



SHAFER, KLINE & WARREN, INC.
 11250 Corporate Avenue, Lenexa, Kansas 66219
 Telephone: 913/888/7800 Fax: 913/888/7868

LETTER OF TRANSMITTAL

TO: City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

ATTN: Christina Stanton, Senior Planner

DATE: December 4, 2017	JOB NO: 170534-010
RE: Lee's Summit Surgical Center	
Final Development Plan / Minor Plat Resubmittal	
Phase: 40, Task: 401IDDS	

WE ARE SENDING YOU

<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under separate cover via _____ the following items:
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Prints	<input checked="" type="checkbox"/> Plans
	<input type="checkbox"/> Change Order	<input type="checkbox"/> Samples
		<input type="checkbox"/> Specifications
		<input checked="" type="checkbox"/> Other: <u>Attachments per below</u>

COPIES	DATE	NO.	DESCRIPTION
6	11/28/17		Sealed Final Development Plan (24" x 36")
1	11/28/17		Half Size Final Development Plan (12" x 18")
1	11/28/17		FDP Response Letter, with Sealed Engineer's Estimate
2	11/28/17		Minor Plat (24" x 36")
1	11/28/17		Minor Plat Response Letter
1	11/28/17		CD Containing TIFF's and PDF's of resubmittal, as applicable

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit _____ copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return _____ corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> _____	

REMARKS:

Christina, please contact me if you have any questions regarding this submittal, at (913) 307-2541 or dan.mcghee@skw-inc.com. The architect's plans have not changed from the previous resubmittal. Thanks, Dan

COPY(S) TO: _____

SIGNED:

Dan McGhee
 Dan McGhee

November 28, 2017



Christina Stanton, Senior Planner
City of Lee's Summit
220 SE Green St
Lee's Summit, Missouri 64063

**Re: Lee's Summit Surgical Center – PL2017209
Minor Plat
Responses to City Comments**

Dear Ms. Stanton:

Enclosed is a revised plat for the above referenced project. The plat has been revised in accordance with the City comments dated November 8, 2017.

The following written response is provided to indicate the actions taken to address the City comments. The numbering system utilized herein corresponds to the City Review Comment numbers.

Planning Review

1. Add the signature block for the City Clerk (Denise R. Chisum, MMC, City Clerk).
The signature block for the City Clerk has been added as requested.

GIS Review

1. Ownership does not match Jackson County records. JaCo records: Marion Ridge Safety Storage. On plat: LSMOB.
The property will be conveyed to LSMOB Owner, LLC, prior to circulating the minor plat for signatures, or recording the minor plat at Jackson County.

We hope that we have adequately addressed each one of the above-referenced review comments and look forward to the approval of this submission (email from City indicating that plat is ready to circulate for signatures, pending transfer of property). Please call should you have any questions regarding this submittal.

Very truly yours,

SHAFER, KLINE & WARREN, INC.

A handwritten signature in blue ink, appearing to read "Dan McGhee", is written over the company name.

By: Dan McGhee, P.E., ENV SP
Senior Project Manager

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cc: Rick Clawson, ACI Boland Architects
Enclosure

November 28, 2017



Christina Stanton, Senior Planner
City of Lee's Summit
220 SE Green St
Lee's Summit, Missouri 64063

**Re: Lee's Summit Surgical Center – PL2017211
Final Development Plan - Responses to City Comments**

Dear Ms. Stanton:

Enclosed are revised plans on the above referenced project. These plans have been revised in accordance with the City comments dated November 7, 2017.

The following written response is provided to indicate the actions taken to address the City comments. The numbering system utilized herein corresponds to the City Review Comment numbers.

Engineering Review

1. Detectable warnings are not required at the ADA-accessible ramps at the entrances. Please revise as required throughout the plan set.

The detectable warnings have been removed from the ramps at the entrances. They have been left at the corner of street intersections.

2. Sheet C12: Show the existing storm sewer d/s of Structure EX1.

The existing storm sewer was inadvertently frozen and is now shown on this sheet.

3. Sheet C14: It would appear that the labels for CI EX2 & EX3 are reversed.

The labels were reversed and have been corrected.

4. The structure labeled JB EX5 is labeled EX3A elsewhere in the plans. Please reconcile.

The nomenclature has been corrected on this sheet.

5. Sheet C14: The 0.33 ac roof drainage area includes a label referring to 10B. Verify if 10B is correct, or revise to the correct structure. Reconcile with the drainage calculations.

The label should have referred to structure 11A. It has been corrected, and no revision to the drainage calculations is necessary.

6. Sheet C14: It appears that the drainage area boundary for CI 10H isn't correct. Please review and revise as required.

The drainage area for 10H is the tributary area, outside of the roof canopy. Therefore 0.04 acres is correct.

Christina Stanton, Senior Planner
City of Lee's Summit
November 28, 2017
Page 2

7. Sheet C15: The structures d/s from 10I & 11A are incorrectly shown as 10E & EX CI. Please revise.

The downstream structures have been corrected to 10H and 10B respectively.

8. Include a line item for wattle ditch checks in the Engineer's Estimate of Probable Construction Costs.

A line item for wattle ditch checks has been added to the estimate as requested.

We hope that we have adequately addressed each one of the above-referenced review comments and look forward to the approval of this submission.

Please call should you have any questions regarding this resubmittal.

Very truly yours,

SHAFER, KLINE & WARREN, INC.



By: Dan McGhee, P.E., ENV SP
Senior Project Manager

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cc: Rick Clawson, ACI Boland Architects

Enclosure

SHAFER, KLINE & WARREN, INC.

11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

DATE: 10/30/2017

REVISED: 11/28/2017

REVISED:

LSMOB Owner, LLC - ACI BOLAND ARCHITECTS

Lee's Summit Surgical Center, Lee's Summit, MO

Project Number 170534-010

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST**GRADING AND EROSION CONTROL**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	EXCAVATION (SITE, EXCLUDING BUILDING)	CY	2,420	\$5.00	\$12,100.00
2	EMBANKMENT (SITE, EXCLUDING BUILDING)	CY	1,955	\$5.00	\$9,775.00
3	TEMPORARY CONSTRUCTION ENTRANCE	EACH	1	\$1,200.00	\$1,200.00
4	SEDIMENT FENCE / DIVERSION BERM	LF	2,042	\$3.00	\$6,126.00
5	TEMPORARY SEDIMENT TRAP	EACH	2	\$2,500.00	\$5,000.00
6	INLET PROTECTION	EACH	15	\$150.00	\$2,250.00
7	WATTLE DITCH CHECK	LF	110	\$5.00	\$550.00
8	TEMPORARY SEEDING	AC	2	\$1,600.00	\$3,200.00
9	FINISH GRADING	CY	1,600	\$3.00	\$4,800.00

SUBTOTAL GRADING AND EROSION CONTROL**\$45,001.00****PAVEMENT**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	1-1/2" ASPHALTIC CONCRETE SURFACE COURSE (3-01)	SY	13,209	\$7.00	\$92,463.00
2	4" ASPHALTIC CONCRETE BASE COURSE (1-01 OR RC 1-01)	SY	8,112	\$18.00	\$146,016.00
3	5" ASPHALTIC CONCRETE BASE COURSE (1-01 OR RC 1-01)	SY	5,097	\$22.00	\$112,134.00
4	MODOT TYPE 5 AGGREGATE BASE (6" DEPTH)	SY	14,340	\$8.00	\$114,720.00
5	GEOGRID (PER CITY SPECIFICATIONS)	SY	14,340	\$4.00	\$57,360.00
6	CG-1 CONCRETE CURB AND GUTTER (VERTICAL)	LF	3,649	\$15.00	\$54,735.00
7	MONOLYTHIC CONCRETE CURB (VERTICAL)	LF	415	\$17.00	\$7,055.00
8	CONCRETE WHEEL STOP	EA	8	\$100.00	\$800.00
9	TEMPORARY ASPHALT CURB	LF	117	\$7.00	\$819.00
10	8" REINFORCED CONCRETE PAVEMENT	SY	172	\$80.00	\$13,760.00
11	8" CONCRETE PAVEMENT	SY	331	\$65.00	\$21,515.00
12	CONCRETE SIDEWALK	SF	11,129	\$5.00	\$55,645.00
13	CONCRETE SIDEWALK RAMPS	SF	477	\$12.00	\$5,724.00
14	MODOT TYPE 5 AGGREGATE BASE (4" DEPTH)	SY	1,793	\$5.00	\$8,965.00

SUBTOTAL PAVEMENT**\$691,711.00****STORM SEWER**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	15" HDPE	LF	45	\$40.00	\$1,805.20
2	18" HDPE	LF	482	\$45.00	\$21,690.00
3	24" HDPE	LF	109	\$55.00	\$5,992.80
4	8'x4' PRECAST CURB INLET	EACH	2	\$4,000.00	\$8,000.00
5	2'x3' NYLOPLAST CURB INLET	EACH	2	\$2,500.00	\$5,000.00
6	4'x4' JUNCTION BOX	EACH	1	\$3,500.00	\$3,500.00
7	4'x4' FIELD INLET	EACH	1	\$3,500.00	\$3,500.00
8	15" NYLOPLAST INLINE DRAINS	EACH	3	\$1,000.00	\$3,000.00
9	24" NYLOPLAST DRAIN BASIN	EACH	2	\$2,000.00	\$4,000.00
10	30" NYLOPLAST DRAIN BASIN	EACH	1	\$2,500.00	\$2,500.00
11	EXISTING STRUCTURE MODIFICATIONS	EACH	5	\$2,500.00	\$12,500.00

SUBTOTAL STORM SEWER**\$71,488.00**

LSMOB Owner, LLC - ACI BOLAND ARCHITECTS
 Lee's Summit Surgical Center, Lee's Summit, MO
 Project Number 170534-010

SANITARY SEWER

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	4" PVC PIPE SDR-26	LF	62	\$30.00	\$1,851.60
2	4" PVC CLEANOUT	EACH	2	\$300.00	\$600.00
3	CONCRETE ENCASEMENT FOR 4" LATERAL	LF	5	\$100.00	\$500.00
SUBTOTAL SANITARY SEWER					\$2,951.60

WATER

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	6" DIP FIRE LINE	LF	60	\$100.00	\$6,040.00
2	3" DOMESTIC SERVICE LINE	LF	59	\$50.00	\$2,970.00
3	8" GATE VALVE	EACH	1	\$1,200.00	\$1,200.00
4	DIP TEE FITTINGS	EACH	2	\$600.00	\$1,200.00
5	FIRE HYDRANT ASSEMBLY	EACH	1	\$3,800.00	\$3,800.00
6	CONNECTION TO EXISTING SYSTEM	EACH	1	\$2,500.00	\$2,500.00
SUBTOTAL WATER					\$17,710.00

*TOTAL	\$828,861.60
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*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

