

January 11, 2024

Ms. Nikia Chapman-Freiberger
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Re: Lee's Summit Downtown Market – FDP

We are responding to your comments dated November 16, 2023, and are submitting with this letter revised Plans and other required documents. Please find the original comments copied from marked up PDF Plans below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you,
Korey Schulz

Electronic Plans for Resubmittal:

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review

1. I have concerns with the placement of the dumpster on the "shed" site. With the parking stalls being just south of the dumpster enclosure it will get hit by vehicles. Please push the enclosure to the northeast (plan east) so that it is at least even with the parking island.
Response: Encroachment on the adjacent property limits future development opportunities. The dumpster cannot move any further to the east.
2. The height of the RTU screening needs to be increased to a minimum of the height of the unit it is screening.
Response: The height of the RTU mechanical screen has increased to exceed the height of the RTU unit. See Sheets A-201 and A-202.

Engineering Review

1. Please submit an Engineer's Estimate of Probable Construction Costs.
Response: The Construction Cost Estimate, which includes street improvement is \$30,199,652. See attached breakdown of costs provided by McCown Gordon (Construction Manager).
2. Please clarify what is happening with the drainage that now enters the existing multi-grate junction box in the existing parking lot north of City Hall. Where will that drainage be captured? The plans show the junction box being raised and modified to a solid top structure, yet the grates appear shown throughout the plan set.
Response: The multi-grate junction box is intended to be modified to a solid top structure. The Plans will be revised to remove the visual of the grates. The one existing grate inlet, just to the north, will remain a grate inlet and will handle flows to that area. The area will be receiving lower flow intakes due to the speed table and removal of Green Street, as the flows from Green and 2nd Streets are captured by the added storm inlets to the northeast.

The area will receive approximately 0.73-acres of flow. Assuming a C-value of 0.8 and a Tc of 5 minutes, this results in a 100-year flow of 7.54 cfs. Using a capacity inlet table, the existing 2x3 grate inlet has a capacity of 10.22 cfs with 0.5 feet of head. Thus, the inlet shows it can handle all flows to that area without overtopping the curb in a 100-year storm. Drainage area to existing inlet added to Sheet C320. Refer to attached exhibits.
3. I have concerns about drainage at the north part of what used to be 3rd Street and what will stay 3rd Street. Please provide additional information showing what existing and/or proposed inlets will capture drainage from the site, even if public.
Response: Drainage at the north part of 3rd Street is being addressed with public street improvements. A proposed sump inlet H1 (refer to Storm Drainage Map of Public Street Plans provided for reference) and an existing sump inlet SE from the City Hall (refer to Exhibit 1 provided) will be intercepting storm drainage in the area. H1 is adequately sized to prevent ponding at 100-yr storm event.

Fire Review

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating, "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING." Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2: A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Action required- The fire access lane on the east side of the Farmers Market shall be posted.

Response: Signage plan revised and “No Parking – Fire Lane” signs added throughout the fire access lanes per city request.

Plan Changes: Revised Plans attached to this Document.

1. Cover Sheet: F or sheets that changed in this addendum, added Revision 2 to the index.
2. Sheet L-004: Updated Paver #5 & Paver #6 size description.
3. Sheet L-100: Callout 14a added to protect existing grate inlet.
4. Sheet L-207: Updated landscape bed and hardscape boundary to accommodate sectionalizer.
5. Sheet L-304: Added material codes to paver labels.
6. Sheet L-309: Updated notes to include handrail ADA guidelines.
7. Sheet L-311: Added handrail and updated notes.
8. Sheet L-312: Added handrails and updated notes.
9. Sheet L-313: Added handrails and updated callouts.
10. Sheet L-314: Added handrails and updated notes.
11. Sheet L-315: Updated notes with further description of art installation and wicket design requirements.
12. Sheet L-316: Updated notes with further description of art installation and wicket design requirements.
13. Sheet L-317: Updated notes with further description of art installation and wicket design requirements.
14. Sheet L-318: Updated notes with further description of art installation and wicket design requirements.

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15. Sheet L-319: Updated notes with further description of art installation and wicket design requirements.
16. Sheet L-320: Updated notes to include designed load requirements and pedestal anchor information.
17. Sheet L-410: Updated planting layout in enlarged landscape bed.
18. Sheet L-505: Updated irrigation layout in enlarged landscape bed.
19. Sheet C-200: Existing storm box to remain plotted correctly. A sectionalizer relocated SE of the City Hall.
20. Sheet C-300: Canopy drain connections added.
21. Sheet C-303: Canopy drain connections added.
22. Sheet C-312: Canopy drain connections added.
23. Sheet C-320: Drainage area to existing grate inlet north of the City Hall added to the plan.
24. Sheet C-400: Canopy drain connections added.
25. Sheet C-511: Added "No Parking – Fire Lane" signs per city comment.
26. Sheet A-100: Moved door to Trash Compactor Enclosure.
27. Sheet A-101: Modified length of mechanical screen to accommodate clearance of RTU unit on Low Roof / Clerestory Plan and added dimensions to mechanical screen to indicate the number of panels per the standard panel size (per Basis of Design manufacturer).
28. Sheet A-201: Modified height of mechanical screen and Basis-of-Design Keynotes 8 and 13.
29. Sheet A-202: Modified height of mechanical screen and Basis-of-Design Keynotes 8 and 13.

Specification Changes: Revised Specification Sections attached to this Document.

1. 033511 – CONCRETE FLOOR FINISHES
2. 074616 – ALUMINUM CLADDING

We look forward to your approval.

Sincerely,

GLMV Architecture



Chaz Prunte
Project Manager

RCP/as

Enclosure

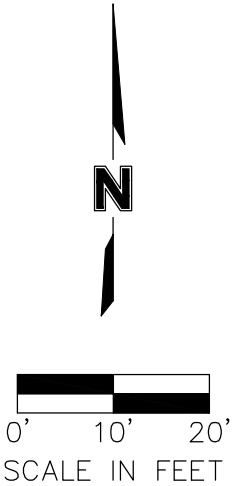
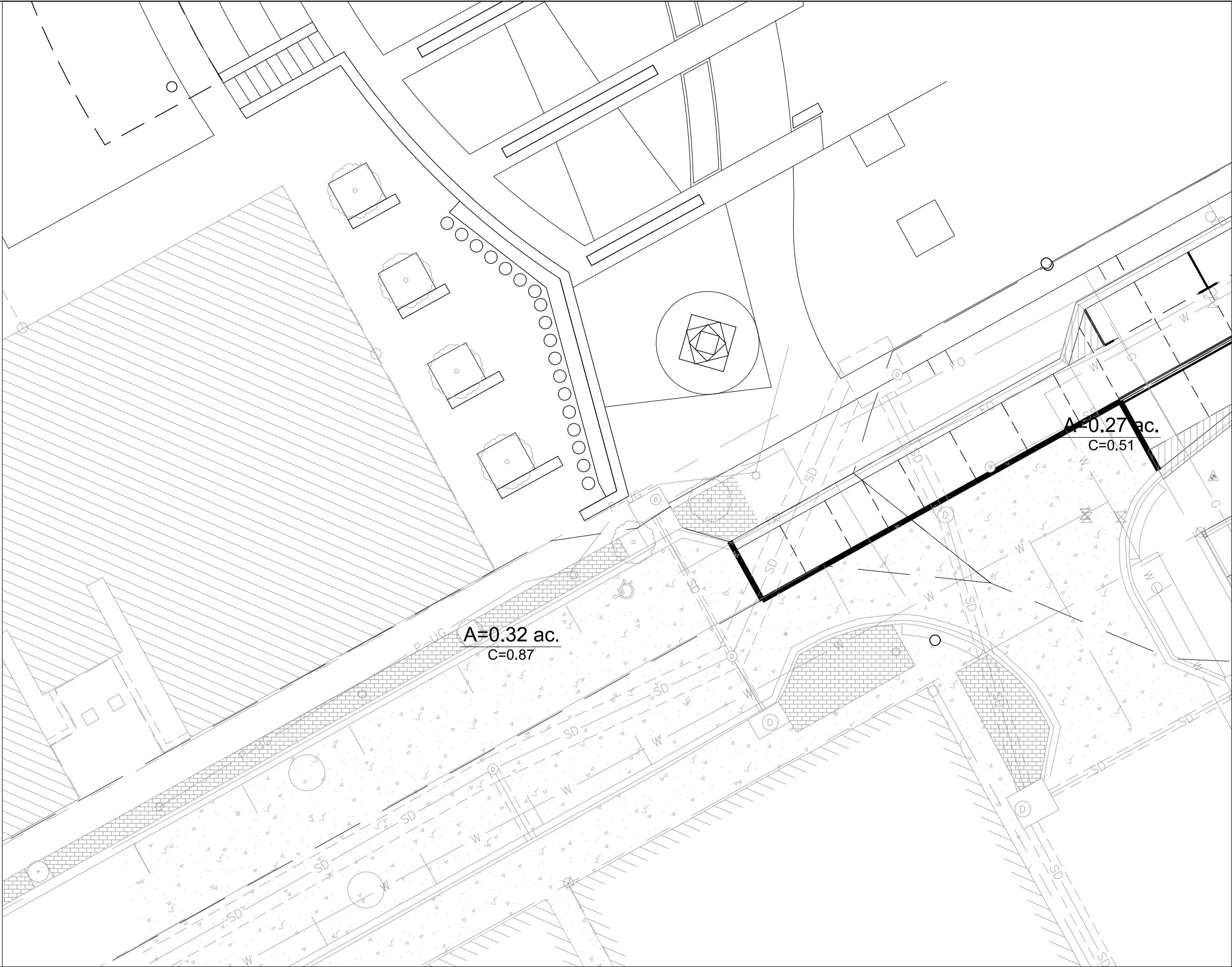
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ESTIMATE SUMMARY

DOWNTOWN MARKET PLAZA | LEE'S SUMMIT, MISSOURI
GMP 1 DD ESTIMATE | 09/15/2023

DOWNTOWN MARKET PLAZA							
#	DESCRIPTION	GMP#1	DD BUDGET				TOTAL ESTIMATED VALUE
		MAJOR UTILITY IMPROVEMENTS	REMAINING SITE & STREET IMPROVEMENTS	SITE FINISHES / PLAZA	CANOPY	FARMERS MARKET BUILDING	
1.A	General Conditions	\$ 496,121	\$ 116,824	\$ 199,753	\$ 110,549	\$ 272,115	\$ 1,195,362
1.B	Temporary Project Requirements	\$ 272,586	\$ 6,594	\$ 11,274	\$ 6,239	\$ 15,358	\$ 312,051
1.C	Pre-Con Services		\$ 3,500	\$ 14,500	\$ 8,500	\$ 18,000	\$ 44,500
1.C	Final Cleanup		\$ 54,117			\$ 14,368	\$ 68,485
1.D	Allowances			\$ 500,000			\$ 500,000
2.A	Demo & Abatement	\$ 151,624					\$ 151,624
2.B	Earthwork & Utilities	\$ 3,987,324	\$ 706,442	\$ 1,848		\$ 13,000	\$ 4,708,614
2.D	Site Concrete		\$ 639,074	\$ 2,169,156			\$ 2,808,230
2.E	Asphalt Paving	\$ 323,977	\$ 554,907	\$ 6,073			\$ 884,957
2.F	Landscape & Irrigation		\$ 210,704	\$ 666,123	\$ 224,619		\$ 1,101,446
2.H	Site Improvements			\$ 874,698			\$ 874,698
3.A	Structural Concrete		\$ 31,872	\$ 178,040		\$ 424,177	\$ 634,089
3.F	Flatwork Concrete					\$ 221,747	\$ 221,747
4.A	Masonry			\$ 228,122		\$ 830,333	\$ 1,058,455
5.A	Steel	\$ 57,500		\$ 175,850		\$ 1,893,331	\$ 2,126,681
5.E	Expansion Control Systems					\$ 4,689	\$ 4,689
6.A	Rough Carpentry					\$ 127,657	\$ 127,657
6.C	Finish Carpentry & Millwork					\$ 54,958	\$ 54,958
7.A	Waterproofing					\$ 46,891	\$ 46,891
7.C	Roofing					\$ 1,049,039	\$ 1,049,039
7.D	Sheetmetal					\$ 228,726	\$ 228,726
7.E	Caulking & Sealants					\$ 53,392	\$ 53,392
8.A	HM, Doors & Hardware					\$ 53,186	\$ 53,186
8.C	Glass & Windows					\$ 329,116	\$ 329,116
8.E	Overhead & Coiling Doors					\$ 186,695	\$ 186,695
9.D	Drywall & Acoustical Ceilings					\$ 423,886	\$ 423,886
9.F	Tile					\$ 70,792	\$ 70,792
9.H	Carpet & Resilient					\$ 4,977	\$ 4,977
9.L	Epoxy Flooring						\$ -
9.P	Painting & Wallcoverings					\$ 122,194	\$ 122,194
10.A	Specialties		\$ 10,562		\$ 21,123	\$ 39,172	\$ 70,857
12.A	Furnishings					\$ 27,390	\$ 27,390
13.A	Special Construction				\$ 2,787,517		\$ 2,787,517
15.A	Fire Protection					\$ 112,082	\$ 112,082
15.B	Plumbing					\$ 667,505	\$ 667,505
15.C	HVAC					\$ 507,390	\$ 507,390
16.A	Electrical		\$ 1,254,373	\$ 1,111,201	\$ 237,636	\$ 625,579	\$ 3,228,789
							\$ -
	3% Construction Contingency	\$ 158,674	\$ 107,669	\$ 184,099	\$ 101,885	\$ 253,132	\$ 805,460
	Performance & Payment Bonds	\$ 50,836	\$ 36,916	\$ 63,122	\$ 34,933	\$ 85,989	\$ 271,797
	Contractor's Fee	\$ 149,815	\$ 101,658	\$ 173,820	\$ 96,197	\$ 238,999	\$ 760,488
	Design Contingency (5%)	\$ -	\$ 205,092	\$ 350,678	\$ 194,075	\$ 395,125	\$ -
	Escalation (1.5%)	\$ -	\$ 61,527	\$ 105,203	\$ 58,222	\$ 143,315	\$ -
CONSTRUCTION COST		\$ 5,648,457	\$ 4,101,831	\$ 7,013,561	\$ 3,881,496	\$ 9,554,306	\$ 30,199,652

DWG: F:\2022\00001-00500\022-00393\40-Design\Exhibits\2024-01-10 FDP Comment Response\Drainage Exhibit.dwg
DATE: Jan 10, 2024 11:10am
XREFS: C_PBASE_02200393 C_PBASE_ROAD_02200393 C_XBASE_02200393
USER: dgoodwin



PROJECT NO:	022-00393
DRAWN BY:	DFG
DATE:	01/11/2024

EXISTING SOUTH INLET DRAINAGE EXHIBIT

olsson

OLSSON - CIVIL ENGINEERING
MISSOURI CERTIFICATE OF AUTHORITY #

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177

EXHIBIT
1

