
26	Trips @	\$45.00	/trip	\$	1,170.00

Structural Masonry

24	Hrs Sr. Technician @	\$65.00	/hr	\$	1,560.00
3	Compression Test - Grout @	\$40.00	/each	\$	120.00
3	Compression Test - Block @	\$180.00	/each	\$	540.00
8	Trips @	\$45.00	/trip	\$	360.00

Structural Steel

40	Hrs Steel Technician @	\$90.00	/hr	\$	3,600.00
10	Trips @	\$45.00	/trip	\$	450.00

Subtotal \$ 50,645.00

Project Engineering and Administration

40	Hrs Project Engineer @	\$150.00	/hr	\$	6,000.00
4	Hrs Senior Project Engineer @	\$215.00	/hr	\$	860.00
23	Hrs Project Administration @	\$65.00	/hr	\$	1,495.00

Total \$ 59,000.00