BLUE SPRINGS
MISSOURI

CITY COUNCIL MEETING
February 18, 2026, 6:00 PM

Council Chambers
Howard L. Brown Public Safety Building
1100 SW Smith Street
Blue Springs, Missouri 64015
This meeting can be viewed live on the City's website at
https://www.bluespringsgov.com/CityMeetingsLive

Anyone wishing to address the Mayor and Council, either in a Public Hearing or in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the Multipurpose Room. After completion, the form is to be given to the City Clerk prior to the start of the Council meeting.

Agenda

1. Call meeting to order and Pledge of Allegiance
2. Confirmation of a Quorum
3. Consent Agenda

   All matters under Item 3, Consent Agenda, are considered to be routing by the City Council and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

a. Minutes of February 2, 2026, City Council meeting

b. Resolution No. 013-2026 approving a contract with Superior Bowen Asphalt Co, LLC for the 2026 Preventive Pavement Management Program

c. Resolution No. 014-2026 approving contracts with De Lage Landen Public Finance LLC for maintenance equipment for Adams Pointe Golf Club.

d. Resolution No. 015-2026 authorizing the Assistant City Administrator as signor for State Revolving Funds

4. Public Hearing – Eclectic Tattoo Conditional Use Permit (CUP-01-26-9781) – **Continue to March 2, 2026 City Council Meeting**

5. Public Hearing – McAtee Meadows General Development Plan (GDP-12-25-9747) – **Continue to April 6, 2026 City Council Meeting**

6. Public Hearing – Unified Development Code Text amendment related to short-term rentals (UDCT-01-26-9774) – **Continue to March 16, 2026 City Council Meeting**

7. Public Hearing – Tax Increment Financing and Economic Development updates

8. Public Comment – This section is reserved for public comment on Ordinances being considered at this meeting that do not require a public hearing

9. Introduction and readings of Bill No. 5381 amending the Code of Ordinances related to Building Codes

10. Resolution 016-2026 supporting State efforts to regulate Intoxicating Hemp products

11. Resolution 017-2026 supporting State efforts to regulate Kratom products

12. Introduction and readings of Bill No. 5382 prohibiting the sales of Intoxicating Hemp and Kratom products to any person under the age of 21

13. Introduction and readings of Bill No. 5383 approving a contract for legal services with Jackson Lewis P.C.

14. Visitors - This section is reserved for public comments on topics not on the Agenda. While no immediate action will be taken, comments will be noted.

15. Councilmember Comments

16. Mayoral Comments

17. Executive Session – Discussion related to Real Estate pursuant to Section 610.021 (2)

Upcoming Meetings

Planning Commission Meeting – Monday, February 23, 6:30 PM

Public Safety Citizen's Advisory Meeting – Tuesday, February 24, 6:00 PM

World Cup Task Force Meeting – Monday, March 2, 10:00 AM

City Council Meeting – Monday, March 2, 6:00 PM

Park Commission Meeting – Tuesday, March 3, 6:00 PM

Planning Commission Meeting – Monday, March 9, 6:30 PM

Public Arts Commission Meeting – Wednesday, March 11, 4:00 PM

Land Bank Meeting – Monday, March 16, 3:00 PM

City Council Meeting – Monday, March 16, 6:00 PM

Information Only – Recently added reports on file in the City Clerk's office:

2024-25 Colonial Gardens CID Annual Report

2025 Public Safety Citizens' Advisory Board Annual Report

This agenda was posted at City Hall and on the City's website on Thursday, February 12, 2026.

Megan Rodgers, Deputy City Clerk

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EXPLANATIONS

DATE: February 12, 2026

TO: Mayor, City Council, Department Directors, and Press

FROM: City Administrator Christine Cates

SUBJECT: Agenda Explanations

Item 3b – Preventive Pavement Management

Adopt a Resolution approving a contract in the amount of $13,125,866.46 with Superior Bowen Asphalt Co, LLC for the 2026 Preventive Pavement Management Program (street overlay), Project ST-06 Bonds. This is approved as CIP ST-06 Pavement Management Program. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 3c – Golf Course Maintenance Equipment

Adopt a Resolution to enter into a contract in the amount of $147,232.76 With De Lage Landen Public Finance LLC, for the lease/purchase of golf course maintenance equipment for Adams Pointe Golf Club. Refer to Council Information Form from Director of Parks and Recreation Justin Stuart for additional information.

Item 3d – Signing Authority for State Revolving Funds

Adopt a Resolution authorizing the Assistant City Administrator to sign an application for State Revolving Funds (SRF) for improvements to the Sni-A-Bar Wastewater

Treatment Plant. Refer to Council Information Form from Assistant City Administrator Dennis Dovel for additional information.

Item 4 – Eclectic Tattoo Conditional Use Permit Continuance

The Applicant, Daniel Kubin, on behalf of the owner, Brummel Ford Investments LLC is requesting the public hearing for consideration of a Conditional Use Permit allowing body art services (CUP-01-26-9781) be continued to the March 2, 2026 City Council Meeting. A motion to continue is in order.

Item 5 – McAtee Meadows General Development Plan Continuance

The Applicant and owner, Chad McAtee is requesting the public hearing for consideration of 13 single-family residential lots (GDP-12-25-9747) be continued to the April 6, 2026 City Council meeting. A motion to continue is in order.

Item 6– Unified Development Code Amendment Relating to Short Term Rentals

The Applicant, City of Blue Springs, is requesting the public hearing for consideration of a Unified Development Code Text Amendment relating to short-term rentals (UDC-01-26-9774) be continued to the March 16, 2026 City Council meeting. A motion to continue is in order.

Item 7 – Tax Increment Financing and Economic Development Updates

Pursuant to Missouri Statutes, a public hearing will be held wherein Senior Director of Finance, Karen VanWinkle, will provide the Tax Increment Financing (TIF) and Economic Development Incentives update. Refer to Council Information Form from Senior Director of Finance Karen Van Winkle for additional information.

Item 9 – Code Amendment Relating to Building Codes

Passage of a Bill amending various Sections of Chapter 500 Building Codes of the Code of Ordinances, City of Blue Springs, Missouri, to adopt International Building Codes and National Electrical Codes and make exceptions thereto and to amend the application

provisions. Refer to Council Information Form from Interim City Development Director Nic Hutchison for additional information.

Item 10, 11 and 12 – Intoxicating Hemp and Kratom Regulations

Approval of two Resolutions supporting State efforts to regulate 1.) Intoxicating Hemp products 2.) Kratom products and passage of a Bill amending the Code of Ordinances prohibiting the sales of Intoxicating Hemp and Kratom products to any person under the age of 21. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 13 – Jackson Lewis Legal Services

Passage of a Bill approving a contract for legal services between the City of Blue Springs, Missouri, and Jackson Lewis P.C. to provide representation of the City in labor relations advice and counsel. Refer to Council Information Form from City Administrator Christine Cates for additional information.

BLUE SPRINGS
MISSOURI

MINUTES OF FEBRUARY 2, 2026 CITY COUNCIL MEETING

MEETING INFORMATION

A meeting of the City Council of the City of Blue Springs, Missouri, was held on Monday, February 2, 2026 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Mayor Chris Lievsay presiding.

COUNCIL ATTENDANCE

Jerry Kaylor

Katie Tholen

Nick Brummel

Galen Ericson

Kent Edmondson

Jeremy Rowan - ABSENT

STAFF ATTENDANCE

Also present were City Administrator Christine Cates, City Attorney Jennifer Baird, and City Clerk Erin Ford.

PLEDGE

Councilmember Edmondson led in the pledge of allegiance.

CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Mayor Lievsay called the meeting to order at 6:01 p.m. The City Clerk confirmed a quorum of the Council was present.

DRAFT

CONSENT AGENDA

Councilmember Kaylor moved to approve the Consent Agenda and the motion was seconded by Councilmember Tholen.

- Minutes of the January 5, 2026 City Council Meeting
- **Resolution No. 006-2026** approving the disposition of Information Technology and Administration department records which have met the required retention period as prescribed by the Blue Springs Records Retention, Management, and Destruction Policy dated November 28, 2016 and in accordance with the Missouri Secretary of State's records retention guidelines.
- **Liquor License for Let's Roll Blue Springs** located at 2001 NW Hwy 7 Blue Springs, MO 64014 to sell intoxicating liquors in the original package for consumption on the premises (weekdays only) and Sunday Sales.
- **Liquor License for Smoke and Savor** located at 1500 SW US 40 Hwy Blue Springs, MO 64015 to sell intoxicating liquors in the original package for consumption on the premises (weekdays only) and Sunday Sales.
- **Resolution No. 007-2026** approving a contract in the amount of $211,588.00 with V F Anderson Builders LLC, for construction of a right-turn lane from northbound Adams Dairy Parkway to eastbound Duncan Road. This project is approved as CIP ST-49 Bonds.
- **Resolution No. 008-2026** approving a purchase in the amount of $178,292 from Shawnee Mission Ford for four 2026 Ford F-150s for Public Works maintenance.
- **Resolution No. 009-2026** approving a purchase in an amount not to exceed $95,000 from Logicalis, Inc. for one year Microsoft Licenses.
- **Resolution No. 010-2026** terminating the Memorandum of Understanding between the City and Redwood Blue Springs Southwest Wyatt Road MO P1 LLC, and approving an agreement with Pentwater Apartments Phase I LLC in the amount not to exceed $300,000 for sanitary sewer gravity main installation. The project funding source is approved as CIP SAN-19 for Sewer Infrastructure Deployment.
- Board and Commissions appointments

  Land Bank: Antoine Jennings, Term Expires May 2028, New Appointment

  Park Commission: Kyle Legg, Term Expires May 2026, New Appointment
- **Resolution No. 010-2026** approving a professional services agreement with Olsson, Inc. for the preparation of the City of Blue Springs Comprehensive Plan Update,

including public engagement, data analysis, policy development, implementation strategies, and final plan production.

- **Resolution No. 011-2026** establishing the Neighbors in Need Task Force and approve appointments to the Task Force.
- **Resolution No. 012-2026** approving a contract with Tandem Paving Co., Inc in the amount of $149,500 for the brush, tree clearing and base rock prep for the Central Park loop trail.

The Consent Agenda was approved with the following:

VOTE

Kaylor – Aye

Tholen – Aye

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Rowan – ABSENT

Mayor Lievsay – Aye

INTRODUCTION AND FIRST READING OF BILL NUMBER 5380 – KANSAS CITY RESOURCE SHARING AGREEMENT

Councilmember Kaylor introduced Bill Number 5380 approving the Kansas City Resource Sharing Agreement. City Clerk Erin Ford made the first reading of Bill No. 5380 by title; copies of the proposed Bill having previously been made available to the public.

Councilmember Ericson moved to approve Bill No. 5380 upon its first reading and proceed with the second reading. Motion seconded by Councilmember Tholen and carried unanimously.

SECOND READING – BILL NUMBER 5380

Ms. Ford made the second reading of Bill Number 5380 by title. Councilmember Edmondson moved to adopt Bill Number 5380 upon its second reading and give it ORDINANCE Number **5479**, with a copy attached hereto and made a part of the minutes. Motion seconded by Councilmember Tholen and carried with the following:

VOTE

Tholen – Aye

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Kaylor – Aye

Rowan – ABSENT

Mayor Lievsay – Aye

PRESENTATION – BUY BLUE SPRINGS

Blue Springs Chamber of Commerce President Lara Vermillion introduced the 2025-2026 Chamber LEADership Class and Chamber Vice President Trish Totta presented the Buy Blue Springs/Discover Blue Springs Task Force program updates.

MAYORAL COMMENTS

- Parks staff participated and won awards at the Parks maintenance rodeo
- Blue Springs Animal control was recognized for their participation in the Blue Springs School District Real World Learning Opportunity program
- The Consent Agenda contained the following items of note:
    - Contract to begin a trail around the pond for Central Park
    - Begin construction of Adams Dairy Parkway and Duncan Road turn lane construction
    - Contract to conduct City Comprehensive Plan
    - Neighbors in Need Task Force established in accordance with Strategic Plan

- Parks staff will have the annual Daddy Daughter Dance on February 6 and 7
- February is Black History Month – the Kansas City Royals partner with the Negro Leagues Baseball Museum to offer free visits

CLOSED SESSION

At 6:22 p.m., Councilmember Kaylor moved for the Council go into closed session pursuant to Section 610.021(1) Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to litigation, and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Councilmember Ericson and carried with the following:

VOTE

Brummel – Aye

Ericson – Aye

Edmondson – Aye

Rowan – Aye

Kaylor – Aye

Tholen – Aye

Mayor Lievsay – Aye

February 2, 2026

SIGNATURES:

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 2, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Dennis Dovel

CONTRACT NUMBER: 2026-027

DEPARTMENT: Public Works

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

Adopt a Resolution approving a contract in the amount of $13,125,866.46 with Superior Bowen Asphalt Co, LLC for the 2026 Preventive Pavement Management Program (street overlay), Project ST-06 Bonds. This is approved as CIP ST-06 Pavement Management Program.

BACKGROUND

Staff utilized Cochran Engineering to develop bid specifications, advertising the bid and vetting the bids received for the annual 2026 Preventive Pavement Management Program (street overlay). Bids were advertised on the City's website, newspaper and plan rooms. Four bids were received from the advertisement of the project and are listed below.

Superior Bowen Asphalt	$13,125,866.46
Ideker, Inc.	$13,414,204.17

Tandem Paving	$13,975,940.80
Emory Sapp and Sons	$16,510,333.10

The Public Works Department along with Cochran Engineering recommends the contract for the 2026 Preventive Pavement Management Program (street overlay) be awarded to the lowest bidder, Superior Bowen Asphalt Co, LLC. This company has successfully executed contracts for the City of Blue Springs and other municipal entities along with working with Cochran Engineering successfully on other similar projects. All references for this contractor are favorable.

This project includes 831,684 SY of milling, 97,851 tons of asphalt paving, 25,758 LF of curb replacement, 7,086 square yards of asphalt patching, 5,562 tons of base road rebuild/repair, and thermoplastic markings. The project addresses the priorities reflected in the Citizen Survey and the City's ongoing efforts to maintain critical infrastructure as outlined in the CIP and Bond projects. This year's program will overlay and improve approximately 110 plus lane miles of paving of the over 585 lane miles of roads.

Staff recommends approval of a contract with Superior Bowen Asphalt Co. LLC for $13,125,866.46 to complete the 2026 Preventive Pavement Management Program.

FINANCIAL IMPACT

Contractor:	Superior Bowen Asphalt Co. LLC
Amount of Request/ Contract:	$13,125,866.46
Amount Budgeted:	$15,000,000
Budget Year:	FY 2025-26
Funding Source/Account #:	310-72000-543100 ST-06 Bonds - $296,979.11(Release PO#25-1128)

	310-72000-543100 ST-06 Bonds – Reserve PO# 25-1205 - $6,698,250 310-72000-543100 ST-06 – Reserve PO#24-0989 - $3,325,674.49 310-72000-543100 ST-06 Bonds - $403,565.86 310-72000-543100 ST-06 - $2,401,397
Account Balance:	$15,000,000.00 Date: 2/2/2026
Additional Funds Needed:	$403,565.86 (Received Budget Transfer)
Funding Source/Account #:	310-72000-543100 ST-66 Bonds—403,565.86

PROJECT TIMELINE

Estimated Start Date	February 17, 2026
Estimated End Date	December 31, 2026
Years and Months Contract in effect	11 months
Number of times renewable	0

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Recommendation of Award letter from Cochran Engineering.
2. Resolution with contract attached as Exhibit A.

REVIEWED BY

Requesting Director: Dennis Dovel

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	Yes	
E-Verify:	Yes	
Bond:	Yes	
IRS Form W-9	Yes	Finance Review: February 5, 2026
Bid/RFP/RFQ and Tabulation	Yes	Included in CIF
Bid Waiver: (less than three bids)	N/A	
Contractor address and email:	Yes	Superior Bowen Asphalt Co. LLC 520 W. Pennway Street Suite 300 Kansas City, MO 64108 816-921-8200 Mike Morrison mmorrison@superiorbowen.com
Project Exemption Certificate needed:	Yes	

January 26, 2026

Dennis Dovel
Assistant City Administrator
Blue Springs, Missouri

RE: Recommendation of Award
2026 Neighborhood Street Preservation Program
Project No. LS25-1031

Dear Mr. Dovel,

This letter serves to advise that Cochran has completed a comprehensive review of the bids received by the City for the above-referenced project. A total of four (4) bids were submitted for consideration. After careful evaluation of the bid tabulation, we recommend awarding the project to Superior Bowen which submitted the lowest bid and appears well-qualified to perform the work associated with this project.

Our review of the submitted paperwork and bonds indicates that all documents are in compliance with the requirements outlined in the Bid Proposal.

Superior Bowen's bid totaled $13,125,866.46 including both add alternates, approximately 15% below the engineer's estimate for the project. An analysis of their unit prices shows that the cost savings are primarily related to their mobilization, milling and striping. While their traffic control price appears to be low, it is not much lower than our estimate or the other bidders. Our inspection staff will remain vigilant to ensure full adherence to MUTCD standards.

As part of our standard bid review process, we assess a company's ability to perform the work associated with the project. Cochran staff have experience working with Superior Bowen on projects in the past and believe they are well positioned to perform the work required for this project.

The Bid Tabulation is attached for your reference. Please do not hesitate to reach out if you have any questions or need additional information.

Sincerely,



Toby Williams, PE, PMP
KC Regional Manager
Cochran Engineering
twillians@cochraneng.com
816-207-5771

attachments: Bid Tabulation

Project Na. ***2026 Neighborhood Street Preservation Program***
Owner: ***City of Blue Springs, MO***
Cochran #. ***LS25-1031***
Bid Date: ***January 22, 2:00 p.m.***

Base Bid

Bid No.	Description	Unit	Quantity	SUPERIOR BOWEN		IDEKER INC		TANDEM PAVING		EMERY SAPP & SONS	
				Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
1	Mobilization	LS	1	$16,000.00	$16,000.00	$328,150.20	$328,150.20	$377,970.00	$377,970.00	$344,000.00	$344,000.00
2	Traffic Control	LS	1	$50,000.00	$50,000.00	$44,250.00	$44,250.00	$75,000.00	$75,000.00	$39,500.00	$39,500.00
3	Concrete Curb & Gutter (CG-1)	LF	8,170	$61.60	$503,272.00	$57.50	$469,775.00	$56.50	$461,605.00	$70.84	$578,762.80
4	Concrete Curb & Gutter (CG-2)	LF	17,588	$56.10	$986,686.80	$53.00	$932,164.00	$55.25	$971,737.00	$70.84	$1,245,933.92
5	Pavement Milling 3" or Less (Includes All Milling)	SY	831,684	$1.69	$1,405,545.96	$2.44	$2,029,308.96	$2.07	$1,721,585.88	$2.51	$2,087,526.84
6	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	97,851	$74.30	$7,270,329.30	$68.21	$6,674,416.71	$75.39	$7,376,986.89	$87.00	$8,513,037.00
7	Full Depth Road Rebuild (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6” Aggregate Base)	TON	5,513	$126.30	$696,291.90	$130.32	$718,454.16	$128.00	$705,664.00	$177.15	$976,627.95
8	Full Depth Road Repair Patch (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6” Aggregate Base)	TON	49	$174.00	$8,526.00	$592.04	$29,009.96	$250.00	$12,250.00	$300.00	$14,700.00
9	Partial Depth Repair (Allowance)	SY	7,086	$23.75	$168,292.50	$20.37	$144,341.82	$24.00	$170,064.00	$27.60	$195,573.60
10	Pavement Marking 4" – Lane Lines - White or Yellow (Thermoplastic)	LF	166,356	$0.80	$133,084.80	$0.70	$116,449.20	$0.77	$128,094.12	$0.77	$128,094.12
11	Pavement Marking 12" - Crosswalk - White (Thermoplastic)	LF	2,265	$7.75	$17,553.75	$7.00	$15,855.00	$7.70	$17,440.50	$7.67	$17,372.55
12	Pavement Marking 18" - Crosswalk - White (Thermoplastic)	LF	26	$14.50	$377.00	$13.00	$338.00	$14.30	$371.80	$14.25	$370.50
13	Pavement Marking 24" - Stop Bar - White (Thermoplastic)	LF	854	$15.50	$13,237.00	$14.00	$11,956.00	$15.40	$13,151.60	$15.35	$13,108.90
14	Pavement Marking – Turn Lane Arrow - White (Thermoplastic)	EA	191	$305.00	$58,255.00	$275.00	$52,525.00	$300.00	$57,300.00	$301.50	$57,586.50
15	Pavement Marking – Straight & Left/Right Arrow - White (Thermoplastic)	EA	8	$550.00	$4,400.00	$500.00	$4,000.00	$550.00	$4,400.00	$548.15	$4,385.20
16	Pavement Marking – Railroad - White (Thermoplastic)	EA	3	$1,325.00	$3,975.00	$1,200.00	$3,600.00	$1,320.00	$3,960.00	$1,315.00	$3,945.00
17	Site Restoration	LS	1	$13,000.00	$13,000.00	$5,000.00	$5,000.00	$20,000.00	$20,000.00	$10,000.00	$10,000.00
	Total Base Bid				**$11,348,827.01**		**$11,579,594.01**		**$12,117,580.79**		**$14,230,524.88**

Project Na. ***2026 Neighborhood Street Preservation Program***
Owner: ***City of Blue Springs, MO***
Cochran #. ***LS25-1031***
Bid Date: ***January 22, 2:00 p.m.***

Add Alternate #1

				SUPERIOR BOWEN		IDEKER INC		TANDEM PAVING		EMERY SAPP & SONS	
Bid No.	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Extended Cost**	**Unit Cost**	**Extended Cost**	**Unit Cost**	**Extended Cost**	**Unit Cost**	**Extended Cost**
1	Mobilization	LS	1	$500.00	$500.00	$40,440.21	$40,440.21	$20,186.00	$20,186.00	$17,000.00	$17,000.00
2	Traffic Control	LS	1	$2,750.00	$2,750.00	$10,950.00	$10,950.00	$2,000.00	$2,000.00	$1,500.00	$1,500.00
3	Concrete Curb & Gutter (CG-2)	LF	664	$56.10	$37,250.40	$53.00	$35,192.00	$55.25	$36,686.00	$87.70	$58,232.80
4	Pavement Milling 3" or Less (Includes All Milling)	SY	28,056	$1.77	$49,659.12	$2.83	$79,398.48	$2.07	$58,075.92	$3.22	$90,340.32
5	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	3,261	$75.60	$246,531.60	$71.41	$232,868.01	$75.39	$245,846.79	$103.50	$337,513.50
6	Full Depth Road Rebuild (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	4,720	$126.30	$596,136.00	$117.16	$552,995.20	$128.00	$604,160.00	$182.60	$861,872.00
7	Site Restoration	LS	1	$5,950.00	$5,950.00	$5,000.00	$5,000.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
	Total Add Alternate #1 Bid				**$938,777.12**		**$956,843.90**		**$967,954.71**		**$1,367,958.62**

Project Na. ***2026 Neighborhood Street Preservation Program***
Owner: ***City of Blue Springs, MO***
Cochran #. ***LS25-1031***
Bid Date: ***January 22, 2:00 p.m.***
Add Alternate #2

				SUPERIOR BOWEN		IDEKER INC		TANDEM PAVING		EMERY SAPP & SONS	
Bid No.	Description	Unit	Quantity	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
1	Mobilization	LS	1	$13,830.00	$13,830.00	$42,940.21	$42,940.21	$41,634.00	$41,634.00	$26,500.00	$26,500.00
2	Traffic Control	LS	1	$2,750.00	$2,750.00	$2,500.00	$2,500.00	$6,500.00	$6,500.00	$1,500.00	$1,500.00
3	Concrete Curb & Gutter (CG-1)	LF	8,649	$49.50	$428,125.50	$46.50	$402,178.50	$48.50	$419,476.50	$45.40	$392,664.60
2	Pavement Milling 3" or Less (Includes All Milling)	SY	33,901	$1.73	$58,648.73	$2.83	$95,939.83	$2.65	$89,837.65	$3.05	$103,398.05
3	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	3,941	$75.60	$297,939.60	$71.42	$281,466.22	$76.50	$301,486.50	$90.15	$355,281.15
4	Pavement Marking 4" – Lane Lines - White or Yellow (Thermoplastic)	LF	11,945	$0.80	$9,556.00	$0.70	$8,361.50	$0.77	$9,197.65	$0.78	$9,317.10
3	Pavement Marking 12" - Crosswalk - White (Thermoplastic)	LF	1,390	$7.75	$10,772.50	$7.00	$9,730.00	$7.70	$10,703.00	$7.83	$10,883.70
4	Pavement Marking 24" - Stop Bar - White (Thermoplastic)	LF	300	$15.50	$4,650.00	$14.00	$4,200.00	$15.40	$4,620.00	$15.67	$4,701.00
5	Pavement Marking – Turn Lane Arrow - White (Thermoplastic)	EA	18	$305.00	$5,490.00	$275.00	$4,950.00	$300.00	$5,400.00	$308.00	$5,544.00
4	Pavement Marking – Straight & Left/Right Arrow - White (Thermoplastic)	EA	1	$550.00	$550.00	$500.00	$500.00	$550.00	$550.00	$560.00	$560.00
5	Site Restoration	LS	1	$5,950.00	$5,950.00	$25,000.00	$25,000.00	$1,000.00	$1,000.00	$1,500.00	$1,500.00
	Total Add Alternate #2 Bid				**$838,262.33**		**$877,766.26**		**$890,405.30**		**$911,849.60**

A RESOLUTION APPROVING A CONTRACT WITH SUPERIOR BOWEN ASPHALT CO LLC FOR THE 2026 PREVENTIVE PAVEMENT MANAGEMENT PROGRAM PROJECT ST-06

WHEREAS, OSHA requirements under Section 292.675, RSMo 2009, require:

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with

Section 292.675, RSMo 2009, in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars plus one hundred dollars for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs a and b above have elapsed.

e. The public body awarding the contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged

solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction;" and

WHEREAS, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this Contract; and

WHEREAS, the Public Works Department along with Cochran Engineering prepared specifications and secured quotations for the 2026 Preventive Pavement Management Program, ST-06; and

WHEREAS, the Department received four bids and now recommends that the City award a contract to Superior Bowen Asphalt Co. LLC, for work based on scope of services in the amount of $13,125,866.46.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with Superior Bowen Asphalt Co. LLC, 520 W. Pennway Street, Suite 300, Kansas City, MO 64108 for paving work associated with the 2026 Preventive Pavement Management Program in the amount of $13,125,866.46. A copy of the proposed Contract is attached hereto as Exhibit “A” and is incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

EXHIBIT A

BLUE SPRINGS
MISSOURI

PUBLIC WORKS CONTRACT

EFFECTIVE DATE: February 17, 2026

TERMINATION DATE: December 31, 2026

CONTRACT NUMBER: 2026-027

City	Contractor
City of Blue Springs 903 West Main Street Blue Springs, MO 64015	Superior Bowen Asphalt Co, LLC 520 W Pennway Suite 300 Kansas City, MO 64108
Department: Public Works	Attention: Micheal J. Morrison
Phone: 816-228-0265	Phone: 816-921-8200

THIS CONTRACT, made and entered into this _____ day of _____ 2026, by the parties identified above.

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor, and/or provide materials and equipment as hereafter described in connection with a project more particularly described in Exhibit 1; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said

proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**

The City agrees to engage the services of the Contractor, and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in Exhibit 1 in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications. The terms of the City's Request for Proposals are incorporated by reference as if fully set forth herein. To the extent any conflict exists between the terms of this Contract and any Contractor terms attached hereto or otherwise incorporated, the terms of this Contract control and supersede.

2. **Addition to Services**

The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in Exhibit 1 or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**

All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge, and the

parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**

The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this Contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this Contract shall be subcontracted without the written approval of the City.

5. **Term**

The services of the Contractor shall commence as soon as practicable after the execution of this Contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as Exhibit 1.

6. **Costs not to Exceed**

The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, if required by City policy, as described in the Maximum Payment section of Exhibit 1 for this Contract and Paragraph 7.b which cannot be exceeded unless this Contract is amended. The Contractor shall notify the City if Contractor anticipates that the Contract amount

may be exceeded to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**

a. **Conditioned upon acceptable performance.** Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in Exhibit 1, which shall constitute complete compensation for all services to be rendered under this Contract; provided, that where payments are to be made periodically to Contractor for services rendered under this Contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit 1.

b. **Total compensation not to exceed.** It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of $13,125,866.46 unless agreed to by City and Contractor in writing.

8. **Termination of Contract**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this Contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit 1 shall constitute a breach of this Contract, and the City shall thereupon have the right to immediately terminate this Contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to Contractor or the third day

following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of this Contract by the Contractor. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this Contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of this Contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Further, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**

No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the Contract void. Any federal regulations and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this Contract no person having such interest shall be employed.

10. **Assignment**

The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the Contractor to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**

The Contractor agrees in the performance of this Contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or

awarded hereunder.

12. **Occupational License**

The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this Contract until this occupational license has been obtained.

13. **Compliance with Laws**

Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.**

Pursuant to section 34.353 RSMo, as amended, if this Contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this Contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute.

15. **Nonresident/Foreign Contractors**

The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to

the provisions of Section 351.572 RSMo. (See also, Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause**

This Contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**

The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance**

Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this Contract and on each anniversary of such insurance coverage during the term of this Contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice. Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this Contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. Comprehensive General Liability. Minimum limit of $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. Comprehensive Automobile Liability. $1,000,000 combined single limit with City named as an additional insured on the policy.

c. Workers' Compensation. Statutory requirements.

d. Choose a building block.

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**

The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this Contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees, and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this Contract in its Contract price.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law, or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation, or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge, or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. All the provisions in this Agreement are subject to the terms of Missouri Sovereign Immunity as set forth in section 537.610.2 and 537.610.5 of the Missouri Revised Statutes. Further, this Contract is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses regarding sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**

Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Bonds**

Pursuant to Section 107.170 RSMo.

a. **Labor and Material Payment Bond.** If this Contract is estimated to exceed

$50,000.00, the Contractor shall furnish a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the major terms and conditions of this Contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract and the surety bond(s) hereto attached for its faithful payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

b. **Performance Bond.** If the City deems a Performance Bond is necessary, the Contractor shall furnish a Performance Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the full and faithful performance of all major terms and conditions of this Contract. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract and the surety bond(s) hereto attached for its faithful performance, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such

form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the faithful performance of the work shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

c. **Maintenance Bond.** If the City deems a Maintenance Bond is necessary, prior to acceptance of the Work, Contractor shall provide a maintenance bond in a form acceptable to the City Attorney and in an amount equal to 50% of the cost of the Work as approved by the City, which shall be in effect for a term of two (2) years from the date that the City issues a certificate of substantial completion for such work covered by the bond, conditioned upon the faithful performance of the provisions, terms and conditions of this contract. The maintenance bond shall name the City as an obligee and copies of the certificates such bond shall be delivered to the City.

22. **Liquidated Damages**

Time of completion of the work by the Contractor is of the essence. Should Contractor fail to complete the work within the time specified in this contract, Contractor shall be liable to the City in the amount of $500.00 per day for each and every calendar day that the Contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City. Total working days allotted for the project is 240 working days, no weekend work is permitted.

23. **Site**

Contractor shall at all times, during the performance of the work, keep the project site clean and free from debris resulting from the work. Prior to discontinuing work in an area, Contractor shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste, and surplus materials.

24. **Prevailing Wage**

If this Contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established by Prevailing Wage Order No. 32, Jackson County, and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said Contract shall be one hundred dollars ($100) per worker, per day.

25. **OSHA Requirements**

Pursuant to Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is at least as stringent as an approved OSHA program, unless such employees have previously completed the

required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the Contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars ($2,500.00) plus one hundred dollars ($100.00) for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the Contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without

withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. "On-site employees" are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction."

26. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens**

If this contract, awarded to a business entity, exceeds five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. The business entity and any subcontractor of the business entity shall be required to provide the affidavits described in this section to the City on an annual basis. The business entity is not required to provide the E-Verify Memorandum of Understanding, or similar document,

showing the business entity is in fact, enrolled in E-Verify or similar program each year unless the business entity has updated or entered into a new Memorandum of Understanding. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors.*

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

WORK AUTHORIZATION AFFIDAVIT

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Mathew Bowen, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is Mathew Bowen and I am currently the COO of Superior Bowen (hereinafter "Company"), whose business address is 520 W Pennway, Kansas City, MO 64108, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ Mathew Bowen

Affiant / Contractor Printed Name

SUPERIOR BOWEN ASPHALT COMPANY, LLC CORPORATE SEAL MISSOURI

Subscribed and sworn to before me this 9th day of February, 2026.

_____

SEAL

KATHRYN COLE
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 23054345
Jackson County
My Commission Expires: 3/22/2027

Notary Public

27. **Anti-Discrimination Against Israel Act**

If this agreement has a total potential value of $100,000 or more and Contractor has ten or more employees, the following applies: Pursuant to Section 34.600, RSMo, Contractor agrees to comply with Missouri law regarding the Anti-Discrimination Against Israel Act, and execution of this Contract constitutes Contractor's certification of compliance with the Anti-Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel.

28. **Notices**

All notices required or permitted under this Contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

29. **Jurisdiction**

This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence or the Federal District Court for the Western District of Missouri, as appropriate. Contractor submits to the personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to those courts.

30. **Warranty**

Contractor warrants that all workmanship shall be of good quality, in conformance with

bid specifications and guarantees all materials, equipment furnished, and work performed for a period of two (2) years from the date of completion and acceptance of the work that the completed work is free from all defects due to faulty materials or workmanship. The date of completion for all scopes of work shall be the last date of acceptance of all work in this Contract. Contractor shall, within ten (10) days' notice from the City, correct any work found to be defective, incorrect, or not in accordance with bid specifications.

31. **Severability**

The invalidity, illegality, or unenforceability of any provision of this Contract or the occurrence of any event rendering any portion or provision of this Contract void shall in no way affect the validity or enforceability of any other portion or provision of this Contract. Any void provision shall be deemed severed from this Contract, and the balance of this Contract shall be construed and enforced as if this Contract did not contain the particular portion or provision held to be void.

32. **Entire Contract**

This Contract contains the entire Contract of the parties. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties. This Contract supersedes all other agreements and conditions, including, but not limited to the Exhibits attached to this Contract.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

SIGNATURES

SUPERIOR BOWEN ASPHALT CO. LLC

_____

By: Mathew Bowen, COO



CITY OF BLUE SPRINGS

_____

Christine Cates, City Administrator

APPROVED AS TO FORM

/s/ James Newell
_____

City Attorney

EXHIBIT 1 – SCOPE OF WORK

Name of Contractor: SUPERIOR BOWEN ASPHALT CO, LLC

Exhibit 1 (Job Description):

The Exhibit 1 includes street improvements to several roadways (Attachment A) within the City of Blue Springs, Missouri, and provides for pavement preparation, asphalt overlay, curb repairs and replacement, pavement striping, traffic control and other incidental items and work described in the Project Manual and plan set (Attachment B), or reasonably inferable therefrom. Bonds are included within the bid price.

All work shall be performed in accordance with Contractor's Bid Form Proposal dated January 22, 2026 attached hereto and incorporated herein as Attachment C.

Start Date: February 17, 2026

Interim Deadlines (if applicable): N/A

Final Completion Date: December 31, 2026

Reimbursable Expenses: N/A

Maximum Payment:

Dollar Amount	Type or Total Payment / Expense
$13,125,866.46	Maximum payment for services rendered
$0	Maximum amount of expenses to be reimbursed
$13,125,866.46	Total Maximum amount to be paid to the Contractor

Payment Schedule:

Incremental payments monthly based on percentage of work completed.

5 % retainage held until completion of project.

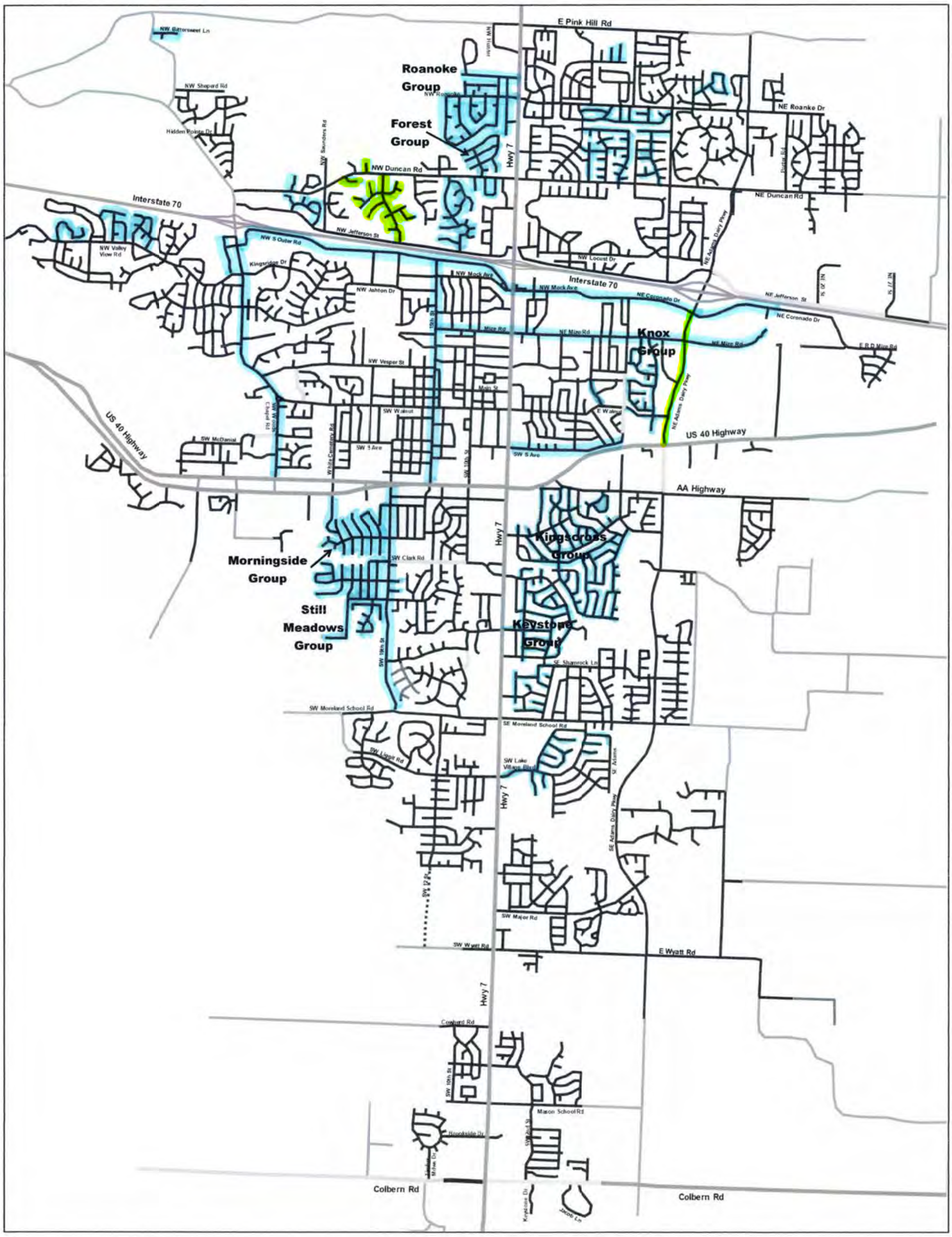
ATTACHMENT A

City of Blue Springs

Paving Schedule 26'

Base Bid

Bid Alternates



2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM STREET LIST

STREET NAME		FROM	TO
NW	10TH ST	NW 11TH ST	NW ROANOKE DR
NW	10TH ST	NW DUNCAN RD	NW 9TH ST
NW	10TH ST	NW RD MIZE	SW 10TH ST
SW	10TH ST	NW 10TH ST	SW S AVE
NW	11TH ST	NW HEATHERWOOD DR	NW DUNCAN RD
NW	11TH ST	NW ROANOKE DR	NW 10TH ST
NW	11TH ST CT	NW DUNCAN RD	END OF CUL DE SAC
NW	11TH ST TERRACE	NW OAKRIDGE DR	NW ROANOKE DR
NW	12TH ST	NW ROANOKE DR	NW TIMBER OAK DR
NW	12TH ST	PORTER DR	I-70 FRONTAGE RD
NW	12TH ST	NW DUNCAN RD	PORTER DR
NW	13TH ST	NW ROANOKE DR	NW TIMBER OAK DR
NW	15TH ST	NW S OUTER RD	SW 15TH ST
SW	15TH ST	NW 15TH ST	HWY 40
SW	19TH ST	HWY 40	SW MORELAND SCHOOL RD
SW	19TH ST TERRACE	SW BROOKSHIRE DR	END OF SW 19TH ST TERRACE
SW	19TH TERRACE	SW 20TH ST	SW SKYLINE DR
NW	1ST ST	E WALNUT ST	NE SUMMIT DR
NE	1ST ST	NE LEANN DR	NE ROANOKE DR
SE	1ST TERRACE	SW SPEAS DR	SE CASTLEROCK
SW	20ST ST	SW MORNINGSIDE DR	S END OF SW 20TH ST
SW	20TH ST	SW MORNINGSIDE DR	SW 21ST ST
SW	20TH ST	SW CLARK RD	SW MIC-O-SAY DR
SW	20TH ST TERRACE	SW MIC-O-SAY DR	SW BRIGHTON CT
SW	21ST ST	SW MORNINGSIDE DR	SW 20TH ST
SW	21ST ST	SW MORNINGSIDE DR	S END OF SW 21ST ST
SW	21ST ST	SW CLARK RD	SW MIC-O-SAY DR
SW	22ND ST	SW MORNINGSIDE DR	N END OF SW 22ND ST
SW	22ND ST	SW MORNINGSIDE DR	S END OF SW 22ND ST
SW	22ND ST	SW STILL MEADOWS LN	SW MIC-O-SAY DR
SW	22ND ST	SW STILL MEADOWS LN	N END OF SW 22ND ST
SW	22ND ST TERRACE	SW BROOKSHIRE DR	END OF SW 22ND ST
SW	23RD ST	SW MORNIGSIDE DR	N END OF SW 23RD ST
SW	23RD ST	SW MORNINGSIDE DR	S END OF SW 23RD ST
SW	23RD ST	SW STILL MEADOWS LN	SW MIC-O-SAY DR

SW	23RD ST	SW MIC-O-SAY DR	SW OPOSSUM HOLLOW RD
SW	23RD ST	SW STILL MEADOWS LN	N END OF SW 23RD ST
SW	24TH ST	SW QUARRY RD	END OF SW 24TH ST
SW	24TH ST	SW STILL MEADOWS LN	S END OF SW 24TH ST
SW	24TH ST	SW STILL MEADOWS LN	N END OF SW 24TH ST
SW	24TH ST CT	SW 24TH ST	END OF SW 24TH ST CT
SW	25TH ST	SW MORNINGSIDE DR	END OF SW 25TH ST
SW	25TH ST	SW STILL MEADOWS LN	END OF SW 25TH ST
SW	26TH ST	SW MORNINGSIDE DR	END OF SW 26TH ST
NW	36TH ST	NW S OUTER RD	NW VALLEYVIEW RD
SE	2ND ST	SW SPEAS DR	SE CASTLEROCK
NW	2ND ST	NW DUNCAN RD	END OF NW 2ND ST
NE	2ND ST	NE LEANN DR	NE ROANOKE DR
NW	2ND ST CT	NW CHATEAU DR	END OF NW 2ND ST CT
SW	2ND TERRACE	SW SANDSTONE DR	SW PARKWOOD DR
SW	3RD ST	SW KEYSTONE DR	N END OF SW 3RD ST
NE	3RD ST	NE DUNCAN RD	NE CHATEAU DR
NE	3RD ST	NE LEANN DR	NE ROANOKE DR
SW	3RD ST TERRACE	SW PALO DR	END OF SW 3RD ST TERRACE
NW	48TH ST	NW VALLEY VIEW RD	NW 50TH ST
NW	50TH ST	NW VALLEY VIEW RD	NW NANTUCKET DR
NE	5TH ST	NE RD MIZE RD	NE KNOX ST
SW	5TH ST	SW KEYSTONE DR	SW PARKWOOD DR
NE	5TH ST	NE LEANN DR	NE ROANOKE DR
NE	5TH ST	NE DUNCAN RD	NE FOX TRIAL DR
SW	5TH ST	SW PALO DR	S END OF SW 5TH ST
SW	5TH ST	SW PALO DR	N END OF SW 5TH ST
NE	6TH ST	NE RD MIZE RD	E WALNUT ST
NW	8TH ST	NW PARK RD	SOUTH END OF STREET
NW	9TH ST	NW PARK RD	NW TIMBER OAK DR
NW	9TH ST	NW HEATHERWOOD DR	NW WOODLYNNE DR
NW	9TH ST	NW 10TH ST	NW DUNCAN RD
NW	9TH ST CT	NW WOODLYNNE DR	END OF CUL DE SAC
SE	ABBEY ST	SE SANDSTONE ST	SE WESTMINISTER RD
SE	ALICE CT	SE ALICE ST	END OF SE ALICE CT
SE	ALICE ST	SE COUNTY RD AA	SE KINGSCROSS RD
NW	AMESBURY DR	NW AMESBURY PL	NW WALLINGFORD DR
NW	AMESBURY RD	NW VALLEY VIEW RD	NW AMESBURY PL
NW	ASPEN DR	NW BITTERSWEET LN	END OF NW ASPEN DR
SE	AVON ST	SE STRATFORD ST	SE PICCADILLY RD
SW	BIRD CT	SW 19TH ST	END OF SW BIRD CT
NW	BIRDSEYE CT	NW VALLEY VIEW RD	END OF NW BIRDSEYE
NW	BITTERSWEET LN	S RD MIZE RD	E END OF NW BITTERSWEET LN
SW	BLARNEY CT	S 1ST ST	END OF SW BLARNEY CT

SW	BRANDYWINE CIR	SW LAKESHORE BLVD	END OF SW BRANDYWINE CIR
NE	BRIDGE PL	NE 3RD ST	E END OF NE BRIDGE PL
NE	BRIDGE PL	NE 3RD ST	W END OF NE BRIDGE PL
NE	BRIDGEPORT CT	NE 3RD ST	END OF NE BRIDGEPORT CT
SW	BRIGHTON CT	SW 20TH ST TERRACE	END OF SW BRIGHTON CT
SW	BRIGHTON PL	SW 20TH ST TERRACE	SW BRIGHTON CT
NE	BROOKLYN CT	NE 3RD ST	END OF NE BROOKLYN CT
SW	BROOKSHIRE DR	SW 19TH ST TERRACE	SW 22ND ST TERRACE
NE	BROOKWOOD CIR	NE 6TH ST	END OF NE BROOKWOOD CIR
NE	BROOKWOOD CT	NE 6TH ST	END OF NE BROOKWOOD CT
NW	BROOKWOOD DR	NE 6TH ST	NE SUMMIT DR
NE	CHATEAU DR	NE 3RD ST	NW 4TH ST PL
SE	CHERRY TREE	SE ALICE ST	SE KINGSCROSS RD
NW	CHESTNUT CIR	NW 9TH ST	END OF CUL DE SAC
NW	CHESTNUT ST	NW 4TH ST PL	NE 1ST ST
SW	CHRISTIANSEN DR	SW LAKESHORE BLVD	3904 SW CHRISTIANSEN DR
SW	CLARK RD	SW 21ST ST	SW 19TH ST
SW	CONCORD CT	SW LAKESHORE DR	END OF SW CONCORD CT
NE	CORONADO DR	NE CORONADO DR	1400 NE CORONADO DR
NW	COVINGTON DR	NW VALLEY VIEW RD	NW WALLINGFORD DR
SE	CROMWELL RD	SE ABBEY ST	SE PICCADILLY ST
NE	DIANA CT	NE LEANN DR	END OF NE DIANA CT
SW	DUBLIN CT	S 1ST ST	END OF SW DUBLIN CT
SW	EARLS CT	SW VICTOR DR	END OF SW EARLS CT
NE	EASTWOOD CT	NE EASTWOOD DR	END OF NE EASTWOOD CT
NW	EASTWOOD DR	NW 4TH ST PL	NE 2ND ST
NE	EASTWOOD DR	NE 2ND ST	NE 3RD ST
SW	ELMWOOD DR	SW 5TH ST	SW 2ND TERRACE
NW	FOREST DR	NW 9TH ST	END OF STREET
NE	FOX TRAIL DR	NE ADAMS DARIY RD	END OF NE FOX TRIAL DR
SE	FRANKLIN CT	SE LAKE VILLAGE BLVD	END OF SE FRANKLIN CT
NW	GARRET DR	NW GATEWAY DR	I-70 FRONTAGE RD
NW	GATEWAY DR	I-70 FRONTAGE RD	NW GARRET DR
SE	GINGERBREAD CT	SE GINGERBREAD LN	SE COUNTY RD AA
SW	GLADSTONE DR	SW STONEY BROOK LN	SW KEYSTONE DR
NE	GOLDEN GATE CT	NE 3RD ST	END OF NE GOLDEN GATE CT
NE	GRANT CIR	NE GRANT DR	END OF NE GRANT CIR
NE	GRANT DR	NE 5TH ST	NE 4TH ST
SE	HAMILTON CT	SE LAKE VILLAGE BLVD	END OF SE HAMILTON CT
SW	HAMLET DR	SW VICTOR DR	SW WESTMINISTER RD
NW	HEATHERWOOD DR	NW 9TH ST	END OF STREET
NW	HINES CT	NW 13TH ST	END OF CUL DE SAC
SE	INDUSTRIAL DR	HWY 40	END OF INDUSTRIAL DR
	JOHNSTON DR	NE 5TH ST	NE 4TH ST

NW	JORDAN CT	NW GATEWAY DR	END OF NW JORDAN CT
SW	JOY CT	SW KEYSTONE DR	END OF SW JOY CT
SE	KEYSTONE CIR	S KEYSTONE DR	END OF SE KEYSTONE CIR
SW	KEYSTONE CT	SW KEYSTONE DR	END OF SW KEYSTONE CT
SW	KEYSTONE DR	SW GLADSTONE DR	S KEYSTONE DR
S	KEYSTONE DR	SW KEYSTONE DR	SW PARKWOOD DR
SE	KEYSTONE DR	S KEYSTONE DR	END OF SE KEYSTONE DR
SE	KEYSTONE PARK RD	S KEYSTONE DR	SW KEYSTONE PARK RD
SW	KEYSTONE PL	S KEYSTONE DR	END OF SW KEYSTONE DR
SW	KILLARNEY LN	S 1ST ST	END OF SW KILLARNEY LN
SW	KINGSCROSS RD	SW JAGUAR LN	SW VICTOR DR
SE	KNIGHTS BRIDGE	SE PICCADILLY RD	SE WESTMINISTER RD
NE	KNOX ST	NE 6TH ST	NE SUNNYSIDE SCHOOL RD
SW	LAKE VILLAGE BLVD	HWY 7	SW BRANDYWINE CR
SW	LAKESHORE DR	SW LAKE VILLAGE BLVD	SE MT VERNON DR
NW	LEANN DR	NW 4TH ST PL	NE LEANN DR
NE	LEANN DR	NW LEANN DR	NE ADAMS DAIRY RD
NE	LEE DR	NE 5TH ST	NE 4TH ST
SW	LEXINGTON CIR	SW LAKSHORE DR	SE LEXINGTON DR
SE	LEXINGTON CT	SE LEXINGTON DR	END OF SE LEXINGTON CT
SE	LEXINGTON DR	SW LEXINGTON CIR	SW LAKESHORE DR
NE	MADISON CT	NE 2ND ST	END OF NE MADISON CT
SE	MAGELLAN DR	E WALNUT ST	END OF SE MAGELLAN DR
SE	MANOR	SE MANOR PL	END OF SE MANOR
SE	MANOR CT	SE MANOR PL	END OF SE MANOR CT
SE	MANOR PL	SE SANDSTONE ST	SE ROCKWOOD
SE	MANOR PL	SE ROCKWOOD	SE PICADILLY ST
SW	MIC-O-SAY DR	SW 19TH ST	SW 23RD ST
NW	MOCK AVE	HWY 7	NE MOCK AVE
NE	MOCK AVE	NE MOCK AVE	NE CORONADO DR
SW	MORNINGSIDE DR	SW 19TH ST	W END OF SW MORNINGSIDE DR
SE	MT VERNON	SE LAKE VILLAGE BLVD	SE ADAMS DR
NW	NANTUCKET DR	NW FOXBORO	END OF NW NANTUCKET DR
NE	NOX PL	NE 5TH ST	NE KNOX ST
NW	OAK LAWN CT	NW 13TH ST	END OF CUL DE SAC
NW	OAK LEAF CT	NW 12TH ST	END OF CUL DE SAC
NW	OAKRIDGE CT	NW OAKRIDGE DR	END OF CUL DE SAC
NW	OAKRIDGE DR	NW 9TH ST	NW 11TH ST TERRACE
SW	ONYX ST	SW GLADSTONE DR	SW ROCKWOOD ST
SW	OPOSSUM HOLLOW RD	SW 23RD ST	END OF SW OPOSSUM HOLLOW RD
NW	PARK RD	HWY 7	NW PARK DR
NW	PARKER CT	NW TIMBER OAK DR	END OF CUL DE SAC
SW	PARKWOOD	S KEYSTONE DR	SW 2ND TERRACE
NE	PASEO PL	NE 2ND ST	NE END OF NE PASEO PL

NE	PASEO PL	NE 2ND ST	SW END OF NE PASEO PL
SE	PICCADILLY ST	SE SANDSTONE ST	SE ROCKWOOD ST
SE	PICCADILLY ST	SE CROMWELL RD	SE SUNNYSIDE SCHOOL RD
	PORTER CIR	PORTER DR	END OF POTER CIR
NW	PORTER CT	PORTER DR	END OF NW PORTER CT
	PORTER DR	NW END OF PORTER DR	END OF PORTER DR
NW	PRIMROSE	NW VALLEY VIEW RD	END OF NW PRIMPROSE
NW	PRIMROSE CT	NW PRIMROSE	END OF NW PRIMROSE CT
SE	PRINCETON PL	SW LAKESHORE DR	END OF SE PRINCETON PL
NE	QUAIL WALK CT	NE QUAIL WALK DR	END OF NE QUAIL WALK CT
NE	QUAIL WALK DR	NE HUNTERS WALK TRAIL	END OF NE QUAIL WALK DR
SW	QUARRY RD	HWY 40	SW 24TH ST
SW	QUEENS LN	S SPEAS DR	SW KINGCROSS RD
NW	RD MIZE RD	NW 15TH ST	HWY 7
NW	RD MIZE RD	HWY 7	NE R D MIZE RD
NE	RD MIZE RD	NW RD MIZE RD	ADAMS DAIRY POINTE GOLF CLUB
SW	RD ST	SW KEYSTONE DR	S END OF SW 3RD ST
NE	REDBRIDGE CT	NE 2ND ST	END OF NE RED BRIDGE CT
NW	REDWOOD CIR	NW 11TH ST	END OF CUL DE SAC
SW	REDWOOD DR	SW 5TH ST	SW 2ND TERRACE
SW	REGENCY CT	SW 20TH ST TERRACE	END OF SW REGENCY CT
SW	RICHWOOD LN	HWY 7	SW 2ND TERRACE
NW	ROANOKE	HWY 7	NW 13TH ST
SE	ROCKWOOD	SE PICADILLY ST	SE MANOR PL
SW	ROCKWOOD ST	SW GLADSTONE DR	SW KEYSTONE DR
SE	ROCKWOOD ST	STRATFORD ST	SE ABBEY ST
SW	S AVE	HWY 7	S 1ST ST
SE	S AVE	S 1ST ST	SE 2ND ST
NW	S OUTER RD	NW WOODS CHAPEL	HWY 7
NW	SAMANTHA CT	NW GATEWAY DR	END OF NW SAMANTHA CT
SW	SANDSTONE DR	SW KEYSTONE DR	SW 6TH ST
SE	SANDSTONE ST	SE SPEAS DR	END OF SE SANDSTONE ST
NE	SETH CT	NE ARBOR DR	END OF NE SETH CT
SW	SHAMROCK DR	SW SHAMROCK PL	S 1ST ST
SW	SHAMROCK DR	SW SHAMROCK PL	SW SHAMROCK LN
SW	SHAMROCK LN	SW SHAMROCK DR	S 1ST ST
SW	SHAMROCK PL	SW 5TH ST	SW SHAMROCK DR
SW	SKYLINE DR	SW 19TH TERRACE	SW 19TH ST
SE	SPEAS CT	SW SPEAS DR	END OF SE SPEAS CT
SW	SPEAS DR	SE COUNTY RD AA	SW VICTOR DR
SW	SPEAS DR	S SPEAS DR	SE SPEAS DR
SE	SPEAS DR	SW SPEAS DR	SE SANDSTONE ST
S	SPEAS DR	SW VICTOR DR	SW SPEAS DR
SW	STILL MEADOWS LN	SW 19TH ST	SW STILL MEADOWS TERRACE

SW	STILL MEADOWS TERRACE	SW STILL MEADOWS LN	SW 25TH ST
NE	STONEBRIDGE CT	NE 2ND ST	END OF NE STONEBRIDGE CT
SW	STONEWOOD CT	SW 5TH ST	END OF SW STONEWOOD CT
SW	STONEY BROOK LN	SW SPEAS DR	SW KEYSTONE DR
SW	STONEY BROOK LN	SW KEYSTONE DR	SW 5TH ST
	STRATFORD ST	SE SANDSTONE ST	SE ROCKWOOD ST
SE	STRATFORD ST	SE CROMWELL RD	SE WESTMINISTER RD
NE	SUMMIT DR	NE 6TH ST	NE SUNNYSIDE SCHOOL RD
SE	SUNNYSIDE SCHOOL CIR	SE SUNNYSIDE SCHOOL RD	END OF SE SUNNYSIDE SCHOOL CIR
NW	TAMMY CIR	PORTER DR	EDN OF TAMMY CIR
SE	TEQUESTA CT	SE GINGERBREAD CT	END OF SE TEQUESTA CT
SE	TEQUESTA LN	SE GINGERBREAD CT	END OF SE TEQUESTA LN
NE	THAMES CT	NE 3RD ST	END OF NE THAMES CT
NW	TIMBER OAK DR	NW 9TH ST	NW 13TH ST
	TIMBER RIDGE	NW WESTWOOD DR	END OF TIMBER RIDGE
SE	VICTOR DR	S WARD PKWY	SE ALICE ST
NW	VILLAGE DR	NW 12TH ST	END OF VILLAGE DR
NE	VIRGINIA CT	NE 5TH ST	END OF NE VIRGINIA CT
NW	WALLINGFORD DR	4501 NW WALLINGFORD DR	W END OF WALLINGFORD DR
E	WALNUT	SE SUNNYSIDE SCHOOL RD	NE ADAMS DAIRY PKWY
SW	WALNUT	NW 15TH ST	HWY 7
SW	WARD CT	S WARD PKWY	END OF SW WARD CT
S	WARD PKWY	SE WINDSOR	SE KINGSCROSS RD
SW	WATERFORD PL	SW 20TH ST TERRACE	END OF SW WATERFORD PL
NW	WEATHERSTONE CT	NW WEATHERSTONE DR	END OF NW WEATHERSTONE CT
NW	WEATHERSTONE DR	NW 12TH ST	END OF NW WEATHERSTONE DR
NW	WEST BROOKE PL	NW DUNCAN RD	N END OF CUL DE SAC
SW	WESTMINISTER RD	SW VICTOR DR	N END OF SW WESTMINISTER RD
SW	WESTMINISTER RD	SW ESSEX CIR	SE WESTMINISTER RD
SE	WESTMINISTER RD	SW WESTMINISTER RD	SE GINGERBREAD LN
NE	WESTON CIR	NE ARBOR DR	END OF NE WESTON CIR
NW	WESTWOOD DR	NW WEATHERSTONE DR	END OF NW WESTWOOD DR
SW	SW WIGMAM PL	SW 19TH ST	END OF WIGMAM PL
SW	WINDSOR CT	S WARD PKWY	NW END OF SW WINDSOR CT
SE	WINDSOR CT	S WARD PKWY	SE GINGERBREAD LN
NW	WOODLYNNE DR	NW 9TH ST	END OF STREET
SW	WOODS CHAPEL	NW WOODS CHAPEL	40 HWY
NW	WOODS CHAPEL RD	NW S OUTER RD	SW WOODS CHAPEL
NW	WOODVIEW CIR	NW 11TH ST	END OF CUL DE SAC
NW	YCAMORE CIR	NW 10TH ST	END OF CUL DE SAC

BID ALTERNATE STREETS			
STREET NAME		FROM	TO
NW	22ND ST CT	NW DUNCAN RD	END OF NW 22ND ST CT
NE	ADAMS DAIRY PKWY	NE CORONADO	SE ADAMS DAIRY PKWY
SE	ADAMS DAIRY PKWY	NE ADAMS DAIRY PKWY	40 HWY
NW	DEER RUN TRAIL	NW DUNCAN RD	I-70 FRONTAGE ROAD
NW	FAWN CT	FAWN DR	END OF NW FAWN CT
	FAWN DR	DEER RUN TRAIL	NE END OF FAWN DR
	FAWN DR	DEER RUN TRAIL	SW END OF FAWN DR
NW	FAWN DR	FAWN DRIVE	END OF NW FAWN DR
NW	FAWN PL	FAWN DR	END OF FAWN PL
NW	FOXRIDGE DR	NW DEER RUN TRAIL	NE END OF NW FOXRIDGE DR
	HAWK CREEK DR	NW FOXRIDGE DR	END OF HAWK CREEK DR
NW	JEFFERSON	NW DEER RUN TRAIL	END OF NW JEFFERSON CT
NW	SUNRIDGE DR	NW DUNCAN RD	END OF NW SUNRIDGE DR
NW	TIMBERLINE	NW DEER RUN TRAIL	END OF NW TIMBERLINE
NW	WILDWOOD CT	FAWN DR	END OF NW WILDWOOD CT

ATTACHMENT B

PROJECT MANUAL

City of Blue Springs, Missouri

2026 Neighborhood Street Preservation Program

Cochran Project Number: LS25-1031

December, 2025



12/18/2025
Date

Toby L. Williams, P.E. #2019038948
State of Missouri
Registered Professional Engineer for Cochran

COCHRAN

Civil Engineering | Land Surveying | Architecture | Geotechnical Engineering | Inspection & Materials Testing

St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

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Public Works Contract ..... **13 Pages**

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INVITATION FOR BIDS

Sealed bids for the City of Blue Springs (hereinafter "Owner") 2026 Neighborhood Street Preservation Program (hereinafter “Project”) will be received by the Administration Department at Blue Springs City Hall, 903 W. Main Street, Blue Springs, Missouri 64015, until 2:00 p.m. local time, on January 22, 2026, at which time the bids will be publicly opened and read aloud.

The Scope of Work includes street improvements to several roadways within the City Blue Springs, Missouri and provides for pavement preparation, asphalt overlay, pavement striping, traffic control and other incidental items and work described in the Project Manual, or reasonably inferable therefrom. The City of Blue Springs anticipates issuing notice to proceed in March of 2026 with a contract length of two-hundred forty (240) calendar days.

To ensure that you receive all addenda, request the bid documents by email from Nick Weber at nweber@cochraneng.com. Bid packages will be distributed electronically at no cost to the bidder. When requesting the documents, you will be required to provide your company name, a contact person and phone number, a complete company address and an e-mail address to be added to the Plan Holders List and for receiving official bidding communications and addenda. If you are not on the Plan Holders List, you will not receive any addenda issued. Hard copies will not be available for purchase. Bidders may make printed copies of the bid documents (plans, project manual, and a bid packet) at their own expense. Project and bidding questions shall be conducted exclusively via e-mail. Any questions regarding this project must be submitted to: nweber@cochraneng.com, by 4:00 pm local time on January 19, 2026. No written questions after this date or any verbal questions will be recognized. A pre-bid meeting will be held via Microsoft Teams on Tuesday January 13, 2026 at 2 p.m. All plan holders will be sent an invite the day before the meeting.

A bid security in the amount of five percent (5%) of the bid amount must accompany each bid, in accordance with the Instructions to Bidders.

The wage rates applicable to this project have been predetermined as required by law and are set forth in this specification.

Effective January 1, 2009 and pursuant to RSMo 285.530 (1), No business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri. The successful bidder must submit a sworn affidavit and documentation affirming the business entity's enrollment and participation in the federal work authorization program and that all of its employees working for the contracted services are not illegal immigrants.

Upon signing the contract, the successful contractor and any subcontractor performing the work shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees within sixty (60) days of beginning work on the construction project.

The City of Blue Springs, Missouri hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, businesses owned and controlled by socially and economically disadvantaged individuals will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry, or national origin in consideration for an award.

THE OWNER INTENDS TO AWARD THE CONTRACT TO THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER. THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, AND TO WAIVE ANY IRREGULARITIES IN THE BEST INTEREST OF THE OWNER.

INSTRUCTIONS TO BIDDERS

ARTICLE 1

DEFINITIONS

1.1 **Bidding Documents** include the Invitation to Bid, Instructions to Bidders, the Bid Form and the proposed Contract Documents including any Addenda issued prior to receipt of Bids. The **Contract Documents** proposed for the Work consists of the Contract, State Wage Determination, Performance and Payment Bond, the Specifications, the Drawings, the Construction Schedule, all Addenda, and all Modifications.

1.2 **Addenda** are written or graphic instruments issued prior to the execution of the Contract, which modify or interpret the Bidding Documents by additions, deletions, clarifications or corrections.

1.3 A **Bid** is a complete and properly signed proposal to do the Work, or a designated portion thereof, for the sums stipulated therein, submitted in accordance with the Bidding Documents.

1.4 The **Base Bid** is the sum stated in the bid for which the bidder offers to perform the Work described in the Bidding Documents as the base to which work may be added or from which work may be deleted for sums stated in alternate bids.

1.5 An **Alternate Bid** is an amount stated in the bid to be considered in addition to the Base Bid if the corresponding Change in the Work, as described in the Bidding Documents, is accepted.

1.6 A **Unit Price** is an amount stated in the bid as a price per unit of measurement for materials or services as described in the Bidding Documents or in the proposed Contract Documents.

1.7 A **Bidder** is a person or entity who submits a bid.

1.8 A **Sub-Bidder** is a person or entity who submits a bid to a bidder for materials or labor for a portion of the Work.

ARTICLE 2

BIDDER'S REPRESENTATIONS

2.1 Each bidder by making his bid represents and warrants that:

2.1.1 He has read and understands the Bidding Documents and his bid is made in accordance therewith.

2.1.2 He has visited and carefully examined the site of the Work, and has familiarized himself with and satisfied himself of the following:

1. the nature and location of the Work;

2. the character, quality and quantity of materials to be encountered;

3. the character and quantity of equipment and facilities needed prior to and during performance of the Work;

4. the local conditions under which the Work is to be performed, including the availability of necessary labor;

5. the requirements for maintaining existing facilities in continuous service, if necessary or required.

2.1.3 He has correlated his examination and observations with the requirements of the proposed Contract Documents.

2.1.4 His bid is based upon the materials, products, systems and equipment required by the Bidding Documents.

ARTICLE 3

BIDDING DOCUMENTS

3.1 COPIES

3.1.1 Bidders may obtain digital copies of the Bidding Documents in the manner as defined in the Invitation to Bid. Bidders must complete all contact information requested on the Plan Holders List to obtain the Bidding Documents.

3.1.2 Each bidder shall use a complete set of Bidding Documents in preparing his bid.

3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

3.2.1 Bidders shall promptly notify the Owner in writing of any ambiguity, inconsistency or error which they may discover upon examination of the Bidding Documents or of the site and local conditions.

3.2.2 Bidders may request clarification or interpretation of the Bidding Documents by making a written request which shall reach the Owner at least seven (7) days prior to the date for receipt of bids. See the Invitation for Bids for contact information.

3.2.3 Any interpretation, correction or change of the Bidding Documents will be made by Addendum. Interpretations, corrections or changes of the Bidding Documents made in any other manner will not be binding on the Owner, and bidders shall not rely upon such interpretations, corrections and changes.

3.2.4 If the Owner determines that clarification of the terms and conditions of the Bidding Documents is necessary, an Addendum will be made available to all bidders setting forth-such clarification.

3.3 SUBSTITUTIONS

3.3.1 The materials, products, systems and equipment described in the Bidding Documents establish a minimum standard of required function, dimension, appearance and quality which must be met by any proposed substitution.

3.3.2 No substitution of the materials, products, systems and equipment described in the Bidding Documents will be considered prior to receipt of bids unless written request for approval has been received by the Owner at least ten (10) days prior to the date for receipt of bids. Each such request shall include the name of the material, product, system or equipment for which substitution will be made and a complete description of the proposed substitute including drawings, costs, performance and test data and any other information necessary for an evaluation. A statement setting forth any changes in other materials, products, systems or equipment or other work that incorporation of the substitute would require shall be included in each such request. The Owner, in its sole discretion, may approve or disapprove the proposed substitute.

3.3.3 If the Owner approves any proposed substitution prior to receipt of bids, such approval will be set forth in an Addendum. Bidders shall not rely upon approvals made in any other manner.

3.3.4 No substitutions will be considered after the Contract is awarded unless specifically provided in the Contract Documents.

3.4 ADDENDA

3.4.1 Addenda will be emailed or delivered to all who are known by the Owner to have received a complete set of Bidding Documents.

3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

3.4.3 Prior to submitting his bid, each bidder shall ascertain that he has received all Addenda issued, and he shall acknowledge receipt of all such Addenda in his bid.

ARTICLE 4

BIDDING PROCEDURE

4.1 FORM AND STYLE OF BIDS

4.1.1 Attached to the Contract Documents is a separate, complete set of Bid Forms to be signed and submitted as the Bidder's formal bid. To be considered, a bid shall be properly completed using these Bid Forms.

4.1.2 All blanks on the Bid Form shall be filled in by computer, typewriter or legibly handwritten in ink.

4.1.3 Where so indicated by the make-up of the Bid Form, dollar amounts shall be expressed in both words and figures and in case of discrepancy between the two, the amount written in words shall govern.

4.1.4 Any interlineation, alteration or erasure must be initialed by the signer of the bid.

4.1.5 Where two or more bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of his bid security, state his refusal to accept award of less than the

combination of bids if he so stipulates. The Bidder shall make no additional stipulations on the Bid Form nor qualify his bid in any other manner.

4.1.6 Each copy of the bid shall include the legal name of the Bidder and a statement that the Bidder is a sole proprietor, a partnership, a corporation, or some other legal entity. Each copy shall be signed by the person or persons legally authorized to bind the bidder to a contract. A bid submitted by an agent shall have a current power of attorney attached certifying the agent's authority to bind the Bidder.

4.1.7 The Owner shall not be responsible in any way for any costs or expenses related to the preparation or submission of any bid.

4.2 BID SECURITY

4.2.1 Each bid shall be accompanied by a certified check or a satisfactory bid bond executed by the bidder and an acceptable Surety company, naming the Owner as Obligee, in the amount of not less than five percent (5%) of the Base bid plus any Alternates (“Bid Security”). If the bidder fails to enter into a Contract with the Owner on the terms stated in his bid, or fails to furnish Performance and Payment Bonds as required by the Contract Documents, the amount of the Bid Security shall be forfeited to the Owner as liquidated damages, not as a penalty.

4.2.2 The Owner will have the right to retain the Bid Security of bidders to whom an award is being considered until either, (a) the Contract Agreement has been executed and the Performance and Payment Bonds have been furnished, (b) the specified time has elapsed so that bids may be withdrawn, or (c) all bids have been rejected.

4.3 SUBMISSION OF BIDS

4.3.1 Bidders must complete and submit the following for their bid to be considered responsive:

1. A completed, signed and sealed Bid Form acknowledging receipt of all addenda, or acknowledging that there were none.
2. A signed Subcontractor Approval Form including each proposed Subcontractor, or other persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.
3. A signed Subcontractor Certification Regarding Affirmative Action.
4. The Bid Security required by the Project Manual
5. A signed E-Verify Affidavit and Memo of Understanding (MOU).
6. A designation of the Work, item by item including the related dollar amount and total dollar amount, to be performed.

4.3.2 All copies of the bid, the Bid Security and all documents listed above that are required to be submitted with the bid shall be enclosed in a sealed envelope identified "SEALED BID ENCLOSED" on the face thereof. The envelope shall be addressed and delivered to the Owner and shall be identified with the project name, the Bidder's name and address and, if applicable, the designated portion of the Work for which the Bid is submitted. If the bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

4.3.3 Bids shall be deposited at the designated location prior to the time and date for receipt of bids indicated in the Invitation to Bid or any extension thereof made by an Addendum. Bids received after the time and date for receipt of bids will be returned unopened.

4.3.4 The bidder shall assume full responsibility for timely delivery at the location designated for receipt of bids.

4.4 MODIFICATION OR WITHDRAWAL OF BID

4.4.1 A bid may not be modified, withdrawn or cancelled by the bidder within ninety (90) days following the time and date designated for the receipt of bids, and each bidder so agrees in submitting his bid.

4.4.2 Prior to the time and date designated for receipt of bids, any bid submitted may be modified or withdrawn by notice to the party receiving bids at the place designated for receipt of bids. Such notice shall be in writing over the signature of the bidder.

4.4.3 Withdrawn bids may be resubmitted up to the time designated for the receipt of bids provided that they are then fully in conformance with these Instructions to Bidders.

4.4.4 The amount of the Bid Security shall be in an amount sufficient for the bid as modified or resubmitted.

ARTICLE 5

CONSIDERATION OF BIDS

5.1 OPENING OF BIDS

5.1.1 Unless stated otherwise in the Invitation to Bid, the properly identified bids received on time will be opened publicly and will be read aloud.

5.2 REJECTION OF BIDS

5.2.1 The Owner shall have the right to reject any or all bids, to reject a bid not accompanied by the Bid Security or by other data required by the Bidding Documents, to reject a bid which is in any way incomplete or irregular, and to rebid the Work at a later date, if all bids are rejected.

5.3 ACCEPTANCE OF BID (AWARD)

5.3.1 It is the intent of the Owner to award the Contract to the lowest responsive, responsible bidder provided the bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available.

5.3.2 The Owner shall have the right to accept alternates and to determine the low bidder on the basis of the sum of the base bid and the alternates accepted. Alternates shall be accepted in the order established in the Bid Form Proposal.

ARTICLE 6

POST BID INFORMATION

6.1 SUBMITTALS

6.1.1 The bidder will be required to establish, to the satisfaction of the Owner, the reliability and responsibility of the persons or entities proposed to furnish and perform the Work.

6.1.2 Persons and entities proposed by the bidder and to whom the Owner has made no objection must be used on the Work for which they were proposed and shall not be changed except with the prior written consent of the Owner.

ARTICLE 7

AWARD OF CONTRACT

7.1 Following receipt, to the satisfaction of the Owner, of all information required under Paragraph 6.1 above, the Owner shall mail to the successful bidder the Notice of Award of the Contract.

7.2 Within five (5) working days from the date of receipt of the Notice of Award, the successful bidder shall execute and deliver to the Owner the Contract Documents, and shall furnish the Bonds required by Paragraph 8.1 below and the Certificates of Insurance required by Subparagraph 10.1.3 of the General Conditions. In the event the successful bidder fails to execute and deliver the Contract Documents, the Bonds and the Certificates of Insurance as aforesaid, the Owner may, at its option, consider the bidder in default and award the Contract to another bidder, in which case the Bid Security of the defaulting bidder shall be forfeited to the Owner as liquidated damages, and not as a penalty.

7.3 The Contract, when executed, shall be deemed to include the entire agreement between the parties thereto, and the Bidder shall not claim any modification thereof resulting from any claimed representation or promise made at any time prior thereto by any officer, agency or employee of the Owner or by any other person.

ARTICLE 8

PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND

8.1 BOND REQUIREMENTS

8.1.1 The successful bidder shall furnish a Performance Bond in an amount equal to one hundred percent (100%) of the Contract Sum as security for the faithful performance of the Contract, and also a Labor and Material Payment Bond in an amount not less than one hundred percent (100%) of the Contract Sum as security for the payment of all persons performing labor on the project under this Contract and furnishing materials in connection with this Contract. The Surety shall be a company licensed to do business in the State of Missouri and shall be acceptable to the Owner. The Performance Bond and the Labor and Material Payment Bond may be in one or in separate instruments, however if combined into one the amount shall be for two hundred percent (200%) of the Contract Sum.

8.2 TIME OF DELIVERY AND FORM OF BONDS

8.2.1 The bidder shall deliver the required bonds to the Owner not later than the date of execution of the Contract, or if the Work is to be commenced prior thereto in response to a Letter of Intent, the bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished.

8.2.2 The bidder shall require the attorney-in-fact who executes the required bonds on behalf of the Surety to affix thereto a certified and current copy of his power of attorney.

ARTICLE 9

FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

9.1 FORM TO BE USED

9.1.1 Unless otherwise required in the Bidding Documents, the Owner-Contractor Agreement for the Work shall be in the form attached hereto.

ARTICLE 10

BID FORM PROPOSAL

PROJECT NAME: 2026 Neighborhood Street Preservation Program BID TIME: 2:00 p.m.

PROJECT LOCATION: Miscellaneous Streets, Blue Springs BID DATE: 1/22/2026

BIDDER NAME: _____

TO: The City of Blue Springs, Missouri ("Owner")

In response to the Invitation for Bids for Project No. SC24-1637, and in accordance with the Instructions to Bidders and other Bidding Documents, the undersigned Bidder declares that he has had an opportunity to examine the site of the Work and has carefully examined the Contract Documents therefore, including the Addenda identified below, and on the basis thereof, and being fully familiar with the local conditions affecting the Work, and upon written notice of award of contract, acknowledges and agrees to provide all labor, material, equipment, tools, management and supervision, safety and technical services, insurance, bonds and incidentals necessary or required for the faithful performance of the Contract Work in accordance with the above-referenced documents in a safe, timely and workmanlike manner for the following Base Bid Price:

BASE BID:

_____ Dollars
(Amount in Words)

($_____)

ADD ALT #1 BID:

_____ Dollars
(Amount in Words)

($_____)

ADD ALT #2 BID:

_____ Dollars
(Amount in Words)

($_____)

DETERMINATION OF LOW BIDDER. The Low Bidder will be determined by the total of the Base Bid plus all Add Alternates selected. The Owner shall evaluate the Bid Tabulation and shall first determine if none, one, or both Add Alternates are to be accepted; said determination to be based upon available Owner funding and other factors. Owner reserves an exclusive right to accept none, all or part of the Add Alternates, and to reject any Bid as non-responsive if Add Alternate pricing is not submitted.

ACCEPTANCE FOR PROVISION FOR ASPHALT CEMENT PRICE INDEX: Bidders have the option to accept the provision for Asphalt Cement Price Index, and/or UBAWS Membrane Price Index in accordance with the General Provisions. The bidder must mark each box below if they choose to accept the provision. The Asphalt Cement Provision applies only to projects that have a quantity of asphalt wet ton mix pay items or converted square yard quantity over 1,000 tons, and the UBAWS Membrane provision applies only to projects that have a quantity that exceeds 5,000 square yards. The above quantity limits apply to an individual project or any number of projects in the contract combination.

☐ Asphalt Cement

The Base Bid amount is more fully itemized as follows:

BIDDER NAME: _____

ITEMIZED BID FORM

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1		
2	Traffic Control	LS	1		
3	Concrete Curb & Gutter (CG-1)	LF	8,170		
4	Concrete Curb & Gutter (CG-2)	LF	17,588		
5	Pavement Milling 3" or Less (Includes All Milling)	SY	831,684		
6	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	97,851		
7	Full Depth Road **Rebuild** (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	5,513		
8	Full Depth Road **Repair** Patch (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	49		
9	Partial Depth Repair (Allowance)	SY	7,086		
10	Pavement Marking 4" – Lane Lines White or Yellow (Thermoplastic)	LF	166,356		
11	Pavement Marking 12" - Crosswalk White (Thermoplastic)	LF	2,265		
12	Pavement Marking 18" - Crosswalk White (Thermoplastic)	LF	26		
13	Pavement Marking 24" - Stop Bar White (Thermoplastic)	LF	854		
14	Pavement Marking – Turn Lane Arrow White (Thermoplastic)	EA	191		
15	Pavement Marking – Straight & Left/Right Arrow White (Thermoplastic)	EA	8		
16	Pavement Marking – Railroad White (Thermoplastic)	EA	3		
17	Site Restoration	LS	1		
				Total Base Bid	

(See next page for Add Alternate Bid Forms)

BIDDER NAME: _____

Add Alternate #1: Deer Run Trail Group (Sheets S-24 to S-28)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1		
2	Traffic Control	LS	1		
3	Concrete Curb & Gutter (CG-2)	LF	664		
4	Pavement Milling 3" or Less (Includes All Milling)	SY	28,056		
5	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	3,261		
6	Full Depth Road **Rebuild** (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	4,720		
7	Site Restoration	LS	1		
				Total Add Alt #1 Bid	

Add Alternate #2: Adams Dairy Parkway (Sheets S-45, S-46, S-115, S-128 to S-130)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1		
2	Traffic Control	LS	1		
3	Concrete Curb & Gutter (CG-1)	LF	8,649		
4	Pavement Milling 3" or Less (Includes All Milling)	SY	33,901		
5	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	3,941		
6	Pavement Marking 4" – Lane Lines White or Yellow (Thermoplastic)	LF	11,945		
7	Pavement Marking 12" – Crosswalk White (Thermoplastic)	LF	1,390		
8	Pavement Marking 24" – Stop Bar White (Thermoplastic)	LF	300		
9	Pavement Marking – Turn Lane Arrow White (Thermoplastic)	EA	18		
10	Pavement Marking – Straight & Left/Right Arrow White (Thermoplastic)	EA	1		
11	Site Restoration	LS	1		
				Total Add Alt #2 Bid	

By submitting this Bid, the Bidder agrees to waive any claim it has or may have against the Owner or Engineer, and their respective employees, arising out of or in connection with the administration, evaluation or recommendation of any bid(s).

Addenda

The undersigned Bidder acknowledges the following Addenda. If there are no Addenda write "None" in the space provided:

Addendum No.: ___ dated _____ pages _____

Addendum No.: ___ dated _____ pages _____

Acknowledgements

Bidder understands that Owner reserves the right to reject any and all bids and to waive any informality in the bidding.

The Bidder agrees that this Bid shall be valid and may not be withdrawn for a period of ninety (90) days after the scheduled closing time for receiving bids.

Within five (5) working days after receipt of written notice of award of contract, Bidder will execute and deliver to the Owner the formal Contract Agreement included in the Bid Package, and deliver to the Owner the surety bond or bonds as required by the Contract Documents.

The Work to be performed under the Contract shall commence within seven (7) consecutive calendar days of the date of the written Notice to Proceed from the Owner to the Contractor, and shall be completed within **180 consecutive calendar days** from and including the date of said written Notice to Proceed, subject to adjustments of this Contract Time as provided in the Contract Documents.

The Bid Security attached hereto, in the sum of _____ Dollars ($_____) shall become the property of the Owner in the event that the Contract Agreement and the Bond(s) are not executed and delivered to the Owner within the time set forth above, as liquidated damages (and not as a penalty) for the delay and additional expense to the Owner caused thereby.

_____
(Signature)

_____
(Print Name)

_____
(Company Name)

_____
(Address)

_____
(Telephone Number)

(Seal - If bid by Corporation)

SUBCONTRACTOR CERTIFICATION REGARDING AFFIRMATIVE ACTION

Project: _____
Job No. _____
Route: _____
County: _____

Certification Regarding Affirmative Action and Equal Opportunity: The bidder (prospective prime contractor) or proposed subcontractor certifies:

1. Affirmative Action Program: That it has developed and has on file at each of its establishments affirmative action programs pursuant to 41 CFR Part 60-2.

2. Equal Opportunity Clause: That it has participated in a previous contract or subcontract subject to the equal opportunity clause set forth in 41 CFR Part 69-1.4 and executive order no. 11246.

3. Compliance Reports: That it has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs and his designate, or the Equal Employment Opportunity Commission, all reports due under the applicable filing requirements contained in 41 CFR Part 60-1.

If the text of the certification above is incorrect, the bidder or subcontractor making the certification shall correct it below:

_____
_____
_____

NOTE: This certification applies to and must be executed by each bidder (prospective prime contractor) or proposed subcontractor if its proposed contract or subcontract on this project will equal or exceed $10,000 or that contractor or subcontractor has contracts or subcontracts on federally assisted projects in any 12-month period which have or can reasonably be expected to have, an aggregate total value exceeding $10,000 41 CFR Part 60-1.5(a)(1). It is a duty and contract obligation of the prime contractor to ensure that each of its subcontractors, which meet this criterion, executes and submits to the commission this certification also.

_____
Company

By: _____

Date: _____

_____
Title

SUBCONTRACTOR APPROVAL FORM

This fully completed report must accompany and be part of the sealed Bid Proposal.

1. Name of Bidder: _____

2. Address Bidder: _____

_____
City State Zip Phone

3. The above-named Bidder intends to subcontract for materials, services, supplies, specialty contractors, etc., in the following fashion:

Names and Addresses of Subcontractor Which the Contractor Anticipates Utilizing	Nature of Participation	$ Value of Subcontractor
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

A. Total of Above _____

B. Total Bid Amount _____

Subcontractor Utilization as a % of Total Bid Amount: (A/B x 100) _____

_____
Name-Authorized Officer of Bidder

_____
Signature-Office Bidder

_____
Date

Non-Collusive Certificate

State of Missouri) S.S
County of _____)

_____, being first duly sworn, deposes and says that:

1. They are the (owner, partner, officer, representative, or agent) of _____, the Bidder that has submitted the attached Bid;

2. They are fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3. Such bid is genuine and is not a collusive or sham bid; and that all statements made, and fact set out in the Proposal are true and correct;

4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest including this affidavit, has in any way colluded, considered, connived, or agreed, directly or indirectly with any other bidder, firm, or person, to submit a sham bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract; or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm, or person to fix the price or prices in the attached Bid or of any other bidder, or to fix the overhead, profit, or cost element of the Bid price of the other bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Blue Springs or any person interested in the Proposed Contact.

5. The price or prices quoted in the attached Bid are fair and proper, and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit; and

6. They further certify that Bidder is not financially interested in or financially affiliated with any other bidder on this project.

7. No Councilmember, City Administrator, Director of Finance, or any City employee, either direct or indirect, is financially interested in the Bid submitted to the City pursuant to this invitation, nor is the Bidder a City employee or Councilmember whose bid creates a conflict of interest, and further Bidder certifies that no member or officer of its firm or corporation is an officer or employee of the City. A conflict of interest would arise if any person named in this section is in a position to affect either the decision to solicit bids or the selection of the successful Bidder. All applicable federal regulations and provisions of RSMo. Section 105.450 et seq. shall not be violated.

Signed: _____

Title: _____

Subscribed and sworn to before me this _____day of _____, 20__.

_____
Notary Public

My Commission expires: _____

EFFECTIVE DATE: Month Day, Year	TERMINATION DATE: Month Day, Year	CONTRACT NUMBER:

CITY	CONTRACTOR
City of Blue Springs **903 West Main Street** **Blue Springs, MO 64015**	Name & Address
Department:	Attention:
Phone:	Phone:

PUBLIC WORKS CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____ 202__, by the parties identified above.

WITNESSETH:

WHEREAS, the City of Blue Springs desires to engage the Contractor to perform certain professional and technical services, construction and labor, and/or provide materials and equipment as hereafter described in connection with a project more particularly described in ***Exhibit 1***; and

WHEREAS, the Contractor made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Contractor as follows:

1. **Services**. The City agrees to engage the services of the Contractor, and the Contractor agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit 1*** in accordance with the standard of care, skill, expertise, materials, and requirements set forth in the drawings and specifications. The terms of the City's Request for Proposals are incorporated by reference as if fully set forth herein. To the extent any conflict exists between the terms of this Contract and any Contractor terms attached hereto or otherwise incorporated, the terms of this Contract control and supersede.

2. **Addition to Services**. The City may add to the Contractor services or delete therefrom activities based on unit cost as set forth in ***Exhibit 1*** or the bid document(s) associated with this contract, or by written Change Orders that may be agreed to by both the City and Contractor, provided that the total cost of such work will be added to, or deleted from, the total cost as specified in Paragraph 6 hereof. The Contractor shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the Department Head for the City as related to this contract, or his designee, with approval of the City Council if required, and shall be accepted and countersigned by the Contractor.

3. **Exchange of Data**. All information, data, plans, and reports in the City's possession and necessary for the carrying out of the work, shall be furnished to the Contractor without charge,

and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

4. **Personnel**. The Contractor represents that Contractor will secure, at Contractor's own expense, all personnel required to perform the services called for under this Contract by Contractor. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All services required hereunder will be performed by the Contractor or under Contractor's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this Contract shall be subcontracted without the written approval of the City.

5. **Term**. The services of the Contractor shall commence as soon as practicable after the execution of this Contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit 1***.

6. **Costs not to Exceed**. The City of Blue Springs is limited by law and its bidding and procurement process with respect to the amount of money it can pay. Therefore, the City has established a fixed sum amount, based on the bid proposal after a competitive bidding process, if required by City policy, as described in the Maximum Payment section of ***Exhibit 1*** for this Contract and Paragraph 7.b which cannot be exceeded unless this Contract is amended. The Contractor shall notify the City if Contractor anticipates that the Contract amount may be exceeded to determine whether or not the City is prepared to increase the total compensation.

7. **Payment**.

a. **Conditioned upon acceptable performance.** Provided Contractor performs the services in the manner set forth in Paragraph 1 hereof, the City agrees to pay the Contractor in accordance with the terms set forth in ***Exhibit 1***, which shall constitute complete compensation for all services to be rendered under this Contract; provided, that where payments are to be made periodically to Contractor for services rendered under this Contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this Contract exceed the sum of **$**Total amount of contract unless agreed to by City and Contractor in writing.

8. **Termination of Contract.**

a. **Termination for breach.** Failure of the Contractor to fulfill Contractor's obligations under this Contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit 1*** shall constitute a breach of this Contract, and the City shall thereupon have the right to immediately terminate this Contract. The City shall give written notice of termination to the Contractor by U.S. Postal Service Mail or by hand delivering a copy of the same to the Contractor; or may give notice by any combination of these methods. The date of termination shall be the date upon which notice of termination is hand delivered to

Contractor or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such project; provided, that the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of this Contract by the Contractor. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

b. **Termination for Convenience.** The City shall have the right at any time by written notice to Contractor to terminate and cancel this Contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of this Contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Further, all finished or unfinished deconstruction, reconstruction, new construction, repairs, materials, drawings, plans, specifications, and other documents as required of the Contractor under this Contract shall at the option of the City become its property. If this Contract is terminated, Contractor shall assist City in the orderly termination of services, including timely transfer of services to another designated contractor. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

9. **Conflicts**. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the Contract void. Any federal regulations and applicable provisions in Section 105.450 *et seq*. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Contractor further covenants that in the performance of this Contract no person having such interest shall be employed.

10. **Assignment**. The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this contract, including the right to change or delete activities from the Contractor to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this contract, though City will attempt to so notify any such assignee.

11. **Discrimination**. The Contractor agrees in the performance of this Contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

12. **Occupational License**: The Contractor shall obtain and maintain an occupational license with the City of Blue Springs, Missouri, if required by City Code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. Contractor shall not purchase materials or begin work on this Contract until this occupational license has been obtained.

13. **Compliance with Laws**. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

14. **American Made Products.** Pursuant to section 34.353 RSMo, as amended, if this Contract is for more than $25,000.00, and is for the purchase or lease of manufactured goods or commodities by the City, or is a contract with the City for construction, alteration, repair, or maintenance of any public works, then any manufactured goods or commodities used or supplied in the performance of this Contract or any subcontract thereto shall be manufactured or produced in the United States, unless that requirement is determined to not apply or be exempted based on the provisions in said referenced statute**.**

15. **Nonresident/Foreign Contractors**. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo. (*See also,* Section 351.574 RSMo. as to consequences of failing to comply.)

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

16. **General Independent Contractor Clause.** This Contract does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, Missouri Prevailing Wage requirements, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

17. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

18. **Insurance.** Contractor agrees to maintain insurance as set forth below and provide to City certificates of coverage evidencing said coverage at the time of signing of this Contract and on each anniversary of such insurance coverage during the term of this Contract and any renewals, which certificates, if available and possible, contains a provision that the policy will not be cancelled unless and until thirty (30) days' notice of said cancellation has been given to the City, but, in any event, the Contractor, any time after the Contract has been signed, shall notify the City of any impending cancellation, actual cancellation, termination or nonrenewal of the policy by faxing or delivering to the City a copy of the insurer's cancellation, termination or nonrenewal notice to Contractor within two (2) business days of Contractor's receipt of said notice**.** Contractor shall also advise the City in writing within two (2) business days of any oral or other advisement by the insurer of any impending cancellation, actual cancellation, termination or nonrenewal of the policy. (If the City gives written permission for some of the work under this Contract to be subcontracted or it is subcontracted, Contractor shall assure that the subcontractor has the insurance set forth below and that the City and Contractor are listed as an additional insured on all of subcontractor's policies):

a. **Comprehensive General Liability.** Minimum limit of $1,000,000 combined single limit, $2,000,000 annual aggregate for bodily injury and property damage per occurrence with City named as an additional insured on the policy.

b. **Comprehensive Automobile Liability.** $1,000,000 combined single limit with City named as an additional insured on the policy.

c. **Workers' Compensation**. Statutory requirements.

d. **Professional Liability Insurance.** Contractor agrees to maintain professional liability insurance in the amount of $1,000,000 per claim and in the aggregate during the term of this contract. (If not applicable, delete this subparagraph)

The provision of insurance shall not be construed, nor is intended, to be a waiver of sovereign immunity or any other defense available to City, its officers, agents or employees except to the extent insurance coverage is actually provided.

19. **Liability and Indemnity**. The parties mutually agree to the following:

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this Contract.

b. The Contractor shall defend, indemnify, and hold the City and its elected or appointed officials, officers, employees, and agents harmless from and against all actual claims and alleged claims and all damages, including but not limited to losses, liabilities, costs, expenses and attorney fees arising out of personal injuries, including illness or death, and damage to, or destruction of, property, which are caused by the Contractor or the Contractor's agents, employees, sub-contractors or by others for whom Contractor is liable arising out of or in any way connected with or resulting from, performance of, or failure to perform, this contract, regardless of whether or not caused in part by any act or omission of City, its elected or appointed officials, officers, employees or agents. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this Contract in its Contract price.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law, or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation, or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, officers, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge, or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, officers, agents and employees, which are otherwise available under statute, or in law or equity.

f. All the provisions in this Agreement are subject to the terms of Missouri Sovereign Immunity as set forth in section 537.610.2 and 537.610.5 of the Missouri Revised Statutes. Further, this Contract is not intended to act as a waiver or limitation of City, or any of its officer's, agent's or employee's rights and/or defenses regarding sovereign or any other immunity or defense under Federal Law, Missouri Law or Municipal Regulation.

20. **Excessive Unemployment Requirements**. Whenever there is a period of excessive unemployment in this State (Missouri), as defined by Section 290.550 RSMo., any contractor constructing or building any public works project or improvement as defined in Section 290.210 RSMo. shall employ only Missouri laborers and laborers from nonrestrictive states on such project or improvement in compliance with Sections 290.550 thru 290.580 RSMo.

21. **Bonds.** Pursuant to Section 107.170 RSMo**.**

a. **Labor and Material Payment Bond.** If this Contract is estimated to exceed $50,000.00, the Contractor shall furnish a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the major terms and conditions of this Contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract and the surety bond(s) hereto attached for its faithful payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

b. **Performance Bond.** If the City deems a Performance Bond is necessary, the Contractor shall furnish a Performance Bond with surety approved by the City and on the forms approved by the City. The bond shall be in the total amount of the Contract conditioned upon the full and faithful performance of all major terms and conditions of this Contract. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Contract and the

surety bond(s) hereto attached for its faithful performance, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this Contract until such new or additional security for the faithful performance of the work shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

c. **Maintenance Bond.** If the City deems a Maintenance Bond is necessary, prior to acceptance of the Work, Contractor shall provide a maintenance bond in a form acceptable to the City Attorney and in an amount equal to 50% of the cost of the Work as approved by the City, which shall be in effect for a term of two (2) years from the date that the City issues a certificate of substantial completion for such work covered by the bond, conditioned upon the faithful performance of the provisions, terms and conditions of this contract. The maintenance bond shall name the City as an obligee and copies of the certificates such bond shall be delivered to the City.

22. **Liquidated Damages**. Time of completion of the work by the Contractor is of the essence. Should Contractor fail to complete the work within the time specified in this contract, Contractor shall be liable to the City in the amount of $500.00 per day for each and every calendar day that the Contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

23. **Site**. Contractor shall at all times, during the performance of the work, keep the project site clean and free from debris resulting from the work. Prior to discontinuing work in an area, Contractor shall clean the area and remove all rubbish and its construction equipment, tools, machinery, waste, and surplus materials.

24. **Prevailing Wage**. If this Contract is estimated to exceed $75,000 for the total project cost, not less than the prevailing hourly rate of wages for work of a similar character in this locality, as established by Prevailing Wage Order No. 31 , Jackson County, and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri, shall be paid to all workers performing work under this contract. The penalties forfeited to the City for violations of the Prevailing Wage Act for each workman employed, for each calendar day, or portion thereof, such workman is paid less than their said stipulated rates for any work done under said Contract shall be one hundred dollars ($100) per worker, per day.

25. **OSHA Requirements** pursuant to Section 292.675 RSMo.

a. Any contractor for any public body for purposes of construction of public works and any subcontractor (any person entering into a subcontract with a contractor for construction of public works which employs "on-site employees" for purposes of completion of the contract) to such contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees which includes a course in construction safety and health approved by OSHA or a similar program approved by the department which is

at least as stringent as an approved OSHA program, unless such employees have previously completed the required program. All employees who have not previously completed the program are required to complete the program within sixty days of beginning work on such construction project.

b. Any employee found on a work site subject to this section without documentation of the successful completion of the required course shall be afforded twenty days to produce such documentation before being subject to removal from the project.

c. The contractor to whom the Contract is awarded and any subcontractor under such contractor shall require all on-site employees to complete the above referenced ten-hour training program or such employees must hold documentation of prior completion of the program. Said contractor and subcontractor(s) shall comply with Section 292.675, RSMo., in all respects as required in relation to work done pursuant to this contract.

d. The contractor shall forfeit as a penalty to the public body on whose behalf the contract is made or awarded, two thousand five hundred dollars ($2,500.00) plus one hundred dollars ($100.00) for each employee employed by the contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time period referenced in subparagraphs (a) and (b) above have elapsed.

e. The public body awarding the Contract shall withhold and retain therefrom all sums and amounts due and owing as a result of any violations of this section when making payments to the contractor under the contract. The contractor may withhold from any subcontractor sufficient sums to cover any penalties the public body has withheld from the contractor resulting from the subcontractor's failure to comply with the terms of this section. If the payment has been made to the subcontractor without withholding, the contractor may recover the amount of the penalty resulting from the fault of the subcontractor in an action maintained in the circuit court in the county in which the public works project is located from the subcontractor.

f. “On-site employees” are defined as laborers, workmen, drivers, equipment operators, and craftsmen employed by contractors and subcontractors to be directly engaged in construction at the site of the public works. "Directly engaged in construction" shall mean work performed in the actual erection of the structure or completion of the improvement constituting the public works. In addition, employees working at a nearby or adjacent facility used by the contractor or subcontractor for construction of the public works shall be deemed "on-site employees." Persons engaged solely in the transportation of materials, fuel, or equipment to the site of the public works shall not be deemed to be "directly engaged in construction.”

26. **Enrollment in Work Authorization Program and Affidavit Concerning Employment of Unauthorized Aliens.** If this contract, awarded to a business entity, exceeds five thousand dollars, the business entity, and any subcontractors of the business entity, shall, by affidavit and provision of documentation, affirm its or their enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity, and any subcontractors of the business entity, shall also affirm by the affidavit that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A subcontractor shall provide similar affidavit and documentation to the Contractor at the time the subcontractor is hired pursuant to Section 15 CSR 60-15.020. A federal work authorization program is any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an

equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L.99-603. *A business entity is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term business entity shall include but not be limited to self-employed individuals (except it shall not include a self-employed individual with no employees), partnerships, corporations, contractors, and subcontractors*.

The following Affidavit shall be used by the Contractor and any subcontractors that are required to sign:

Work Authorization Affidavit

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or (b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is _____ and I am currently the _____ of _____ (hereinafter "Company"), whose business address is _____, and I am authorized to make this Affidavit.

2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.

3. Company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted Project Services.

4. Company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

_____ _____
Affiant / Contractor Printed Name

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
SEAL Notary Public

27. **Anti-Discrimination Against Israel Act.** If this agreement has a total potential value of $100,000 or more and Contractor has ten or more employees, the following applies: Pursuant to Section 34.600, RSMo, Contractor agrees to comply with Missouri law regarding the Anti-Discrimination Against Israel Act, and execution of this Contract constitutes Contractor's certification of compliance with the Anti-Discrimination Against Israel Act, including that it is not currently engaged in, and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in, or with, Israel companies authorized by, licensed by, or organized under, the laws of the State of Israel; or persons or entities doing business in the State of Israel.

28. **Notices**. All notices required or permitted under this Contract are required to be in writing and may be given by first class mail addressed to City or Contractor at the addresses shown above or by hand delivering a copy of the same to the City or Contractor or may be given by any combination of these methods. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing.

29. **Jurisdiction**. This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Contract be litigated, venue shall be proper only in the Circuit Court of Jackson County, Missouri at Independence or the Federal District Court for the Western District of Missouri, as appropriate. Contractor submits to the personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to those courts.

30. **Warranty**. Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantees all materials, equipment furnished, and work performed for a period of two (2) years from the date of completion and acceptance of the work that the completed work is free from all defects due to faulty materials or workmanship. The date of completion for all scopes of work shall be the last date of acceptance of all work in this Contract. Contractor shall, within ten (10) days' notice from the City, correct any work found to be defective, incorrect, or not in accordance with bid specifications.

31. **Severability**. The invalidity, illegality, or unenforceability of any provision of this Contract or the occurrence of any event rendering any portion or provision of this Contract void shall in no way affect the validity or enforceability of any other portion or provision of this Contract. Any void provision shall be deemed severed from this Contract, and the balance of this Contract shall be construed and enforced as if this Contract did not contain the particular portion or provision held to be void.

32. **Entire Contract**. This Contract contains the entire Contract of the parties. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CONTRACTOR NAME

By: _____
Name: _____
Title: _____

CITY OF BLUE SPRINGS, MISSOURI

_____
Christine Cates, City Administrator

APPROVED AS TO FORM

_____
Jennifer Baird, City Attorney

Exhibit 1 to Contract Scope of Work		
Name of Contractor	NAME OF CONTRACTOR	
Scope of Work (Job Description)	Brief description of work All work shall be performed in accordance with Contractor's Click or tap here to enter text. dated Click or tap to enter a date. attached hereto and incorporated herein as Attachment A.	
Start Date	Click or tap to enter a date.	
Interim Deadlines (if applicable)	**Date**	**Phase of Project To Be Completed**
Final Completion Deadline	Click or tap to enter a date.	
Reimbursable Expenses	☐ None ☐ Travel, Lodging, Meals, Phone Calls, Copying, Postage	
Maximum Payment	$	Maximum payment for services rendered
	$	Maximum amount of expenses to be reimbursed
	$	Total maximum amount to be paid to Contractor
Method of Payment	☐ Lump sum of entire amount upon satisfactory completion of project ☐ Monthly payments based on rate of $ per hour ☐ Incremental payments as follows: ☐ % retainage held until completion of project.	

BID BOND

CONTRACTOR (Name and Address):

_____
_____
_____

SURETY (Name and Address of Principal Place of Business):

_____
_____
_____

CITY (Name and Address):

City of Blue Springs, 903 W. Main Street, Blue Springs, Missouri 64015

BID

BID DUE DATE:_____at 3:00 p.m.
Project:

BOND

BOND NUMBER: _____
DATE: (Not Later than Bid Due Date): _____
PENAL SUM: _____

IN WITNESS WHEREOF, Surety and Contractor, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized agent, officer or representative.

CONTRACTOR	SURETY
_____	_____
Contractor's Name and Corporate Seal	Surety's Name and Corporate Seal
By:_____	By: _____
Signature and Title	Signature and Title (Attach Power of Attorney)
Attest:_____	Attest: _____
Signature and Title	Signature and Title

Note:

1. Above addresses are to be used for giving required notice.
2. Any singular reference to Contractor, Surety, City, or other party shall be considered plural where applicable.
3. Surety companies executing BONDS shall be named in current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department and be authorized to transact business in the State of Missouri.

1. Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assign to pay to City upon default of Contractor the penal sum set forth on the face of this Bond.

2. Default of Contractor shall occur upon the failure of Contractor to deliver within the time required by the Bidding Documents the executed Contract required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.

3. This obligation shall be null and void if:

   a. City accepts Contractor's bid and Contractor delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by City) the executed Contract required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

   b. All bids are rejected by City, or

   c. City fails to issue a notice of award to Contractor within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Contractor and, if applicable, consented to by surety when required by Paragraph 5 hereof).

4. Payment under this Bond shall be due and payable upon default of Contractor and within thirty calendar days after receipt by Contractor and surety of written notice of default from City which notice will be given with reasonable promptness, identifying this Bond and the Project, and including a statement of the amount due.

5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by City and Contractor, provided that the time for issuing notice of award including extensions shall not in the aggregate exceed 120 days from bid due date without surety's written consent.

6. No suit or action shall be commenced under this Bond prior to thirty calendar days after the notice of default required in Paragraph 4 above is received by Contractor and surety, and in no case later than one year after bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notice required hereunder shall be in writing and sent to Contractor and surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective power of attorney

evidencing the authority of the officer, agent or representative who executed this Bond on behalf of surety to execute, seal and deliver such Bond and bind the surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of the Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term “bid” as used herein includes a bid, offer, or proposal as applicable.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:_____(Contractor)

_____(Contractor Address)

a_____, hereinafter called Principal, and

(Corporation, Partnership, or Individual)

_____(Surety)

_____(Surety Address)

hereinafter called Surety, are held and firmly bound unto the City of Blue Springs, Missouri (hereinafter called City), in the penal sum of_____dollars ($_____) in lawful money in the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

The Condition of this Obligation is such that whereas, the Principal entered into a certain Contract with the City, dated the_____day of_____, 20___, a copy of which is hereto attached and made a part hereof in the construction of:

_____

_____

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, subcontractors, and corporations furnishing material for or performing labor in the prosecution of the work provided for in such contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal, repairs or machinery, equipment and tools, consumed or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor, performed in such work whether by subcontractor or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

IMPORTANT- Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

PROVIDED, FURTHER, that the said Surety for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contractor to the work to be performed thereunder or the specifications accompanying the same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contractor to the work or to the Specifications.

PROVIDED, FURTHER, that no final settlement between the City and Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____counterparts, each one of which shall be deemed an original, this the_____day of_____, 20_____.

_____
Principal

ATTEST: By: _____

_____ _____
Secretary Address

SEAL

_____
Witness to Principal

_____
Address

Surety

ATTEST: By: _____
Attorney-in-Fact

_____ _____
Secretary Address

SEAL

_____
Witness to Surety

_____
Address

NOTE: Date of bond must not be prior to date of Contract. If Contractor is a Partnership, all partners should execute bond.

PERFORMANCE & MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT We, the undersigned, _____of _____, hereinafter referred to as "Contractor", and _____, a corporation organized under the laws of the State of_____and authorized to transact business in the State of Missouri, as "Surety", are held and firmly bound unto The City of Blue Springs, Missouri, hereinafter referred to as "City", in the penal sum of_____ Dollars ($ _____), lawful money of the United States of America for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, the above bonded Contractor has, on the_____day of_____, 20__, entered into a written Contract with the aforesaid City for furnishing all materials, equipment, tools, superintendence, and other facilities and accessories, for the construction of certain improvements as designated, defined, and described in the said Contract and the conditions thereof, and in accordance with the specifications and plans therefore; a copy of said Contract being attached hereto and made a part thereof:

NOW, Therefore if said Contractor shall and will, in all particulars will, duly, and faithfully observe, perform and abide by each and every covenant, condition, and part of the said Contract, and the conditions, specifications, plans and other Contract Documents thereto attached or by reference made a part thereof, according to the true intent and meaning in the case, then this obligation shall be and become null and void; otherwise, it shall remain in full force and effect:

PROVIDED further, that the said surety, for value received, hereby stipulates and agrees that no change, extension of time, alternation, or addition to the terms of the contract, or the work to be performed thereover, or the specifications accompanying the same, shall in any way affect its obligations on this bond and it does hereby waive notice of any change, extension of time, alteration, or addition to the terms of the contract, or to the work, or to the specifications.

PROVIDED further, that if the said Contractor shall construct or cause to be constructed and completed the improvement in accordance with specifications for like improvements, and to the lines and grades shown on the plans, all to be done subject to the approval and acceptance of the Engineer, and shall construct said with such materials in such manner that same shall endure without need of any repairs for the period of two (2) years from and after the completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of

repairs for the period of two (2) years from and after completion and acceptance thereof as aforesaid, then this obligation shall be void, otherwise to be in full force and effect.

IN TESTIMONY WHEREOF, the Contractor has hereunto set his hand, and said surety has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its attorney-in-fact duly authorized to do so at _____, on this_____day of_____, 20_____.

Contractor

By

_____

_____

Title

_____

_____

Surety

By _____

Attorney-in-fact

By _____

Missouri Resident Agent

(Accompany this bond with the attorney-in-fact's authority from the surety company certified to include the date of the bond).

GENERAL CONDITIONS OF CONTRACT AGREEMENT

ARTICLE 1

CONTRACT DOCUMENTS

1.1 DEFINITIONS

1.1.1 The Contract Documents. The Contract Documents include the Contract Agreement, General Conditions of the Contract Agreement, State Wage Determination, the Performance Payment Bond, the Drawings, the Specifications, the Construction Schedule, all Addenda and all Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, or (2) a written Change Order.

1.1.2 The Contract. The Contract Documents form the Contract. The Contract represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations or agreements, both written and oral, including the Bidding Documents. The Contract may be amended or modified only by a Modification as defined in Subparagraph 1.1.1.

1.1.3 The Work. The term Work means the construction and services required or reasonably inferable from the Contract Documents, and includes all labor necessary to complete the construction required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.

1.1.4 The Project. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part.

1.1.5 Notice to Proceed. The written notice from the Owner notifying the Contractor of the date on or before which he is to begin execution of the Work.

1.2 EXECUTION, CORRELATION, INTENT AND INTERPRETATIONS

1.2.1 The Contract Documents shall be signed in not less than triplicate by the Owner and Contractor.

1.2.2 The Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents.

1.2.3 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. The intention of the Contract Documents is to include all labor, materials, equipment and other items as provided in Subparagraph 3.3 necessary for execution and completion of the Work. Words which have well-known technical or trade meanings are used herein in accordance with such recognized meanings.

1.2.4 In the event of any conflict or inconsistency in the Contract Documents, the better quality and quantity of Work, as determined by the Engineer, shall be provided without change in the Contract Sum.

1.3 COPIES FURNISHED AND OWNERSHIP

1.3.1 Unless otherwise provided in the Contract Documents, the Contractor will be furnished a maximum of three (3) copies, free of charge, of the Drawings and Specifications for the execution of the Work.

1.3.2 All Drawings, Specifications and copies thereof furnished by the Owner are and shall at all times remain property of the Owner. Such documents shall not be used on any other project.

ARTICLE 2

OWNER

2.1 DEFINITION

2.1.1 The Owner is the person or organization identified as such in the Contractor Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term “Owner” means the Owner or its authorized representative.

2.2 OWNER'S RIGHT TO STOP THE WORK

2.2.1 If the Contractor fails to correct defective work, or fails to supply labor, materials or equipment in accordance with the Contract Documents, the Owner may order the Contractor to stop the work, or any portion thereof, until the cause for such order has been eliminated; however, the Owner’s right to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any third party.

2.3 OWNER'S RIGHT TO CARRY OUT THE WORK

2.3.1 If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, or fails to perform any provision of the Contract, the Owner may, after seven (7) days' written notice to the Contractor and without prejudice to any other remedy he may have, make good such deficiencies. In such case an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost of correcting such deficiencies. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to the Owner promptly upon request.

2.4 ENGINEER’S STATUS DURING CONSTRUCTION

2.4.1 The Engineer will be Owner’s representative during the construction period.

2.4.2 Engineer will make periodic visits to the site to observe the progress and quality of the executed Work and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. He shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work.

2.4.3 Engineer will issue with reasonable promptness such written clarifications or interpretations of the Contract Documents (in the form of Drawings or otherwise) as he may determine necessary, which shall be consistent with or reasonably inferable from the overall intent

of the Contract Documents. If Contractor believes that a written clarification and interpretation entitles him to an increase in the Contract Price, he may make a claim in writing therefore.

2.4.4 Engineer will have authority to disapprove or reject Work which is “defective” (which term is hereinafter used to describe Work that is unsatisfactory, faulty or defective, or does not conform to the requirements of the Contract Documents or does not meet the requirements of any inspection or test or has been damaged prior to approval of final payment). He will also have authority to require special inspection or testing of the Work whether or not the Work is fabricated, installed or completed.

2.4.5 If Owner and Engineer agree, Engineer will furnish a Resident Project Representative and assistants to assist Engineer in carrying out his responsibilities at the site.

2.4.6 Neither Engineer’s authority to act in the Contract documents nor any decision made by him in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of Engineer to Contractor, any Subcontractor, any material man, fabricator, supplier or any of their agents or employees or any other person performing any of the Work.

2.4.7 Engineer will not be responsible for Contractor’s means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, and he will not be responsible for Contractor’s failure to perform the Work in accordance with the Contract Documents.

2.4.8 Engineer will not be responsible for the acts or omissions of Contractor, or any Subcontractors, or any of his or their agents or employees, or any other persons at the site or otherwise performing any of the Work.

2.5 SUSPENSIONS OF WORK ORDERED BY THE ENGINEER

2.5.1 If the performance of all or any portion of the work is suspended or delayed by the engineer in writing for an unreasonable period of time (not originally anticipated, customary, or inherent to the construction industry) and the contractor believes that additional compensation and/or contract time is due as a result of such suspension or delay, the contractor shall submit to the engineer in writing a request for adjustment within 7 calendar days of receipt of the notice to resume work. The request shall set forth the reasons and support for such adjustment.

2.5.2 Upon receipt, the engineer will evaluate the contractor's request. If the engineer agrees that the cost and/or time required for the performance of the contract has increased as a result of such suspension and the suspension was caused by conditions beyond the control of and not the fault of the contractor, its suppliers, or subcontractors at any approved tier, and not caused by weather, the engineer will make an adjustment (excluding profit) and modify the contract in writing accordingly. The contractor will be notified of the engineer's determination whether or not an adjustment of the contract is warranted.

2.5.3 No contract adjustment will be allowed unless the contractor has submitted the request for adjustment within the time prescribed.

2.5.4 No contract adjustment will be allowed under this clause to the extent that performance would have been suspended or delayed by any other cause, or for which an adjustment is provided or excluded under any other term or condition of this contract.

ARTICLE 3

CONTRACTOR

3.1 DEFINITION

3.1.1 The Contractor is the person or organization identified as such in the Contract Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term “Contractor” means the Contractor or his authorized representative.

3.2 SUPERVISION AND CONSTRUCTION PROCEDURES

3.2.1 The Contractor shall perform the Work in accordance with the Contract Documents, and shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work, and shall be solely responsible for job-site safety precautions, procedures and programs.

3.3 LABOR AND MATERIALS

3.3.1 Unless otherwise specifically noted, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work.

3.3.2 The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him. If the Owner reasonably objects to any person employed by the Contractor, the employee shall be immediately dismissed.

3.3.3 The Contractor shall comply with, and is bound by, the provisions of Missouri law pertaining to the payment of wages on public works projects contained in MO.Rev.Stat. SS290.210 (2000) through 290.340 (2000), and any amendments thereto, including, but not limited to the following:

1. In accordance with MO.Rev.Stat. S290.250 (2000), the Contractor shall not pay less than the prevailing hourly rate of wages specified by the Missouri Department of Labor and Industrial Relations Division of Labor Standards to all workers performing Work under the Contract.

2. In accordance with MO.Rev.Stat. S290.250 (2000), the Contractor shall forfeit as a penalty to the Owner ten dollars ($10.00) for each worker employed for each calendar day, or portion thereof, such worker is paid less than the said stipulated rates for any Work done under the Contract, by him or by any Subcontractor under him and shall include provisions in all bonds guaranteeing the faithful performance of said prevailing hourly wage clause.

3. In accordance with MO.Rev.Stat. S290.265 (2000), the Contractor and each Subcontractor shall post a clearly legible statement of all prevailing hourly wage rates to be paid to all workers employed to complete the Work in a prominent and easily accessible

place at the site of the Work and such notice shall remain posted during the full time that any workers shall be employed on the Work.

Certified payrolls shall also be submitted prior to final payment for all work completed by the Contractor or Subcontractors.

4. In accordance with MO.Rev.Stat. S290.290 (2000), before final payment is made an affidavit must be filed by the Contractor stating that he has fully complied with the prevailing wage law. Final payment shall not be due unless and until this affidavit is filed in proper form and order.

3.3.4 Missouri law, 292.675 RSMo, requires the Contractor and its subcontractor(s) to provide a ten-hour occupational safety and health administration (OSHA) construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations as a qualified substitute) for their on-site employees (laborers, workmen, drivers, equipment operators, and craftsmen) who have not previously completed such a program and are directly engaged in actual construction of the improvement (or working at a nearby or adjacent facility used for construction of the improvement). The Contractor and its subcontractor(s) shall require all such employees to complete this ten-hour program, pursuant to 292.675 RSMo, unless they hold documentation on their prior completion of said program. Penalties for non-compliance include Contractor forfeiture to the City of Blue Springs in the amount of $2,500, plus $100 per contractor and subcontractor employee for each calendar day such employee is employed beyond the elapsed time period for required program completion under 292.675 RSMo.

3.3.5 The Contractor shall execute and complete the Work in such a manner that avoids jurisdictional and other disputes among labor unions.

3.3.6 When state and federal wage rates are both required the higher of the two for each job classification shall be used.

3.4 WARRANTY

3.4.1 Contractor warrants that it shall use sound construction principles and practices in the performance of the Work and that it shall apply to the Work a high degree of skill, care, judgment and supervision to assure that the Work is performed properly and in accordance with the Contract Documents.

3.4.2 The Contractor agrees to assign to the Owner at the time of final completion of the Work, all manufacturer's warranties relating to materials and labor used in the Work and further agrees to perform the Work so as to preserve all such warranties.

3.4.3 Owner's rights under Section 3.4 are in addition to all other rights or remedies which it may have under the Contract or at law or equity.

3.5 PERMITS, FEES AND NOTICES

3.5.1 The Contractor shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the Work.

3.5.2 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work. If the

Contractor observes that any of the Contract Documents are at variance therewith in any respect, he shall promptly notify the Owner in writing and any necessary changes shall be adjusted by appropriate Modification. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations and without such notice to the Owner, the Contractor shall assume full responsibility thereof and shall bear all costs attributable thereto.

3.6 SUPERINTENDENT

3.6.1 The Contractor shall employ a competent superintendent who shall be in attendance at the Project site during performance of the Work. This person shall be a superintendent who will be responsible for the satisfactory progression of the Work and to ensure that all Work is being completed in accordance with the Drawings and Specifications. He is also to relay any conflicts or discrepancies that arise in the Drawings to the Owner's representative for resolution or interpretation. The superintendent shall represent the Contractor and all communications given to the superintendent shall be as binding as if given to the Contractor.

3.7 RESPONSIBILITY FOR THOSE PERFORMING THE WORK

3.7.1 The Contractor shall be responsible to the Owner for the acts and omissions of all his employees and all Subcontractors, their agents and employees and all other persons performing any of the Work under the Contract with the Contractor.

3.8 DRAWINGS AND SPECIFICATIONS AT THE SITE

3.8.1 The Contractor shall maintain at the site for the Owner, one copy of all Drawings, Specifications, Addenda, approved Shop Drawings, Change Orders and other Modifications, in good order and marked to record all changes made during construction. The as-built Drawings, marked to record all changes made during construction, shall be delivered to the Owner upon completion of the Work.

3.9 CLEANING UP

3.9.1 The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. The Contractor shall not "stockpile" any material on the jobsite and all excavated material shall be hauled off the site at the time of excavation. However, stockpiling of materials delivered and used on the same day will be allowed if all materials are in place or removed at the end of the day.

3.9.2 The Contractor is responsible for securing his own project storage site which shall not be located on Owner’s property without prior written consent of the Owner. After completion of the Work the Contractor shall remove all remaining waste materials and rubbish from and about the Project as well as all tools, construction equipment, machinery and surplus materials, and shall clean all surfaces and leave the Work "broomclean" or its equivalent, except as otherwise specified.

3.10 INDEMNIFICATION

3.10.1 The Contractor shall indemnify and hold harmless the Owner and its agents and employees from and against any and all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from the performance of the Work, including, but not limited to, any such claim, damage, loss or expense that is attributable to bodily injury, sickness,

disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, except to the extent that such claims, damages or losses are caused by the negligent act or omission of the Owner.

3.10.2 In any and all claims against the Owner or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any one of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph 3.10 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation acts, disability benefit acts or other employee benefit acts.

3.11 CASH ALLOWANCES

3.11.1 The Contractor acknowledges and agrees that the Contract Sum includes all cash allowances specified in the Contract Documents.

ARTICLE 4

SUBCONTRACTORS

4.1 DEFINITION

4.1.1 A Subcontractor is a person or organization who has a direct contract with the Contractor to perform any of the Work. The term Subcontractor is referred to throughout the Contract Documents as if singular in number and masculine in gender and means a Subcontractor or his authorized representative.

4.1.2 Second Tier Subcontracting will not be permitted on this project. It is the Contractor's responsibility to insure that his subcontractors do not, in turn, subcontract any portion of the work.

4.1.3 Nothing contained in the Contract Documents shall create any contractual relation between the Owner and any Subcontractor.

4.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

4.2.1 Unless otherwise specified in the Contract Documents or in the Instructions to Bidders, the Contractor shall submit a completed and signed Subcontractor Approval Form, along with other required Bid Documents, to the Owner. Contractor shall complete and submit a Supplemental Subcontractor Approval Form to the Owner in the event of any substitution or addition of a Subcontractor by the Contractor. No work shall be performed by a Subcontractor until such Subcontractor has been approved by the Owner.

4.2.2 Contractor shall not subcontract more than seventy percent (70%) of the total Contract cost.

4.2.3 The Owner reserves the right to reject a Subcontractor, if in the Owner's sole discretion, delays may result in the performance of work as a result of Subcontractor's other obligation. The Contractor shall be held responsible, in addition to the submission of the "Subcontractor Approval Form," to apprise the Owner of any additional work which a Subcontractor accrues throughout the duration of the project. This shall include work for the Owner under a different contract, or

any other person or entity. If such said additional work shall detrimentally impact the progression of the Work under this Contract, the Owner retains the right to require the Contractor to submit a substitute Subcontractor for this work at no additional cost to the Owner.

4.2.4 The Contractor shall not contract with any Subcontractor or any person or organization (including those who are to furnish materials or equipment fabricated to a special design), for proposed proportions of the Work designated in the Contract Documents or in the Instruction to Bidders or, if none is so designated, with any Subcontractor proposed for the principal portions of the Work, who has been rejected by the Owner.

4.2.5 If the Owner requires a change of any proposed Subcontractor or person or organization during the execution of the Work approved under the present Contract, the Contract Sum shall be increased or decreased by the difference in cost resulting from such change and an appropriate Change Order shall be issued.

4.2.6 The Contractor shall not make any substitution for any proposed Subcontractor or person or organization who has not been accepted by the Owner prior to the Contract Award, unless the substitution is accepted by the Owner in writing prior to such substitution.

4.3 SUBCONTRACTUAL RELATIONS

4.3.1 All work performed for the Contractor by a Subcontractor shall be pursuant to an appropriate written agreement between the Contractor and Subcontractor which shall contain provisions that:

1. require the Work to be performed in accordance with the requirements of the Contract Documents;

2. require submission to the Contractor of applications for payment under each Subcontract to which the Contractor is a party, in reasonable time to enable the Contractor to apply for payment in accordance with Article VIII hereof;

3. require that all claims for additional costs, extensions of time, damages for delays or otherwise with respect to Subcontracted portions of the Work shall be submitted to the Contractor (via any Subcontractor) in sufficient time so that the Contractor may comply in the manner provided in the Contract Documents for like claims by the Contractor upon the Owner;

4. waive all rights the contracting parties may have against one another for damages caused by fire or other perils covered by the property insurance described in Paragraph 10.2, except such rights as they may have to the proceeds of such insurance held by the Owner as trustee under Paragraph 10.2;

5. obligate each Subcontractor specifically to consent to the provisions of this Paragraph 4.3; and

6. require the Subcontractor to indemnify and hold harmless the Owner against all claims, damages, losses, expenses and attorneys' fees arising out of or resulting from the performance of the Work by Subcontractor, and its agents and employees, except to the extent such claims, damages or losses are caused by the negligent act or omission of the Owner.

4.4 PAYMENTS TO SUBCONTRACTORS

4.4.1 The Contractor shall pay each Subcontractor upon receipt of payment from the Owner, an amount equal to the percentage of completion allowed to the Contractor on account of such Subcontractor's work, less the percentage retained from payments to the Contractor.

4.4.2 If the Owner withholds payment to the Contractor for any cause which is the fault of the Contractor and not the fault of a particular Subcontractor, the Contractor shall pay that Subcontractor on demand for its Work to the extent completed.

4.4.3 The Owner shall not have any obligation to pay or to see to the payment of any sum to any Subcontractor.

ARTICLE 5

SEPARATE CONTRACTS

5.1 OWNER'S RIGHT TO AWARD SEPARATE CONTRACTS

5.1.1 The Owner reserves the right to award other contracts on other terms and conditions in connection with other portions of the Project.

5.2 MUTUAL RESPONSIBILITY OF CONTRACTORS

5.2.1 The Contractor shall afford other contractors reasonable opportunity for the delivery and storage of their materials and equipment and the execution of their work, and shall properly connect and coordinate the Work with theirs.

5.2.2 If any part of the Work depends for proper execution or results upon the work of any other separate contractor, the Contractor shall inspect and promptly report to the Owner any apparent discrepancies or defects in such work that render it unsuitable for proper execution of the Work. Failure of the Contractor to inspect and report shall constitute an acceptance of the other contractor's work as fit and proper to receive the Work, except as to defects which may develop in the other contractor's work after the execution of the Contractor's Work that could not have been discovered by the Contractor upon reasonable inspection.

5.2.3 If the Contractor causes damage to the Work or property of any other contractor on the project, and such separate contractor sues the Owner or initiates a legal proceeding on account of any damage alleged to have been so sustained, the Owner shall notify the Contractor who shall defend such proceedings at his own expense, and if any judgment or award against the Owner arises therefrom the Contractor shall pay or satisfy it and shall reimburse the Owner for all attorneys' fees and court costs which the Owner has incurred.

5.3 OWNER'S RIGHT TO CLEAN UP

5.3.1 If a dispute arises between the separate contractors as to their responsibility for cleaning up as required by Paragraph 3.9, the Owner may clean up and charge the cost thereof to the separate contractors.

ARTICLE 6

MISCELLANEOUS PROVISIONS

6.1 GOVERNING LAW

6.1.1 The Contract shall be governed by the laws of the State of Missouri.

6.2 SUCCESSORS AND ASSIGNS

6.2.1 The Owner and the Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract without the prior written consent of the other, nor shall the Contractor assign any sums due or to become due to him hereunder, without the prior written consent of the Owner.

6.3 NOTICES

6.3.1 Any notice to any party pursuant to or in relation to the Contract shall be in writing and shall be deemed to have been duly given when delivered in person to the individual or member of the firm or to an officer of the corporation for whom it was intended, or when deposited in the United States mail, registered or certified with postage prepaid addressed to the last business address known to the party giving the notice.

6.4 RIGHTS AND REMEDIES

6.4.1 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

6.5 ROYALTIES AND PATENTS

6.5.1 The Contractor shall pay all royalties and license fees payable on all designs, processes or products used in connection with the Work or incorporated therein, unless otherwise agreed upon by the Owner. The Contractor shall defend all suits or claims for infringement of any patent rights and shall indemnify and hold the Owner harmless from and against any loss on account thereof.

6.6 TESTS

6.6.1 All Testing for product acceptance and associated costs shall be performed by the Owner.

6.6.2 The Owner will provide special inspection and testing services to verify the Work is performed in accordance with the Contract. The Owner will provide the Contractor with a listing of tests to be performed and approximate locations or frequency. The Contractor will be required to notify the Owner forty-eight (48) hours prior to the time the Contractor will be ready for specific tests required by the Owner.

6.7 PERFORMANCE AND PAYMENT BONDS

6.7.1 The Contractor shall furnish the Performance Bond and the Payment Bond required in the Instructions to Bidders.

6.8 SHOP DRAWINGS AND SUBMITTALS

6.8.1 The Contractor shall submit to the Engineer, with such promptness as to cause no delay in the performance of the work, copies of design drawings, specifications, shop drawings, equipment details, installation, operating, and maintenance instructions, wiring diagrams, parts lists, etc. No purchasing, fabrication, erection, processing or shipping of the aforementioned material or equipment may begin until the drawings or details have been reviewed by the Engineer. Regardless of corrections made in or approval given to such shop drawings or equipment submittals by the Engineer, the Contractor will be responsible for the accuracy of such drawings and for their conformity to the Drawings and Specifications.

ARTICLE 7

TIME

7.1 DEFINITIONS

7.1.1 The Contract Time is the period of time allotted in the Contract Documents for completion of the Work. Said Work shall include all punchlist items deemed necessary by the Owner. The date of completion of the Contract shall be the date when all work including Owner punchlist items have been approved in writing by the Owner.

7.1.2 The date of commencement of the Work is the date established in the written Notice to Proceed from the Owner to the Contractor.

7.1.3 The term "day" as used in the Contract Documents shall mean calendar day.

7.2 PROGRESS AND COMPLETION

7.2.1 All time limits stated in the Contract Documents are of the essence of the Contract.

7.2.2 The Contractor shall begin the Work on the date of commencement provided in the Contract Agreement. The Contractor shall carry the Work forward expeditiously with adequate forces and shall complete it within the Contract Time and in accordance with the Construction Schedule.

ARTICLE 8

PAYMENTS AND COMPLETION

8.1 CONTRACT SUM

8.1.1 The Contract Sum is stated in the Contract Agreement and is the total amount payable by the Owner to the Contractor for the performance of the Work.

8.2 APPLICATION FOR PAYMENT

8.2.1 By 12:00 P.M. on or before the twentieth of the month, upon substantial completion of various stages of the Work, and upon final completion of the Work, the Contractor shall submit to the Owner an itemized Application for Payment pursuant to the Contract Agreement on such forms and supported by such data substantiating the Contractor's right to payment as the Owner may require.

8.2.2 If payments are to be made on account of materials or equipment to be incorporated into the Work and delivered and suitably stored at the site, such payments shall be conditioned upon submission by the Contractor of bills of sale or such other documents satisfactory to the Owner to establish the Owner's title to such materials or equipment or to otherwise protect the Owner's interest.

8.2.3 The Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated into the Work or not, will pass to the Owner upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests or encumbrances (hereinafter referred to as "liens").

8.3 PAYMENT

8.3.1 If the Contractor has made Application for Payment as above, the Owner will, in accordance with the Contract Agreement, make payment to the Contractor for such amount as it determines to be properly due pursuant to the Contractor's Application for Payment, or state in writing the Owner's reasons for withholding all or any portion of such payment.

8.3.2 In accordance with the Missouri Prompt Pay act (34.057 RSMo), the owner may withhold payment for any of the reasons outlined in RsMO34.057, or as determined by the engineer.

8.3.3 No progress payment, nor any partial or entire use or occupancy of the Work by the Owner, shall constitute an acceptance of any Work not completed in accordance with the Contract Documents.

8.4 COMPLETION AND FINAL PAYMENT

8.4.1 Upon receipt of written notice from the Contractor that the Work is fully completed and ready for final inspection and acceptance, and upon receipt of a final Application for Payment, the Owner will promptly make such inspection and, when the Owner finds the Work acceptable under the Contract Documents and the Contract fully performed, the Owner will make final payment to the Contractor in accordance with the Contract Agreement.

8.4.2 The final payment shall not become due until the Contractor submits to the Owner (1) an affidavit that all payrolls, bills for materials and equipment, and other indebtedness incurred in connection with the execution and completion of the Work for which the Owner or its property might in any way be responsible, have been paid or otherwise satisfied, (2) consent of the Surety, if any, to final payment, (3) an affidavit stating the Contractor has fully complied with the provisions and requirements of the Prevailing Wage Law, Section 290.210 through 290.340 as amended by MO.Rev.Stat. 1994, and (4) if required by the Owner, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the Contract, to the extent and in such form as may be designated by the Owner. If any Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may

furnish a bond satisfactory to the Owner indemnifying the Owner against any such lien. If any such lien remains unsatisfied after all payments are made, the Contractor shall refund to the Owner all moneys that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

8.4.3 The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and still unsettled.

ARTICLE 9

PROTECTION OF PERSONS AND PROPERTY

9.1 SAFETY PRECAUTIONS AND PROGRAMS

9.1.1 The Contractor shall initiate, maintain and supervise safety precautions and programs in connection with the performance of the Work.

9.2 SAFETY OF PERSONS AND PROPERTY

9.2.1 The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. all employees on the Work and all other persons who may be affected thereby;

2. all the Work, all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors; and

3. other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

9.2.2 The Contractor shall comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority having jurisdiction over the safety of persons or property to protect them from damage, injury or loss. The Contractor shall erect and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying Owner and users of adjacent utilities. The Contractor shall provide signs, barrels, or any other safety devices which the Owner deems necessary for public safety. No additional payment will be made and this work shall be considered incidental to the Contract. The Owner will place safety devices as it deems necessary if the Contractor fails to provide the required items within 24 hours of notification. The Contract Sum shall be reduced by the cost of these devices.

9.2.3 When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

9.2.4 All damage or loss to any property caused in whole or in part by the Contractor, any Subcontractor, or anyone directly or indirectly employed by anyone for whose acts they may be liable, shall be remedied by the Contractor. The Owner shall document any complaint by any person regarding damage or loss to property caused by Contractor by requesting such

complainant to complete a Damage Claim Form. A copy of the Damage Claim Form shall be submitted by the Owner to the Contractor and the Contractor shall correct the problem, repair such damage or otherwise compensate the complainant or file a claim for such damage with Contractor's insurance company within ten (10) days of the receipt of the Damage Claim Form from the Owner. If the Owner shall have a legitimate basis for believing that such claim is valid, the Owner shall have the option to withhold payment of funds until (i) such damages are repaired; or (ii) the Owner has been provided with evidence that the Contractor has made restitution to the complainant.

9.2.5 The Contractor shall designate a responsible member of his organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the Owner.

ARTICLE 10

INSURANCE

10.1 CONTRACTOR'S LIABILITY INSURANCE

10.1.1 The Contractor shall purchase and maintain such insurance required in the Contract Agreement to protect him from claims which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

10.1.2 The insurance shall be written for not less than any limits of liability specified in the Contract Agreement, or required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Contractor's obligations under Paragraph 3.10.

10.1.3 Certificates of Insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work. Certificate of Insurance must state**: "The City of Blue Springs, Missouri, the Engineer and their Officers and Employees, are included as an additional insured as required by written contract under the General Liability Policy with respect to work performed by the named insured on the above listed project."** These Certificates shall contain a provision that coverage afforded under the policies will not be cancelled until at least fifteen days prior written notice has been given to the Owner.

10.2 PROPERTY INSURANCE

10.2.1 Unless otherwise provided, the Contractor shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Work and shall insure against the perils of fire, extended coverage, vandalism and malicious mischief.

10.2.2 The Contractor shall purchase and maintain such machinery insurance as may be required by the Contract Documents or by law. This insurance shall include the interests of the Owner, the Contractor and Subcontractors in the Work.

10.2.3 Certificates of Insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the work. Certificates of Insurance must state on the certificate: **"The City of Blue Springs, Missouri, the Engineer and their Officers and Employees, are included as an**

additional insured as required by written contract under the General Liability Policy with respect to work performed by the named insured on the above listed project." These Certificates shall contain a provision that coverage afforded under the policies will not be cancelled until at least fifteen days' prior written notice has been given to the Owner.

10.2.4 Any loss insured by property insurance maintained by the Owner shall be adjusted with the Owner and made payable to the Owner as trustee for the insured, as their interests may appear, subject to the requirements of any applicable mortgagee clause.

10.2.5 The Owner and Contractor waive all rights against each other for damages caused by fire or other perils to the extent covered by insurance provided under this Paragraph 10.2 and the Contract Documents, Contract Agreement, except such rights as they may have to the proceeds of such insurance held by the Owner as trustee. The Contractor shall require similar waivers by Sub-contractors in accordance with Subparagraph 4.3.1.

ARTICLE 11

REQUEST FOR INFORMATION

11.1 GENERAL

11.1.1 Request for Information Submittal

1. The Contractor shall submit requests for information for conditions requiring clarification of the Contract Documents utilizing the RFI form provided by the Engineer included in the bid documents. The Engineer will not respond to requests for information unless this format is utilized and all appropriate information is provided. Faxed or emailed RFIs are acceptable.

2. Do not use Request for Information process during bidding phase. For questions during bidding phase, refer to Invitation to Bid issued by the Engineer or Owner.

    A. Subcontractors, manufacturers, and suppliers shall submit request for additional information and clarification to the prime Contractor. The Contractor shall then submit to the Engineer as provided in this section.

    B. Contractor shall contact the Engineer, as applicable, with requests for additional information or clarification. The Engineer will not accept requests for information or clarification submitted directly from subcontractors, manufacturers, or suppliers.

    C. The Engineer will provide a response to Contractor within three (3) working days of receipt of the RFI submitted per this section.

    D. The Engineer response shall not be considered as a Change Order or Change Directive, nor does it authorize changes in the Contract Sum or Contract Time.

ARTICLE 12

CHANGES IN THE WORK

12.1 CHANGE ORDERS

12.1.1 The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, with the Contract Sum and the Construction Schedule being adjusted in accordance with the Contract Agreement. All such changes in the Work shall be authorized by Change Order, and shall be executed and performed under the applicable conditions of the Contract Documents.

12.1.2 A Change Order is a written order to the Contractor signed by the Owner, issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Construction Schedule. The Contract Sum and the Contract Time may be changed only by Change Order. The Contractor shall receive no compensation or extension of time for performing any additional or extra work unless Contractor receives a written Change Order or other written direction signed by the Owner before performing such work.

12.1.3 The cost or credit to the Owner resulting from a change in the Work shall be determined in accordance with the Contract Agreement.

12.2 MINOR CHANGES IN THE WORK

12.2.1 The Owner shall have authority to order minor changes in the Work not involving an adjustment in the Contract Sum or the Construction Schedule and not inconsistent with the intent of the Contract Documents. Such changes may be effected by written Field Order or by other written order. Such changes shall be binding on the Owner and the Contractor.

12.3 DIFFERING SITE CONDITIONS

12.3.1 During the progress of the work, if subsurface or latent physical conditions are encountered at the site differing materially from those indicated in the contract or if unknown physical conditions of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in the work provided for in the contract, are encountered at the site, the party discovering such conditions shall promptly notify the other party in writing of the specific differing conditions before the site is disturbed and before the affected work is performed.

12.3.2 Upon written notification, the engineer will investigate the conditions, and if it is determined that the conditions materially differ and cause an increase or decrease in the cost or time required for the performance of any work under the contract, an adjustment, excluding anticipated profits, will be made and the contract modified in writing accordingly. The engineer will notify the contractor of the determination whether or not an adjustment of the contract is warranted.

12.3.3 No contract adjustment which results in a benefit to the contractor will be allowed unless the contractor has provided the required written notice.

12.3.4 No contract adjustment will be allowed under this clause for any effects caused on unchanged work.

12.4 CLAIMS AND DISPUTES

12.4.1 If the Contractor wishes to make a claim for an increase in the Contract Sum, he shall give the Owner written notice thereof within seven (7) days after the occurrence of the event-giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the Work. No such claim shall be valid unless so made. If the Owner and the Contractor cannot agree on the amount of the adjustment in the Contract Sum, it shall be determined in accordance with Paragraph 12.4.5. Any change in the Contract Sum resulting from such claim shall be authorized by Change Order.

12.4.2 The Contractor shall carry on the Work and adhere to the Construction Schedule pending all disputes or disagreements with the Owner. No Work shall be delayed or postponed pending resolution of any disputes or disagreements. The Owner agrees to pay the Contractor, in accordance with the Contract Documents, for Work performed that is not subject to dispute or disagreement.

12.4.3 If conditions are encountered at the site which are subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents, then the Contractor shall give written notice thereof to the Owner before the conditions are disturbed and in no event later than seven (7) days after first observance of the conditions. The Owner will promptly investigate such conditions and, if they differ materially from those indicated in the Contract Documents and cause an increase or decrease in the Contractor's cost of or time required for performance of the Work, will adjust the Contract Sum or the Contract Time, or both. If the Owner and the Contractor cannot agree on the amount of the adjustment to the Contract Sum or the Contract Time, it shall be determined in accordance with Paragraph 12.4.5.

12.4.4 If the Contractor wishes to make a claim for an increase in the Contract Time, he shall give the Owner written notice thereof within seven (7) days after the occurrence of the event-giving rise to such claim. Adjustment to the Contract Time shall be in accordance with Article VI of the Contract Agreement.

12.4.5

a. All claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to this Agreement or the breach thereof will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate and any other agreement or consent to arbitrate will be specifically enforceable under the prevailing law of any court having jurisdiction. The location of the arbitration will be Jackson County, Missouri.

b. Notice of demand for arbitration must be filed in writing with the other party to this Agreement and with the American Arbitration Association. The demand must be made within a reasonable time after the claim, dispute or other matter in questions has arisen. In no event may the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

c. No arbitration arising out or related to this Agreement shall include, by joinder, consolidation or other manner, any person not a party to this Agreement.

d. The award rendered by the arbitrators will be final, judgment may be entered upon it in any court having jurisdiction thereof, and will not be subject to modification or appeal except to the extent permitted by Sections 10 and 11 of the Federal Arbitration Act (9 U. S. C. Sections 10 and 11).

e. Unless otherwise agreed in writing, Contractor shall carry on the Work and maintain its progress during any arbitration proceedings, and the Owner shall continue to make payments to Contractor in accordance with this Agreement. This Paragraph 12.4.5 shall survive completion or termination of this Agreement.

f. Prior to the exercise of any rights or remedies described in this Paragraph, Owner and Contractor agree that if any claim or dispute arising out of this Agreement or the breach cannot be settled through direct discussions, they agree to first endeavor to settle the claim or dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association then in effect.

ARTICLE 13

UNCOVERING AND CORRECTION OF WORK

13.1 UNCOVERING OF WORK

13.1.1 If any Work should be covered contrary to the request of the Owner, it must, if required by the Owner, be uncovered for his observation and replaced, at the Contractor's expense.

13.1.2 If any Work has been covered which the Owner has not specifically requested to observe prior to being covered, the Owner may request to see such Work and it shall be uncovered by the Contractor. If such Work is found to be in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Change Order, be charged to the Owner. If such Work be found not in accordance with the Contract Documents, the Contractor shall pay such costs.

13.2 CORRECTION OF WORK

13.2.1 The Contractor shall promptly correct all Work rejected by the Owner as defective or as failing to conform to the Contract Documents, whether observed before or after substantial completion of the Work, and whether or not fabricated, installed or completed. The Contractor shall bear all cost of correcting such rejected Work.

13.2.2 All such defective or non-conforming Work under Subparagraphs 13.2.1 shall be removed from the site if necessary, and the Work shall be corrected to comply with the Contract Documents without additional cost to the Owner.

13.2.3 The Contractor shall bear the cost of making good all work of separate contractors destroyed or damaged by such removal or correction.

13.2.4 If the Contractor fails to correct such defective or non-conforming Work, the Owner may correct it in accordance with Paragraph 2.3.

13.3 ACCEPTANCE OF DEFECTIVE OR NON-CONFORMING WORK

13.3.1 If the Owner prefers to accept defective or non-conforming Work, he may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an appropriate reduction in the Contract Sum or, if the amount is determined after final payment, it shall be paid by the Contractor.

ARTICLE 14

SPECIAL PROVISIONS

14.1 SCHEDULING OF WORK AND INTERFERENCE WITH TRAFFIC

14.1.1 The Contractor's Work must be scheduled and accomplished in stages such that local traffic is maintained during construction. It shall be the Contractor's responsibility to provide a traffic way that is usable in all weather conditions. The Contractor shall construct and maintain, in a safe condition, temporary pavements and connections for local traffic.

14.1.2 Temporary guardrail, or other suitable temporary barriers shall be provided to protect traffic from the Work at all times until final acceptance of the Work. The Contractor shall provide and maintain such signs, lights, watchmen and barriers, in addition to the temporary guardrail, as may be necessary to properly protect the Work and provide for safe and convenient public travel.

14.1.3 No additional payment shall be made for temporary guardrail, barriers, signs, lights, or other work as may be necessary to maintain traffic and to protect the Work and the public and all labor, equipment and material necessary to accomplish this task shall be considered incidental.

14.2 ACCESS

14.2.1 Areas of intersections and roadways within the construction limits shall be constructed in phases so that at no time will access be denied.

14.2.2 Access to private driveways will be limited by the nature of the Work. The Contractor shall schedule his work such that at no time during the life of this Contract will any driveway be denied access for any reason other than the curing of the pavement

All temporary materials used for access will be the responsibility of the Contractor and shall be included in his unit bid price for each related item. No separate payment will be made for the placement, maintenance or removal of said access.

If said access is not supplied as set out above, the Owner will supply said access with its own forces, without notification to the Contractor, and will deduct such costs from the sums due the Contractor, notwithstanding any other provisions given this Contract. Wherever excavation affects pedestrian access to houses or public buildings, plank or other suitable bridges shall be placed at convenient intervals.

14.3 PRECONSTRUCTION CONFERENCE

14.3.1 A preconstruction conference may be held prior to the issuance of a Notice to Proceed with the Work. This meeting will be attended by the Contractor, the Owner, and representatives

of the various utility companies that have facilities in the project area. The meeting date will be established after the taking of bids and at a time convenient to all parties.

14.4 SEQUENCE OF WORK

14.4.1 A schedule of the Contractor's Work shall be submitted to the Owner for approval as required under Article V of the Contract Agreement. It shall contain a listing of the order in which the Contract items will be constructed and the approximate dates for starting and finishing each Contract item.

14.4.2 The Contractor shall furnish the Owner his proposed sequence and schedule for the completion of all Work for their review and approval prior to the time of the preconstruction conference. The Owner shall have the right to specify the order of construction as deemed necessary.

14.5 CONSTRUCTION LIMITS

14.11.1 The construction limits consist of the public rights-of-way and acquired easement areas. The Contractor shall limit his operations accordingly. The Contractor shall acquire the property owners' permission for any activity outside the public right-of-way or easement areas.

14.6 MATERIAL CHANGES IN THE SCOPE OF THE WORK

14.6.1The engineer reserves the right to make, in writing, at any time during the work, such changes in quantities and such alterations in the work as are necessary to satisfactorily complete the project. Such changes in quantities and alterations shall not invalidate the contract nor release the surety, and the contractor agrees to perform the work as altered.

14.6.2 If the alterations or changes in quantities significantly change the character of the work under the contract, whether such alterations or changes are in themselves significant changes to the character of the work or by affecting other work cause such other work to become significantly different in character, an adjustment, excluding anticipated profit, will be made to the contract. The basis for the adjustment shall be agreed upon prior to the performance of the work. If a basis cannot be agreed upon, then an adjustment will be made either for or against the contractor in such amount as the engineer may determine to be fair and equitable.

14.6.3 If the alterations or changes in quantities do not significantly change the character of the work to be performed under the contract, the altered work will be paid for as provided elsewhere in the contract.

14.6.4 The term “significant change” shall be construed to apply only to the following circumstances:

(a) When the character of the work as altered differs materially in kind or nature from that involved or included in the original proposed construction; or

(b) When a major item of work, as defined elsewhere in the contract, is increased in excess of 125 percent or decreased below 75 percent of the original contract quantity. Any allowance for an increase in quantity shall apply only to that portion in excess of 125 percent of original contract item quantity, or in case of a decrease below 75 percent, to the actual amount of work performed.

14.7 ADDITIONS TO CONTRACT

14.7.1 Unit prices in this Contract may be used to negotiate a Change Order for additional work involving similar projects.

14.8 PURCHASE OF MATERIALS AND EQUIPMENT

14.8.1 Sales to contractors who purchase construction materials and supplies to fulfill their contracts for exempt organizations are not subject to sales tax provided the exempt organizations furnish a copy of their current Exemption Letter and a project Exemption Certificate to the contractor authorizing the purchases for the project. The exempt organization may monitor all supplies purchased, used, and consumed in fulfilling the project.

14.8.2 A project Exemption Certificate shall include, but may not be limited to, the following:

1. The exempt entity's name, address, Missouri Tax Identification Number and signature of authorized representative of the exempt entity;

2. The project location, description and unique identification number;

3. Date the Contract is entered into;

4. The estimated project completion date; and

5. The certificate expiration date.

14.8.3 Contractors must provide a copy of the exempt organization's Exemption Letter and the project Exemption Certificate to suppliers when purchasing materials and supplies to be consumed in the project.

14.8.4 Contractors are not exempt from sales tax on the purchase of machinery, equipment or tools used in fulfilling these contracts.

14.8.5 Suppliers shall render to the Contractor invoices bearing the name of the exempt organization and the project identification number. These invoices must be retained by the purchasing Contractor for a period of five (5) years.

14.8.6 Contractors must file a sales tax return for all excess resalable materials and supplies which are not returned to the supplier. This return must be filed and paid not later than the due date of the Contractor's sales tax return following the month in which the contractor determines that the materials were not used in the project.

14.8.7 An exempt organization that fails to revise the project Exemption Certificate expiration date as necessary to complete any Work required by the Contract will be liable for any sales tax due as determined by an audit of the Contractor.

14.9 TESTING

14.9.1 Materials Testing and Inspection Service: Owner may employ and pay for a qualified independent materials and geotechnical testing laboratory to perform testing and inspection

service during construction operations. Contractor shall coordinate all Work and cooperate to allow for testing procedures as required by the Owner.

14.10 TECHNICAL SPECIFICATIONS

14.10.1 Where the term "Standard Specifications" is used, such reference shall mean the current edition of the Missouri Standard Specifications for Highway Construction, except as otherwise provided in the contract documents. Where reference is made to a specific part of the Standard Specifications, such applicable part shall be considered as part of this Section of the Specifications. In case of conflict in the requirements of the Standard Specifications and the requirements stated herein, the requirements here shall prevail. The QA/QC testing requirements are waived for this project.

14.12 CONSTRUCTION STAKING

14.12.1 The Contractor shall be responsible for construction staking on this project.

State Prevailing Wage Section

Missouri
Division of Labor Standards
WAGE AND HOUR SECTION

MIKE KEHOE, Governor

Annual Wage Order No. 32

Section 048
JACKSON COUNTY

In accordance with Section 290.262 RSMo 2000, within thirty (30) days after a certified copy of this Annual Wage Order has been filed with the Secretary of State as indicated below, any person who may be affected by this Annual Wage Order may object by filing an objection in triplicate with the Labor and Industrial Relations Commission, P.O. Box 599, Jefferson City, MO 65102-0599. Such objections must set forth in writing the specific grounds of objection. Each objection shall certify that a copy has been furnished to the Division of Labor Standards, P.O. Box 449, Jefferson City, MO 65102-0449 pursuant to 8 CSR 20-5.010(1). A certified copy of the Annual Wage Order has been filed with the Secretary of State of Missouri.

Original Signed by
Logan Hobbs, Director
Division of Labor Standards

Filed With Secretary of State: **March 10, 2025**

Last Date Objections May Be Filed: **April 9, 2025**

Prepared by Missouri Department of Labor and Industrial Relations

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Asbestos Worker	$72.10
Boilermaker	$40.77*
Bricklayer-Stone Mason	$64.45
Carpenter	$67.13
Lather	
Linoleum Layer	
Millwright	
Pile Driver	
Cement Mason	$56.83
Plasterer	
Communication Technician	$63.26
Electrician (Inside Wireman)	$74.98
Electrician Outside Lineman	$71.73
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Elevator Constructor	$96.07
Glazier	$59.60
Ironworker	$72.22
Laborer	$52.24
General Laborer	
First Semi-Skilled	
Second Semi-Skilled	
Mason	$54.18
Marble Mason	
Marble Finisher	
Terrazzo Worker	
Terrazzo Finisher	
Tile Setter	
Tile Finisher	
Operating Engineer	$66.32
Group I	
Group II	
Group III	
Group III-A	
Group IV	
Group V	
Painter	$40.77*
Plumber	$82.92
Pipe Fitter	
Roofer	$61.71
Sheet Metal Worker	$78.84
Sprinkler Fitter	$71.59
Truck Driver	$55.76
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. The public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.
**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title as defined in RSMo Section 290.210.

Heavy Construction Rates for
JACKSON County

Section 048

OCCUPATIONAL TITLE	**Prevailing Hourly Rate
Carpenter	$67.20
Millwright	
Pile Driver	
Electrician (Outside Lineman)	$84.00
Lineman Operator	
Lineman - Tree Trimmer	
Groundman	
Groundman - Tree Trimmer	
Laborer	$53.06
General Laborer	
Skilled Laborer	
Operating Engineer	$61.77
Group I	
Group II	
Group III	
Group IV	
Truck Driver	$52.79
Truck Control Service Driver	
Group I	
Group II	
Group III	
Group IV	

Use Heavy Construction Rates on Highway and Heavy construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(3).

Use Building Construction Rates on Building construction in accordance with the classifications of construction work established in 8 CSR 30-3.040(2).

If a worker is performing work on a heavy construction project within an occupational title that is not listed on the Heavy Construction Rate Sheet, use the rate for that occupational title as shown on the Building Construction Rate Sheet.

*The Division of Labor Standards received fewer than 1,000 reportable hours for this occupational title. Public works contracting minimum wage is established for this occupational title using data provided by Missouri Economic Research and Information Center.

**The Prevailing Hourly Rate includes any applicable fringe benefit amounts for each occupational title.

OVERTIME
and
HOLIDAYS

OVERTIME

For all work performed on a Sunday or a holiday, not less than twice (2x) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work.

For all overtime work performed, not less than one and one-half (1½) the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed or the public works contracting minimum wage, whichever is applicable, shall be paid to all workers employed by or on behalf of any public body engaged in the construction of public works, exclusive of maintenance work or contractual obligation. For purposes of this subdivision, **"overtime work"** shall include work that exceeds ten hours in one day and work in excess of forty hours in one calendar week; and

A thirty-minute lunch period on each calendar day shall be allowed for each worker on a public works project, provided that such time shall not be considered as time worked.

HOLIDAYS

January first;
The last Monday in May;
July fourth;
The first Monday in September;
November eleventh;
The fourth Thursday in November; and
December twenty-fifth;

If any holiday falls on a Sunday, the following Monday shall be considered a holiday.

JOB SPECIAL PROVISIONS

(Job Special Provisions shall prevail over all other contract documents whenever in conflict therewith.)

1. ORDER OF GOVERNING DOCUMENTS

In the event of any conflict or inconsistency in the Contract Documents, the ranking of the governing document shall be as follows:

1. Job Special Provisions
2. Owner Contractor Agreement
3. General Conditions of the Owner-Contractor Agreement
4. Project Specific Drawings
5. Technical Specifications
6. Current edition of the Missouri Standard Specifications for Highway Construction
7. Missouri Standard Drawings for Highway Construction

2. PAVING SEQUENCE AND TRAFFIC CONTROL PLAN

The Contractor shall schedule their paving operations in a staggered and logical manner to allow residents the opportunity to park on adjacent streets of the overlay operation for that day.

The Contractor shall submit the construction schedule to the Engineer prior to the pre-construction meeting. The schedule will specifically identify the order of pavement repairs, and street by street order of the milling and paving operation.

Traffic Control Plans shall be submitted to the Engineer for review prior to the start of work. The Plans shall include the proposed traffic control measures, hours that the traffic control will be in place, actual construction activity working hours, and anticipated beginning and ending dates.

The Contractor shall notify the Engineer prior to lane closures or shifting traffic onto detours. The engineer shall be notified as soon as practical of any postponement due to weather, material or other circumstances.

Traffic Delay. The contractor shall be responsible for maintaining the existing traffic flow through the job site during construction (specifically, this means two-way traffic shall be maintained at all times, except as described below in the **Street Closures** section).

During all construction phases - all traffic control shall be according to the standards of the latest edition of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. At all times, the Contractor shall be responsible to follow the Work Zone Traffic Management Plan, and shall maintain signs, cones, lane delineators, and other facilities that may be necessary, even if not addressed on the Work Zone Traffic Management Plan, to comply with the MUTCD, and to protect the work and provide for safe travel through the construction area. Contractor trucks and equipment will not be allowed to drive on previously paved roadways.

In order to ensure minimal traffic interference, the Contractor shall schedule lane closures for the absolute minimum amount of time required to complete the work. Lanes shall not be closed until material is available for continuous construction and the Contractor is prepared to diligently pursue the work until the closed lane is opened to traffic.

Traffic Congestion. The contractor shall, upon approval of the engineer, take proactive measures to reduce traffic congestion in the work zone.

Payment for all costs incurred in handling traffic during construction other than as provided for in the bid form will be considered incidental to the construction of the project.

3. ALTERED QUANTITIES

The engineer reserves the right to make, in writing, at any time during the work, such changes in quantities and such alterations in the work as are necessary to satisfactorily complete the project. Such changes in quantities and alterations shall not invalidate the contract nor release the surety, and the contractor agrees to perform the work as altered.

See **MATERIAL CHANGES IN THE SCOPE OF WORK** in the General Conditions of this Project Manual for full details.

4. INCIDENTAL ITEMS

Project coordination, preliminary site investigation, submittal requirements, general administrative duties, scheduling and product shipping and handling are considered incidental to the contract and no direct payment will be made for this work.

A partial list of work items to be considered incidental to the construction shall include, but not be limited to:

- Any traffic control items, other than those listed in the bid form, necessary to meet the standards of the MUTCD shall be considered incidental to the contract.
- Hauling and disposal off site of all excavated material, regardless of type.
- All utility adjustments.
- Asphalt tack coat.
- Any saw cutting.
- Aggregate base for pavement repair and curb and gutter.
- Reinforcing steel work.
- Construction site cleanup.
- Temporary Concrete Washout Facilities
- Temporary pavement markings.
- Maintenance of lawns or landscaping as required in the specifications.

If there is no line item shown in the Itemized Bid Form, any work shown in the Plans or Project Manual shall be considered as a subsidiary obligation of the Contractor covered under the other contract items.

5. ASPHALT CEMENT PRICE INDEX

The MoDOT provision allowing Asphalt Cement Price Indexing will be offered for this project. The provision is as follows:

Adjustments will be made to the payments due the Contractor for any plant mix bituminous base, plant mix bituminous pavement, plant mix bituminous surface leveling, asphaltic concrete pavement and ultrathin bonded asphalt wearing surface that contains performance graded (PG) asphalt binder when it has been determined that the monthly average price for the midpoint of the published prices of PG64-22 for St. Louis, Missouri area and Kansas City area has fluctuated from the monthly average price of the month the project was bid. The St. Louis, Missouri area and Kansas City area prices will be obtained from the Asphalt Weekly Monitor® published by Poten & Partners Inc. The monthly base price will be the price from the last published Asphalt Weekly Monitor® prior to MoDOT's monthly bid opening. The monthly base price, established prior to the monthly bid opening, shall apply to payment estimates for the following month.

The adjusted contract unit price will be applied to the actual amount of PG asphalt binder used by the Contractor for all asphalt items. The adjustment will be applied to projects that have a quantity of asphalt wet ton mix pay items or converted square yard quantity over 1000 tons. For projects that are paid for with square yard pay items, the adjustments will be made for applicable tons calculated based upon the plan square yard quantity and thickness converted to tons excluding the 1:1 wedge. The percentage of virgin PG asphalt binder as shown in the job mix formula will be the basis for adjustments for any asphalt mix type placed on the project during the monthly index period. The effective asphalt binder obtained from the use of Recycled Asphalt Pavement (RAP) and/or Recycled Asphalt Shingles (RAS) will not be eligible for adjustment. The base price index for PG64-22 will be applied to the asphalt mix for mixes using any PG asphalt binder.

Basis of Payment. To determine the adjustment for any material specified in this provision the following formula will be used.

A = (B x C) x (D-E)

Where: A = Adjustment for mix placed during monthly average index period
B = Tons of Mix Placed during the monthly average index period
C = % of virgin PG asphalt binder as listed in the job mix formula in use
D = monthly average price at time mix placement
E = monthly average price at time of bid

The engineer will make adjustment payments, as defined above, for the applicable work completed during each month except for projects on which the contractor is being charged liquidated damages, due to working beyond the project completion date. In this case, the "D" value used for the price adjustment will be either the last "D" value prior to the date that liquidated damage assessment began or the current monthly "D" value, whichever is lower. If the contractor is being charged liquidated damages due to the contract being beyond the project completion date and the current months “D” value results in a deduction, then the current monthly "D" value will be used.

Optional. This provision is optional. If the bidder wishes to be bound by this provision, the bidder shall execute the acceptance form in the Bid. Failure by the bidder to execute the acceptance form will be interpreted to mean election to not participate in the Asphalt Cement Price Index. If the Asphalt Cement Price Index is accepted, PG asphalt binder for the project will not be eligible for a material allowance.

6. CONTRACTORS DAILY WORK SCHEDULE

Work hours will be 7:00 a.m. through 7:00 p.m., Monday through Friday. All other times shall be preapproved by the Owner at least 48 hours in advance of work.

In all cases, the Contractor shall notify the Engineer sufficiently in advance of operations, in order to provide for suitable inspection of the preparation work performed by the Contractor. In no case shall the Contractor be permitted to begin operations without prior approval by the Engineer.

The Engineer shall be notified as soon as practical of any postponement due to weather, material or other circumstances.

The Contractor shall submit the entire and completed project construction schedule to the Engineer one week prior to the pre-construction meeting. The schedule will specifically identify the order of the work, and will be used as a tool to communicate the order and phasing of construction activities with the residents, property owners, and business owners in the area.

7. PARTIAL DEPTH PAVEMENT REPAIR

The work associated with this item shall include all work shown in the detail in the plans for Partial Depth Pavement Repair excluding the final overlay. Locations are as shown on the plans or directed by the Owner.

Measurement and Payment. The quantity measured shall be the number of square yards of asphalt pavement milled and replaced with BP-1 asphalt. Payment shall be at the unit price per square yard of asphalt placed which shall be full compensation for furnishing and placing all materials shown in the detail, **including all milling and removal of existing pavement necessary.**

8. FULL DEPTH PAVEMENT REBUILD/REPAIR

The work associated with this item shall include all work shown in the detail for Full Depth Pavement Rebuild/Repair excluding the final overlay. Locations are shown on the plans or as directed by the Engineer.

Measurement and Payment. The quantity measured shall be the number of tons of asphalt in place, compacted and approved by the Engineer. Payment shall be at the unit bid price as herein indicated. This price shall be full compensation for the execution of all items shown in the detail excluding the final overlay, including all material, furnishing equipment, labor, tools, saw cutting, disposal of excavated material, 6" aggregate base and incidentals necessary to complete these items.

9. LETTERS

The contractor will be required to notify residents of the effected roadways prior to any work being done. The Engineer shall approve the letter prior to distribution. The contractor shall mail or hand-deliver the letters approximately one (1) week and also forty-eight (48) hours prior to beginning construction. **One letter per household.** Contractor may replace the one week notification letters with signs at end of streets stating roadwork to begin in 1-2 weeks, with no street parking.

10. LANE AND STREET CLOSURES

Two-lane closures will be allowed during repair and overlay operations for all streets to allow for echelon style paving (hot joints). At all other times, the contractor shall be required to maintain two-lane, two-way traffic. During lane closures, the Contractor will be required to provide a minimum of two competent flagmen.

Contractor to place changeable message signs along collector/arterial streets identifying start date of road work at least one week prior to beginning work. Collector/arterial street paving shall be phased to stop at certain intersections to minimize disruption to businesses and allow traffic detours.

To minimize traffic disruptions, the contractor shall limit street closures to the shortest duration necessary to complete the work. Roads shall not be closed until all required materials are available, and the contractor is prepared to proceed without delay until the street is reopened to traffic.

Contractor shall provide and maintain at least two road closure signs and sufficient barriers at each road closure. In addition, to prevent vehicles from driving through the tacked pavement or loose asphalt mat, the Contractor will be required to provide and install sufficient traffic control devices (i.e., orange cones and barrels) to barricade entrances, driveways, and traffic lanes during operations as directed by the Resident Engineer.

During all construction phases - all traffic control shall be according to the standards of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration.

Contractor trucks and equipment will not be allowed to drive on previously paved roadways.

11. TEMPORARY CONCRETE WASHOUT FACILITIES

Temporary concrete washout facilities are used to contain concrete liquids when the chutes of concrete trucks are rinsed out after delivery of concrete to the construction site. Failure to comply with the following washout location requirements will result in an immediate stop work order.

The Contractor must submit a plan of their proposed temporary concrete washout facility to the Engineer for approval at least 10 days prior to the first concrete pour. Temporary concrete washout facilities are to be in place before any delivery of concrete to the construction site. Temporary concrete washout facilities are to be located at least 50 feet from storm drain inlets, open drainage facilities, or water bodies. Each facility is to be located away from construction traffic or access areas to prevent disturbance or tracking. A sign is to be installed adjacent to each temporary concrete washout facility to inform concrete equipment operators of the designated washout facility and the foreman onsite shall instruct the operators of its location.

Two types of temporary concrete washouts are allowable for use:

1. Prefabricated Portable Facilities
2. Non-Portable Facilities
   a) Above Grade
      - Constructed using straw bales or a wood frame, and polyethylene sheeting.
      - Straw bales or wood frames are used to create a berm then lined with a single sheet of 10-mil polyethylene sheeting which is free of holes, tears, or other defects which may compromise the impermeability of the material.
      - Sheeting must extend over the entire basin and berm to prevent escape of discharge.
   b) Below Grade
      - Constructed via excavation and the use of polyethylene sheeting and sandbags.
      - A pit is first excavated in a designated location and then lined with a single sheet of 10-mil polyethylene sheeting which is free of holes, tears, or other defects which may compromise the impermeability of the material.
      - Sand bags are then to hold the sheeting in place.

The number and size of each washout facility is to be determined by the contractor. It is their responsibility to provide enough storage for the excess concrete and water produced on the project.

Temporary concrete washout facilities are to be inspected by the Contractor during their weekly erosion and sediment control inspection, after a storm event of ½" or greater and at the end of any day when concrete has been poured on the construction site. The Engineer will also make periodic inspections. The Contractor is to ensure that there are no leaks, no spills and that the facilities capacity has not yet been compromised. Any overflowing of the washout facilities onto the ground must be cleaned up and removed within 24 hours of discovery. If a rain or snow event is forecasted, a non-collapsing, non-water collecting cover shall be placed over the washout facility and secured to prevent accumulation and overflow of precipitation. Contents of each concrete washout facility are not to exceed 75% of its designed capacity. If the contents reach 75% capacity, discontinue pouring concrete into the facility until it has been cleaned out. Allow slurry to evaporate or remove from the site in a safe manner (i.e. vacuum truck). All hardened material can then be removed and disposed of properly. If a lined basin is used, immediately replace the liner if it becomes damaged. Remove temporary concrete washout facilities when they are no longer needed and restore the disturbed areas to their original condition.

Payment for the temporary concrete washout facilities and any restoration of that area is considered an obligation of the Contractor and incidental to the contract, therefore no direct payment will be made for this work.

12. NO PARKING SIGNS

The Contractor shall be responsible to deliver notification to the residents regarding no parking on streets prior to operations. Temporary "No Parking" signs noting the date of construction activity shall be provided and installed at minimum intervals of 100 feet and maximum intervals of 200 feet, 48 hours in advance of work. The signs will be supplied by the Contractor and shall be approved by the Engineer prior to placement. The signs shall show the date and, if appropriate, the times of the parking restrictions.

The signs will be removed and properly disposed of by the Contractor approximately two (2) hours after construction activities have been completed or as directed by the Engineer.

13. MILLING OPERATION

The Contractor shall schedule his work such that all milling, prep-work, handwork, and cleanup will be completed in one (1) calendar day for each street from intersection to intersection.

In an effort to avoid raveling of the existing asphalt pavement after the milling operation, the Contractor will perform overlay operations within 72 hours of the milling operation.

14. STREET SWEEPER

The Contractor will be required to clean the streets to be resurfaced, to the satisfaction of the Engineer, with a self-propelled street sweeper with water just prior (on the same day) to the tack coat/fabric application for the surface course. Pavement shall be dry prior to tack coat application.

15. CLEANING UP

The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. The Contractor shall not "stockpile" any material on the job site.

At the end of each work day the Contractor shall remove all remaining waste materials from and about the project as well as all tools, construction equipment, machinery and surplus materials, and shall clean all surfaces (streets, sidewalks, curbs, tree boxes, private property, and cars) and leave the job site "broomclean" or its equivalent. **Failure to comply with this section will result in an immediate Stop Work order.**

16. STORAGE OF EQUIPMENT

Equipment and materials shall be stored at locations as directed and approved by the Engineer.

17. COORDINATION WITH PUBLIC SERVICES

The Contractor will be responsible to notify: a) school district, b) ambulance district, c) fire and police, d) the City's Trash Hauler and e) the United States Postal Service of the construction sequence and schedule. The Contractor shall coordinate trash collection for the residents during construction activities.

18. DUST CONTROL

The Contractor shall take all reasonable precautions to avoid the creation of excessive dust as a result of construction operations. Should excessive dust result from the Contractor's operations, or complaints regarding dust be received from private property owners, the Contractor will be required to take immediate corrective action to alleviate and resolve the dust concern. Should any private property be damaged by excessive dust as a result of the Contractor's operations, the damage shall be repaired at

the Contractor's expense. No direct payment will be made to the Contractor for any reason of their compliance with this provision.

19. PORTABLE TOILET FACILITIES

The Contractor shall furnish and maintain an adequate number of portable restroom facilities for his employees for the duration of the project.

20. CONSTRUCTION REQUEST FOR INFORMATION

The Contractor shall submit request for information for conditions requiring clarification during construction utilizing the attached Request for Information Form.

CONSTRUCTION REQUEST FOR INFORMATION

RFI #:	
PROJECT:	
SUBMITTED DATE:	
SUBMITTED BY:	
INFORMATION REQUESTED:	
ATTACHMENTS:	

RESPONSE DATE:	
RESPONSE FROM:	
RESPONSE:	
ATTACHMENTS:	

END OF CONSTRUCTION RFI

TECHNICAL SPECIFICATIONS

SECTION 1000 - COORDINATION AND SITE CONDITIONS

1. GENERAL

   A. Requirements for coordinating and sequencing the work under the Contract and requirements regarding existing site conditions.

2. SITE CONDITIONS

   A. Existing Facilities:

      1. Location:

         a. Contractor shall exercise reasonable care to verify locations of utilities. Immediate and adjacent areas where excavations are to be made shall be thoroughly checked by visual examination for indications of underground facilities, and also checked with electronic metal and pipe detection equipment. Where there is reasonable cause to verify the presence or absence of an underground facility, make exploratory excavations prior to proceeding with major excavation in the area.

         b. Contractor shall call 1-800-344-7483 (Missouri One Call) for location of underground utilities prior to beginning any excavation work on this project.

      2. Preconstruction Survey and Monitoring:

         a. After the Contract is awarded and before starting the work, the Contractor shall perform a preconstruction survey of the site. The examination shall be made jointly by representatives of the Contractor, the Owner and the Engineer.

         b. The Contractor shall document all property corners that may be affected by the work. Any property corner disrupted by the construction shall be reset by a Professionally Licensed Surveyor after the construction is complete. If there is no line item provided for this work, all costs associated with reestablishing the property corners shall be the responsibility of the Contractor.

      3. Contractor's Responsibilities:

         a. Contractor shall call 1-800-344-7483 (Missouri One Call) and 314-340-4100 (MoDOT) for location of underground utilities prior to beginning any excavation work on this project.

         b. Where Contractor's operations could cause damage or inconvenience to railway, telegraph, telephone, television, power, oil, gas, water, sewer, or irrigation systems, the Contractor shall make arrangements necessary for the protection of these utilities and services. Replace existing utilities removed or damaged during construction, unless otherwise provided for in these Contract Documents.

         c. Notify utility offices that are affected by construction operations at least 72 hours in advance. Under no circumstances expose any utility without first obtaining permission from the appropriate agency. Once permission has been granted,

locate, expose, and provide temporary support for the utilities.

d. Contractor shall be solely and directly responsible to Owner and operator of such properties for damage, injury, expense, loss, inconvenience, delay, suits, actions, or claims of any character brought because of injuries or damage which may result from construction operations under this Contract.

e. Neither Owner nor its officers or agents shall be responsible to Contractor for damages as a result of Contractor's failure to protect utilities encountered in the work.

f. In event of interruption to domestic water, sewer, storm drain, or other utility services as a result of accidental damage due to construction operations, promptly notify the proper authority. Cooperate with said authority in restoration as promptly as possible and pay for repair. Prevent interruption of utility service unless granted by the utility owner.

g. In the event Contractor encounters water service lines that interfere with trenching, obtain prior approval of the water utility, cut the service, dig through, and restore service to previous conditions using equal materials.

B. Interfering Structures:

1. Take necessary precautions to prevent damage to existing structures whether on the surface, aboveground, or underground.

2. Protect existing structures from damager. Where existing fences, gates, barns, sheds, buildings, or other structure must be removed to properly carry out work, or are damaged during the work, restore them to original condition and to the satisfaction of property Owner.

3. Contractor may remove and replace in equal or better than original condition, to the Owner’s satisfaction, small structures such as fences, and signposts that interfere with Contractor's operations, with the prior notification and approval of the Owner.

C. Connecting to Existing Facilities: Unless otherwise shown or specified, determine methods of connecting new work to existing facilities, and obtain Engineer's review and acceptance of proposed connections prior to initiation of work.

1. Determine location, elevation, nature, materials, dimensions, and configurations of existing facilities where necessary for connecting new work.

2. Inspect existing record drawings and shop drawings, conduct exploratory excavations and field inspections, and conduct similar activities as needed.

3. Shutdown of Owner's existing facility prior to connection, if necessary, shall be by Owner or as specified.

4. Prior to beginning connection work, the Contractor shall meet the notice requirements specified herein.

3. PROJECT MEETINGS

   A. Preconstruction Conference: See Section 1200, PROGRESS SCHEDULES.

   B. Progress Meetings: Engineer will schedule regular progress meetings to review work progress, schedules, and other matters needing discussion and resolution. See Section 1200, PROGRESS SCHEDULES for details on progress meetings.

   C. Coordination Meetings: The Engineer will conduct weekly coordination meetings between the Contractor, Owner, and the Engineer for the purposes of discussing and resolving various project elements requiring interface or coordination with the Owner's treatment.

      1. Schedule and conduct activities to enable existing facilities to operate continuously, unless otherwise specified.

   D. Time of Work: No work shall be done between 7:00 p.m. and 7:00 a.m., or on weekends or legal holidays, without prior approval of the Owner. However, maintenance or emergency work during these hours may be done without prior permission.

4. PAYMENT

   A. General:

      1. Payment for work in this section will be considered as incidental to the contract.

      2. Any extension of contract time that may be granted by the Owner will not of itself constitute a claim for additional payment for work under this section.

END SECTION 1000

SECTION 1100 - SUBMITTALS

1. GENERAL

   A. Requirements and procedures necessary for scheduling, preparation, and submission of submittals.

   B. Individual specifications sections in these Contract Documents contain additional and special submittal requirements.

2. SUBMITTAL PROCEDURES

   A. Owner reserves the right to modify the procedures and requirements for submittals, as necessary to accomplish the specific purpose of each submittal. Direct inquires to Engineer regarding the procedure, purpose, or extent of any submittal.

   B. Review, acceptance, or approval of substitutions, schedules, shop drawings, lists of materials, and procedures submitted or requested by Contractor shall not add to the Contract amount, and additional costs, which may result therefrom, shall be solely the obligation of Contractor.

   C. Owner is not precluded, by virtue of review, acceptance, or approval, from obtaining a credit for construction savings resulting from allowed concessions in the work or materials therefore.

   D. Owner is not responsible to provide engineering or other services to protect Contractor from additional costs accruing from such approvals.

3. ADMINISTRATIVE SUBMITTALS

   A. Provide administrative submittals required by the Instructions to Bidders, General Conditions, Job Special Provisions, and as may be specifically required in other parts of the Contract Documents.

4. SCHEDULES

   A. General:

      1. Submit estimated progress schedule and preliminary schedule of submittals to Engineer.

      2. Revise and resubmit as specified, and identify all changes made from previous schedule submittal.

   B. Progress Schedule: See Section 1200, PROGRESS SCHEDULES for requirements.

C. Schedule of Submittals:

1. Submit Preliminary and Finalized Schedules of Submittals, in triplicate to the Engineer. Preliminary Schedule of Submittals shall be submitted within 10 days after the date of Notice to Proceed. The Finalized Schedule of Submittals shall be submitted no later than 10 days after the Contractor receives the Engineer's review comments on the Preliminary Schedule of Submittals.

2. Preliminary Schedule of Submittals: Indicate submittals required by specification section number with brief description, starting and completion dates for respective submittal preparation, and submittal review by Engineer.

3. Finalized Schedule of Submittals: Furnish sub network to the progress schedule indicating respective progress schedule activity, which sequentially follows the submittal activity.

5. QUALITY CONTROL SUBMITTALS

A. Manufacturers' Certificate(s): Where Manufacturers' Certificate(s) are required in the specifications, the manufacturer shall provide certification stating the following:

1. The product or system has been installed in accordance with the manufacturer's recommendations.

2. The product or system has been inspected by a manufacturer's authorized representative.

3. Applicable safety equipment has been properly installed.

4. Proper electrical and mechanical connections have been made.

5. Proper adjustments have been made and the product or system is ready for functional testing and operation.

B. Certification and Compliance:

1. Where specified, furnish certification of compliance for products specified to a recognized standard or code prior to the use of such products in the work.

a. Engineer may permit use of certain materials or assemblies prior to sampling and testing if accompanied by a certification of compliance.

b. Certifications shall be signed by the manufacturer of the product; state that the components involved comply in all respects with the requirements of the specifications.

c. Furnish certification of compliance with each lot delivered to the jobsite and clearly identify the lot so certified.

2. Products used on the basis of a certification of compliance may be sampled and tested at any time. The fact that a product is used on the basis of a certification of

compliance shall not relieve Contractor of responsibility for incorporating products in the work, which conforms to requirements of the Contract Documents. Products not conforming to such requirements will be subject to rejection whether in-place or not.

3. Engineer reserves the right to refuse permission for use of products on the basis of a certification of compliance.

6. CONSTRUCTION PHOTOGRAPHS

A. The Owner and/or his authorized agents will take construction progress photographs as the work progresses. The Owner/Engineer reserves all rights to take other photographs and videotapes of the construction work.

7. PAYMENT

A. General:

1. Payment for work in this section will be considered as incidental to the contract.

2. Any extension of contract time that may be granted by the Owner will not of itself constitute a claim for additional payment for work under this section.

END SECTION 1100

SECTION 1200 - PROGRESS SCHEDULES

1. GENERAL

   A. Detailed scheduling requirements and procedures including preparation and overall schedule.

   B. Preconstruction conference requirements.

   C. Monthly progress report requirements.

2. SUBMITTALS

   A. Submit the following items as specified in this section:

      1. Overall schedule
      2. Network diagrams
      3. Progress reports

3. PROGRESS OF THE WORK

   A. General:

      1. Execute work with such progress as necessary to prevent delay to the overall completion of the project.

      2. Execute work at such times and on such parts of the project, and with such forces, materials, and equipment, to assure completion in the time established by the Contract.

4. PRECONSTRUCTION CONFERENCE

   A. A preconstruction conference shall be held as soon as possible after the award of the Contract but before the Notice to Proceed. Contractor shall meet with Owner and Engineer for discussion of scheduling requirements, procedures for handling shop drawings and other submittals, processing application for payment, and establishing a working understanding among the parties. The conference shall be held at the jobsite or at a location selected by the Owner. The conference shall be attended by:

      1. Contractor's office representative.

      2. Contractor's general superintendent.

      3. Subcontractor's representative whom Contractor may desire or Engineer may request to attend.

      4. Engineer's representative.

      5. Owner's representative.

      6. Representative of utility companies.

5. OVERALL SCHEDULE

A. General:

1. Contractor shall prepare and submit, within 10 days after the award of Contract, an Overall Schedule comprised of all construction operations in connection with the Contract.

2. Overall Schedule shall indicate the sequence of work, by phase and by station, and the time of starting and completion of each activity. Activities shall include, but not be limited to, the following items as they pertain to the Contract.

a. Each subcontractor's items of work.

b. Shop drawing submittal from Contractor, checking and coordination, submittal to the Engineer, review, and return to Contractor.

c. Material and equipment order, manufacture, delivery, installation, and checkout.

d. Move in and site preparation.

e. Concrete placement sequence.

f. Backfilling, grading, seeding, paving, etc.

g. Final cleaning.

h. Allowable for inclement weather.

3. The Overall Schedule shall show all stipulated milestone dates, constraints, substantial completion and final completion dates.

B. Network Diagram:

1. The Contractor shall submit a time-scaled network diagram as part of the Overall Schedule. Draw or print the network diagram on reproducible paper, not larger than 24 inches by 36 inches, and show the sequence and interdependence of activities required for complete performance of all items of work.

2. Produce a legible and accurate diagram. Group activities related to a specific physical area of the project for ease of understanding and simplification. Label each activity with a complete description as well as estimated duration in working days.

3. Activity durations shall be not less than 1 day or more than 30 working days, unless otherwise approved by the Engineer, except for Engineer's submittal review and material and equipment fabrication/delivery.

4. Indicate critical path of activities on the network diagram.

5. Contractor(s) shall not be permitted to sequester shared float through such strategies as extending duration estimates to consume available float time, extensive crew/resource sequencing, etc.

C. Schedule Reports:

1. Prepare schedule listings of the information in the network diagram in tabular format, sorted according to:

   a. Early-start, within responsibility.

   b. Early-start.

   c. Activity number sequence.

   d. Activity number sequence with predecessor and successor activity.

2. Schedule listings shall show activity numbers, description, responsibility, total duration in workdays, percent complete, early-start date, late-start date, early-finish date, and total float for each activity in the network diagram.

3. Overall Schedule and subsequent revisions shall reflect actual progress of the project to within 5 working days prior to submittal. The Contractor shall sign and submit three copies of the initial Overall Schedule and each revision.

4. If initial submittal or a subsequent revision does not meet the requirements specified, Contractor shall revise the Overall Schedule and resubmit until it is acceptable to the Engineer. Failure to submit and adequately update the Overall Schedule, including network diagram and schedule reports, will be considered cause for withholding partial payments otherwise due under the Contract.

D. Progress Reports:

1. Once each month on a date mutually agreed upon by the Contractor, Owner and Engineer, a jobsite progress meeting will be held at which time the schedule will be reviewed. Immediately prior to the meeting, Contractor shall obtain the necessary information to update the Overall Schedule to reflect progress to date. Furnish sufficient copies of the updated schedule at the meeting for review.

2. In updating the schedule, progress will be reviewed:

   a. To identify those activities started and completed during the previous period.

   b. For remaining duration, from the date of update, required to complete each activity started but not completed.

   c. For review of remaining durations for selected activities not yet started.

   d. For addition of Change Orders and proposed sequencing changes to the network diagram and schedule listings.

3. At least once each month, and utilizing data accumulated during the previous joint Owner-Engineer-Contractor reviews, the Contractor shall revise the network diagram and the Overall Schedule and generate updated schedule reports. Also, revise and submit the network diagram and schedule reports when one of the following conditions occur:

   a. Delay in completion of a work item or sequence of work items causes an estimated extension of project completion by 15 or more working days.

   b. Delays in submittals, deliveries, or work stoppages are encountered which require replanning rescheduling of work.

c. Schedule no longer represents actual prosecution and progress of work.

4. Whenever revised scheduling documents are submitted, they shall be accompanied by a written Narrative Report which shall:

a. Describe amount of progress since the last revision in terms of activities started, continuing, and completed.

b. Describe problem areas, current and anticipated delay factors, and their estimated impact on performance of other activities and completion dates.

c. Explain corrective action taken or proposed.

E. Correcting Delays:

1. If at any time during the project the Contractor fails to complete an activity by its latest scheduled completion date, which late completion will impact the end date of the work part of the Contract completion date, submit within 7 calendar days plans to reorganize the work force to return to the current schedule.

2. The Owner may require Contractor to add construction forces, as well as increase working hours, if operations fall behind schedule at any time.

3. Addition of equipment or construction forces, increasing working hours, or other method, manner, or procedure to return to the contractually required completion date will not be justification for Contract modification.

4. Contractor shall plan, schedule, and coordinate construction operations and activities in a manner that will facilitate progress of work.

6. CASH FLOW

A. Contractor shall submit a cash flow summary with the initial Overall Schedule submittal and each monthly update. Cash flow summary shall be based on the submitted Overall Schedule and equal in total the Contractor's bid plus approved Contract modifications. Include expected payment requests for each month, as well as cumulative payment requests to date after deducting retainage. Failure to submit and adequately update an acceptable cash flow summary will be considered cause for withholding partial payments otherwise due under the Contract.

7. PAYMENT

A. General:

1. Payment for work in this Section will be considered incidental to the contract.

2. Any extension of contract time that may be granted by the Owner will not of itself constitute a claim for additional payment for work under this section.

END SECTION 1200

SECTION 1400 - CONTRACT CLOSEOUT

1. GENERAL

   A. Procedures to be followed in closing out the Contract.

2. FINAL SUBMITTALS

   A. No Contract will be finalized until all of the following have been submitted as required in Section 1100, SUBMITTALS:

      1. Prevailing Wage Affidavits from Prime Contractor and all Subcontractors.
      2. Affidavit regarding settlement of claims from Prime Contractor and all Subcontractors.
      3. Release from Bonding Companies
      4. Material certification for each item provided stating that it meets the requirements of the Specifications.

   B. No Contract will be finalized until all guarantees, bonds, certifications, licenses, and affidavits required for work or equipment as specified are satisfactorily filed with the Engineer and Owner.

3. RELEASE OF LIENS OR CLAIMS

   A. No Contract will be finalized until satisfactory evidence of release of liens has been submitted to Owner as required by the General Conditions.

4. EXECUTION

   A. FINAL CLEANING. At completion of work and immediately prior to final inspection, clean entire project according to the following provisions:

      1. Clean, sweep, wash, and polish work and equipment provided under the Contract, including finishes. Leave the structures and site in a complete and finished condition to the satisfaction of the Engineer.

      2. Should Contractor not remove rubbish or debris or not clean the facilities and site as specified above, the Owner reserves the right to have final cleaning done at the sole expense of the Contractor.

   B. The Contractor shall:

      1. Employ experienced workers or professional cleaners for final cleaning.

      2. Conduct final inspection of exposed interior and exterior surfaces and of concealed spaces.

      3. Remove grease, dust, dirt, stains, labels, fingerprints, and other foreign materials from exposed interior and exterior finished surfaces; polish surfaces designed to shine finish.

4. Repair, patch, and touch up marred surfaces to specified finish, and match adjacent surfaces.

5. Broom clean paved surfaces; rake clean other surfaces.

6. Remove from the Owner's property temporary structures and materials, equipment, and appurtenances not required as part of, or appurtenant to, the completed work.

7. Leave watercourses, gutters, and ditches open and in condition satisfactory to Engineer.

5. FINAL INSPECTION

A. After final cleaning and upon written notice from Contractor that the work is completed, Engineer will make preliminary inspection with the Owner and Contractor present. Upon completion of preliminary inspection, Engineer will notify Contractor in writing of particulars in which the completed work is defective or incomplete.

B. Upon receiving written notice from Engineer, Contractor shall immediately undertake work required to remedy defects and complete the work to the satisfaction of Engineer.

C. After the items as listed in Engineer's written notice are corrected or completed, inform Engineer in writing that required work has been completed. Upon receipt of this notice, Engineer, in the presence of Owner and Contractor, will make final inspection of the project.

6. PAYMENT

A. General:

1. Payment for work in this section will be considered as incidental to the contract.

2. Any extension of contract time that may be granted by the Owner will not of itself constitute a claim for additional payment for work under this section.

END SECTION 1400

SECTION 1500 – MOBILIZATION AND TRAFFIC CONTROL

1. MOBILIZATION

Mobilization shall consist of preparatory work and operations, including, but not limited to, those necessary for the movement of personnel, equipment, supplies, and incidentals to the project site; for the establishment of all offices, buildings, and other facilities necessary for work on the project except as provided in the contract as separate pay items; and for all other work and operations which must be performed or costs incurred prior to beginning work on the various items on the project site.

A. GENERAL

1. QUALITY ASSURANCE. The Engineer shall have the right to reject construction tools, equipment, materials, and supplies that are, in their opinion, unsafe, improper, or inadequate. The Contractor shall bring rejected tools, equipment, materials, and supplies to acceptable conditions or remove them from the project site.

2. DELIVERY. Delivery to the project site of construction tools, equipment, materials, and supplies shall be accomplished in conformance with local governing regulations.

B. EXECUTION

Provide personnel, construction tools, equipment, materials, and supplies that will facilitate the timely execution of the work. Upon completion of the work, remove construction tools, apparatus, equipment, unused materials and supplies, plants, and personnel from the project site.

2. TRAFFIC CONTROL

A. During all construction phases - all traffic control shall be according to the standards of the latest edition of the Manual on Uniform Traffic Control Devices developed by the Federal Highway Administration. At all times the contractor shall maintain signs, cones, lane delineators, and other facilities that may be necessary to comply with the MUTCD, and to protect the work and provide for safe travel through the construction area. Contractor trucks and equipment will not be allowed to drive on previously paved roadways.

B. Traffic control shall consist of furnishing, installing, relocating, maintaining and removing, temporary or permanent traffic control devices in accordance with the contract and as directed by the Engineer. Traffic control shall be the responsibility of the Contractor and shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

C. Safety Requirements.

1. All workers within highway right of way who are exposed to traffic or construction equipment shall wear high-visibility safety apparel meeting Class 2 or Class 3 requirements of ANSI/ISEA 107-2004 publication entitled, “American National Standard for High-Visibility Safety Apparel and Headwear”.

2. All traffic control devices shall be in accordance with the MUTCD and any applicable safety and design codes.

3. The Contractor shall: (a) Designate a trained person at the project level who has the primary responsibility, with sufficient authority, for implementing the traffic management plan and other safety and mobility aspects of the project. The name of that person and a 24-hour contact number for that person shall be provided to the Engineer at the pre-construction meeting. (b) Ensure all Contractor personnel are trained in traffic control to a level commensurate with their responsibilities. (c) Advise the Engineer, as required, at least two working days before any work requiring a lane closure begins and 14 calendar days prior to the imposition of height, width and weight restrictions. (d) Perform quality control of work zones to promote consistency and ensure compliance with contract documents, policies and guidelines.

B. Construction Requirements.

1. Performance and operational aspects of the devices shall be in accordance with the latest editions of the MUTCD and the Missouri Quality Standards for Temporary Traffic Control Devices.

2. All traffic control devices shall be removed as soon as practical when the devices are no longer needed. When work is suspended for short periods of time, traffic control devices that are no longer appropriate shall be turned away from traffic, removed or covered. All temporary traffic control devices shall be removed after the completion of construction and shall remain the property of the Contractor unless specified otherwise. All permanent traffic control devices that are in conflict with temporary traffic control devices shall be covered or removed as shown on the plans or as directed by the Engineer. Upon completion of the work, all permanent traffic control devices to remain in place shall be restored to original condition.

3. All sign covers shall meet the requirements of the MoDOT Quality Standards for Temporary Traffic Control Devices.

4. All permanent traffic control devices relocated on a temporary basis shall be moved in the timeframe designated by the Engineer, and shall remain visible to the traveling public during all stages of construction. The Contractor shall place temporarily relocated permanent traffic control devices in the final location when construction is complete. Damaged devices shall be replaced by the Contractor at the Contractor's expense.

5. With the Engineer's approval, the Contractor may add to the traffic control plan any temporary traffic control devices or services the Contractor considers necessary to adequately protect the public and the work.

6. All changes to the traffic control plan resulting from Contractor staging revisions, including proposed total road closures for the Contractor's convenience, shall be submitted in writing to the Engineer for review and acceptance prior to implementation.

7. If the Engineer determines the need for additional traffic control devices not included

in the traffic control plan, the Contractor will be notified in writing to provide the additional devices at no cost to the project.

8. The Contractor shall monitor traffic flow through the project and verify that all traffic control devices are in place and functioning properly during both daytime and nighttime conditions, as applicable. If the Contractor determines that a deficiency in any traffic control device exists, the Contractor shall take corrective action. No payment will be made for the corrective action.

9. As soon as possible after observing a traffic control deficiency, the Engineer will report the deficiency to the Contractor, either verbally or in writing. After receiving notification, if the Contractor does not make corrections within 24 hours, suspension of the work may occur. Regardless of the severity of the deficiency, corrections shall be made as soon as possible to maintain a quality work zone.

10. The Contractor shall provide written notice to the Engineer of any pedestrian or vehicular accident when physical evidence or other information suggests an accident has occurred in the work zone. The Contractor shall obtain and provide to the Engineer copies of law enforcement accident reports for any accidents in the work zone.

C. Lighting Requirements.

1. Work zone lighting shall be provided between dusk and dawn. Lighting systems shall be positioned such that the lighting systems do not cause glare or hot spots, i.e. concentrated areas of high lighting intensity when compared to the average, for motorists, spillover to adjacent properties or become safety concerns.

2. Work area lighting shall be provided in areas where construction equipment and labor are active only.

3. Flashing Arrow Panel. The Contractor shall deploy, operate and maintain flashing arrow panels as specified on the plans for the duration of the project, in accordance with the manufacturer's recommendations, at the Contractor's expense. A minimum vertical clearance of 7 feet (2.1 m) shall be maintained from the edge of pavement to the bottom of the flashing arrow panel.

4. Changeable Message Signs. The Contractor shall place the changeable message sign (CMS) at the location shown on the plans or as directed by the Engineer.

3. TEMPORARY TRAFFIC CONTROL DEVICES

A. Scope. This specification covers material to be used for temporary traffic control devices.

B. General Requirements. All temporary traffic control devices shall be manufactured as shown on the plans and as specified, in accordance with MUTCD requirements and shall be NCHRP 350 compliant. All temporary traffic control devices shall exhibit good workmanship and shall be free of objectionable marks or defects that affect appearance or serviceability.

C. Channelizers and Tubular Markers. All channelizers and tubular markers shall be

manufactured from a non-metallic material, pigmented and molded of a Highway Orange color throughout and stabilized against fading by ultraviolet or other light rays by the incorporation of adequate inhibitors. Channelizers shall be Trim-line type.

D. Signs.

1. Rigid Signs.

(a) Sign Substrate. All signs shall be fabricated of substrate designed to provide satisfactory structural rigidity.

(b) Sign Sheeting. All signs shall have a retroreflectorized background. Sheeting shall be applied to the sign substrate in accordance with the manufacturer's recommendations and the surface shall be free of air bubbles, wrinkles or other blemishes as determined by the Engineer.

2. Roll-up Signs.

(a) Sign Substrate. Sign and overlay blanks shall consist of fluorescent orange microprismatic retroreflective sheeting sealed to a heavy-duty coated fabric or vinyl material.

E. Mobilization: Partial payments will be allowed on the payment estimates as follows:

1. When 5 percent or more of the original contract amount is earned, 25 percent.

2. When 10 percent or more of the original contract amount is earned, an additional 25 percent.

3. When 25 percent or more of the original contract amount is earned, an additional 25 percent.

4. When 50 percent or more of the original contract amount is earned, the final payment.

5. Nothing herein shall be construed to limit or preclude partial payments otherwise provided by the contract.

F. Traffic Control: This work will not be measured for payment, but will be considered a lump sum unit. The work will include any traffic control items necessary to meet the standards of the MUTCD.

G. Any extension of contract time that may be granted by the Owner will not of itself constitute a claim for additional payment for work under this section.

END SECTION 1500

SECTION 2200 – REMOVAL OF IMPROVEMENTS AND PAVEMENT MILLING

1. DESCRIPTION

A. This section covers the preparation of existing pavement surfaces for overlay, removal of existing pavement and other miscellaneous items. This work shall consist of the removal and disposal of all existing improvements from the right of way and within the limits of any construction area outside the right of way, except improvements designated or permitted to remain in place or to be removed under other items of work. Removal of improvements shall include, but not be limited to, removing (whether designated for removal or for the preparation for new improvements), or movement if appropriate, of all drainage structures, pavement, surfacing and base courses, curb, gutter, sidewalks, house walks, steps, retaining walls, foundation walls, columns, footings, concrete floors, cisterns, catch basins, uncontaminated storage tanks, manholes, drainage and sewer pipes, water and gas main pipes, signs, mailboxes, planters, fences, scattered or piled bricks, stones, broken masonry, rubbish, debris, outdoor advertising signs, etc., from existing improvements. The plans may not show a complete list of all items to be removed. There may be an undetermined number of abandoned utilities, basement or foundation walls, columns, footings or other improvements encountered. The contractor shall determine the extent of the work to be performed under this item. No additional payment will be made for items not shown on the plans that require removal.

2. GENERAL

A. Disposal of Material: All improvements not designated to remain shall be removed or disposed of by the Contractor as required. The work may involve the generation of excess material, which may be solid waste under the definitions of the MDNR Solid Waste Management Program. The Contractor shall dispose of solid waste in accordance with the Missouri Solid Waste Management Law and implementing regulations, 10 CSR 80.

1. Regulated solid waste, including waste tires, shall be handled, transported and disposed of in accordance with applicable regulations. Documentary proof of proper transport and disposal of this waste, including transport forms, disposal forms, scale tickets, cancelled checks and receipts, shall be provided to MDNR and to the Engineer prior to acceptance of and payment for the work.

2. Material designated for use elsewhere shall not be removed from the project. Open burning will not be allowed.

B. Relocating Items: All items that may be damaged by the construction, that are not labeled “TO BE REMOVED” shall be temporarily removed by the Contract prior to work beginning at that location, stored in a safe place where damage will not occur to the item and shall be reinstalled at a location designated by the Engineer in a condition as good or better than the existing condition, to the satisfaction of the Owner. This shall include, but not be limited by: mailboxes, signs, planters, etc.

C. Damaged Items: Any item damaged by the Contractor's operations that is designated to remain in place, to be used elsewhere, or to be used by the public or an adjoining property Owner, shall be repaired or replaced at the Contractor’s expense, in a manner satisfactory to the Engineer.

D. Contractor shall use extreme caution during all removal and milling operations at intersections. Any damage to existing traffic signal loops will be the responsibility of the Contractor. If a traffic signal loop is damaged during the Contractors operations, the Contractor, at his own expense, will replace the loop, in its entirety to the controller, in accordance with MoDOT Standards.

E. Dust and Emissions Control: All operations during demolition and removal shall be adequately controlled to prevent dust and visible emissions, unless otherwise approved by the Engineer. All measures taken shall be provided by the Contractor at the Contractor's expense unless specified otherwise.

F. Salvage: All material designated in the contract to be salvaged for Owner use from existing structures or improvements shall be removed without damage, in sections that may be readily handled, transported and stored as approved by the Engineer. Unless otherwise designated in the contract, cold milled material shall remain the property of the Contractor. Guardrail material will remain the property of the Owner and stockpiled as specified in the contract or as directed by the Engineer. All buildings, material and equipment of any description not designated for salvage by the Owner shall become the property of the Contractor, unless owned and claimed by a political subdivision or utility company. Salvaged material becoming the property of the Contractor shall not be stored on the right of way, or shall any portion of the right of way or land owned by the Owner be used by the Contractor as a place of sale for salvaged material.

3. REMOVAL OF IMPROVEMENTS

A. Pavements: Removal of pavement, curb, gutter, sidewalk, driveways and other similar improvements, and where a portion of such improvements are to be left in place, shall be to an existing joint. Sufficient removal shall be made to provide for proper grades and connections in the new work regardless of removal limits shown on the plans. All subgrade material will be restored as required with compacted material.

All saw cuts shall be a full depth saw cut completely through the pavement, unless otherwise stated or allowed by the Engineer, and shall be considered incidental to the contract.

1. Removal of concrete or asphalt material shall consist of breaking up and disposing of the material in areas furnished at the contractor's expense. The existing pavement to be removed shall be freed from the pavement to remain by saw cutting. The pavement inside the full depth saw cut shall be broken by methods suitable to the Contractor and approved by the Engineer.

2. The Contractor shall use the appropriate ramp details in the Plans and identify the removal limits for the sidewalk and curb. If the Contractor determines the removal limits are not adequate to meet ADA standards, the contractor shall stop work immediately and consult the Engineer to determine the best solution. Once the Engineer and the Contractor reach agreement on how to proceed, the Contractor may finish the removals.

3. Where driveway approaches are to be removed:

(a) A full-depth, straight, smooth saw cut shall be required in front

(streetside) of the driveway approach. Base concrete (8" thick) and finish asphalt (2" thick) shall be required in front of driveway (street side) over-dig area. This work shall be considered as incidental to the approach work.

(b) Where the new driveway meets an asphalt driveway, the contractor shall be required to saw cut full-depth behind the new driveway for a smooth transition. The Engineer shall designate the location of the saw cut. The saw cut shall be considered incidental.

(c) For concrete driveways, the Contractor will be required to meet grade at the nearest joint, specified by the Engineer, for a smooth transition or to an Engineer approved saw cut which will be considered incidental to the Contract.

4. The Contractor's removal operation shall not cause damage to utilities, drainage structures, or sprinkler systems. Any damage shall be repaired by the Contractor at no expense to the Owner.

B. Sewers and Drains: All sewers, drainage pipes and floor drains that have been or are to be abandoned shall be permanently sealed at the ends with a minimum 8-inch thick bulkhead constructed of Class B concrete, a commercial mix concrete or brick masonry. The use of salvaged brick will be permitted for constructing bulkheads, provided the brick is clean and sound.

C. Backfill: All trenches, holes and pits resulting from the removal of improvements, contaminated material, soil, tanks and piping shall be backfilled and graded to shape and finish disturbed areas. Material shall be placed in the same manner and compacted to the requirements of Section 2300 EARTHWORK and shall be done in such a manner as to ensure proper drainage.

Backfill material may consist of previously stockpiled uncontaminated clay soil or may be obtained from the right of way if approved by the Engineer. Only approved material free of trees, stumps, rubbish and any other deleterious material shall be used in the construction of backfills. Rock, broken concrete or other solid material shall not be placed in bridge fill areas. No slope shall be steeper than 3:1. In the event there is insufficient material in the immediate vicinity, the contractor shall provide material, at the contractor's expense, from a source obtained by the contractor and approved by the Engineer.

D. Hazardous Material:

1. The contractor may encounter small quantities of hazardous material as defined by MDNR. This material shall be recycled or disposed of in a manner that maintains the material's qualifications as "small quantities" in accordance with MDNR regulations.

2. In the event the contractor encounters what is reasonably suspected to be large quantities of hazardous material, the contractor shall immediately cease work and notify the Engineer in accordance with the contract requirements. If

the Engineer determines the suspect material is not hazardous or does not constitute a large quantity of hazardous material, the contractor will be notified to continue the work. If the Engineer determines the suspect material is hazardous or constitutes a large quantity of hazardous material, the Engineer may require the contractor to perform work necessary to abate the hazardous material.

4. REMOVAL OF VERTICAL CURB/CURB AND GUTTER

1. Where curb is to be removed:

(a) A full-depth, straight, smooth saw cut shall be required at the limit of proposed removal. When feasible, make saw cut at an existing joint. Exact location of saw cut to be as directed by the Engineer. This work shall be considered as incidental to the curb work.

2. No separate payment shall be made for curb removal work. This work shall be considered included in the unit bid price for Concrete Curb and Gutter, and shall include saw cutting and the removal, hauling and disposal of all items in this section.

5. PAVEMENT MILLING

A. Pavement milling shall consist of stripping pavement material by a cold milling process for the purpose of profiling or cleaning the surface prior to resurfacing. This milling shall provide a surface, which is free of gouges, ridges, continuous grooves and shall have a uniform surface texture. Butt joints are required to match existing grades of pavement to remain and shall have a vertical saw cut to equal to the thickness of the overlay.

B. The equipment for milling shall be a power operated, self-propelled machine capable of removing a thickness of pavement necessary to provide profile, cross-slope and surface texture uniformly across the full width of the milling machine. The machine shall have sufficient power, traction, and stability to accurately maintain depth of cut and slope. An automatic system shall control grade elevations and cross-slope, be fully proportional and capable of field calibration. The system shall be capable of referencing from a towed averaging ski or a direct matching shoe.

C. The machine shall adequately control dust and other particulate matter created by cutting action. A dust suppression system including water storage tank and high-pressure spray bars shall be included.

D. The machine shall have an integral loading system or sufficient support equipment shall be provided to accomplish complete recovery of milled material at a rate equivalent to the removal rate of the milling equipment.

E. Milling shall be done in a longitudinal direction except in the case of butt joints. A longitudinal reference shall be provided to accurately guide the machine. The machine shall have a steering guide for reference that will allow the operator to follow the guidance reference within 1 inch.

F. The milled surface shall have a uniform texture, which is free of excessive gouges,

ridges, and grooves to the satisfaction of the Engineer.

G. The roadway pavement surface shall be removed and milled around and over manholes, utility valves and drainage appurtenances within the limits of the work as directed by the Engineer. Any damage to manholes, utility valves, drainage appurtenances, or any other visible utility by the removal and milling operation shall be repaired by the contractor at the contractor's expense. After removal of existing material around manholes, utility valves and other appurtenances, the contractor shall place a temporary wedge around the appurtenance. The temporary wedge shall consist of asphalt or another approved material at a slope that will allow safe transition over the appurtenance by through traffic and of a thickness and design that the material remains intact while under traffic. Asphalt wedges shall be considered incidental and removed prior to resurfacing.

H. A transition satisfactory to the Engineer shall be provided at each end of the milling work at the end of the day in order to avoid a vertical edge perpendicular to direction of travel.

I. Complete recovery of milled material shall be accomplished immediately following the milling operation. The milled surface shall be clear of all loose material, dust and dirt. The recovered milled material shall be the property of the Contractor and disposed of properly off-site. Payment for this work shall be included in the price bid for pavement milling.

J. If existing pavement markings are removed by the milling process and the new pavement will not be paved the same day, temporary pavement markings shall be used to provide safe movement of traffic until permanent pavement markings can be provided. The temporary pavement markings must be removed immediately prior to paving operations if they will affect the bonding of the new pavement to the milled pavement.

K. Any damage to pavements, curbs, gutters, signal loops and public or private property, resulting from the milling process, which is determined by the Engineer to be due to the Contractor's operations, will be replaced by the Contractor in a timely manner to the satisfaction of the Owner at the Contractor's expense.

L. The entire width, when applicable, shall be milled uniformly in accordance with typical sections and details on the plans, or as otherwise approved by the Engineer, to allow for proper placement of the new surface.

M. Saw Cut butt joints: All butt joints required, as shown on the plan sheets, shall be sawed to a depth of 2 inches. Contractor shall install and maintain a temporary cold patch ramp at the butt joints. Asphalt cold patch ramps shall be considered incidental and removed just prior to the paving operations.

6. METHOD OF MEASUREMENT

A. Removal of Improvements. This work will not be measured for payment, but will be considered incidental to the work.

B. Pavement Milling. The quantity measured shall be the number of square yards of asphalt and concrete pavement milled.

7. PAYMENT

A. These prices shall be full compensation for the execution of the pay items indicated including all material, equipment, labor and incidentals necessary to complete these items, including disposal off site.

B. Pavement Milling. Accepted work will be paid for at the contract unit bid price for Pavement Milling. If no unit price is included in the contract, the work required to complete the contract, or as directed by the Engineer, will be considered incidental to the work and no direct payment for the removal will be made.

END SECTION 2200

SECTION 3900 – UTILITY ADJUSTMENT

1. GENERAL

   A. Utility Adjustment. This work shall consist of minor adjustment to manhole covers, meter covers, hand holes, inlets/sills and similar items as necessary to bring the utility to the grade of the improvements as shown on the plans.

2. EXECUTION

   A. UTILITY ADJUSTMENT

      1. It shall be the Contractors responsibility to perform, or coordinate, the necessary adjustments to all utilities affected by the work, regardless of the Owner. This work must be performed in a timely manner and delays to the work caused by entities other than the Engineer or Owner will not be cause for additional time to complete the Contract.

      2. Existing frames and covers shall be salvaged and reused if possible. New manhole steps shall be provided as necessary. New adjusting rings (adapters) shall be provided if necessary.

      3. The Owner of the Utility must be made aware of the work and necessary adjustments prior to commencement of the work. The Contractor will contact the Owner to discuss any adjustments to be performed.

      4. Any adjustment performed by the Contractor must meet any standards, specifications or permitting requirements as required by the Owner or Governing Entity involved.

3. MEASUREMENT

   A. Utility Adjustment. This work shall not be measured for payment as it is considered incidental to the contract.

4. PAYMENT

   A. Utility Adjustment. Payment for this work will be considered as incidental to the contract. This work includes furnishing and placing all materials, and shall include, but are not limited to, water meters, water service valves, gas service valves, gas meters, traffic signals, pull boxes, manhole covers, inlets and sewer vents.

END SECTION 3900

SECTION 4000 – ASPHALT PAVEMENT

1. GENERAL

   A. This Section includes: Construction of an asphaltic concrete pavement surface overlay. The surface course shall be asphaltic concrete as specified in the current edition of the "Missouri Standard Specifications for Highway Construction."

2. DESCRIPTION OF WORK

   A. Extent of asphalt paving work is shown on drawings.

3. SUBMITTALS

   A. Material Certificates: Provide copies of materials certificates signed by material producer and Contractor certifying that each material item complies with, or exceed, specified requirements.

4. SITE CONDITIONS

   A. Weather Limitations: Apply tack coat when pavement and ambient temperature is above 45°F (7°C), and when temperature has not been below 35°F (1 C) for 12 hours immediately prior to application. Do not apply when pavement surface is wet or contains an excess of moisture.

   B. Construct asphalt pavement when atmospheric temperature is above 45°F (7°C), and when base is dry.

   C. Grade Control: Establish and maintain required lines and elevations.

5. MATERIALS

   A. General: Use materials as specified in the Plans.

   B. Coarse Aggregate: Sound, durable rock meeting the requirements of the Missouri Standard Specifications for Highway Construction.

   C. Fine Aggregate: Fine, granular material meeting the requirements of the Missouri Standard Specifications for Highway Construction.

   D. Mineral Filler: Rock or slag dust, hydraulic cement, or other inert material complying with the requirements of the Missouri Standard Specifications for Highway Construction.

   E. Asphalt Binder shall be homogenous and free from water, and shall not, on heating, foam below the specified minimum flash point. It shall be prepared by refining crude petroleum by suitable methods. It shall conform to the requirements of the Missouri Standard Specifications for Highway Construction.

   F. Tack Coat: Emulsified asphalt, AASHTO M 140 (ASTM D 997) or M 208 (D 2397); SS-1, SS-1H, CSS-1 or CSS-1H, diluted with one part water to one part emulsified asphalt.

   G. Blotter Aggregate: Washed trap rock sand. Aggregate to be applied to newly overlayed asphalt pavement butt joints to prevent tack coat sealer from tracking and asphalt

pavement raveling as needed and directed by the Project Engineer.

6. ASPHALT AGGREGATE MIXTURE

   A. Provide plant-mixed, hot-laid asphalt aggregate mixture complying with the Missouri Standard Specifications for Highway Construction.

7. SURFACE PREPARATION

   A. Tack Coat: Apply to contact surfaces of previously constructed or prepared asphalt surfaces abutting or projecting into asphalt pavement. Distribute at rate of 0.05 to 0.15 gal. per sq. yd. of surface.

      1. Allow to dry until at proper condition to receive asphalt pavement.

      2. Exercise care in applying asphalt materials to avoid smearing of adjoining concrete surfaces. Remove and clean damaged surfaces.

   B. Spalled concrete surfaces shall be patched and compacted with asphalt pavement (Type BP-1) prior to applying tack coat.

8. PLACING MIX

   A. Trucks: Truck loads shall not exceed 25 tons, per City of Blue Springs Standards and Specifications.

   B. Pavers. Bituminous pavers shall be self-propelled and self-contained units, provided with an adjustable activated screed or strike-off assembly, heated if necessary and capable of spreading and finishing asphaltic pavement in lane widths and cross slopes applicable to the specified typical sections and thicknesses shown on the plans.

   C. General: Place asphalt pavement mixture on dry, prepared surface, spread and strike-off. Spread mixture at minimum temperature of 225°F (107°C). Place only when both air temperature and surface temperature are above 45°F. Place inaccessible and small areas by hand. Place each course to required grade, cross-section, and compacted thickness.

   D. The mixture shall be spread only upon a clean and dry surface, and only when weather conditions are suitable.

   E. Paver Placing: Place in full width asphalt passes not less than 9' wide, unless otherwise acceptable by Project Engineer. After first asphalt pass has been placed and rolled, place succeeding asphalt passes and extend rolling to overlap previous asphalt passes. This procedure shall be followed until the full width of the street is complete. The Contractor will not be allowed to place asphalt on other streets until an entire street is complete. Prior to the adjacent asphalt mat, the Contractor shall clean the vertical edge and apply tack coat. This work shall be considered incidental to the contract.

   F. ****Hot Joints**** To ensure a high-quality, long-lasting pavement, hot joints are required for this project. The second pavement strip must be placed before the temperature of the first strip falls below 200°F. This approach ensures proper compaction and bonding at the joint, preventing cold longitudinal joints.

The contractor needs to utilize multiple pavers to achieve this requirement. If the temperature of the first strip falls below 200°F before the adjacent strip is placed, the contractor must saw cut the longitudinal joint before proceeding. No additional payment will be provided for saw cutting.

Failure to comply with this requirement will result in an immediate stop-work order. Any pavement containing an unapproved cold joint will be rejected and must be removed and replaced at the contractor's expense.

The following method may be used to achieve compliance:

1. Dual Paver Operation – Use two pavers in tandem to maintain a hot joint.

H. Butt Joints: Saw cutting of new pavement's cold transverse butt joints will be required. Tack coat to be applied to seal butt joints and blotter aggregate to be applied to newly overlayed asphalt pavement butt joints to prevent tack coat sealer from tracking and asphalt pavement raveling as needed and directed by the Project Engineer. All saw cuts, joint sealer and blotter aggregate will be incidental to the contract.

9. ROLLING

A. General: Begin rolling when mixture will bear roller weight without excessive displacement.

B. Compact mixture with hot hand tampers or vibrating plate compactors approved by the Engineer in areas inaccessible to rollers.

C. Breakdown Rolling: Accomplish breakdown or initial rolling using an eight ton to twelve-ton three-wheel roller or two-wheel tandem roller immediately following rolling of joints and outside edge. Check surface after breakdown rolling, and repair displaced areas by loosening and filling, if required, with hot material.

D. Second Rolling: Follow breakdown rolling as soon as possible, while mixture is hot with a five ton to 10 ton two- or three-wheel tandem-type roller. Continue second rolling until mixture has been thoroughly compacted.

E. Finish Rolling: Perform finish rolling while mixture is still warm enough for removal of roller marks with a 2 to 5 ton, two- or three-wheel tandem-type roller. Continue rolling until roller marks are eliminated and pavement has attained maximum density.

F. The Contractor shall complete all Rolling activities prior to the asphalt mixture cooling below 185 degrees Fahrenheit.

G. Patching: Remove and replace pavement areas mixed with foreign materials and defective areas. Cut-out such areas and fill with fresh, hot asphalt pavement mixture. Compact by rolling to maximum surface density and smoothness.

H. Protection: After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened; a maximum pavement temperature prior to vehicular traffic access of 130 degrees Fahrenheit.

I. Traffic control required. Use barricades, flaggers, channelizers, as necessary, to restrict all vehicular traffic from use of new pavement until mixture has cooled enough not to become marked.

10. FIELD QUALITY CONTROL

A. General: Test in-place asphalt pavement courses for compliance with requirements for thickness and surface smoothness. Repair or remove and replace unacceptable pavement as directed by Engineer.

11. SURFACE SMOOTHNESS

A. The surface of each layer shall be substantially free from waves or irregularities. The final surface shall not vary from a 10-foot straightedge, applied parallel to the centerline, by more than 1/8 inch. At transverse construction joints, the surface shall not vary from the 10-foot straightedge by more than 1/8 inch. The Profile Index (PRI) shall be no greater than 15 inches per mile, in accordance with the Missouri Standard Specifications for Highway Construction.

B. Check surface areas at intervals as directed by Engineer.

12. MEASUREMENT

A. Tack Coat. No direct measurement of the tack coat will be performed.

B. Asphalt Pavement. The quantity measured shall be the number of tons of asphalt in place, compacted and approved by the Engineer.

13. PAYMENT

A. Payment shall be at the unit prices as herein indicated. These prices shall be full compensation for the execution of pay items indicated including all material, furnishing equipment, labor, tools and incidentals necessary to complete these items.

B. If there is no quantity shown in the bidding schedule, the work covered by this section shall be considered as a subsidiary obligation of the Contractor covered under the other contract items. Only accepted work will be measured.

C. Tack Coat. No direct payment for these items will be made and will be considered incidental and a subsidiary obligation of the Contractor covered under asphalt Pavement Mixture.

D. Asphalt Pavement (BP-1)
(Surface Course) (2”). Payment shall be at the unit price per ton of asphalt placed which shall be full compensation for furnishing and placing all materials.

E. Full Depth Road Rebuild/Repair (Base Mix)
(Base Course). Payment shall be at the unit price per ton of asphalt placed which shall be full compensation for furnishing and placing all materials shown in the Full Depth Pavement Rebuild/Repair detail.

END SECTION 4000

SECTION 5000 - PORTLAND CEMENT CONCRETE

1. GENERAL

   A. This Section includes the installation of concrete curb and gutter sections and all associated reinforcing steel. The Work shall be accomplished in accordance with these Specifications and the applicable drawings.

2. SUMMARY

   A. The extent of Portland Cement Concrete paving is shown on drawings.

   B. Concrete and related materials are specified herein.

3. FORMS

   A. Forms. Steel, 2 inch dimensional wood or other suitable material of size and strength to resist movement during concrete placement and to retain horizontal and vertical alignment until removal. Use straight forms, free of distortion and defects.

      1. Use flexible spring steel forms or laminated boards to form radius bends as required.

      2. Form material for the face of the curb shall not have any horizontal joints closer than 7 inches from the top of the curb.

      3. Provide stakes and bracing materials as required to hold forms securely in place.

      4. Tops of forms shall not depart from grade line more than 1/8 inch when checked with a 10-foot straightedge. Alignment of straight sections shall not vary more than 1/8 inch in 10 feet.

   B. Coat forms with a nonstaining form release agent that will not discolor or deface surface of concrete.

4. CONCRETE CURB AND GUTTER

   A. CONCRETE MIX, DESIGN, AND TESTING

      1. Contractor to use concrete meeting the most recent KCMMB 4K specifications. Design mix to produce normal-weight concrete consisting of Portland cement, aggregate, water-reducing or set retarding admixture, air-entraining admixture, and water to produce the following properties:

         a) Compressive Strength: 4,000 psi, minimum at 28 days, unless otherwise indicated.

         b) Air Content: 5-1/2 percent ± 1-1/2 percent.

   B. SURFACE PREPARATION

1. Bring the areas on which curb is to be constructed to required grade and compact by sprinkling and rolling or mechanical tamping. The top 6 inches of the subgrade shall be compacted to 90 percent of relative compaction. Remove loose material from compacted subbase surface immediately before placing aggregate base.

2. Aggregate Base

   a) The material to be used in the aggregate base shall be Type 5 Aggregate, unless otherwise approved by the Owner.

   b) Aggregate shall be placed on the subgrade in a layer of uniform thickness 2 inches in compacted depth. The aggregate shall be handled and spread in a manner that will prevent segregation of sizes.

   c) The aggregate base shall be cleaned of loose and foreign matter.

   d) The aggregate shall be compacted to not less than 95 percent of the maximum laboratory density as determined by the Standard Proctor Test AASHTO T-99 (ASTM D-698).

   e) Do not order concrete until the Engineer has approved the compacted subbase and inspected all forms.

C. FORM CONSTRUCTION

1. Construct curb to line and grade shown or established by the Engineer. Curb shall conform to the details shown on the drawings.

2. Set forms to required grades and lines, braced and secured. Install forms to allow continuous progress of work and so that forms can remain in place at least 24 hours after concrete placement.

3. Clean forms after each use and coat with form release agent as required to ensure separation from concrete without damage.

D. CONCRETE PLACEMENT

1. Do not place concrete until subbase and forms have been checked by the Engineer for line and grade. Moisten subbase, if required, to provide a uniform dampened condition at time concrete is placed.

2. Place concrete by methods that prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with vibrator. Use only square-faced shovels for hand spreading and consolidation.

3. Mixing and concreting operations shall be discontinued when a descending ambient temperature away from artificial heat reaches 40 degrees Fahrenheit and not resumed until an ascending ambient temperature away from artificial heat reaches 35 degrees Fahrenheit. Concrete shall not be placed on subgrade with a temperature less than 35 degrees Fahrenheit. Concrete temperature shall not drop

below 65 degrees Fahrenheit for a period of no less than 6 days after placement. Concrete exposed to melting snow during daytime and freezing during nighttime shall be protected from freezing until strength of at least 3500-psi has been attained.

4. If approval has been granted for the Contractor to place the concrete while the ambient temperature is at or lower than 40 degrees Fahrenheit, the Contractor shall take precautionary measures to prevent damage by freezing, such as heating mixing water, heating aggregates, or applying heat directly to the contents of the mixer. Aggregates shall not be heated higher than 150 degrees Fahrenheit, and the temperature of the aggregates and mixing water combined shall be not higher than 100 degrees Fahrenheit, when the cement is added. Unless otherwise authorized, the temperature of the mixed concrete when heating is employed shall not be less than 50 degrees Fahrenheit and not more than 80 degrees Fahrenheit at the time of placement. Cement or fine aggregate containing lumps or crusts of hardened material or frost shall not be used. Concrete shall not be placed upon a frozen subgrade.

E. CONCRETE FINISHING

1. Place 1/2-inch thick preformed asphalt-impregnated expansion joints at intervals not exceeding 45 feet and at the beginning and end of curved portions of the curb, also at connections to existing curbs.

2. All edges and joints shall be finished with an edging tool having a radius of ¼ inch.

3. Place contraction joints in the curb at intervals not exceeding 15 feet. Contraction joints shall be of the open joint type and shall be provided by inserting a thin, oiled steel sheet vertically in the fresh concrete to force coarse aggregate away from the joint. This steel sheet shall be inserted the full depth of the curb.

4. After initial set has occurred in the concrete and prior to removing the front curb form, the steel sheet shall be removed with a sawing motion. Finish top of curb with a steel trowel and finish edges with a steel edging tool.

5. As soon as the concrete has set sufficiently to support its own weight, remove the front curb form and finish all exposed surfaces. Finish formed face by rubbing with a burlap sack or similar device that will produce a uniformly textured surface, free of form marks, honeycomb, and other defects.

6. All defective concrete shall be removed and replaced at the Contractor's sole expense. Upon completion of the finishing, apply an approved curing compound to exposed surfaces of the curb. If an approved moist curing method is approved, curing shall continue for a minimum of 5 days.

7. Upon completion of the curing period, but not before 7 days has elapsed since pouring the concrete, backfill the curb with earth, free from rocks 2 inches and larger and other foreign material. Tamp backfill firmly in place.

8. Finished curb shall present a uniform appearance for both grade and alignment.

Remove any section of curb showing abrupt changes in alignment or grade, or that is more than 1/4 inches away from its location as staked, and construct new curb in its place at the Contractor's sole expense.

F. CURING

1. Protect and cure finished concrete using white pigmented membrane-forming curing and sealing compound applied at a minimum of one gallon per 150 square feet or approved moist-curing methods. Apply per manufacturer's recommendations.

2. Protect concrete from rain by an approved means during the curing process.

5. REINFORCING STEEL

A. DEFORMED REINFORCING BARS

Deformed billet-steel bars conforming to ASTM A 615, Grade 60, including Supplemental Requirements S1 where welding is not required, or deformed bars conforming to ASTM A 706, Grade 60, including Supplemental Requirements for all reinforcing to be welded. All welding shall be prequalified in accordance with AWS D1.4, Structural Welding Code. Welding not prequalified shall not be used.

B. SPLICES AND MECHANICAL CONNECTIONS

Splices shall be lap type or sleeve type with ferrous filler material. No other splice type shall be permitted unless approved in writing by the Engineer.

C. ACCESSORIES

Tie wire shall be 16-gauge, black, soft-annealed wire. Bar supports shall be of proper type for intended use. Bar supports in slabs shall be small rectangular concrete blocks made up of the same color and same strength concrete being placed around them. Wire bar supports shall be coated with dielectric material for a minimum distance of 2 inches from the point of contact with the reinforcing bars. Proprietary combination bar clips and spreaders used in walls with reinforcing bars shall be made of corrosion-resistant material. Use concrete supports for reinforcing in concrete placed on grade. Conform to requirements of “Placing Reinforcing Bars” published by CRSI.

D. EXECUTION

1. Conform to “Placing Reinforcing Bars,” Recommended Practices, Joint Effort of CRSI-WCRSI, prepared under the direction of the CRSI Committee on Engineering Practice. All bars shall be bent cold.

2. Notify the Engineer when reinforcing is ready for inspection and allow sufficient time for this inspection prior to casting concrete.

3. Sidewalks. Reinforcing steel is only required in areas to bridge over tree trenches and tree trench/electrical conduit trench combinations.

E. DELIVERY AND STORAGE

1. Deliver steel with suitable hauling and handling equipment. Tag steel for easy identification. Store to prevent contact with the ground. The unloading, storing, and handling of bars on the job shall conform to CRSI publication “Placing Reinforcing Bars.”

F. PLACING REINFORCING STEEL

1. Cleaning. Clean material reinforcement of any loose mill scale, oil, earth and other contaminants.

2. Straightening and Rebending. Do no straighten or rebend metal reinforcement. Where construction access through reinforcing is a problem, bundling or spacing of bars instead of bending shall be used. Submit details and obtain Engineer’s review prior to placing.

3. Protection, Spacing and Positioning. Conform to the current edition of the ACI Standard Building Code Requirements for Reinforced Concrete (ACI 318), reviewed placing drawings, and design drawings.

4. Location Tolerances. Conform to the current edition of “Placing Reinforcing Bars” published by Concrete Reinforcing Steel Institute and to the details and notes on the drawings.

5. Splicing. Conform to drawings and current edition of ACI Code 318. Splices in adjacent bars shall be staggered.

6. Tying Deformed Reinforcing Bars. Conform to the current edition of “Placing Reinforcing Bars” published by Concrete Reinforcing Steel Institute and to the details and notes on the drawings. Mats made up of #3 - #4 - #5 - #6 shall have every other intersection tied in such a manner to hold bars at required spacing.

7. Reinforcement around Openings. Place an equivalent area of steel around the pipe or opening and extend on each side sufficiently to develop bond in each bar. See the details on drawings for bar extension length each side of opening. Where welded wire fabric is used, provide extra reinforcing using fabric or deformed bars.

G. FIELD BENDING

1. Field bending of reinforcing steel bars is not permitted when rebending will later be required to straighten bars. Rebending of bars at the same place where strain hardening has taken place due to the original bend will damage the bar. Consult with the Engineer prior to any pour if the Contractor foresees a need to work out a solution to prevent field bending.

6. MEASUREMENT

A. Concrete Curb and Gutter. The quantity measured shall be the number of lineal feet of concrete curb and gutter in place, completed and accepted.

B. Measurement of aggregate base, reinforcing steel, saw cutting and joint sealing will not be directly made and shall be considered as part of the concrete work.

7. PAYMENT

A. These prices shall be full compensation for the execution of the pay items indicated including all material, equipment, labor and incidentals necessary to complete these items.

B. Concrete Curb and Gutter. Payment shall be at the unit price per lineal foot of concrete placed, including sealing of joints, and accepted by the Engineer and shall be full compensation for excavating, including any removal of existing curb necessary, furnishing and placing all materials, all dowels, joint material for new joints, saw cutting, finishing and curing. **Aggregate base and Concrete infill, as shown in the curb and gutter details, shall be included in the cost of the curb and gutter.**

C. All aggregate base required shall be considered incidental to the price of the construction and should be included in the unit price of that item.

D. All joint sealing shall be considered incidental to the price of the construction and should be included in the unit price of that item.

E. All saw cutting shall be considered incidental to the construction.

F. All reinforcing steel work, including the drilling and grouting of dowels, shall be considered incidental to the construction.

G. Final cleanup of the surfaces will be considered incidental to the contract.

END OF SECTION 5000

SECTION 6000 - PAVEMENT MARKINGS

1. GENERAL

   A. Description of Work: Provide and install temporary raised pavement markers and final painted markings on the pavement at locations as indicated on the drawings and in accordance with the existing striping conditions.

   B. Standards: All pavement markings shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices and the current edition of the Missouri Standard Specifications for Highway Construction.

   C. All pavement markings shall be uniform in appearance with crisp, well-defined edges and shall be uniform in width and thickness. Surface distribution of the beads shall be uniform.

   D. Longitudinal pavement marking shall not be placed on longitudinal joints, coordinate with pavement joints and lane widths.

   E. The Contractor will be responsible for the protection of all liquid pavement marking until the pavement marking has reached a no-track state as determined by the Engineer.

   F. Damage to pavement marking as a result of the Contractor's operations, including resurfacing of shoulders, shall be repaired or replaced at the Contractor's expense.

   G. All pavement marking shall be installed in accordance with this specification and all manufacturer's recommendations. Manufacturer's written application or installation instructions shall be provided by the Contractor to the Engineer.

   H. The Engineer will check application rates occasionally during the course of the work.

   I. The Contractor shall remove excess beads from areas where pedestrian traffic is likely, in order to prevent slippage.

2. PRODUCTS

   A. Paint: The paint shall be thermal plastic pavement marking material suitable for traffic-bearing surface and shall meet all appropriate sections of the Missouri Standard Specifications for Highway Construction and shall be mixed in accordance with manufacturer's instructions before application. Color shall be white or yellow. Glass spheres meeting MoDOT specifications shall be used.

3. TEMPORARY PAVEMENT MARKING

   The Contractor shall place and maintain preformed short term marking tape or temporary raised pavement markers on pavement undergoing milling, grinding or resurfacing operations. At the completion of each day's operation, the Contractor shall install and maintain temporary pavement marking until permanent pavement marking material has been placed as specified in the contract, at the Contractor's expense. At no time shall more than one mile of roadway behind the operation be unmarked. The Contractor shall ensure all pavement marking, temporary or permanent, has been placed prior to leaving the work zone unattended. Pavement marking shall be replaced in the same configuration as the previously existing pavement marking unless otherwise shown on the plans or directed by the Engineer.

A. Preformed Removable Pavement Marking Tape.

1. Preformed removable pavement marking tape shall be capable of being removed and shall leave no objectionable or misleading image or damage to the pavement after removal.

2 Tape shall have a pre-coated pressure sensitive adhesive requiring no activation procedures. The adhesive shall be resistant to normal roadway chemicals or materials.

3. The tape shall be weather-resistant and show no appreciable fading, lifting or shrinkage during the tape's useful life.

4. Submit a sample of the preformed tape for approval prior to use.

B. Raised Removable Pavement Markers

1. Chip Seal Markers are intended for use as temporary delineation during the paving operation where there is existing painted lane striping. Do not use Chip Seal Markers where there are no existing painted lane markings unless directed by the Engineer. The markers shall consist of impact-resistant polyurethane plastic with one (1) or two (2) mounted micro-prism retro-reflective elements designed to reflect incident light from one (1) or both directions.

2. Detailed Specifications

a) Dimensional Details

(1) Overall dimensions, base and vertical wall: the base shall be a minimum of 3.5 inches in length and 1.125 inches in width. The vertical wall shall be a minimum of 3.5 inches long with a minimum height of 2.0 inches.

(2) To the bottom of the base shall be affixed a butyl rubber pad with an easily removed protective covering. The adhesive pad shall be approximately 1/8 inch thick, a minimum of 3/4 inch wide, and a minimum of 3.5 inches long.

(3) To the upper portion of the vertical wall shall be affixed a metallized polycarbonate retro-reflective material capable of displaying a minimum of 1,200 candle power per foot candle per square foot at .1° observation angle and a -.4° entrance angle. The retro-reflective element shall be a minimum of 1/4 inch wide and a minimum of 3.5 inches long. The reflective material shall be protected with an easily-removed wall cover of heat-resistant material capable of withstanding and protecting the reflective element from the application of 400° F. asphalt. Stapling or other fastening device used to retain the protective cover shall not perforate the reflective material.

b) Materials

(1) Markers shall be formed of a high-impact-resistant polyurethane plastic capable of presenting a strong white or yellow standard traffic daytime color.

(2) The retro-reflective material shall display either white or yellow as specified. The retro-reflective element shall consist of a micro-prism reflective sheeting made of a U. V. stabilized polycarbonate resin. The yellow markers shall have retro-reflective material on both sides. White markers shall have the retro-reflective material on one (1) side. The markers shall be installed along the center line and each lane line at 40' intervals. The Contractor will be responsible for replacing missing lane markers that he installs in conjunction with his work.

c) Locations

(1) Contractor will be responsible, prior to paving operations, to identify and measure center lines and outside lane lines that will needed to be marked and have sufficient material available.

3. PERMANENT PAVEMENT MARKING

A. Permanent pavement marking shall be in accordance with the contract drawings. The Engineer will only be responsible to spot check the layout before final pavement marking operations.

B. Surface Preparation and Application:

1. MOISTURE: All surfaces shall be inspected for moisture content prior to application of paint. Approximately two (2) square feet of a clear plastic or tar paper shall be laid on the road surface and held in place for fifteen (15) to twenty (20) minutes. The underside of the plastic or tar paper shall then be inspected for a buildup of condensed moisture from the road surface. If the amount of condensed moisture is of a sufficient amount to result in water dripping from the plastic or tar paper when held in a vertical position, paint shall not be applied. This moisture test shall be repeated until the moisture in the road surface has been allowed to evaporate to a level whereby there is not excessive build up of condensed moisture on the underside of the plastic or tar paper.

2. CLEANING: All surfaces shall be clean and dry before paint can be applied. Loose dirt and debris shall be removed by blowing compressed air over the area to be striped.

3. Apply one (1) coat of paint at manufacturer's recommended rate without the addition of thinner, with a maximum of one hundred (100) square feet per gallon. Apply with mechanical equipment to produce uniform lines.

4. MEASUREMENT

A. Temporary Pavement Markings: No direct measurement shall be made for temporary pavement markings. This work shall be considered incidental and a subsidiary obligation of the Contractor. The work will include the removal of all items, regardless of whether the items are shown on the plans or encountered during construction.

B. Final measurement of striping will not be made as quantities will be based on the established plan quantity with the following exception:

1. authorized changes during construction
2. appreciable errors within the original limits of construction, if the contractor provides written notification and measurements of the error prior to commencing work.

C. Final measurement of arrows and will not be made as quantities will be based on the established plan quantity with the following exception:

1. authorized changes during construction
2. appreciable errors within the original limits of construction, if the contractor provides written notification and measurements of the error prior to commencing work

5. PAYMENT

A. Payment shall be at the unit prices as herein indicated. These prices shall be full compensation for the execution of pay items indicated including all material, furnishing equipment, labor, tools, layout, glass beads, removal of temporary markings and incidentals necessary to complete these items.

B. If there is no quantity shown in the bidding schedule, the work covered by this section shall be considered incidental and a subsidiary obligation of the Contractor.

END SECTION 6000

SECTION 9000 - RESTORATION

1. GENERAL

   A. This section covers the work necessary for the finish grading and lawn establishment, complete, including furnishing and delivery of material, seed, and maintenance of lawns.

   B. All areas disturbed by the Contractor's operations shall be restored by seeding, mulching and fertilizing.

2. TOPSOIL

   A. Selected topsoil stripped at the site, properly stored and protected, free from roots, sticks, hard clay, and stones, which will not pass through a 1-inch square opening. Remove existing grass before topsoil is excavated. Provide imported topsoil if required to accomplish the work.

3. IMPORTED TOPSOIL

   A. Imported topsoil shall be a natural, friable soil, representative of productive soils in the vicinity. It shall be obtained from well-drained areas, free from admixture of subsoil and foreign matter, and objects larger than 2 inches in diameter, toxic substances, and any other deleterious material which may be harmful to plant growth and be a hindrance to grading, planting, and maintenance operations.

   B. Topsoil shall meet, or shall be improved to meet, the following mechanical requirements by adding sand and/or peat or manure and incorporating into the topsoil:

COMPONENT	MAX. PERCENTAGE
Sand	65 percent
Silt	50 percent
Clay	25 percent

   C. Topsoil shall be pulverized prior to being brought to the jobsite. It shall be pulverized to a size of 3/8 inches in diameter as the largest cross section.

4. PH CONTROL

   A. The following amendments shall be included in soils where required by the soils analysis tests:

      1. Soil sulfur
      2. Commercially packaged gypsum
      3. Ground dolomitic limestone

5. LIME

   A. Ground dolomitic limestone not less than 85 percent total carbonates and magnesium, ground so that 50 percent passes 100-mesh sieve and 90 percent 20-mesh sieve.

Coarser material will be acceptable provided the specified rates of application are increased proportionately on the basis of quantities passing the 100-mesh sieve.

6. FERTILIZER

A. Commercial Fertilizer: A complete plant food containing 6 percent nitrogen, 24 percent available phosphoric acid, and 24 percent potash, at a rate of 50 lbs./5,000 sq. ft., conforming to applicable state fertilizer laws, availability of plant nutrients conforming to standards of the Association of Official Agricultural Chemists (AOAC), uniform in composition, dry, free-flowing, and delivered in original, unopened containers bearing manufacturer's guaranteed analysis.

B. Superphosphate: Ammonium phosphate (16-20-0) containing 1.4 percent sulphur; granular, dry, free-flowing delivered in original bags.

7. TEXTURAL SOIL AMENDMENTS

A. Peat: A natural residue formed by decomposition of reeds, sedges, or mosses from freshwater site, free from lumps, roots, and stones, absorbing at least four times its dry weight of water, organic matter not less than 90 percent on a dry weight basis. The maximum moisture content at time of delivery shall be 65 percent by weight.

B. Manure: Well rotted, unleached stable or cattle manure, reasonably free from weed seed and refuse, containing no chemicals or materials harmful to plant life; not less than 4 months nor more than 2 years old. Sawdust or shavings shall not exceed 50 percent content.

C. Sand: As specified in Section 2300, EARTHWORK.

8. SEED

A. Seed Mixture:
20% Adventure Fescue
20% Jaguar II Fescue
20% Olympic Fescue
20% Arid Fescue
20% Regal Perennial

Apply at the rate of 350 pounds per acre.

Seed shall be labeled in accordance with U. S. Department of Agriculture Rules and Regulations under the Federal Seed Act. All seed shall be furnished in sealed standard containers unless exception is granted in writing by the Owner’s Representative. Seed, which has become wet, moldy or otherwise damaged in transit or in storage, will not be acceptable.

9. MULCH

A. Straw Mulch: Threshed straw of oats, wheat, or rye, free from seed of obnoxious weeds.

10. NETTING

A. Jute Netting: Heavy, twisted jute netting, weighing 1 lb. per square yard. Openings

between strands approximately 1-inch square.

B. Tackifier: Arn-Tak, as manufactured by American Excelsior or equal. Emulsion designed to retain moisture and heat in the soil. Mulch shall be chemically inert, nontoxic to plants, humans, and animals.

11. PROJECT SCHEDULE

A. Within 20 calendar days of the date specified for commencement of work, submit to the Engineer a proposed time schedule indicating dates for beginning and completion of the following operations:

1. Delivery and source of materials.
2. Preparation of seed bed.
3. Placing seed.
4. Maintenance.

12. CONSTRUCTION METHODS

A. Preparation of Subgrade. After rough grading is completed and before topsoil is spread, thoroughly scarify ground to a minimum depth of 8 inches with a toothed ripping machine by running in two directions at right angles over the entire surface to be planted.

B. Spreading of Topsoil. Spread topsoil and textural soil amendments, if required based on the results of the gradation test, over the prepared rough grade using a rubber-tired tractor with grader blade or equivalent not weighing more than 3-1/2 tons. Spread materials to make a finished thickness of a minimum of 4 inches.

C. Liming and Fertilizing

1. Apply lime uniformly with a mechanical spreader to the entire area for grass at the rate determined from soil test.

2. Apply commercial fertilizer uniformly with a mechanical spreader at a rate of 50 pounds per 5,000 square feet, or at rate determined from soil test.

D. Finish Grading

1. Thoroughly mix the applied materials to a depth of 4 inches by running a rototiller over the entire area in two directions at right angles.

2. Rake the top soiled area to a uniform grade so that all areas drain, as indicated on the grading plan.

3. Lightly compact with a cultipacker before placing seed.

4. Remove all trash and stones exceeding 1 inch in diameter from area to a depth of 2 inches prior to preparation and placing seed.

E. Seeding

1. No seeding shall be done except in favorable weather conditions during the planting

seasons as follows:

Spring Planting Season:	March 1 through May 15
Fall Planting Season:	August 15 through October 1

2. The seed shall be uniformly distributed over the designated areas. All areas disturbed by the Contractor's operations shall be restored.

3. A method of sowing using mechanical power-drawn drills or seeders shall be employed, unless otherwise approved by the Engineer.

4. Care shall be taken to ensure that successive seeded strips shall overlap.

5. Half the seed shall be sown with the sower moving in one direction, and the remainder of the seed shall be sown with the sower moving at right angles to the first sowing.

6. The seed shall be covered to an average depth of 1/2-inch by means of a brush harrow, spike-tooth harrow, chain harrow, cultipacker, or other approved device.

F. Mulching

1. Mulch all areas by spreading a uniform light cover of straw mulch over the seeded area at a rate of 3-1/2 tons per acre no later than the day after seeding has been performed.

2. Mulch all areas with a slope steeper than 20 percent by placing jute netting in strips paralleling the slope to completely cover newly seeded areas. Pin mulch to ground with 6-inch long wire staples at 5-foot intervals immediately after seeding.

3. Mulch all areas with a slope steeper than 25 percent with a uniform cover of straw at the rate of 2-1/2 tons per acre not later than 2 days after seeding has been performed and tackify by applying tackifier at rate of 50 lbs. of tackifier per acre mixed with a minimum of 1,600 gallons of water per acre.

G. Protection

1. Protect newly seeded areas from pedestrian traffic by erecting a fence on 2-inch by 2-inch posts 4 feet high spaced 10 feet on center and strung with a single strand of No. 12-gauge wire marked with cloth strips at 3-foot intervals between posts.

13. INSPECTION FOR ACCEPTANCE

A. Eight weeks after the start of maintenance on the last section of completed lawn, and on written notice from the Contractor, the Engineer will, within 15 days of such written notice, make an inspection to determine if a satisfactory stand has been produced. If a satisfactory stand has not been established, another inspection will be made after written notice from the Contractor that the lawn grass is ready for inspection following the next growing season.

B. If, at the end of the 8-week lawn maintenance period, a satisfactory stand of lawn has not been produced, the Contractor shall renovate and re-seed the lawn according to the

original treatment or unsatisfactory portions thereof immediately. If it is not accepted, a complete restoration will be required during the planting season meeting all of the requirements specified under CONSTRUCTION METHODS.

C. A satisfactory stand is defined as a lawn grass or section of lawn of 2,000 square feet or larger that has:

1. No bare spots larger than 3 square feet.

2. Not more than 10 percent of total area with bare spots larger than 1 square foot.

3. Not more than 15 percent of total area with bare spots larger than 6 inches square.

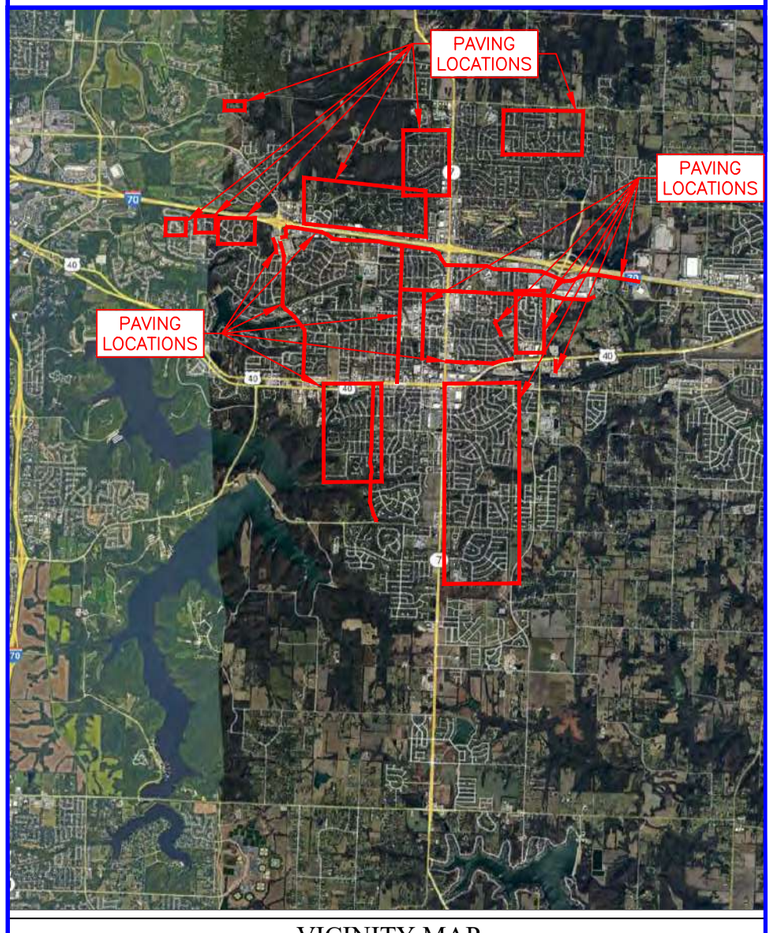
14. MEASUREMENT AND PAYMENT

A. This work will not be measured for payment, but will be considered a lump sum unit. The work will include all backfill, grading necessary, seed, mulch and maintenance required for the establishment of a satisfactory stand of lawn

END SECTION 9000

CONTACT INFORMATION

OWNER	COCHRAN
CITY OF BLUE SPRINGS	LEE'S SUMMIT, MISSOURI
REPRESENTATIVE: DENNIS DOVEL	**REPRESENTATIVE:** TOBY WILLIAMS
ADDRESS: 903 W. MAIN STREET	**ADDRESS:** 618 SW 3RD STREET, SUITE H
BLUE SPRINGS, MISSOURI 64015	LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 228-0265	**PHONE:** (816) 207-5771



VICINITY MAP
NOT TO SCALE

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM

FOR

THE CITY OF BLUE SPRINGS, MISSOURI
JACKSON COUNTY

903 W. MAIN STREET
BLUE SPRINGS, MISSOURI 64015
(816) 228-0265

COCHRAN

- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

618 SW 3RD STREET, SUITE H, LEE'S SUMMIT, MISSOURI 64063
TELEPHONE (816) 207-5771

PROJECT NO. LS25-1031
DECEMBER 2025

SHEET INDEX

SHEET NAME	SHEET NO.
SITE INDEX	S-IND1 TO S-IND5
SITE PLAN	S-1 TO S-130
PAVEMENT CORE SAMPLES	CS-1 TO CS-36
PAVEMENT REPAIR DETAILS	DE-1 TO DE-3

ALL OSHA RULES & REGULATIONS ESTABLISHED FOR THE TYPE OF CONSTRUCTION REQUIRED BY THESE PLANS SHALL BE STRICTLY FOLLOWED (IE. TRENCHING, BLASTING, ETC.)

TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION ON THE SITE, CONTRACTOR SHALL CALL 1-800-DIG-RITE FOR UTILITY LOCATION INFORMATION.

WHERE THE TERM "STANDARD SPECIFICATIONS" IS USED, SUCH REFERENCE SHALL MEAN THE CURRENT EDITION OF THE MISSOURI STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, EXCEPT AS OTHERWISE PROVIDED IN THE PROJECT MANUAL. IN CASE OF CONFLICT IN THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS STATED IN THE PROJECT MANUAL, THE REQUIREMENTS IN THE PROJECT MANUAL SHALL PREVAIL.

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

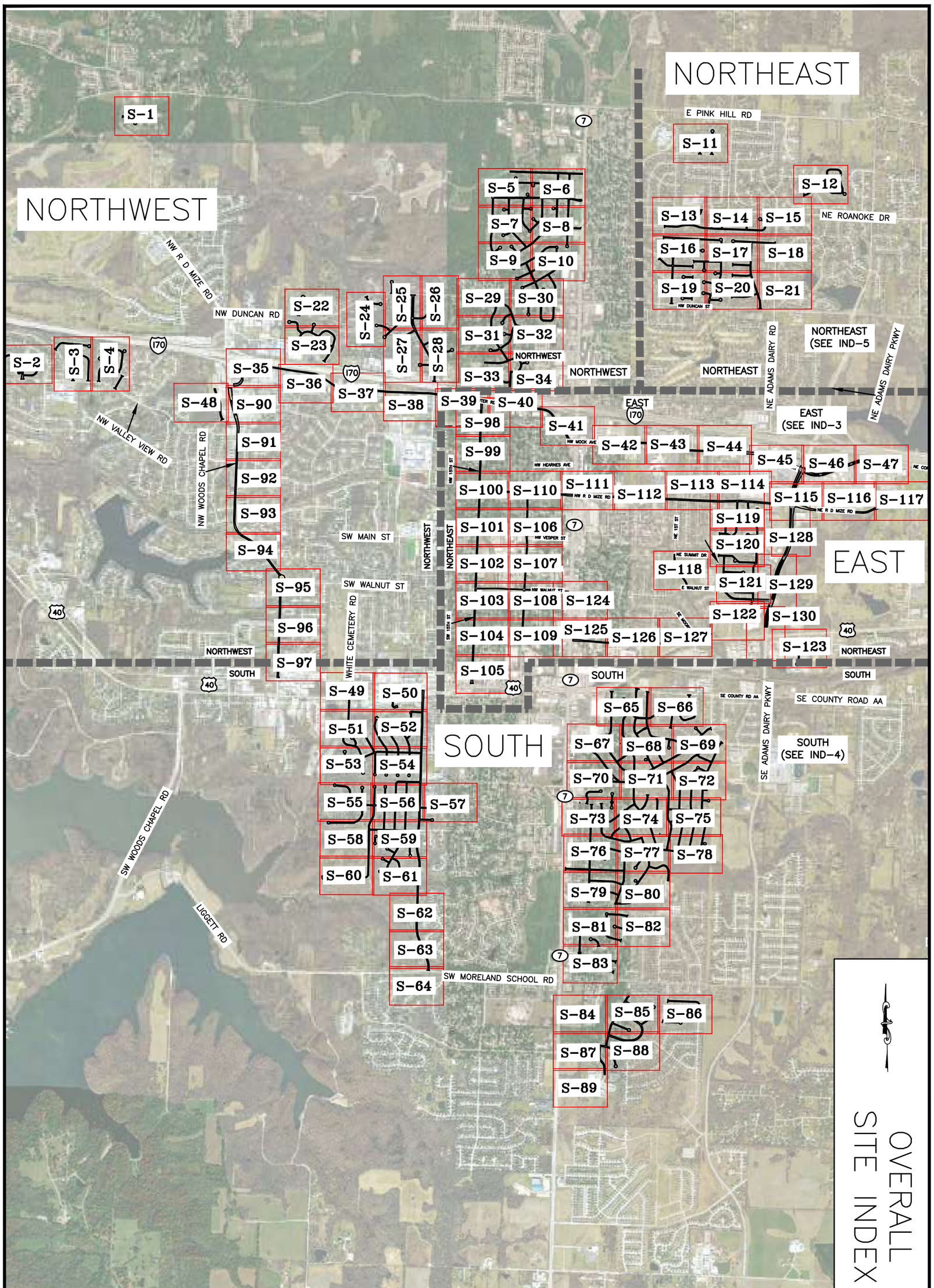
12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2007006937

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE INDEX SHEET.dwg Tab: S-IND1 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow



OVERALL SITE INDEX

OVERALL SITE INDEX

DWG. NO.	S-IND1
PROJ. NO.	LS25-1031
SCALE	1" = 2400'
DATE	DEC. 2025
DRN. BY	CDM
APPD. BY	TLW

DATE: REVISION:

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM BLUE SPRINGS, MISSOURI

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

STATE OF MISSOURI
TODD L. WELLS
NUMBER 2006018944
PROFESSIONAL ENGINEER

12/18/2025

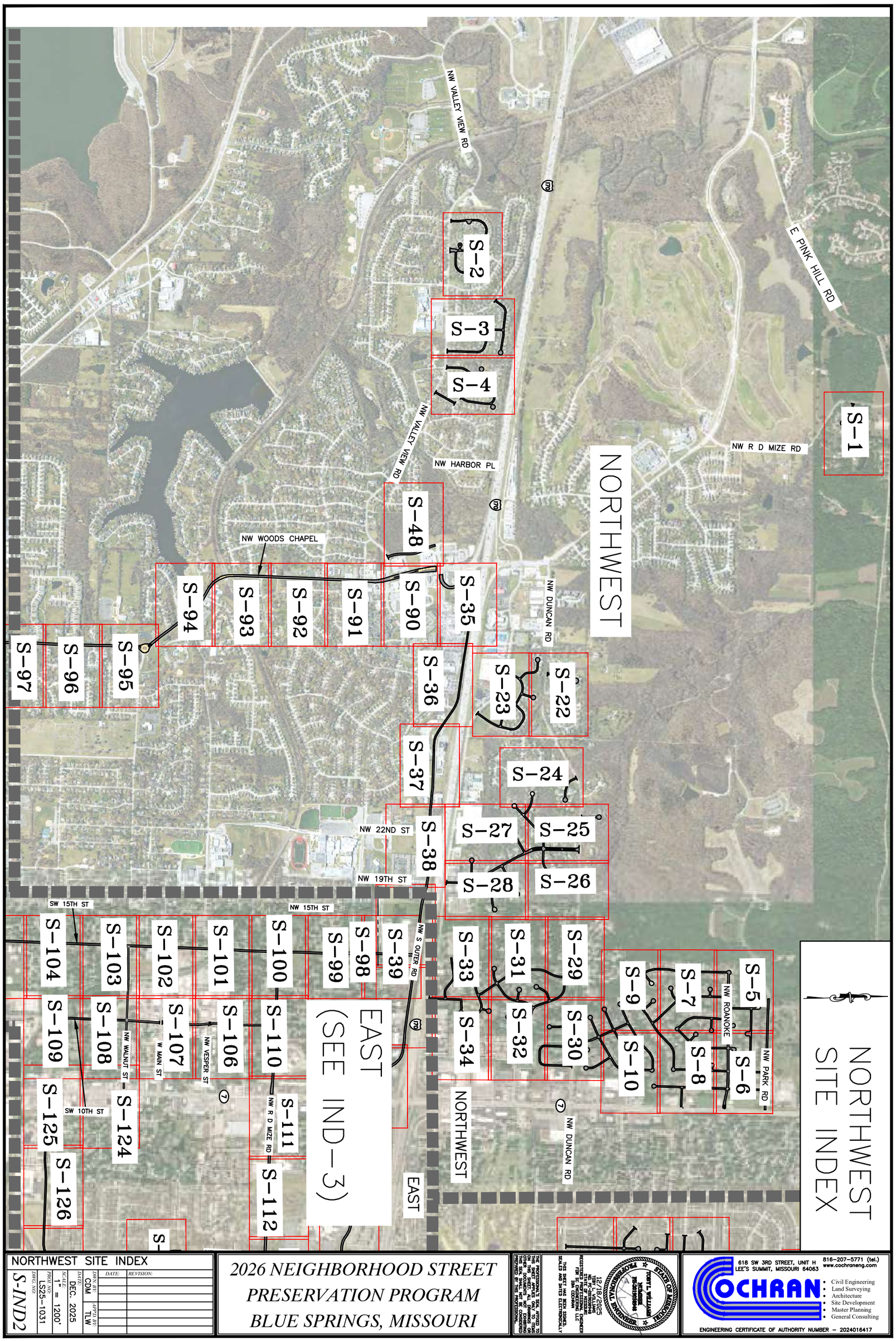
REGISTERED PROFESSIONAL ENGINEER
FOR: COCHRAN
DATE: 12/18/2025

618 SW 3RD STREET, UNIT H
LEE'S SUMMIT, MISSOURI 64063
816-207-5771 (tel.)
www.cochraneng.com

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- Master Planning
- General Consulting

ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE INDEX SHEET.dwg Tab: S-IND2 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow



NORTHWEST SITE INDEX

NORTHWEST SITE INDEX			
DWG. NO. S-IND2	PROJ. NO. LS25-1031	SCALE: 1" = 1200'	DATE: DEC. 2025
		DRN. BY: CDM	APPD. BY: TLW
		DATE:	REVISION:

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM BLUE SPRINGS, MISSOURI

THE SEAL APPEARING ON THIS PROFESSIONAL SHEET APPLIED TO THIS SHEET HAS BEEN SIGNED, DATED AND AUTHENTICATED IN THE MANNER AUTHORIZED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. ANY ALTERATION OF AN ENGINEER'S SEAL AFFIXED TO THIS SHEET SHALL BE A VIOLATION OF STATE LAW AND SHALL BE CONSIDERED UNPROFESSIONAL CONDUCT.

STATE OF MISSOURI
TODD L. WILLIAMS
NUMBER 2006018884
REGISTERED PROFESSIONAL ENGINEER
12/18/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

REGISTERED PROFESSIONAL ENGINEER
FOR: J. COCHRAN
DATE: 12/18/2025
MO PE-2009018884
MO CA-2005000918
COCHRAN ENGINEERING LLC

618 SW 3RD STREET, UNIT H
LEE'S SUMMIT, MISSOURI 64063
816-207-5771 (tel.)
www.cochraneng.com

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

EAST SITE INDEX

NORTHWEST | NORTHEAST | EAST

NORTHEAST (SEE IND-5

EAST (SEE IND-3

SOUTH

SOUTH (SEE IND-4)

S-31 S-32 S-33 S-34 S-39 S-40 S-41 S-42 S-43 S-44 S-45 S-46 S-47 S-98 S-99 S-100 S-101 S-102 S-103 S-104 S-105 S-106 S-107 S-108 S-109 S-110 S-111 S-112 S-113 S-114 S-115 S-116 S-117 S-118 S-119 S-120 S-121 S-122 S-123 S-125 S-126 S-127 S-128 S-129 S-130 S-65 S-66 S-67 S-68 S-69

NW DUNCAN ST
NW ADAMS DAIRY RD
NW S OUTER RD
NW MOCK AVE
NW HEARNES AVE
NW 15TH ST
NE CORONADO DR
NE R D MIZE RD
NW R D MIZE RD
NE 1ST ST
NE SUMMIT DR
E WALNUT ST
NW VESPER ST
W MAIN ST
NW WALNUT ST
SW 15TH ST
SE MOORE
SE COUNTY RD AA
I-70
40

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STATE OF MISSOURI
TOBY L. WILLIAMS
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12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 1200'
PROJ. NO.: LS25-1031
DWG. NO.: *S-IND3*

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE INDEX SHEET.dwg Tab: S-IND3 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

SOUTH SITE INDEX

NORTHWEST (SEE IND-2)

EAST (SEE IND-3)

SOUTH (SEE IND-4)

NORTHWEST

SOUTH

EAST

SOUTH

S-49 S-50 S-51 S-52 S-53 S-54 S-55 S-56 S-57 S-58 S-59 S-60 S-61 S-62 S-63 S-64

S-65 S-66 S-67 S-68 S-69 S-70 S-71 S-72 S-73 S-74 S-75 S-76 S-77 S-78 S-79 S-80 S-81 S-82 S-83 S-84 S-85 S-86 S-87 S-88 S-89

SW SKYLINE DR

SW QUARRY RD

MORNINGSIDE DR

SW 19TH ST

MIC-O-SAY DR

SW STONECREEK DR

SW MORELAND SCHOOL RD

SW CONSUMER

SW VICTOR DR

SW CLARK RD

SW KEYSTONE DR

SW MEADOWRIDGE DR

SW RICHWOOD LN

SW PARKWOOD DR

SW SHAMROCK LN

SE ALICE ST

SE SUNNYSIDE SCHOOL RD

SE COUNTY RD AA

SE RYAN RD

SE ADAMS DAIRY PKWY

SE 3RD ST

SE 4TH ST

40

7

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
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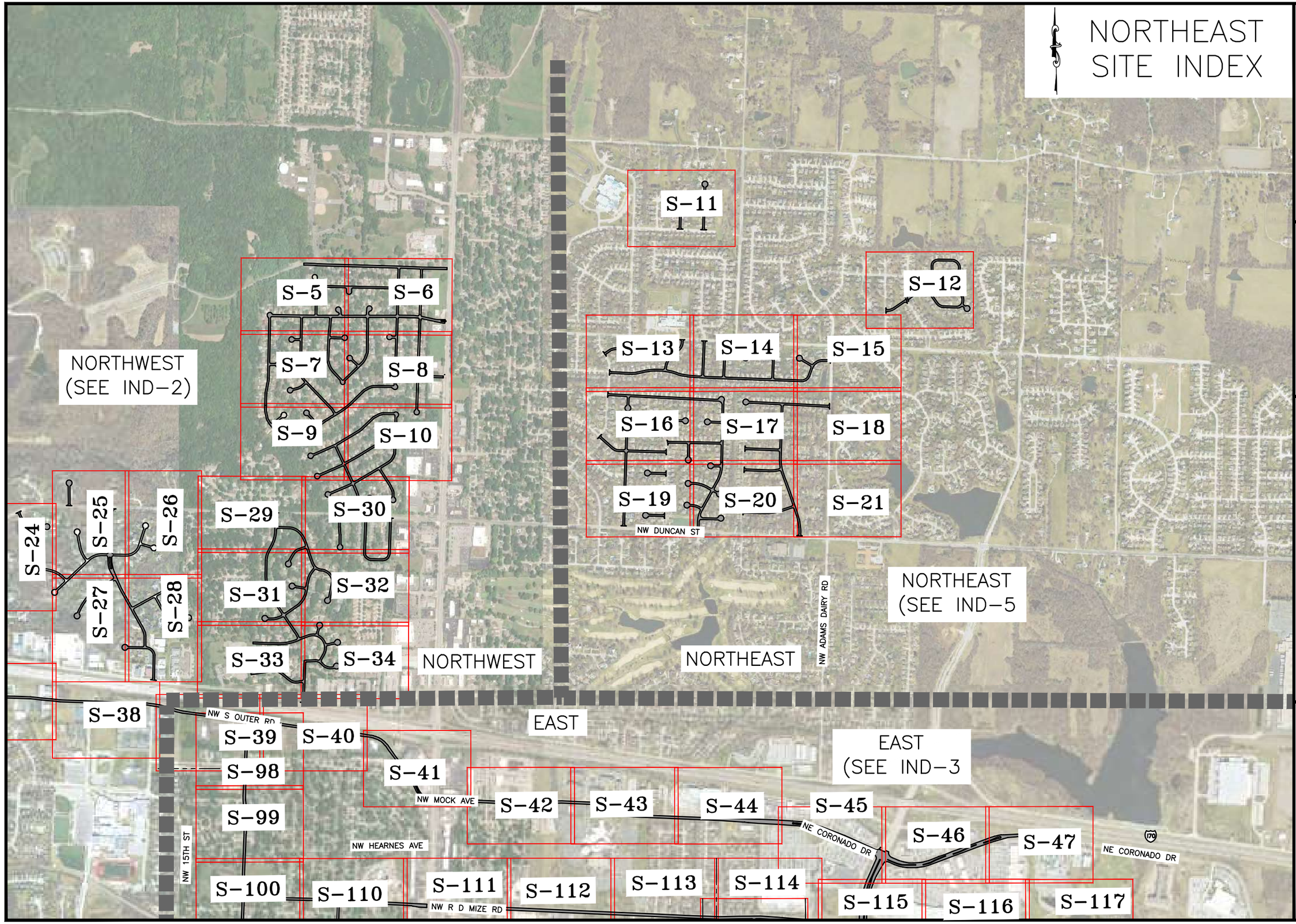
SOUTH SITE INDEX

REVISION:	DATE:

DWN. BY: CDM
APP'D BY: TLW
DATE: DEC. 2025
SCALE: 1" = 1200'
PROJ. NO: LS25-1031
DWG. NO: S-IND4

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE INDEX SHEET.dwg Tab: S-IND4 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

NORTHEAST SITE INDEX



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STATE OF MISSOURI
TOBY L. WILLIAMS
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12/18/2025
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

NORTH SITE INDEX

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 1200'
PROJ. NO.: LS25-1031
DWG. NO.: *S-IND5*

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE INDEX SHEET.dwg Tab: S-IND5 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

SITE PLAN

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LOCATIONS OF ALL PAVEMENT REPAIR TYPES SHOWN ARE APPROXIMATE AND ALL LOCATIONS MAY NOT BE SHOWN ON THE PLANS. THE ENGINEER RESERVES THE RIGHT TO MAKE CHANGES IN QUANTITIES AS ARE NECESSARY TO SATISFACTORILY COMPLETE THE PROJECT. NO ADJUSTMENT IN UNIT PRICES WILL BE MADE FOR QUANTITY CHANGES.

ALL UTILITIES SHALL BE ADJUSTED TO GRADE AS NECESSARY FOR THE OVERLAY WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT NUMBER AND TYPE OF ADJUSTMENTS NEEDED. IF NO LINE ITEM IS PROVIDED FOR THE WORK, THE ADJUSTMENTS ARE CONSIDERED INCIDENTAL TO THE CONSTRUCTION.

CORING INFO
CORE #126: NW BITTERSWEET LN 5.0"
CORE #127: NW BITTERSWEET LN 12.0"

NW RD MIZE RD

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

CORE #127

CORE #126

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NW BITTERSWEET LN

NW ASPEN DR

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
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PE-2019038948
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12/18/2025
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NO. PE-2019038948
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2026 NEIGHBORHOOD STREET
PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: *S-1*

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-1 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #130:	NW PRIMSROSE COURT	10.25"
CORE #131:	NW PRIMROSE COURT	7.5"
CORE #132:	NW PRIMROSE	8.75"
CORE #133:	NW PRIMROSE	8.75"
CORE #134:	NW PRIMROSE	7.5"

CORE #133

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW PRIMROSE

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #134

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NW PRIMROSE

CORE #131

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #132

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW BIRDSEYE CT

51 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW PRIMROSE CT

CORE #130

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

130 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW VALLEY VIEW RD

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

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STATE OF MISSOURI
TOBY L. WILLIAMS
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE:	DEC. 2025
SCALE:	1" = 100'
PROJ. NO:	LS25-1031
DWG. NO:	S-2

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-2 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #315:	1516 NW 48TH ST	7.75"
CORE #316:	4911 NW NANTUCKET DR	8.50"
CORE #317:	1408 NW SANDALWOOD CT	3.75"
CORE #318:	1504 NW 50TH ST	4.0"



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STATE OF MISSOURI
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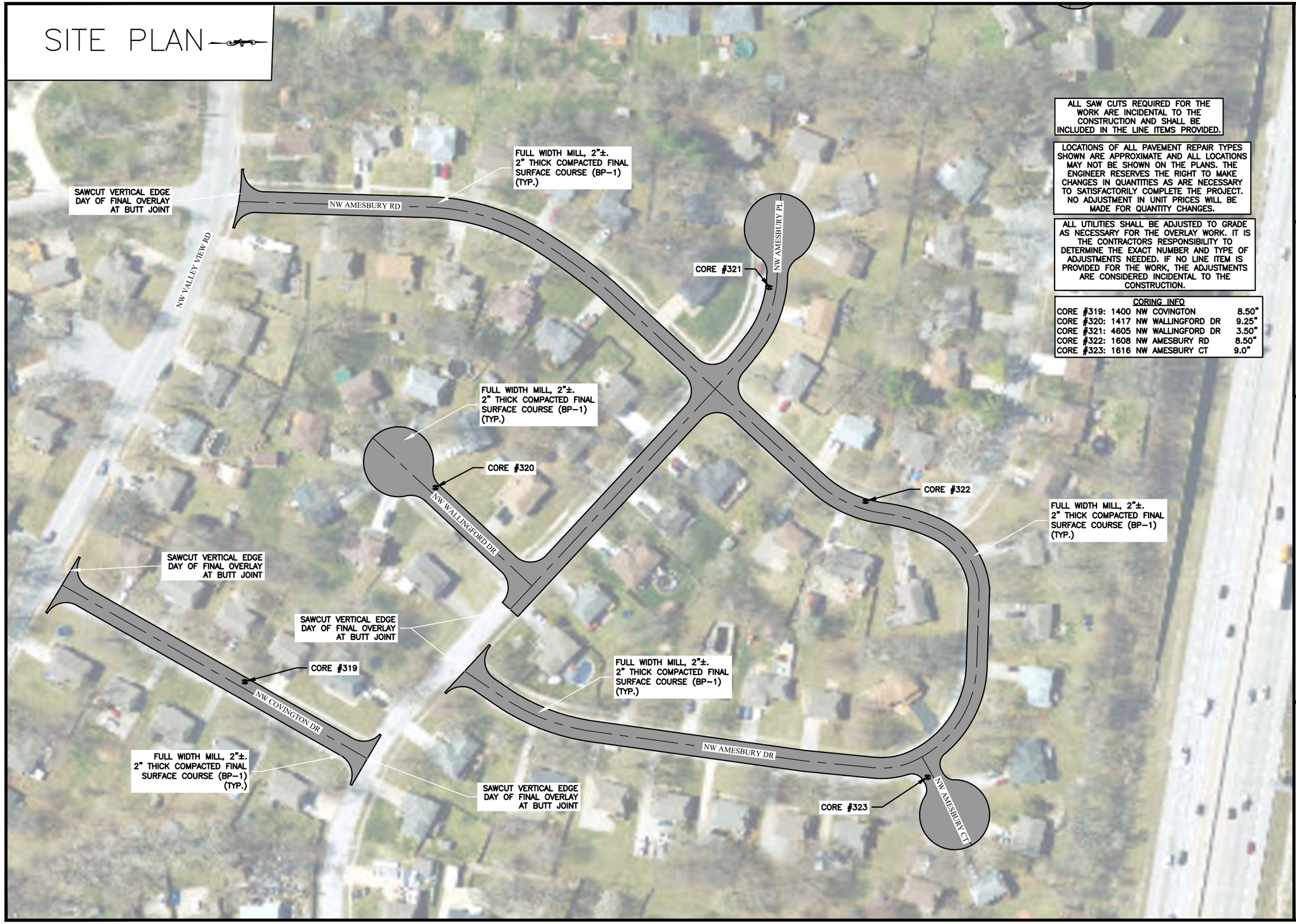
2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-3	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-3 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

SITE PLAN



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CORING INFO		
CORE #319:	1400 NW COVINGTON	8.50"
CORE #320:	1417 NW WALLINGFORD DR	9.25"
CORE #321:	4605 NW WALLINGFORD DR	3.50"
CORE #322:	1608 NW AMESBURY RD	8.50"
CORE #323:	1616 NW AMESBURY CT	9.0"

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NUMBER PE-2019038948
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-4	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-4 Plotted on: Dec 18, 2025 - 1:19pm Plotted by: cmurrow

SITE PLAN

ALL SAW CUTS REQUIRED FOR THE WORK ARE INCIDENTAL TO THE CONSTRUCTION AND SHALL BE INCLUDED IN THE LINE ITEMS PROVIDED.

LOCATIONS OF ALL PAVEMENT REPAIR TYPES SHOWN ARE APPROXIMATE AND ALL LOCATIONS MAY NOT BE SHOWN ON THE PLANS. THE ENGINEER RESERVES THE RIGHT TO MAKE CHANGES IN QUANTITIES AS ARE NECESSARY TO SATISFACTORILY COMPLETE THE PROJECT. NO ADJUSTMENT IN UNIT PRICES WILL BE MADE FOR QUANTITY CHANGES.

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CORING INFO

CORE #4: NW 11TH ST TERRACE	2.5"
CORE #5: NW ROANOKE DR	3.75"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL DEPTH ROAD REBUILD. TWO 3" LIFTS OF BASE COURSE. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

CORE #4

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #5

80 L.F. ROLLBACK CURB AND GUTTER REPAIR

115 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW PARK RD

NW OAKRIDGE DR

NW 11TH ST TERRACE

NW TIMBER VIEW CT

NW ROANOKE DR

NW 13TH ST

NW 12TH ST

NW 11TH ST

MATCHLINE SHEET S-6

MATCHLINE SHEET S-7

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

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PROJ. NO: LS25-1031	
DWG. NO: S-5	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-5 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

SITE PLAN

CORE #1

CORE #2

CORE #3

CORE #16

CORE #18

CORE #19

CORE #267

CORE #268

NW PARK RD

NW OAKRIDGE DR

NW ROANOKE CT

NW ROANOKE DR

NW 10TH ST

NW 9TH ST

NW 8TH ST

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL DEPTH ROAD REBUILD.
TWO 3" LIFTS OF BASE COURSE.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

70 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

90 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

70 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #1: NW PARK RD	>5.5"
CORE #2: NW PARK RD	9.0"
CORE #3: NW OAK RIDGE DR	3.5"
CORE #16: NW ROANOKE CT	4.5"
CORE #18: NW 8TH ST	2.0"
CORE #267: NW 8TH ST	1.5"
CORE #19: NW ROANOKE DR	10.0"
CORE #268: NW 8TH ST	2.5"

MATCHLINE SHEET S-5

MATCHLINE SHEET S-8

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DBA COCHRAN

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BLUE SPRINGS, MISSOURI

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-6	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-6 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

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CORING INFO	
CORE #6: NW OAK LAWN CT	8.0"
CORE #9: NW 12TH ST	5.0"
CORE #10: NW BURR OAK CT	3.75"
CORE #257: NW BURR OAK CT	2.5"
CORE #11: NW 12TH ST	5.25"
CORE #12: NW REDWOOD CIR.	12.0"
CORE #13: NW 11TH ST	10.0"
CORE #14: NW 11TH ST	10.75"

MATCHLINE SHEET S-5

MATCHLINE SHEET S-8

MATCHLINE SHEET S-9

NW OAK LEAF CT

NW REDWOOD CIR

NW 13TH ST

NW 12TH ST

NW 11TH ST

NW OAK LAWN CT

NW BURR OAK CT

NW 10TH ST

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #11

CORE #12

CORE #13

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #6

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #14

CORE #257

CORE #10

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #9

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

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DWG. NO: S-7	

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SITE PLAN

MATCHLINE SHEET S-6

MATCHLINE SHEET S-7

MATCHLINE SHEET S-10

NW 10TH ST

NW CHESTNUT CIR

NW SYCAMORE CIR

NW TIMBER OAK DR

NW 8TH ST

CORE #15

CORE #20

CORE #21

CORE #23

CORE #259

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL DEPTH ROAD REBUILD. TWO 3" LIFTS OF BASE COURSE. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #15: NW SYCAMORE CIR.	14.25"
CORE #259: NW 8TH ST	3"
CORE #20: NW 9TH ST	9.0"
CORE #21: NW 9TH ST	9.0"
CORE #23: NW TIMBER OAK DR	9.0"

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

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DWG. NO: S-8	

SITE PLAN

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SITE PLAN

MATCHLINE SHEET S-7

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CORING INFO	
CORE #7: NW HINES CT	2.0"
CORE #8 TIMBER OAK DR	3.0"
CORE #22: NW TIMBER OAK DR	5.75"
CORE #26: NW HEATHERWOOD DR	5.25"
CORE #27: NW 11TH ST	9.0"
CORE #28 NW FOREST DR	11.0"

NW HINES CT

NW TIMBER OAK DR

NW PARKER CT

NW HEATHERWOOD DR

NW 11TH ST

NW FOREST DR

90 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL DEPTH ROAD REBUILD. TWO 3" LIFTS OF BASE COURSE. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

CORE #7

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

72 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

85 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #22

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

120 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #8

110 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #26

120 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #27

57 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #28

MATCHLINE SHEET S-10

MATCHLINE SHEET S-30

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SITE PLAN

MATCHLINE SHEET S-8

MATCHLINE SHEET S-9

MATCHLINE SHEET S-11

CORE #24

CORE #25

CORE #31

NW 8TH ST

NW 9TH ST

NW HEATHERWOOD DR

NW FOREST DR

NW WOODLYN DR

NW 9TH ST CT

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

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qsCORING INFO

CORE #24:	NW 8TH ST	8.0"
CORE #25:	NW HEATHERWOOD DR	7.5"
CORE #31:	NW WOODLYNN DR	11.25"

7

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CORING INFO
CORE #194: 2708 NE SETH CT 7.75"
CORE #195: 2712 NE WESTON CIR 7.5"

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE SETH CT

NE WESTON CIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #195

CORE #194

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE ARBOR CT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NE ARBOR DRIVE

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	
REVISION:	
DWN. BY:	CDM
APP'D. BY:	TLW
DATE:	DEC. 2025
SCALE:	1" = 100'
PROJ. NO:	LS25-1031
DWG. NO:	S-11

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-11 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

SITE PLAN

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CORING INFO
CORE #196: 1009 NE QUAILWALK DR 5.5"
CORE #197: 1228 NE QUAILWALK DR 7.5"

NE BRIGHT LN
NE HUNTER'S WALK TRAIL
NE QUAIL WALK TRAIL
NE QUAIL WALK DR
NE QUAIL WALK TRAIL

5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
45 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
10 L.F. ROLLBACK CURB AND GUTTER REPAIR
10 L.F. ROLLBACK CURB AND GUTTER REPAIR
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
10 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
CORE #197
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
25 L.F. ROLLBACK CURB AND GUTTER REPAIR
25 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
35 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT
7 L.F. ROLLBACK CURB AND GUTTER REPAIR
CORE #196
10 L.F. ROLLBACK CURB AND GUTTER REPAIR
25 L.F. ROLLBACK CURB AND GUTTER REPAIR
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT
42 L.F. ROLLBACK CURB AND GUTTER REPAIR
50 L.F. ROLLBACK CURB AND GUTTER REPAIR
50 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-12

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-12 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #198:	105 LEANN DR	7.75"
CORE #199:	207 LEANN DR	4.0"
CORE #200:	208 NW CHESTNUT ST	8.25"

NE ROANOKE DRIVE

NW CHESTNUT ST

NW LEANN DR.

NW 4TH STREET PLACE

NE 1ST ST

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

CORE #200

38 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

35 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #198

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #199

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-14

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BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-13	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-13 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

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CORING INFO

CORE #201:	405 NE VIRGINIA CT	8.75"
CORE #202:	2306 NE 5TH ST	2.75"
CORE #203:	401 NE LEANN DR	2.25"
CORE #204:	2308 NE 3RD ST	2.25"
CORE #205:	2307 NE 2ND ST	8.5"

MATCHLINE SHEET S-13

MATCHLINE SHEET S-15

NE ROANOKE DRIVE

NE 2ND ST

NE 3RD ST

NE 5TH ST

NE VIRGINIA CT

NE LEANN DR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

59 L.F. ROLLBACK CURB AND GUTTER REPAIR

90 L.F. ROLLBACK CURB AND GUTTER REPAIR

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #201

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

100 L.F. ROLLBACK CURB AND GUTTER REPAIR

38 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

65 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

61 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #205

CORE #204

CORE #203

CORE #202

167 L.F. ROLLBACK CURB AND GUTTER REPAIR

22 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

67 L.F. ROLLBACK CURB AND GUTTER REPAIR

16 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

23 L.F. ROLLBACK CURB AND GUTTER REPAIR

85 L.F. ROLLBACK CURB AND GUTTER REPAIR

170 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

36 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

95 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-14	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-14 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #206: 512 NE DAINNA CT 9.5"

MATCHLINE SHEET S-14

NE ROANOKE DR

NE JAMESTOWN CT

NE WATERFIELD DR

NE DIANA CT

NE LEANN DR

NE ADAMS DAIRY RD

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #206

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

100 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

65 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

35 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

22 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

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PROJ. NO: LS25-1031
DWG. NO: S-15

SITE PLAN

Drawing name: H:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-15 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

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CORING INFO

CORE #207: 210 NE PASEO PL	9.25"
CORE #208: 105 NE PASEO PL	9"
CORE #209: 2017 NE EASTWOOD CT	8"
CORE #210: 2040 NW 2ND ST	7.75"
CORE #211: 225 NW EASTWOOD DR	9.5"
CORE #212: 2214 NW 2ND ST CT	9"
CORE #213: 218 NE CHATEAU DR	9.5"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

CORE #213

CORE #212

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

NW 2ND STREET CT

NW 4TH STREET PL

NE 2ND ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

75 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

CORE #207

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NE PASEO PL

MATCHLINE SHEET S-17

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #208

NE 2ND ST

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

33 L.F. ROLLBACK CURB AND GUTTER REPAIR

80 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

28 L.F. ROLLBACK CURB AND GUTTER REPAIR

16 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #210

NW 2ND ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW EASTWOOD DR

PARTIAL DEPTH PAVEMENT REPAIR (75'x7')

PARTIAL DEPTH PAVEMENT REPAIR (50'x7')

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NE EASTWOOD DR

NE EASTWOOD CT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #211

32 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #209

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

145 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

17 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-19

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DWG. NO: S-16	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-16 Plotted on: Dec 18, 2025 - 1:20pm Plotted by: cmurrow

SITE PLAN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #214

NE CHATEAU DR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

18 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

18 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

9 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #215

PARTIAL DEPTH PAVEMENT REPAIR (25'x7')

NE BROOKLYN CT

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

36 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE 3RD ST

NE EASTWOOD DR

CORE #217

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #216

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #225

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

37 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE FOX TRAIL DR

CORE #220

17 L.F. ROLLBACK CURB AND GUTTER REPAIR

135 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

100 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE STONEWALL ST

CORE #219

NE 4TH ST

NE 5TH ST

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #218

NE LEE DR

MATCHLINE SHEET S-16

MATCHLINE SHEET S-18

MATCHLINE SHEET S-20

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CORING INFO

CORE #214:	246 NE CHATEAU DR	7.25"
CORE #215:	2201 NE 3RD ST	8.25"
CORE #216:	2039 NE 3RD ST	8.0"
CORE #217:	226 NE EASTWOOD DR	9.5"
CORE #218:	412 NE LEE DR	4.75"
CORE #219:	500 NE STONEWALL ST	7.75
CORE #220:	416 NE FOXTRAIL DR	9.25"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DWN. BY:	APP'D. BY:
CDM	TLW
DATE:	
DEC. 2025	
SCALE:	
1" = 100'	
PROJ. NO:	
LS25-1031	
DWG. NO:	
S-17	

SITE PLAN

DATE: REVISION:

Drawing name: H:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-17 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

SITE PLAN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NE FOX TRAIL DR

PARTIAL DEPTH PAVEMENT REPAIR (30'x7')

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PARTIAL DEPTH PAVEMENT REPAIR (24'x10')

270 L.F. ROLLBACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-17

NE STONEWALL STREET

NE LEE DRIVE

NE ADAMS DAIRY ROAD

NE WATERFIELD LANE

MATCHLINE SHEET S-21

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BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-18	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-18 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-16

MATCHLINE SHEET S-20

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CORING INFO

CORE: #221:	116 NE STONEBRIDGE CT	8.75"
CORE: #222:	115 NE RED BRIDGE CT	8.25"
CORE: #223:	113 NE MADISON CT	8.0"
CORE: #224:	1981 NW 2ND ST	9.0"

CORE #224
15 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
PARTIAL DEPTH PAVEMENT REPAIR (60'x24')
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
157 L.F. ROLLBACK CURB AND GUTTER REPAIR
NW 2ND ST
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
PARTIAL DEPTH PAVEMENT REPAIR (30'x7')
SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT
NW MANOR DR
NE DUNCAN RD

30 L.F. ROLLBACK CURB AND GUTTER REPAIR
20 L.F. ROLLBACK CURB AND GUTTER REPAIR
14 L.F. ROLLBACK CURB AND GUTTER REPAIR
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
CORE #223
NE MADISON CT
SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
15 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #222
NE RED BRIDGE CT
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
22 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
14 L.F. ROLLBACK CURB AND GUTTER REPAIR
NE 2ND ST

CORE #221
NE STONEBRIDGE CT
SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
NE BRIDGE PL
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
5 L.F. ROLLBACK CURB AND GUTTER REPAIR
25 L.F. ROLLBACK CURB AND GUTTER REPAIR
FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)
NE BRIDGEPORT CT
PARTIAL DEPTH PAVEMENT REPAIR (60'x7')

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BLUE SPRINGS, MISSOURI

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DATE:	DEC. 2025
SCALE:	1" = 100'
PROJ. NO:	LS25-1031
DWG. NO:	S-19

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-19
Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-17

MATCHLINE SHEET S-19

MATCHLINE SHEET S-21

CORE #225

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

JOHNSTON DR

CORE #230

PARTIAL DEPTH PAVEMENT REPAIR (74'x24')

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #226

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

22 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (14'x10')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE 3RD ST

160 L.F. ROLLBACK CURB AND GUTTER REPAIR

52 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #227

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #228

PARTIAL DEPTH PAVEMENT REPAIR (14'x14')

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

CORE #229

NE GOLDEN GATE CT

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (24'x7')

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NE 4TH ST

NE GRANT CIR

NE GRANT DR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #231

CORE #232

NE 5TH ST

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CORING INFO

CORE #225:	204 NE THAMES CT	8.0"
CORE #226:	219 NE BRIDGE PL	8.25"
CORE #227:	1902 NE 3RD ST	10.50"
CORE #228:	213 NE BRIDGEPORT CT	6.50"
CORE #229:	304 NE GOLDEN GATE CT	8.25"
CORE #230:	413 NE JOHNSTON DR	8.0"
CORE #231:	1905 NE GRANT CIR	9.0"
CORE #232:	424 NE GRANT DR	9.0"

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DWG. NO: S-20	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S1-S20.dwg Tab: S-20 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

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CORING INFO

CORE: #223: NE SHILOH CIR 8.75"

MATCHLINE SHEET S-20

NE GRANT DR

NE LAKESIDE CT

CORE #233

NE SHILOH CIR

NE 5TH ST

NE ADAMS DAIRY RD

NE WATERFIELD LN

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

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DWG. NO: *S-21*

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CORING INFO

CORE #128:	NW WESTBROOKE PL	8.5"
CORE #129:	NW WESTBROOKE PL	7.0"
CORE #269:	NW JORDAN CT	9.0"

CORE #128

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW WESTBROOKE PL

NW WESTBROOKE DR

CORE #129

NW DUNCAN RD

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW JORDAN CT

CORE #269

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW SAMANTHA CT

MATCHLINE SHEET S-23

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DWG. NO: S-22	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-22 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-22

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CORING INFO

CORE #270: NW SAMANTHA CT	8.25"
CORE #271: NW GARRET DR	8.0"
CORE #272: NW GATEWAY DR	8.75"

CORE #270

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

24 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW JORDAN CT

NW SAMANTHA CT

NW GATEWAY DR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW GARRETT DR

CORE #271

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #272

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW JEFFERSON ST

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NW GARRETT DR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

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General Consulting
ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-23	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-23 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #274:	NW FAWN PL	2.75"
CORE #313:	NW SUNRIDGE DR	8.5"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

140 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW SUNRIDGE DR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #313

160 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL DEPTH ROAD REBUILD. TWO 3" LIFTS OF BASE COURSE. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

NW FAWN PL

CORE #274

MATCHLINE SHEET S-27

MATCHLINE SHEET S-25

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BLUE SPRINGS, MISSOURI

SITE PLAN

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-24	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-24 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-24

MATCHLINE SHEET S-27

MATCHLINE SHEET S-26

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NW22ND ST CT

CORE #314

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW FAWN CT

CORE #273

FULL DEPTH ROAD REBUILD.
TWO 3" LIFTS OF BASE COURSE.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

CORE #275

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FAWN DR

CORE #276

NW DEER RUN TRAIL

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

75 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL DEPTH ROAD REBUILD.
TWO 3" LIFTS OF BASE COURSE.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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CORING INFO

CORE #273: NW FAWN CT	2.0"
CORE #275: NW FAWN DR	2.5"
CORE #276: NW DEER RUN TRAIL	12.0"
CORE #314: NW 22ND ST CT	6.0"

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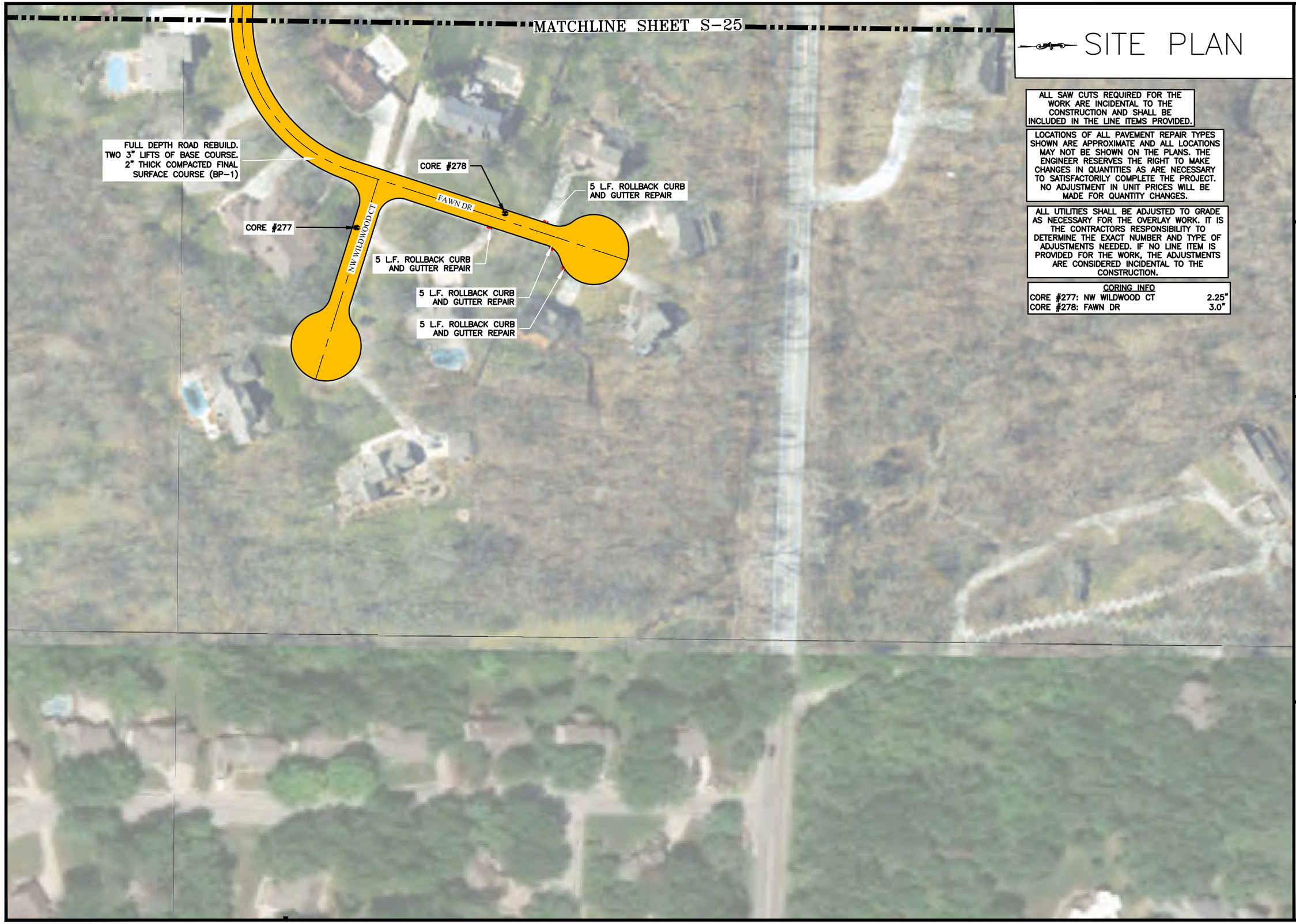
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DWG. NO: S-25	

SITE PLAN

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CORING INFO	
CORE #277: NW WILDWOOD CT	2.25"
CORE #278: FAWN DR	3.0"

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PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-26	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-26 Plotted on: Dec 18, 2025 - 1:21pm Plotted by: cmurrow

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CORING INFO	
CORE #279: NW TIMBERLINE	2.5"

MATCHLINE SHEET S-24

FULL DEPTH ROAD REBUILD. TWO 3" LIFTS OF BASE COURSE. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW FAWN DR

NW TIMBERLINE

CORE #279

NW DEER RUN TRAIL

NW JEFFERSON CT

MATCHLINE SHEET S-25

MATCHLINE SHEET S-28

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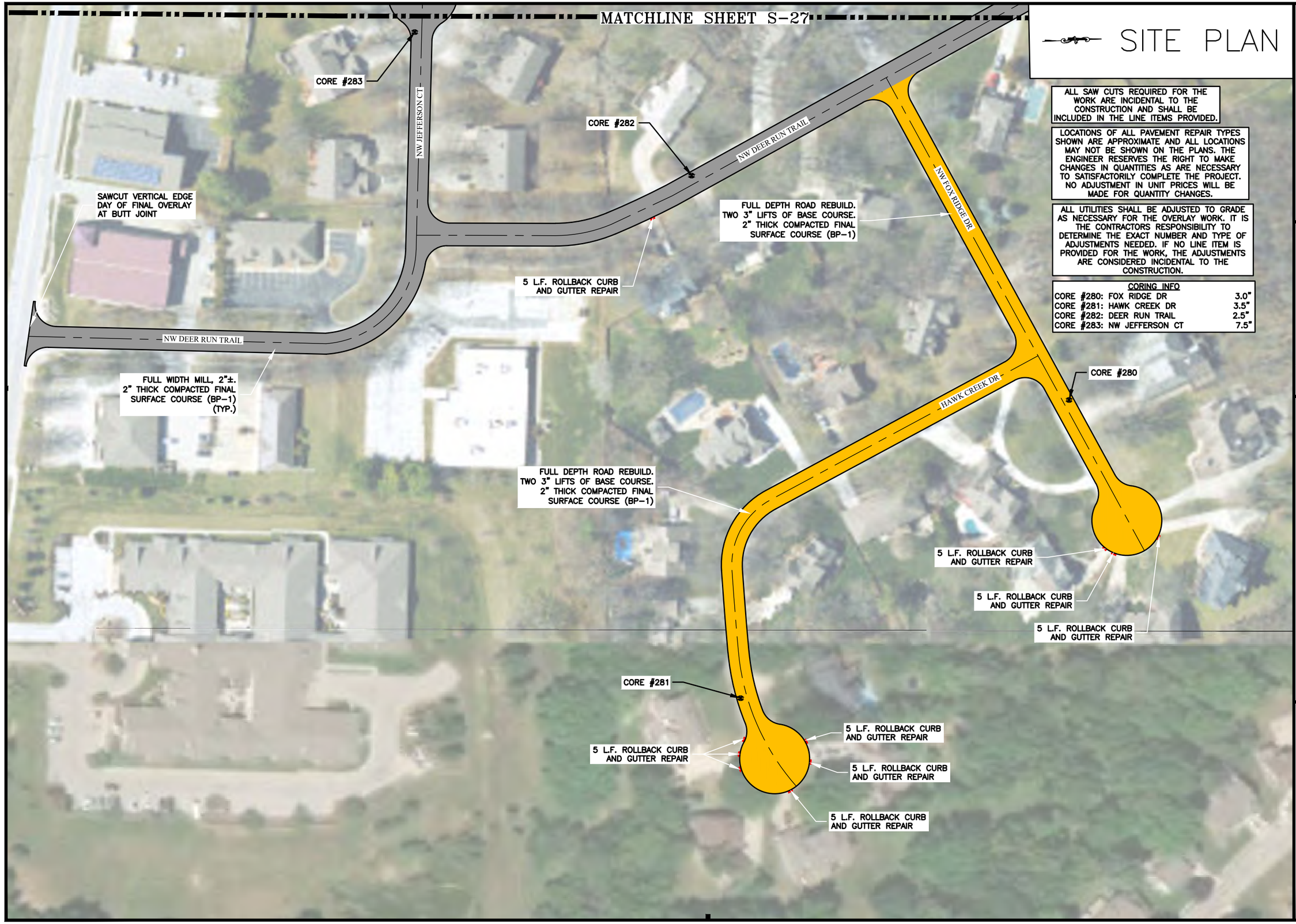
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BLUE SPRINGS, MISSOURI

SITE PLAN

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PROJ. NO: LS25-1031	
DWG. NO: S-27	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-27 Plotted on: Dec 18, 2025 - 1:22pm Plotted by: cmurrow



SITE PLAN

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CORING INFO

CORE #280: FOX RIDGE DR	3.0"
CORE #281: HAWK CREEK DR	3.5"
CORE #282: DEER RUN TRAIL	2.5"
CORE #283: NW JEFFERSON CT	7.5"

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PROJ. NO: LS25-1031	
DWG. NO: S-28	

SITE PLAN

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CORING INFO

CORE #284: NW WEATHERSTONE DR 3.5"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW 12TH ST

NW WEATHERSTONE DR

CORE #284

NW WEATHE

MATCHLINE SHEET S-30

MATCHLINE SHEET S-31

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DWG. NO: S-29	

SITE PLAN

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SITE PLAN

MATCHLINE SHEET S-9

MATCHLINE SHEET S-10

MATCHLINE SHEET S-29

MATCHLINE SHEET S-32

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CORING INFO

CORE #29: NW WOODLUNN DR	>12.0"
CORE #30: NW WOODVIEW CIR	11.0"
CORE #32: NW 9TH ST CT	4.0"
CORE #33: NW 9TH ST	9.0"
CORE #34: NW 10TH ST	9.0"
CORE #35: NW 11TH ST	5.0"

CORE #29

NW WOODLYNNE DR

NW 11TH ST

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW 9TH ST CT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #32

CORE #30

NW WOODVIEW CIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW 11TH ST CT

NW 10TH ST CT

NW 9TH ST CT

CORE #33

CORE #34

CORE #35

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

WEATHERSTONE CT

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CORING INFO	
CORE #285: NW WEATHERSTONE CT	2.25"
CORE #286: TIMBER RIDGE CT	2.5"
CORE #287: NW WESTWOOD	2.0"
CORE #290: NW 12TH ST	3.5"

MATCHLINE SHEET S-29

MATCHLINE SHEET S-32

MATCHLINE SHEET S-33

NW 12TH ST

NW WEATHERSTONE CT

TIMBER RIDGE

NW WESTWOOD DR

CORE #285

CORE #290

CORE #286

CORE #287

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

90 L.F. ROLLBACK CURB AND GUTTER REPAIR

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Civil Engineering
Land Surveying
Architecture
Asset Management
Master Planning
General Consulting
ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-31	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-31 Plotted on: Dec 18, 2025 - 1:22pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-30

MATCHLINE SHEET S-31

MATCHLINE SHEET S-34

NW 10TH ST CT

NW 9TH ST CT

NW WEATHERSTONE DR

NW WESTWOOD DR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #289

CORE #288

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

ALL SAW CUTS REQUIRED FOR THE WORK ARE INCIDENTAL TO THE CONSTRUCTION AND SHALL BE INCLUDED IN THE LINE ITEMS PROVIDED.

LOCATIONS OF ALL PAVEMENT REPAIR TYPES SHOWN ARE APPROXIMATE AND ALL LOCATIONS MAY NOT BE SHOWN ON THE PLANS. THE ENGINEER RESERVES THE RIGHT TO MAKE CHANGES IN QUANTITIES AS ARE NECESSARY TO SATISFACTORILY COMPLETE THE PROJECT. NO ADJUSTMENT IN UNIT PRICES WILL BE MADE FOR QUANTITY CHANGES.

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CORING INFO	
CORE #288: NW WESTWOOD	3.0"
CORE #289: NW WEATHERSTONE DR	2.0"

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-32	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-32 Plotted on: Dec 18, 2025 - 1:22pm Plotted by: cmurrow

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CORING INFO	
CORE #291: NW PORTER DR	2.5"
CORE #296: NW VILLAGE DR	4.0"

MATCHLINE SHEET S-31

NW 12TH ST

PORTER DR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #291

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-34

NW VILLAGE DR

CORE #296

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

MATCHLINE SHEET S-40

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BLUE SPRINGS, MISSOURI

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SCALE: 1" = 100'		
PROJ. NO: LS25-1031		
DWG. NO: S-33		

SITE PLAN

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-33 Plotted on: Dec 18, 2025 - 1:22pm Plotted by: cmurrow

MATCHLINE SHEET S-32

MATCHLINE SHEET S-33

MATCHLINE SHEET S-40

PORTER CIR

NW TAMMY CIR

PORTER DR

NW PORTER CT

NW 12TH ST

CORE #292

CORE #293

CORE #294

CORE #295

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

285 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #292: NW PORTER CIR	8.5"
CORE #293: NW TAMMY CIR	8.5"
CORE #294: NW PORTER CT	3.0"
CORE #295: NW 12TH ST	2.75"

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

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PROJ. NO: LS25-1031	
DWG. NO: S-34	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-34 Plotted on: Dec 18, 2025 - 1:22pm Plotted by: cmurrow

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CORING INFO

CORE #171: NW WOODS CHAPEL	12.75"
CORE #172: NW SOUTH OUTER ROAD	6.75"
CORE #193: NW SOUTH OUTER ROAD	7.0"

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW S OUTER RD

NW WOODS CHAPEL RD

PARTIAL DEPTH PAVEMENT REPAIR (342'x18')

PARTIAL DEPTH PAVEMENT REPAIR (48'x14')

PARTIAL DEPTH PAVEMENT REPAIR (30'x3')

CORE #193

CORE #172

CORE #171

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL,WHITE CENTER OF LANE (TYP.)

MATCHLINE SHEET S-36

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STATE OF MISSOURI
TOBY L. WILLIAMS
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PROFESSIONAL ENGINEER

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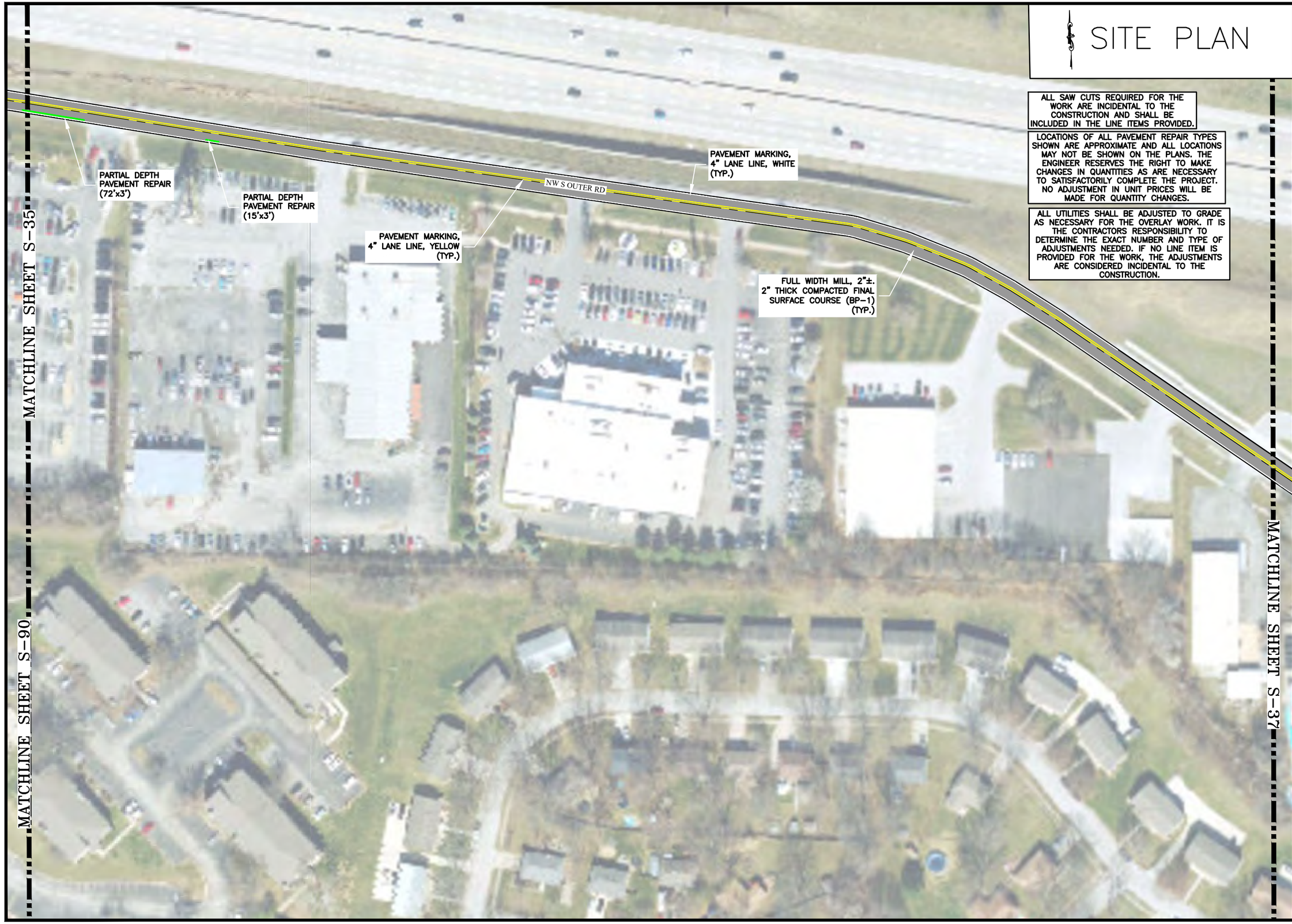
2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

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PROJ. NO: LS25-1031	
DWG. NO: S-35	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-35 Plotted on: Dec 18, 2025 - 1:22pm Plotted by: cmurrow

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TOBY L. WILLIAMS
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BLUE SPRINGS, MISSOURI

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DWG. NO: S-36	

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CORING INFO

CORE #173: NW SOUTH OUTER ROAD	8.5"
CORE #191: NW SOUTH OUTER ROAD	8.5"
CORE #192: NW SOUTH OUTER ROAD	12.25"

MATCHLINE SHEET S-38

SITE PLAN

SHEET NO.	S-37
PROJECT NO.	LS25-1031
SCALE	1" = 100'
DATE	DEC. 2025
DRAWN BY	CDM
APPROVED BY	TLW

DATE:	REVISION:

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

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STATE OF MISSOURI
TODD L. WILLIAMS
NUMBER PE-2010019844
REGISTERED PROFESSIONAL ENGINEER
12/18/2025

REGISTERED PROFESSIONAL ENGINEER
NO. PE-2010019844
TODD L. WILLIAMS
COCHRAN
DATE 12/18/2025
FOR THE FIRM

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816-207-5771 (tel.)
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• Land Surveying
• Architecture
• Site Development
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• General Consulting
ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

SITE PLAN

MATCHLINE SHEET S-37

MATCHLINE SHEET S-39

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (30'x14')

PARTIAL DEPTH PAVEMENT REPAIR (20'x7')

PARTIAL DEPTH PAVEMENT REPAIR (40'x7')

NW S OUTER RD

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (50'x10')

15 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

30 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NW 22ND ST

NW 19TH ST

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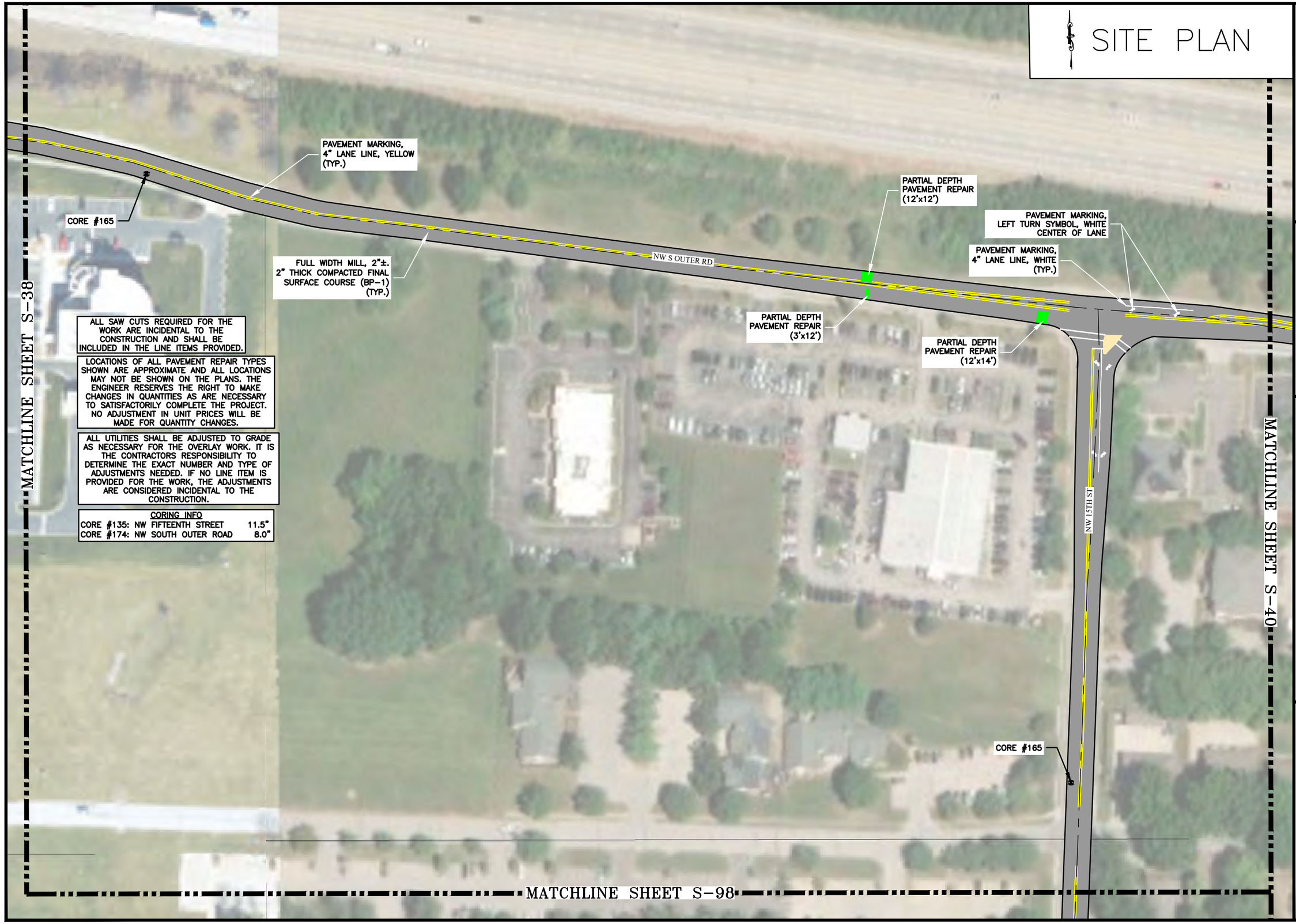
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DWG. NO: S-38

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CORING INFO

CORE #135:	NW FIFTEENTH STREET	11.5"
CORE #174:	NW SOUTH OUTER ROAD	8.0"

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DWG. NO: S-39	

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SITE PLAN

MATCHLINE SHEET S-33

MATCHLINE SHEET S-34

MATCHLINE SHEET S-39

MATCHLINE SHEET S-41

I-70 FRONTAGE RD

NW S OUTER RD

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PARTIAL DEPTH PAVEMENT REPAIR (6'x6')

21 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #190

CORE #175

27 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (20'x3')

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (30'x4')

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CORING INFO

CORE #175:	NW SOUTH OUTER ROAD	7.75"
CORE #190:	NW SOUTH OUTER ROAD	6.0"

618 SW 3RD STREET, UNIT H
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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-40	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S21-S40.dwg Tab: S-40 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #176:	NW SOUTH OUTER ROAD	6.0"
CORE #188:	NW SOUTH OUTER ROAD	2.5"
CORE #189:	NW SOUTH OUTER ROAD	7.0"

MATCHLINE SHEET S-40

MATCHLINE SHEET S-42

PARTIAL DEPTH PAVEMENT REPAIR (15'x4')

PARTIAL DEPTH PAVEMENT REPAIR (10'x10')

PARTIAL DEPTH PAVEMENT REPAIR (15'x3')

PARTIAL DEPTH PAVEMENT REPAIR (4'x4')

PARTIAL DEPTH PAVEMENT REPAIR (80'x3')

PARTIAL DEPTH PAVEMENT REPAIR (60'x4')

85 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (12'x3')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW S OUTER ROAD

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (12'x28')

45 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #189

PARTIAL DEPTH PAVEMENT REPAIR (25'x4')

CORE #188

HWY 7

CORE #176

50 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

4 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

NW MOCK AVE

PARTIAL DEPTH PAVEMENT REPAIR (30'x20')

50 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (40'x4')

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2026 NEIGHBORHOOD STREET
PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D BY: TLW
DATE:	DEC. 2025
SCALE:	1" = 100'
PROJ. NO:	LS25-1031
DWG. NO:	S-41

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-41 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

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PARTIAL DEPTH PAVEMENT REPAIR (80'x16')

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (60'x14')

PARTIAL DEPTH PAVEMENT REPAIR (45'x14')

PARTIAL DEPTH PAVEMENT REPAIR (45'x4')

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

80 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

150 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NW 6TH ST

NW MOCK AVE

NW 6TH ST

NW 5TH ST

NW 6TH ST TERRACE

MATCHLINE SHEET S-41

MATCHLINE SHEET S-43

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

REVISION:	
DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-42	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-42 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-42

MATCHLINE SHEET S-44

CORE #177

PARTIAL DEPTH PAVEMENT REPAIR (30'x14')

PARTIAL DEPTH PAVEMENT REPAIR (45'x16')

40 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

55 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

300 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NW MOCK AVE

NE MOCK AVE

NE 2ND ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 12" CROSS WALK, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

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CORING INFO
CORE #177: NW MOCK AVE 9.5"

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TOBY L. WILLIAMS
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-43	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-43 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #178: NE CORONADO DRIVE 9.0"
CORE #187: NW MOCK AVENUE 9.75"

MATCHLINE SHEET S-43

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

CORE #187

NE MOCK AVE

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NE SUNNYSIDE LN

NE SUNNYSIDE SCHOOL RD

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

CORE #178

NE CORONADO DR

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

PAVEMENT MARKING, 12" CROSS WALK, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

50 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-45

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-44

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-44 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

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CORING INFO
CORE #179: NE CORONADO DRIVE 10.0"
CORE #186: NE CORONADO DRIVE 12.75"

MATCHLINE SHEET S-44

MATCHLINE SHEET S-46

CORE #186

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

PAVEMENT MARKING,
4" LANE LINES, WHITE
(TYP.)

PAVEMENT MARKING,
24" STOP BAR, WHITE
(TYP.)

PAVEMENT MARKING,
12" CROSS WALK, WHITE
(TYP.)

PAVEMENT MARKING,
LEFT TURN SYMBOL, WHITE
CENTER OF LANE
(TYP.)

PAVEMENT MARKING,
STRAIGHT AHEAD AND RIGHT TURN SYMBOL, WHITE
CENTER OF LANE
(TYP.)

PAVEMENT MARKING,
24" STOP BAR, WHITE
(TYP.)

PAVEMENT MARKING,
STRAIGHT AHEAD SYMBOL, WHITE
CENTER OF LANE
(TYP.)

PAVEMENT MARKING,
12" CROSS WALK, WHITE
(TYP.)

NE CORONADO DR

CORE #179

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

PAVEMENT MARKING,
24" STOP BAR, WHITE
(TYP.)

BASE BID ALTERNATE 2

NE ADAMS DAIRY PKWY

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)
(TYP.)

MATCHLINE SHEET S-114

MATCHLINE SHEET S-115

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PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: *S-45*

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-45 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

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MATCHLINE SHEET S-45

MATCHLINE SHEET S-47

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

BID ALTERNATE 2 BASE BID

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

30 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

45 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

210 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

100 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NE CORONADO DR

50 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

55 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 12" CROSS WALK, WHITE (TYP.)

100 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

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DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-46

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-46 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN



MATCHLINE SHEET S-46

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CORING INFO

CORE #180: NE CORONADO DR	12.0"
CORE #266: NE CORONADO DR	12.0"

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PROJ. NO: LS25-1031	
DWG. NO: S-47	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-47 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #248: 36TH ST BEHIND QUICKTRIP 13"



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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN	DATE:	REVISION:
	DWN. BY: CDM	APP'D. BY: TLW
	DATE: DEC. 2025	
	SCALE: 1" = 100'	
	PROJ. NO: LS25-1031	
	DWG. NO: S-48	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-48 Plotted on: Dec 18, 2025 - 1:23pm Plotted by: cmurrow

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SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

50 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

HWY 40

WHITE CEMETERY RD

SW QUARRY RD

MATCHLINE SHEET S-51

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BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	DATE:	DWN. BY:	APP'D BY:
		CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-49

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-49 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

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CORING INFO
CORE #149: SW NINETEENTH STREET 7.5"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, LEFT TURN, RIGHT TURN, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (250'x13')

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL DEPTH PAVEMENT REPAIR PATCH (65'x13')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL DEPTH PAVEMENT REPAIR PATCH (21'x20')

CORE #149

SW 2ND ST

SW 19TH ST

40

MATCHLINE SHEET S-52

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

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DWN. BY: CDM	APP'D. BY: TLW
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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-50	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-50 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

MATCHLINE SHEET S-49

SITE PLAN

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CORING INFO

CORE #52:	SW 23RD ST	8.0"
CORE #60:	SW 24TH ST	7.0"
CORE #61:	SW QUARRY RD	9.5"

CORE #61

80 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

SW QUARRY RD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

58 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW 24TH ST CT

SW 23RD ST

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

18 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #52

18 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

28 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW 24TH ST

CORE #60

MATCHLINE SHEET S-53

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BLUE SPRINGS, MISSOURI

SITE PLAN

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DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-51	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-51 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-50

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CORING INFO

CORE #54: SW 22ND ST	9.0"
CORE #57: SW 20TH ST	8.5"
CORE #58: SW 21ST ST	7.0"
CORE #148: SW 19TH ST	9.75"

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #54

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #57

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #58

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

24 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #148

PARTIAL DEPTH PAVEMENT REPAIR (200'x14')

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (200'x14')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW SKYLINE DR

SW 22ND ST

SW 21ST ST

SW 20ND ST

SW 19TH ST TERRACE

SW 19TH ST

MATCHLINE SHEET S-54

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BLUE SPRINGS, MISSOURI

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PROJ. NO: LS25-1031	
DWG. NO: S-52	

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CORING INFO	
CORE #49: SW MORNINGSIDE DR	5.0"
CORE #50: SW 24TH ST	2.0"
CORE #260: SW 24TH ST	9.75"

MATCHLINE SHEET S-51

MATCHLINE SHEET S-54

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #260

CORE #49

CORE #50

FULL DEPTH ROAD REBUILD.
TWO 3" LIFTS OF BASE COURSE.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

SW 25TH ST

SW 24TH ST

SW 2ND ST

SW MORNINGSIDE DR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR	
40 L.F. ROLLBACK CURB AND GUTTER REPAIR	
10 L.F. ROLLBACK CURB AND GUTTER REPAIR	
145 L.F. ROLLBACK CURB AND GUTTER REPAIR	
10 L.F. ROLLBACK CURB AND GUTTER REPAIR	
135 L.F. ROLLBACK CURB AND GUTTER REPAIR	
15 L.F. ROLLBACK CURB AND GUTTER REPAIR	
25 L.F. ROLLBACK CURB AND GUTTER REPAIR	
10 L.F. ROLLBACK CURB AND GUTTER REPAIR	
25 L.F. ROLLBACK CURB AND GUTTER REPAIR	
5 L.F. ROLLBACK CURB AND GUTTER REPAIR	
55 L.F. ROLLBACK CURB AND GUTTER REPAIR	
110 L.F. ROLLBACK CURB AND GUTTER REPAIR	
10 L.F. ROLLBACK CURB AND GUTTER REPAIR	
15 L.F. ROLLBACK CURB AND GUTTER REPAIR	
25 L.F. ROLLBACK CURB AND GUTTER REPAIR	
5 L.F. ROLLBACK CURB AND GUTTER REPAIR	
5 L.F. ROLLBACK CURB AND GUTTER REPAIR	
60 L.F. ROLLBACK CURB AND GUTTER REPAIR	
120 L.F. ROLLBACK CURB AND GUTTER REPAIR	
30 L.F. ROLLBACK CURB AND GUTTER REPAIR	
5 L.F. ROLLBACK CURB AND GUTTER REPAIR	
30 L.F. ROLLBACK CURB AND GUTTER REPAIR	
8 L.F. ROLLBACK CURB AND GUTTER REPAIR	
5 L.F. ROLLBACK CURB AND GUTTER REPAIR	
28 L.F. ROLLBACK CURB AND GUTTER REPAIR	
30 L.F. ROLLBACK CURB AND GUTTER REPAIR	

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PROJ. NO: LS25-1031	
DWG. NO: S-53	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-53 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-52

MATCHLINE SHEET S-53

MATCHLINE SHEET S-56

SW MORNINGSIDE DR

SW 23RD ST

SW 22ND ST

SW 21ST ST

SW 20TH ST

SW 19TH ST

SW CLARK RD

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (50'x24')

PARTIAL DEPTH PAVEMENT REPAIR (15'x7')

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #150

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #59

PARTIAL DEPTH PAVEMENT REPAIR (25'x7')

PARTIAL DEPTH PAVEMENT REPAIR (25'x7')

PARTIAL DEPTH PAVEMENT REPAIR (25'x7')

70 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #261

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

17 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

31 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #51: SW 23RD ST	11.0"
CORE #53: SW 22ND ST	9.25"
CORE #55: SW 21ST ST	7.75"
CORE #56: SW 20TH ST	2.0"
CORE #261:SW 20TH ST	8.5"
CORE #59: SW MORNINGSIDE DR	>6.0"
CORE #147: SW 19TH ST	10.0"
CORE #150: SW 19TH ST	5.75"

CORE #51

CORE #53

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

CORE #55

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #56

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #147

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE

17 L.F. ROLLBACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 12" CROSSWALK, WHITE (TYP.)

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CORING INFO

CORE #62: SW 25TH ST	4.5"
CORE #63: SW STILL MEADOWS LN	2.5"
CORE #65: SW 24TH ST	9.0"
CORE #262: SW STILL MEADOWS LN	4.5"

CORE #62

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW 25TH ST

SW STILL MEADOWS TERRACE

65 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW STILL MEADOWS LN

CORE #63

205 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (35'x7')

CORE #262

115 L.F. ROLLBACK CURB AND GUTTER REPAIR

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #65

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW 24TH ST

PARTIAL DEPTH PAVEMENT REPAIR (20'x7')

105 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW STILL MEADOWS LN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW 24TH ST

MATCHLINE SHEET S-56

MATCHLINE SHEET S-58

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

REVISION:	
DATE:	
DWN. BY: CDM	APP'D BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-55	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-55 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-54

MATCHLINE SHEET S-55

MATCHLINE SHEET S-57

MATCHLINE SHEET S-59

SW 23RD ST

SW 22ND ST

SW 21ST ST

SW 20TH ST

SW 19TH ST

SW STILL MEADOWS LN

SW WIGWAM PL

SW BIRD CT

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

CORE #66

CORE #67

CORE #68

CORE #78

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

25 L.F. ROLLBACK CURB
AND GUTTER REPAIR

390 L.F. ROLLBACK CURB
AND GUTTER REPAIR

PARTIAL DEPTH
PAVEMENT REPAIR
(40'x7')

PAVEMENT MARKING,
4" LANE LINE, YELLOW
(TYP.)

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CORING INFO

CORE #66:	SW 23RD ST	7.5"
CORE #67:	SW 22ND ST	4.0"
CORE #68:	SW 21ST ST	7.5"
CORE #78:	SW 19TH ST	7.75"

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2026 NEIGHBORHOOD STREET
PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-56	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-56 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

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MATCHLINE SHEET S-56

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW WIGWAM PL

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

SW WHITE OAK LN

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

SW BIRD CT

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BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-57	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-57 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-55

MATCHLINE SHEET S-59

MATCHLINE SHEET S-60

SW 24TH ST

SW 2ND ST

SW MIC-O-SAY DR

SW 23RD ST

CORE #64

CORE #71

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

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CORING INFO

CORE #64: SW TWENTY-FOURTH STREET	7.5"
CORE #71: SW TWENTY-THIRD STREET	9.0"

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2026 NEIGHBORHOOD STREET
PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-58	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-58 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-56

MATCHLINE SHEET S-58

MATCHLINE SHEET S-61

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

CORE #69

CORE #72

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

90 L.F. ROLLBACK CURB
AND GUTTER REPAIR

PARTIAL DEPTH
PAVEMENT REPAIR
(125'x7')

CORE #77

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

CORE #75

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

CORE #74

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

7 L.F. ROLLBACK CURB
AND GUTTER REPAIR

25 L.F. ROLLBACK CURB
AND GUTTER REPAIR

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

PAVEMENT MARKING,
4" LANE LINE, YELLOW
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

12 L.F. ROLLBACK CURB
AND GUTTER REPAIR

7 L.F. ROLLBACK CURB
AND GUTTER REPAIR

CORE #151

FULL DEPTH ROAD REBUILD.
TWO 3" LIFTS OF BASE COURSE.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

CORE #76

SW 22ND ST
SW 21ST ST
SW 20TH ST
SW 19TH ST
SW MIC-O-SAY DR
SW BROOKSHIRE DR
SW WATERFRONT PL
SW 20TH ST TERRACE
SW 19TH ST TERRACE

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CORING INFO	
CORE #69: SW TWENTIETH STREET	3.0"
CORE #72: SW MIC O SAY DRIVE	6.5"
CORE #74: SW TWENTIETH STREET	9.5"
CORE #75: SW BROOKSHIRE DRIVE	9.0"
CORE #76: SW NINETEENTH STREET	2.5"
CORE #77: SW MIC O SAY DRIVE	8.75"
CORE #151: SW NINETEENTH STREET	9.5"

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TOBY L. WILLIAMS
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REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISIONS:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-59

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-59 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-58

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CORING INFO

CORE #70: SW OPUSSUM HOLLOW ROAD 8.0

SW 23RD ST

SW OPOSSUM HOLLOW RD

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

CORE #70

PARTIAL DEPTH PAVEMENT REPAIR (40'x16')

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BLUE SPRINGS, MISSOURI

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PROJ. NO: LS25-1031	
DWG. NO: S-60	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S41-S60.dwg Tab: S-60 Plotted on: Dec 18, 2025 - 1:24pm Plotted by: cmurrow

MATCHLINE SHEET S-59

SITE PLAN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW REGENCY CT

SW BRIGHTON PL

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW 20TH ST TERRACE

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #73

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW BRIGHTON CT

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #73: SW BRIGHTON PLACE	8.0"
CORE #146: SW NINETEENTH STREET	10.25"

CORE #146

SW 19TH ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

SW 19TH ST

MATCHLINE SHEET S-62

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BLUE SPRINGS, MISSOURI

SITE PLAN

DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-61	

DATE: REVISION:

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-61 Plotted on: Dec 18, 2025 - 1:25pm Plotted by: cmurrow

MATCHLINE SHEET S-61

SITE PLAN

PARTIAL DEPTH PAVEMENT REPAIR (32'x25')

PARTIAL DEPTH PAVEMENT REPAIR (60'x16')

PARTIAL DEPTH PAVEMENT REPAIR (20'x16')

PARTIAL DEPTH PAVEMENT REPAIR (20'x16')

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

CORE #145

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (90'x16')

PARTIAL DEPTH PAVEMENT REPAIR (25'x16')

SW 19TH ST

SW STONECREEK DR

SW CRYSTAL CREEK PL

MATCHLINE SHEET S-63

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CORING INFO

CORE #145: SW NINETEENTH STREET 10.5"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

	DATE:	REVISION:

DWN. BY:	APPD. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-62

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-62 Plotted on: Dec 18, 2025 - 1:25pm Plotted by: cmurrow

MATCHLINE SHEET S-62

SITE PLAN

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CORING INFO

CORE #144:	SW NINETEENTH STREET	2.75"
CORE #265:	SW NINETEENTH STREET	8"
CORE #152:	SW NINETEENTH STREET	14.25"

SW 19TH ST

SW CRYSTAL CREEK PL

CORE #152

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

SW TWINCREEK PL

SW 19TH ST

CORE #144

CORE #265

MATCHLINE SHEET S-64

618 SW 3RD STREET, UNIT H
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MATCHLINE SHEET S-63

SITE PLAN

PAVEMENT MARKING, 24" STOP BAR, WHITE

SW 19TH ST

SW MORELAND SCHOOL RD

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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SITE PLAN

40

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CORING INFO	
CORE #101: S WARD PARKWAY	3.5"
CORE #102: SE ALICE STREET	8.75"
CORE #107: SW KINGS CROSS ROAD	5.5"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SW JAGUAR LN

SW. KINGSCROSS RD

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #107

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

6 L.F. ROLLBACK CURB AND GUTTER REPAIR

22 L.F. ROLLBACK CURB AND GUTTER REPAIR

13 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW SPEER DR

SW WINDSOR CT

22 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SE COUNTY RD AA

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW SPEAS DR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

85 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #102

SE ALICE ST

31 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW WINDSOR CT

S WARD PKWY

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #101

MATCHLINE SHEET S-67

MATCHLINE SHEET S-68

MATCHLINE SHEET S-66

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BLUE SPRINGS, MISSOURI

SITE PLAN

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SITE PLAN

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CORING INFO	
CORE #95: SE GINGERBREAD COURT	6.0"
CORE #96: SE TEQUESTA LANE	8.0"

MATCHLINE SHEET S-65

MATCHLINE SHEET S-68

MATCHLINE SHEET S-69

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #96

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

13 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #95

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SE GINGERBREAD CT

SE TEQUESTA CT

SE TEQUESTA LN

SW WINDSOR CT

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MATCHLINE SHEET S-65

MATCHLINE SHEET S-68

MATCHLINE SHEET S-70

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW WESTMINSTER RD

SW VICTOR DR

SW EARL ST CT

SW KINGSCROSS RD

32 L.F. ROLLBACK CURB AND GUTTER REPAIR

17 L.F. ROLLBACK CURB AND GUTTER REPAIR

27 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

14 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW HAMLET DR

24 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW QUEENS LN

7

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SITE PLAN

MATCHLINE SHEET S-65

MATCHLINE SHEET S-66

MATCHLINE SHEET S-67

MATCHLINE SHEET S-69

MATCHLINE SHEET S-71

CORE #109

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (50'x24')

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CORING INFO

CORE #98: SE CHERRY TREE LANE	2.0"
CORE #100: S WARD PARKWAY	8.5"
CORE #103: SE SPEAS DRIVE	4.75"
CORE #109: SW SPEAS DRIVE	5.25"

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL DEPTH ROAD REBUILD. TWO 3" LIFTS OF BASE COURSE. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (24'x24')

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #100

CORE #98

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #103

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

S WARD PKWY

SE VICTOR DR

SE ALICE ST

SE GINGERBREAD LN

SE GINGERBREAD CT

SW VICTOR DR

SE CHERRY TREE LN

SE ALICE CT

SW SPEAS DR

SW QUEENS LN

SW WARD CT

SE KINGSCROSS RD

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SITE PLAN

MATCHLINE SHEET S-66

MATCHLINE SHEET S-68

MATCHLINE SHEET S-72

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #94

SE DALES CT

SE KINGSCROSS RD

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (50'x8')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE GINGERBREAD LN

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SE SUNNYSIDE SCHOOL RD

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PARTIAL DEPTH PAVEMENT REPAIR (20'x26')

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

CORE #97

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE ALICE ST

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SE KINGSCROSS RD

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE PICADILLY

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE GINGERBREAD LN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

28 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

18 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

32 L.F. ROLLBACK CURB AND GUTTER REPAIR

13 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE WESTMINISTER RD

SE KNIGHTS BRIDGE

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #94: SE KINGS CROSS ROAD	3.5"
CORE #97: SE ALICE STREET	8.0"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-69	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-69 Plotted on: Dec 18, 2025 - 1:25pm Plotted by: cmurrow

SITE PLAN

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CORING INFO	
CORE #106: SW HAMLET DRIVE	6.5"
CORE #121: SW THIRD STREET	8.0"

MATCHLINE SHEET S-67

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #106

SW KINGSCROSS RD

SW HAMLET DR

SW WESTMINISTER RD

SW ESSEX CIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW WESTMINISTER RD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW JOY CT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW 3RD ST

CORE #121

MATCHLINE SHEET S-71

MATCHLINE SHEET S-73

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DATE: DEC. 2025		
SCALE: 1" = 100'		
PROJ. NO: LS25-1031		
DWG. NO: S-70		

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-70 Plotted on: Dec 18, 2025 - 1:25pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-68

MATCHLINE SHEET S-70

MATCHLINE SHEET S-72

MATCHLINE SHEET S-74

SW KINGSCROSS RD

SW WESTMINISTER RD

SW SPEAS DR

S WARD PKWY

SE STRATFORD ST

SE ABBEY ST

SW CASTLEROCK

SE 1ST TERRACE

CORE #104

CORE #105

CORE #99

CORE #263

CORE #90

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

23 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

61 L.F. ROLLBACK CURB AND GUTTER REPAIR

71 L.F. ROLLBACK CURB AND GUTTER REPAIR

57 L.F. ROLLBACK CURB AND GUTTER REPAIR

31 L.F. ROLLBACK CURB AND GUTTER REPAIR

13 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #90: SE ABBEY STREET	4.5"
CORE #263: SW WESTMINSTER	4"
CORE #99: SE KINGS CROSS ROAD	4.0"
CORE #104: SW KINGS CROSS ROAD	4.0"
CORE #105: SW WESTMINSTER ROAD	3.0"

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PROJ. NO: LS25-1031	
DWG. NO: S-71	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-71 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-69

MATCHLINE SHEET S-71

MATCHLINE SHEET S-75

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #93

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #92

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE WESTMINISTER RD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SE AVON ST

SE PICCADILLY ST

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE STRATFORD ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #91

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE AVON ST

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE PICCADILLY ST

CORE #81

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE MANOR PL

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SE STRATFORD ST

CORE #89

CORE #88

SE PICCADILLY ST

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CORING INFO

CORE #81:	SE MANOR PLACE	5.5"
CORE #88:	SE PICCADILLY STREET	9.0"
CORE #89:	SE STRATFORD STREET	10.0"
CORE #91:	SE AVON STREET	7.75"
CORE #92:	SE PICCADILLY STREET	7.5"
CORE #93:	SE WESTMINSTER ROAD	5.0"

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-72	

DATE: REVISION:

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S69-S81.dwg Tab: S-72 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

SITE PLAN

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CORING INFO
CORE #122: SW FIFTH STREET 4.0"
CORE #264: STONEY BROOK LN 5"

MATCHLINE SHEET S-70

MATCHLINE SHEET S-74

MATCHLINE SHEET S-76

SW KEYSTONE DR

SW JOY CT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PARTIAL DEPTH PAVEMENT REPAIR (15'x24')

CORE #122

SW 5TH ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SW KEYSTONE DR

SW KEYSTONE CT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SW 3RD ST

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #264

SW STONEY BROOK LN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW GLADSTONE DR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW 5TH ST

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW ROCKWOOD ST

7

7

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DWN. BY:	APPD. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-73

REVISION:
DATE:

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SITE PLAN

MATCHLINE SHEET S-71

MATCHLINE SHEET S-73

MATCHLINE SHEET S-77

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

SW KEYSTONE DR

SW SPEAS DR

SE 1ST TERRACE

SE 2ND ST

CORE #86

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

CORE #85

15 L.F. ROLLBACK CURB
AND GUTTER REPAIR

22 L.F. ROLLBACK CURB
AND GUTTER REPAIR

40 L.F. ROLLBACK CURB
AND GUTTER REPAIR

50 L.F. ROLLBACK CURB
AND GUTTER REPAIR

SAWCUT VERTICAL EDGE
DAY OF FINAL OVERLAY
AT BUTT JOINT

SW STONEY BROOK LN

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

CORE #120

SAWCUT VERTICAL EDGE
DAY OF FINAL OVERLAY
AT BUTT JOINT

45 L.F. ROLLBACK CURB
AND GUTTER REPAIR

17 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

SW ROCKWOOD ST

CORE #118

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

PARTIAL DEPTH
PAVEMENT REPAIR
(75'x24')

SE 2ND ST

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

SW ONYX ST

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

12 L.F. ROLLBACK CURB
AND GUTTER REPAIR

13 L.F. ROLLBACK CURB
AND GUTTER REPAIR

SW KEYSTONE DR

SW SPEAS DR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)
(TYP.)

12 L.F. ROLLBACK CURB
AND GUTTER REPAIR

SW SPEAS CT

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CORING INFO

CORE #85: SW SPEAS DRIVE	9.0"
CORE #86: SE SECOND STREET	9.25"
CORE #118: SW ROCKWOOD STREET	3.75"
CORE #120: SW STONEYBROOK LANE	5.5"

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PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

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DWG. NO: S-74	

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SITE PLAN

MATCHLINE SHEET S-72

MATCHLINE SHEET S-78

SE ABBEY ST

SE CROMWELL RD

SE STRATFORD ST

SE PICCADILLY ST

SE MANOR PL

SE MANOR

SE ROCKWOOD ST

SE ROCKWOOD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (15'x24')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #87

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (30'x12')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

21 L.F. INLET THROAT REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #82

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (12'x12')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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CORING INFO

CORE #82: SE STRATFORD STREET 11.0"
CORE #87: SE MANOR PLACE 7.0"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-75	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-75 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #79: SE SANDSTONE DRIVE	9.25"
CORE #112: SW RICHWOOD LANE	6.0"
CORE #116: SW STONEWOOD COURT	8.0"

MATCHLINE SHEET S-73

SW 6TH ST

SW 5TH ST

SW GLADSTONE DR

SW ROCKWOOD ST

SE SANDSTONE DR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

27 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #79

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

22 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW STONEWOOD CT

CORE #116

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

19 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW RICHWOOD LN

CORE #112

PARTIAL DEPTH PAVEMENT REPAIR (64'x24')

MATCHLINE SHEET S-79

MATCHLINE SHEET S-77

7

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BLUE SPRINGS, MISSOURI

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DWG. NO: S-76	

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SITE PLAN

MATCHLINE SHEET S-74

MATCHLINE SHEET S-75

MATCHLINE SHEET S-76

MATCHLINE SHEET S-78

MATCHLINE SHEET S-80

SW ONYX ST

SW GLADSTONE DR

SW KEYSTONE DR

SW SANDSTONE DR

SW SANDSTONE DR

SE SPEAS DR

SE ABBEY ST

SE SANDSTONE ST

SW 2ND TERRACE

SW KEYSTONE PL

S KEYSTONE CIR

S KEYSTONE PARK RD

S KEYSTONE DR

SW RICHWOOD LN

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

CORE #119

CORE #84

PARTIAL DEPTH
PAVEMENT REPAIR
(30'x12')

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

CORE #83

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

25 L.F. ROLLBACK CURB
AND GUTTER REPAIR

25 L.F. ROLLBACK CURB
AND GUTTER REPAIR

15 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

10 L.F. ROLLBACK CURB
AND GUTTER REPAIR

5 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

PARTIAL DEPTH
PAVEMENT REPAIR
(40'x24')

16 L.F. ROLLBACK CURB
AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

PARTIAL DEPTH
PAVEMENT REPAIR
(20'x12')

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL
SURFACE COURSE (BP-1)

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CORING INFO	
CORE #83: SE ABBEY STREET	8.25"
CORE #84: SW SPEAS DRIVE	8.0"
CORE #119: SW GLADSTONE DRIVE	4.0"

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BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025	
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PROJ. NO: LS25-1031	
DWG. NO: S-77	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-77 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-75

MATCHLINE SHEET S-77

SE STRATFORD ST

SE PICCADILLY ST

SE MANOR PL

SE SANDSTONE ST

SE SANDSTONE ST

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (42'x24')

CORE #80

PARTIAL DEPTH PAVEMENT REPAIR (18'x24')

120 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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CORING INFO
CORE #80: SE PICCADILLY STREET 9.25"

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PROJ. NO: LS25-1031	
DWG. NO: S-78	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-78 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-76

MATCHLINE SHEET S-80

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CORING INFO	
CORE #113: SW ELMWOOD DR.	7.25"
CORE #114: SW REDWOOD DR.	8.0"
CORE #125: SW FIFTH STREET	7.25"

SW 5TH ST

SW REDWOOD DR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #114

CORE #125

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

SW ELMWOOD DR

CORE #113

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

SW 6TH ST

SW 5TH ST

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW 2ND TERRACE

SW PARKWOOD DR

SW PARKWOOD DR

7

7

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BLUE SPRINGS, MISSOURI

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PROJ. NO: LS25-1031	
DWG. NO: S-79	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S61-S81.dwg Tab: S-79 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

MATCHLINE SHEET S-77

MATCHLINE SHEET S-79

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CORING INFO

CORE #110: SW SPEAS DR. 8.0"
CORE #115: SECOND STREET TERRACE 8.75"

CORE #115

CORE #110

PARTIAL DEPTH PAVEMENT REPAIR (10'x10')

PARTIAL DEPTH PAVEMENT REPAIR (15'x12')

PARTIAL DEPTH PAVEMENT REPAIR (20'x12')

PARTIAL DEPTH PAVEMENT REPAIR (20'x12')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (10'x24')

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (60'x12')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (30'x10')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (40'x24')

SW REDWOOD DR

SW 2ND TERRACE

SW ELMWOOD DR

SW PARKWOOD DR

S KEYSTONE DR

SE KEYSTONE PARK RD

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CORING INFO	
CORE #302: SW 5TH ST	5.5"
CORE #303: SW SHAMROCK PL	5.0"
CORE #304: SW SHAMROCK LN	2.75"
CORE #305: SW DUBLIN CT	8.0"
CORE #306: SW SHAMROCK DR	7.5"
CORE #307: SW 3RD ST TERRACE	3.75"



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DWG. NO: S-81	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S81-S81.dwg Tab: S-81 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow

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CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: *S-82*

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-82 Plotted on: Dec 18, 2025 - 1:26pm Plotted by: cmurrow



SITE PLAN

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CORING INFO

CORE #299: SW KILLARNEY LN	3.25"
CORE #300: SW BLARNEY CT	5.75"
CORE #301: SW PALO DR	12.5"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

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DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-83	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-83 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

SITE PLAN



THIS SHEET CONTAINS NO SCOPE OF WORK.

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2026 NEIGHBORHOOD STREET
PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

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DWN. BY: CDM	APP'D. BY: TLW	
DATE: DEC. 2025		
SCALE: 1" = 100'		
PROJ. NO: LS25-1031		
DWG. NO: *S-84*		

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-84 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #234:	109 SW CONCORD CT	4.75"
CORE #235:	107 SE LEXINGTON CIR	7.75"
CORE #236:	204 SE LEXINGTON CT	7"
CORE #237:	3333 SW LAKESHORE DR	10"
CORE #238:	116 SE PRINCETON PL	10.25"

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

8 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE PRINCTONE PLACE

CORE #237

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #238

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (7'x24')

PARTIAL DEPTH PAVEMENT REPAIR (20'x14')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW LAKESHORE DR

SE LEXINGTON CIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SE LEXINGTON CT

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #236

PARTIAL DEPTH PAVEMENT REPAIR (20'x14')

PARTIAL DEPTH PAVEMENT REPAIR (14'x24')

SW CONCORD CT

CORE #234

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #235

MATCHLINE SHEET S-88

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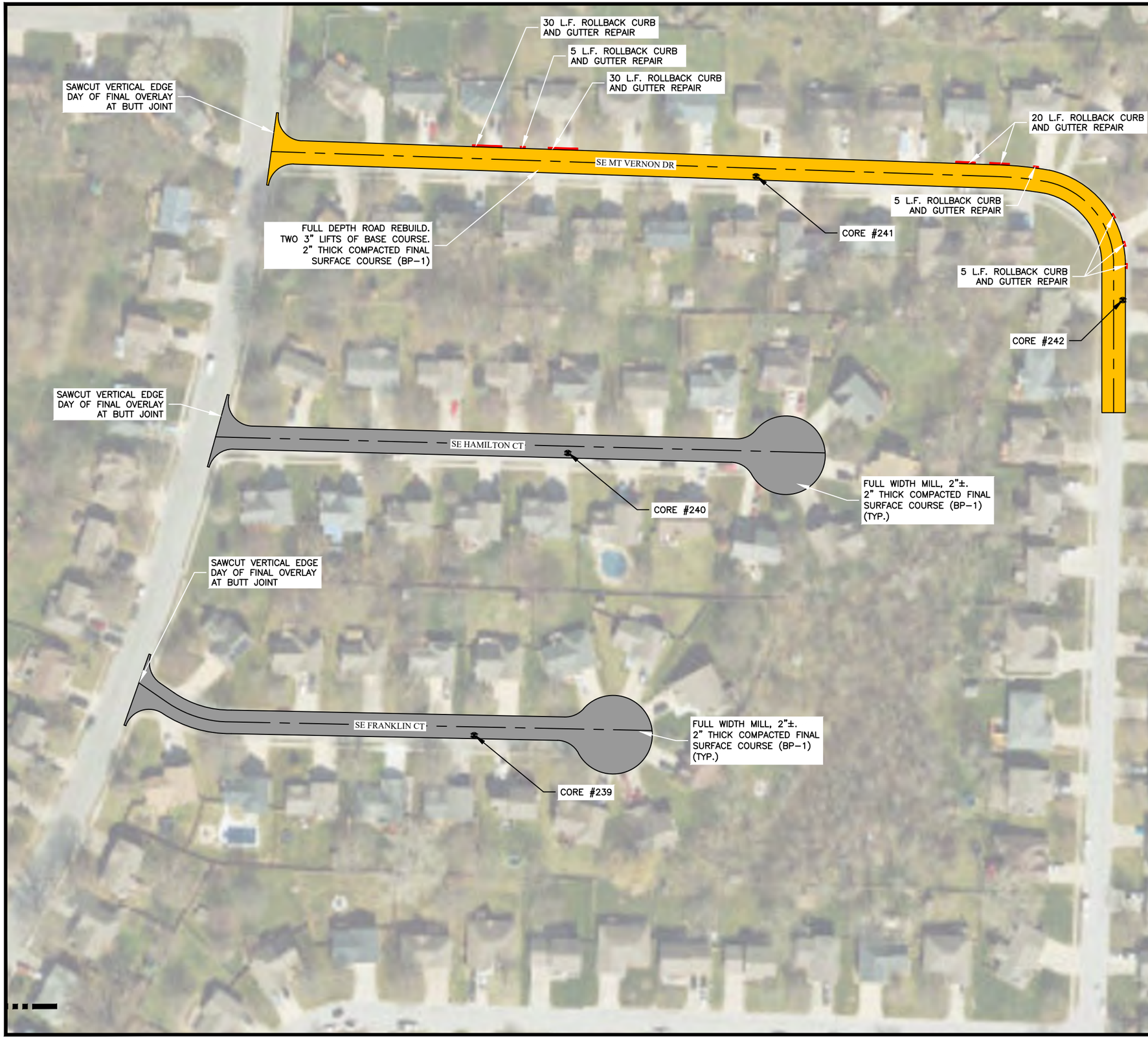
2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-85	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-85 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

SITE PLAN



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CORING INFO

CORE #239:	424 SE FRANKLIN CT	7.5"
CORE #240:	428 SE HAMILTON CT	7.5"
CORE #241:	508 SE MT VERNON DR	3"
CORE #242:	3301 SE MT VERNON	2.5"

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BLUE SPRINGS, MISSOURI

SITE PLAN

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-86	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-86 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

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CORING INFO

CORE #251: SW LAKESHORE NEAR HEARTLAND CHURCH	12.75"
CORE #252: 3817 SW CHRISTIANSEN DR	3.5"

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

CORE #251

PARTIAL DEPTH PAVEMENT REPAIR (25'x14')

PARTIAL DEPTH PAVEMENT REPAIR (30'x14')

PAVEMENT MARKING, 12" CROSS WALK, WHITE

SW LAKE VILLAGE BLVD

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW CHRISTIANSEN DR

PARTIAL DEPTH PAVEMENT REPAIR (50'x32')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #252

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (30'x14')

PARTIAL DEPTH PAVEMENT REPAIR (30'x14')

MATCHLINE SHEET S-88

MATCHLINE SHEET S-89

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BLUE SPRINGS, MISSOURI

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SCALE: 1" = 100'		
PROJ. NO: LS25-1031		
DWG. NO: S-87		

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-87 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

MATCHLINE SHEET S-85

SITE PLAN

PARTIAL DEPTH PAVEMENT REPAIR (7'x32')

PARTIAL DEPTH PAVEMENT REPAIR (7'x32')

PARTIAL DEPTH PAVEMENT REPAIR (7'x32')

SW LEXINGTON CIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PARTIAL DEPTH PAVEMENT REPAIR (15'x32')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (15'x14')

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

7 L.F. ROLLBACK CURB AND GUTTER REPAIR

SW LAKE SHORE BLVD

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PARTIAL DEPTH PAVEMENT REPAIR (50'x14')

PARTIAL DEPTH PAVEMENT REPAIR (80'x7')

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW BRANDYWINE CIR

CORE #253

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-87

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CORING INFO

CORE #253: 3808 SW BRANDYWINE CR 7"

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BLUE SPRINGS, MISSOURI

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CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-88

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-88 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-87

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PROJ. NO: LS25-1031	
DWG. NO: S-89	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-89 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

SITE PLAN

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

CORE #255

NW WOODS CHAPEL

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

NW KINGSRIDGE DR

PAVEMENT MARKING, 12" CROSS WALK, WHITE

CANDLETREE DR

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CORING INFO

CORE #255: 1130 NW WOODS CHAPEL 11"

MATCHLINE SHEET S-36

MATCHLINE SHEET S-91

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-90	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-90 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

MATCHLINE SHEET S-90

SITE PLAN

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

NW VALLEY VIEW PL

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NW WOODS CHAPEL RD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NW CANTERBURY PL

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

MATCHLINE SHEET S-92

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

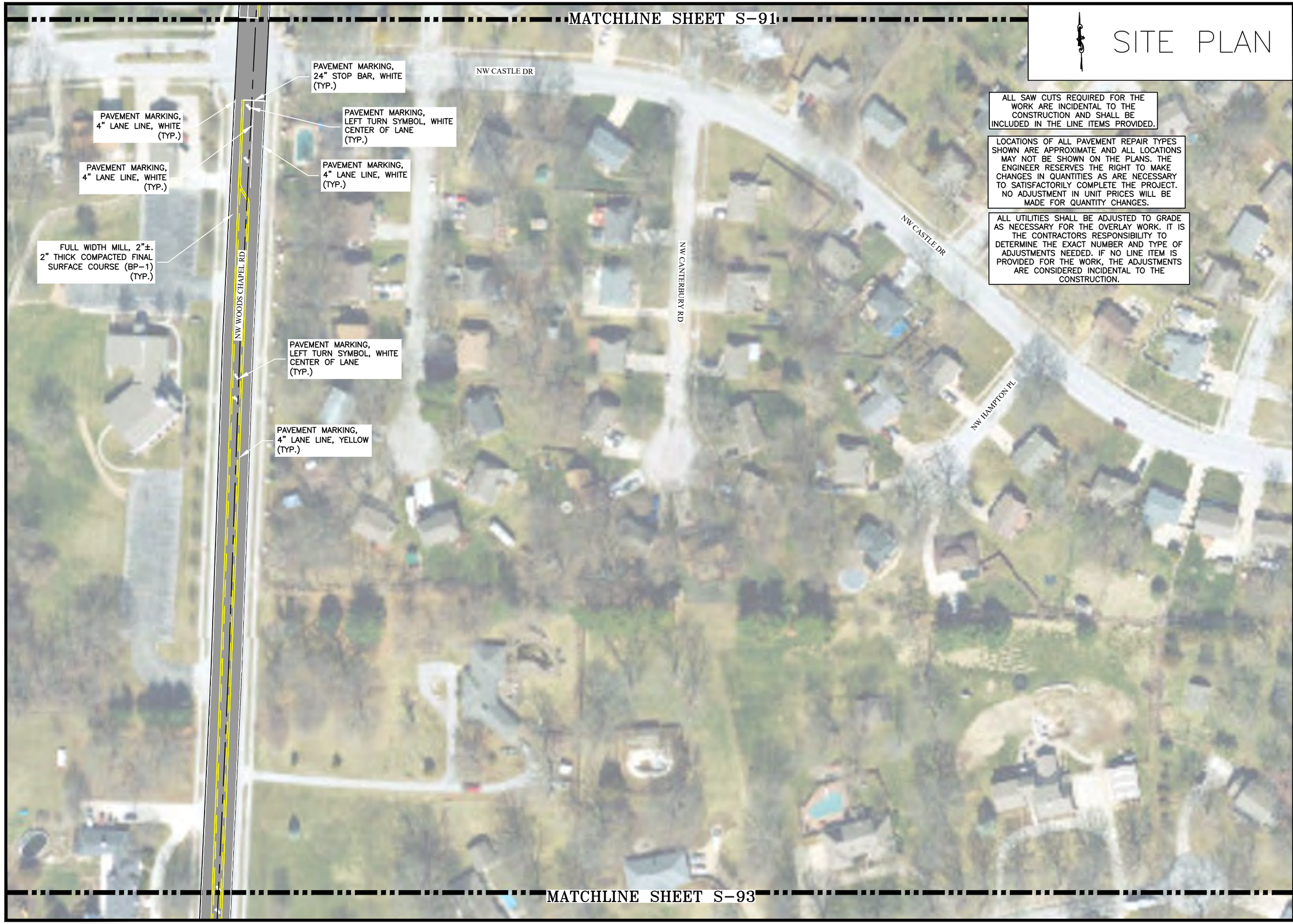
DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-91

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-91 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

MATCHLINE SHEET S-91

SITE PLAN



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MATCHLINE SHEET S-93

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-92	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-92 Plotted on: Dec 18, 2025 - 1:27pm Plotted by: cmurrow

MATCHLINE SHEET S-92

SITE PLAN

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NW WOODS CHAPEL RD

E 51ST TERRACE

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

NW APPLEWOOD

PAVEMENT MARKING, RAILROAD CROSSING, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

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MATCHLINE SHEET S-94

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BLUE SPRINGS, MISSOURI

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MATCHLINE SHEET S-93

SITE PLAN

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, RAILROAD CROSSING, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

DOCKSIDE DR

NW WOODS CHAPEL RD

NW VESPER ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

CLIPPER DR

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

CORE #256

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NE DUNCAN ROAD

MATCHLINE SHEET S-95

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CORING INFO

CORE #256: WOODS CHAPEL NEAR OLD MILL PARK 13"

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BLUE SPRINGS, MISSOURI

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DWG. NO: S-94	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-94 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

MATCHLINE SHEET S-94

SITE PLAN

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 18" CROSS WALK, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 18" CROSS WALK, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW WOODS CHAPEL RD

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

SW WALNUT ST

MOORE ST

MATCHLINE SHEET S-96

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BLUE SPRINGS, MISSOURI

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SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-95 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

MATCHLINE SHEET S-95

SITE PLAN

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PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

SW SHADOW BROOK DR

NW WOODS CHAPEL RD

MATCHLINE SHEET S-97

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DWG. NO: S-96	

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SITE PLAN

MATCHLINE SHEET S-96

SW IRON CREEK DR

SW EUGENE CT

SW JACKSON ST

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

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SITE PLAN

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

CORE #190

CORE #135

NW MOCK AVE

NW 15TH ST

MATCHLINE SHEET S-40

MATCHLINE SHEET S-99

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CORING INFO

CORE #135: NW FIFTEENTH STREET	11.5"
CORE #190: NW SOUTH OUTER ROAD	6.0"

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MATCHLINE SHEET S-98

SITE PLAN

NW ASHTON DR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

NW 15TH ST

NW WILLOWBROOK DR

CORE #136

CORE #143

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CORING INFO

CORE #136: NW FIFTEENTH STREET	11.5"
CORE #143: NW FIFTEENTH STREET	12.0"

MATCHLINE SHEET S-100

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SITE PLAN

MATCHLINE SHEET S-99

MATCHLINE SHEET S-101

MATCHLINE SHEET S-110

NW 15TH ST

NW R D MIZE RD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

PAVEMENT MARKING, 12" CROSS WALK, WHITE (TYP.)

CORE #137

CORE #162

CORE #163

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

ALL SAW CUTS REQUIRED FOR THE WORK ARE INCIDENTAL TO THE CONSTRUCTION AND SHALL BE INCLUDED IN THE LINE ITEMS PROVIDED.

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CORING INFO

CORE #137:	NW FIFTEENTH STREET	13.75"
CORE #162:	NW R D MIZE ROAD	5.0"
CORE #163:	NW R D MIZE ROAD	8.0"

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General Consulting
ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-100	

Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-100

MATCHLINE SHEET S-100

SITE PLAN

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CORING INFO

CORE #142: NW FIFTEENTH STREET 12.0"

CORE #142

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW B ST

NW KNOX ST

NW 15TH ST

MATCHLINE SHEET S-102

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-101	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-101 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

MATCHLINE SHEET S-101

SITE PLAN

130 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

475 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

260 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

CORE #138

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW 15TH ST

W MAIN ST

PAVEMENT MARKING, 12" CROSSWALK, WHITE (TYP.)

140 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

120 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-103

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CORING INFO

CORE #138: NW FIFTEENTH STREET 11.0"

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	DATE:	DWN. BY:	APPD. BY:
		CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-102

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-102 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-102

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CORING INFO
CORE #141: SW FIFTEENTH STREET 8.75"

70 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

151 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW WALNUT ST

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

290 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

SW 15TH ST

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

SW MOORE ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

15 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

15 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

SW CHICAGO AVE

CORE #141

MATCHLINE SHEET S-104

MATCHLINE SHEET S-102

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

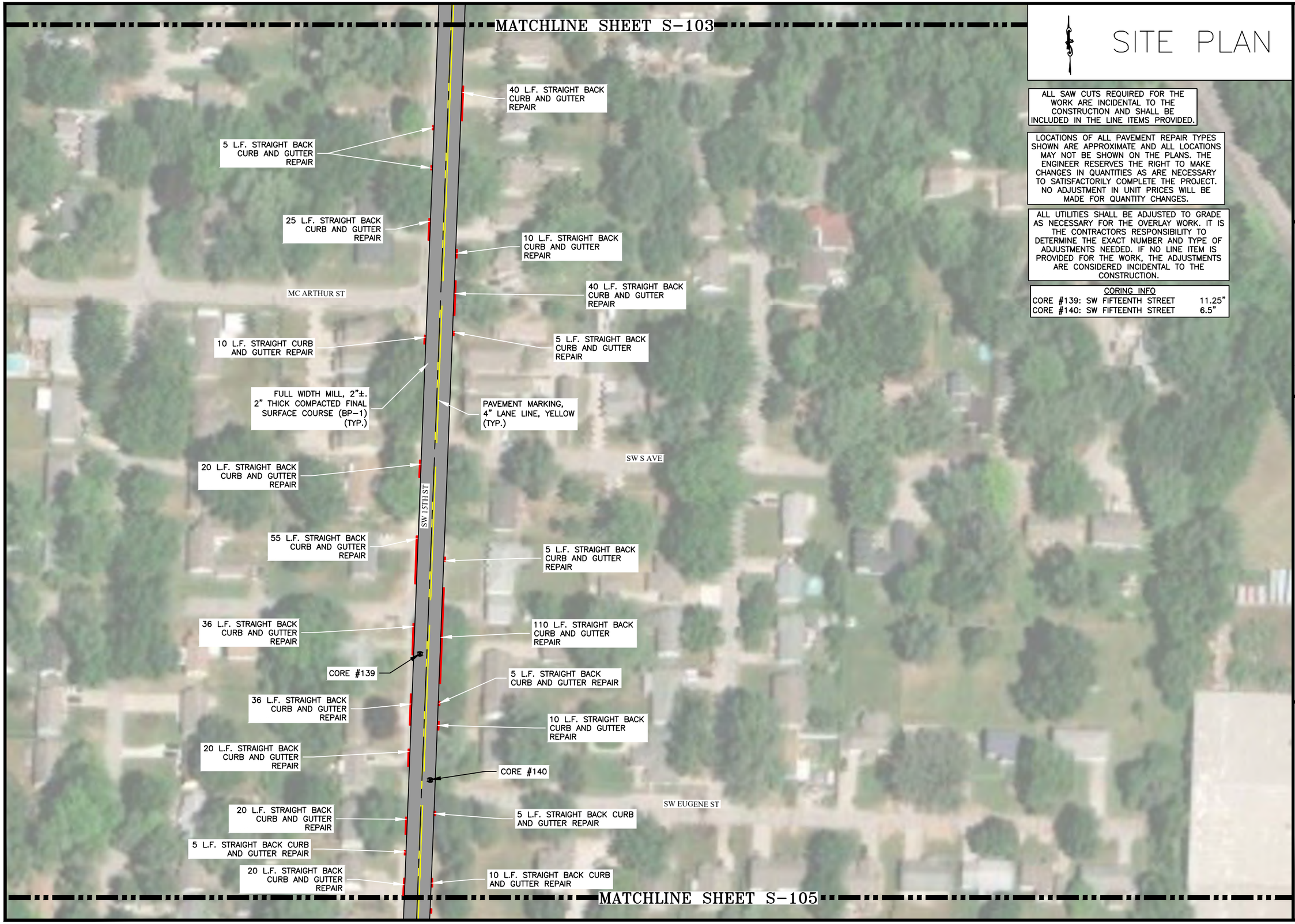
DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-103

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-103 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-104 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow



SITE PLAN

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CORING INFO

CORE #139: SW FIFTEENTH STREET	11.25"
CORE #140: SW FIFTEENTH STREET	6.5"

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-104	

MATCHLINE SHEET S-104

SITE PLAN

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

280 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

200 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. INLET THROAT REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW 15TH ST

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

40 HWY

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TOBY L. WILLIAMS
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12/18/2025
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DBA COCHRAN

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	DATE:
DWN. BY: CDM	APPD. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-105	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S02-SXX.dwg Tab: S-105 Plotted on: Dec 18, 2025 - 1:28pm Plotted by: cmurrow

MATCHLINE SHEET S-110

SITE PLAN

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW B ST

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

100 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

85 L.F. ROLLBACK CURB AND GUTTER REPAIR

38 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

59 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW ZAUN AVE

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW 10TH ST.

87 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

NW VESPER ST.

CORE #243

315 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

MATCHLINE SHEET S-107

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:

DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-106

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-106 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

MATCHLINE SHEET S-106

SITE PLAN

315 L.F. ROLLBACK CURB AND GUTTER REPAIR

NW SUMMIT DR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW 10TH ST

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, 24" STOP BAR, WHITE

W MAIN ST

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, 24" STOP BAR, WHITE

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

MATCHLINE SHEET S-108

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DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-107	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-107 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-107

MATCHLINE SHEET S-103

MATCHLINE SHEET S-124

MATCHLINE SHEET S-109

SW WALNUT ST

SW 10TH ST

PAVEMENT MARKING, 12" CROSSWALK, WHITE

PAVEMENT MARKING, 24" STOP BAR, WHITE

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #243

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CORING INFO

CORE #243: 520 NW 10TH ST	13"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-108	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S82-SXX.dwg Tab: S-108 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

MATCHLINE SHEET S-108

SITE PLAN



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BLUE SPRINGS, MISSOURI

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-109	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-109 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-100

MATCHLINE SHEET S-111

MATCHLINE SHEET S-106

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #161

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

39 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #164

R D MIZE

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NW 10TH ST

75 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

15 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NWA ST

40 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 4" LANE LINE, YELLOW

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

30 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #243

ALL SAW CUTS REQUIRED FOR THE WORK ARE INCIDENTAL TO THE CONSTRUCTION AND SHALL BE INCLUDED IN THE LINE ITEMS PROVIDED.

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CORING INFO	
CORE #243: NW 10TH ST	13"
CORE #161: NE RD MIZE RD NEAR 104 W RANGE ST	10.75"
CORE #164: NW R D MIZE RD	8.25"

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BLUE SPRINGS, MISSOURI

SITE PLAN

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-110	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-110 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-110

MATCHLINE SHEET S-112

HWY 7

NW 6TH ST

NW 5TH ST

NW R D MIZE

30 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

89 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 24" STOP BAR, WHITE

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

CORE #165

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

CORE #160

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

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CORING INFO

CORE #160: 420 NW RD MIZE RD	11.75"
CORE #165: 802 NW RD MIZE NEAR 701 NW 6TH ST	12"

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DWG. NO: S-111	

SITE PLAN

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-111 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-111

MATCHLINE SHEET S-113

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

330 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NW R D MIZE RD

NW ST MARY DR

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NW 3RD ST

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

NW VALLEYBROOK RD

20 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

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BLUE SPRINGS, MISSOURI

SITE PLAN

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CDM	TLW

DATE: DEC. 2025
SCALE: 1" = 100'
PROJ. NO: LS25-1031
DWG. NO: S-112

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-112 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

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CORING INFO

CORE #158: NE RD MIZE RD NEAR 715 NE SUNNY SIDE RD	11.75"
CORE #159: NE RD MIZE RD NEAR 610 NW VALLEY BROOKE ROAD	12.25"
CORE #166: 300 NE RD MIZE RD	

MATCHLINE SHEET S-112

MATCHLINE SHEET S-114

CORE #159

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

36 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #158

NW RD MIZE RD

CORE #166

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NE 5TH ST

NE 3RD ST

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

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PROJ. NO: LS25-1031	
DWG. NO: S-113	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-113 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #37: BROCKWOOD COURT	7.0"
CORE #36: 624 NE 6TH ST	6.0"
CORE #157: NW R D MIZE ROAD	11.25"
CORE #167: NW R D MIZE ROAD	12.0"

MATCHLINE SHEET S-113

MATCHLINE SHEET S-115

MATCHLINE SHEET S-119

NW R D MIZE RD

NE 5TH ST

NE 6TH ST

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

10 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

CORE #167

CORE #157

CORE #36

CORE #37

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

60 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 12" CROSSWALK, WHITE

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SITE PLAN

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-114	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-114 Plotted on: Dec 18, 2025 - 1:29pm Plotted by: cmurrow

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MATCHLINE SHEET S-114

MATCHLINE SHEET S-116

MATCHLINE SHEET S-128

SITE PLAN

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CORING INFO

CORE #156: NW R D MIZE ROAD	10.75"
CORE #168: NW R D MIZE ROAD	10.0"

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

4 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

BASE BID

BID ALTERNATE 2

NE ADAMS DAIRY PKWY

NE R D MIZE RD

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

230 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

5 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

BID ALTERNATE 2

BASE BID

CORE #156

400 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #168

PAVEMENT MARKING, 12" CROSSWALK, WHITE (TYP.)

500 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

294 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

295 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

294 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

293 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

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SITE PLAN

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MATCHLINE SHEET S-115



MATCHLINE SHEET S-117

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CORING INFO

CORE #155: NW R D MIZE ROAD	11.5"
CORE #178: NE CORONADO DRIVE	9.0"
CORE #187: NW MOCK AVENUE	9.75"

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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-116	

SITE PLAN

MATCHLINE SHEET S-116

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-117	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-117 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

SITE PLAN



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CORING INFO

CORE #297: NE 1ST ST	4.5"
CORE #298: NE 1ST ST	5.5"

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BLUE SPRINGS, MISSOURI

SITE PLAN

DATE:	REVISION:
DWN. BY: CDM	APPD. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-118	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tabs: S-118 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-113

MATCHLINE SHEET S-115

MATCHLINE SHEET S-120

NW R D MIZE RD

NE 5TH ST

NE 6TH ST

NE BROOKWOOD CT

NE KNOX PL

CORE #158

CORE #167

CORE #157

CORE #36

CORE #37

CORE #38

CORE #40

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

45 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

18 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

70 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

15 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

50 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (10'x24')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

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CORING INFO

CORE #36: NE SIXTH STREET	6.0"
CORE #37: NE BROOKWOOD CT	7.0"
CORE #38: NE 6TH ST	7.5"
CORE #40: NE 5TH ST	8.5"
CORE #157: NW R D MIZE ROAD	11.25"
CORE #158: NW R D MIZE ROAD	11.75"
CORE #167: NW R D MIZE ROAD	12.0"

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STATE OF MISSOURI
TOBY L. WILLIAMS
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PROFESSIONAL ENGINEER

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISION:	
DWN. BY: CDM	APPD. BY: TLW	
DATE: DEC. 2025		
SCALE: 1" = 100'		
PROJ. NO: LS25-1031		
DWG. NO: S-119		

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-119 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

SITE PLAN

MATCHLINE SHEET S-119

PARTIAL DEPTH PAVEMENT REPAIR (15'x24')

NE KNOX PL

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NE KNOX ST

NE BROOKWOOD CIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #41

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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CORING INFO	
CORE #39: NE 6TH ST	7.75"
CORE #41: NE KNOX ST	8.0"
CORE #42: NE SUMMIT DR	9.25"

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

NE KNOX ST

CORE #39

NE SUNNY SIDE SCHOOL RD

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

CORE #42

NE BROOKWOOD DR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (30'x12')

NE SUMMIT DR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

20 L.F. ROLLBACK CURB AND GUTTER REPAIR

MATCHLINE SHEET S-121

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12/18/2025
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DATE:	REVISION:
DWN. BY: CDM	APPD. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-120	

SITE PLAN

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-120 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

MATCHLINE SHEET S-120

SITE PLAN

PARTIAL DEPTH PAVEMENT REPAIR (28'x25')

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

WOOD CT

CORE #43

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

12 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

WOOD CIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 24" STOP BAR, WHITE

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

CORE #44

CORE #47

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

NE BROOKWOOD PL

NE BROOKWOOD DR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

30 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

25 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #45

80 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1)

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

60 L.F. ROLLBACK CURB AND GUTTER REPAIR

75 L.F. ROLLBACK CURB AND GUTTER REPAIR

NE 6TH ST

E WALNUT ST

40 L.F. ROLLBACK CURB AND GUTTER REPAIR

PARTIAL DEPTH PAVEMENT REPAIR (65'x16')

CORE #46

PAVEMENT MARKING, 12" CROSS WALK, WHITE

PAVEMENT MARKING, 24" STOP BAR, WHITE

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

MATCHLINE SHEET S-129

MATCHLINE SHEET S-122

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CORING INFO

CORE #43:	NE WOOD CT	8.0"
CORE #44:	NE BROOKWOOD DR	9.0"
CORE #45:	NE 6TH ST	8.0"
CORE #46:	NE WALNUT ST	9.0"
CORE #47:	NE WALNUT ST	13.0"

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BLUE SPRINGS, MISSOURI

SITE PLAN

REVISION:	
DATE:	
DWN. BY: CDM	APPD. BY: TLW
DATE:	DEC. 2025
SCALE:	1" = 100'
PROJ. NO:	LS25-1031
DWG. NO:	S-121

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SHX.dwg Tab: S-121 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

MATCHLINE SHEET S-121

SITE PLAN

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CORING INFO
CORE #48: SE MAGELAN DR 10.0"

137 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

132 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

CORE #48

168 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

HWY 40

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-122	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-122 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

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CORING INFO

CORE #270: INDUSTRIAL DRIVE	9"
CORE #269: INDUSTRIAL DRIVE	8.5"

40 HWY

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

10 L.F. ROLLBACK CURB AND GUTTER REPAIR

CORE #270

62 L.F. ROLLBACK CURB AND GUTTER REPAIR

5 L.F. ROLLBACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

SW INDUSTRIAL DR

CORE #269

92 L.F. ROLLBACK CURB AND GUTTER REPAIR

42 L.F. ROLLBACK CURB AND GUTTER REPAIR

56 L.F. ROLLBACK CURB AND GUTTER REPAIR

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SITE PLAN

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-123	

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-123 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-124 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow



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SITE PLAN

SITE PLAN

S-124

SCALE: 1" = 100'

PROJECT NO: LS25-1031

DATE: DEC. 2025

DRAWN BY: CDM

APPVD BY: TLW

DATE:	REVISION:

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BLUE SPRINGS, MISSOURI

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12/18/2025

NO. OF SHEETS IN SET: 24

REGISTERED PROFESSIONAL ENGINEER FOR: COCHRAN

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CORING INFO

CORE #310: SW S AVE	11.0"
CORE #311: SW S AVE (2.5" ASPHALT	9.5" CONC.)
CORE #312: SW S AVE	10.0"

MATCHLINE SHEET S-126

HWY 7

SW 6TH ST

SW S AVE

PAVEMENT MARKING, RIGHT TURN AND STRAIGHT AHEAD SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

CORE #311

CORE #312

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

CORE #310

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
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REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
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SITE PLAN

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DATE:	
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-125	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-125 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-126 Plotted on: Dec 18, 2025 - 1:30pm Plotted by: cmurrow

SITE PLAN

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CORING INFO

CORE #308: SW S AVE	6.75"

MATCHLINE SHEET S-125

MATCHLINE SHEET S-127

SW 5TH ST

SW 4TH ST

S 1ST ST

SW S AVE

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

CORE #308

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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TOBY L. WILLIAMS
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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-126	

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CORING INFO

CORE #309: SW S AVE	9.0"

MATCHLINE SHEET S-126

SE MOORE ST

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, 24" STOP BAR, WHITE

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

CORE #309

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

SE S AVE

40 HWY

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

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BLUE SPRINGS, MISSOURI

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DWG. NO: S-127	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-127 Plotted on: Dec 18, 2025 - 1:31pm Plotted by: cmurrow

MATCHLINE SHEET S-115

SITE PLAN

1007 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

219 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NE ADAMS DAIRY PKWY

716 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

1008 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

1075 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

MATCHLINE SHEET S-129

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STATE OF MISSOURI
TONY L. WILLIAMS
NUMBER
PE-2010039948
PROFESSIONAL ENGINEER

12/18/2025
TONY L. WILLIAMS
NO. PE-2010039948
STATE OF MISSOURI
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SITE PLAN

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SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-128	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-128 Plotted on: Dec 18, 2025 - 1:31pm Plotted by: cmurrow

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CORING INFO

CORE #249: ADAMS DAIRY PARKWAY AT LEFT TURN LANE NEAR WALNUT	13.25"
CORE #250: ADAMS DAIRY PARKWAY AT END OF ROAD NEAR WALNUT	12.25"

MATCHLINE SHEET S-128

1116 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

NE ADAMS DAIRY PKWY

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

FULL WIDTH MILL, 2"±. 2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

2260 L.F. STRAIGHT BACK CURB AND GUTTER REPAIR

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

CORE #250

CORE #249

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

PAVEMENT MARKING, 24" STOP BAR, WHITE (TYP.)

BASE BID

BID ALTERNATE 2

PAVEMENT MARKING, 12" CROSSWALK, WHITE (TYP.)

PAVEMENT MARKING, LEFT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, RIGHT TURN SYMBOL, WHITE CENTER OF LANE (TYP.)

PAVEMENT MARKING, 4" LANE LINE, YELLOW (TYP.)

E WALNUT ST

MATCHLINE SHEET S-130

MATCHLINE SHEET S-121

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TOBY L. WILLIAMS
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PROFESSIONAL ENGINEER

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DWG. NO: S-129	

Drawing name: H:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-129 Plotted on: Dec 18, 2025 - 1:31pm Plotted by: cmurrow

MATCHLINE SHEET S-129

SITE PLAN

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

PAVEMENT MARKING, 4" LANE LINE, WHITE (TYP.)

NE ADAMS DAIRY PKWY

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

SAWCUT VERTICAL EDGE DAY OF FINAL OVERLAY AT BUTT JOINT

FULL WIDTH MILL, 2"±.
2" THICK COMPACTED FINAL SURFACE COURSE (BP-1) (TYP.)

40 HWY

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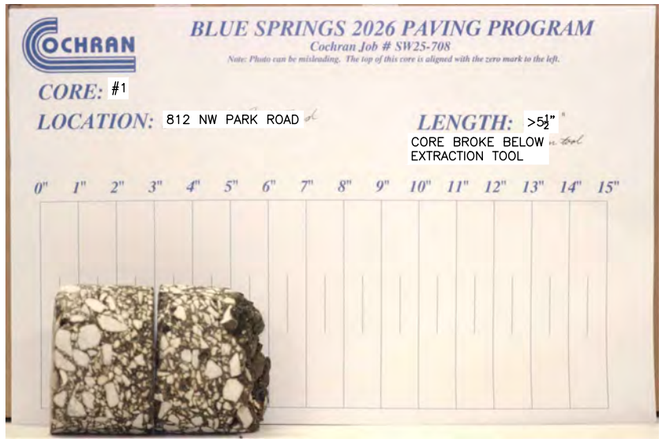
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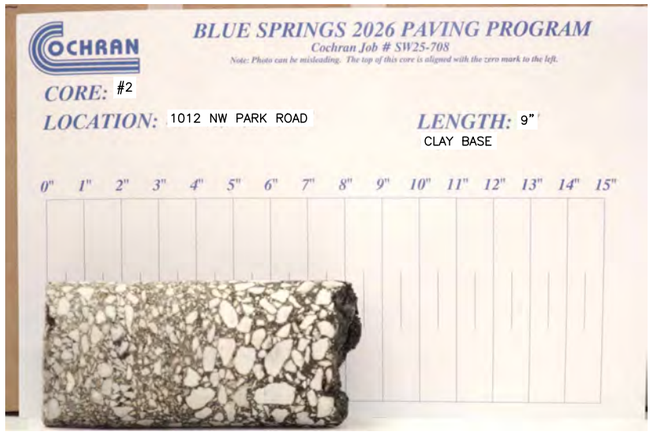
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BLUE SPRINGS, MISSOURI

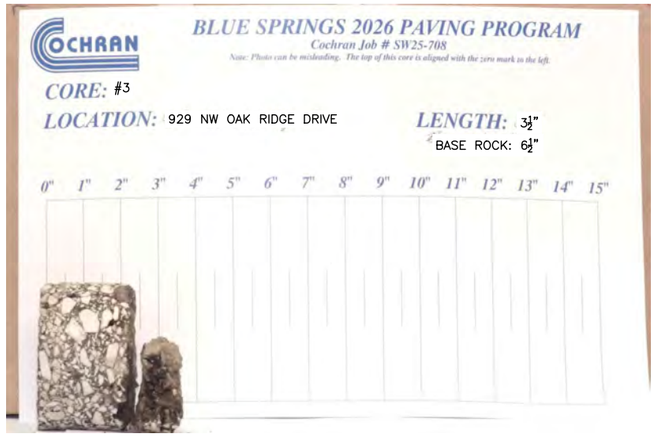
SITE PLAN

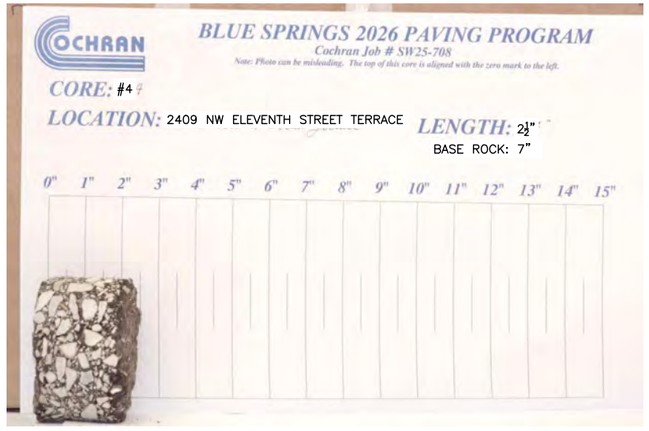
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DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: 1" = 100'	
PROJ. NO: LS25-1031	
DWG. NO: S-130	

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\SITE PLAN S111-SXX.dwg Tab: S-130 Plotted on: Dec 18, 2025 - 1:31pm Plotted by: cmurrow

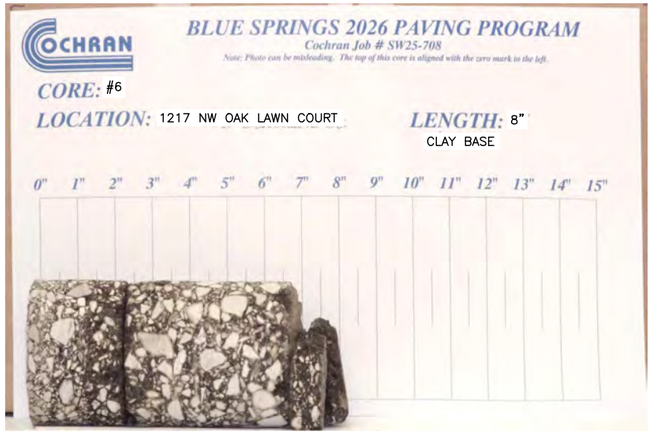


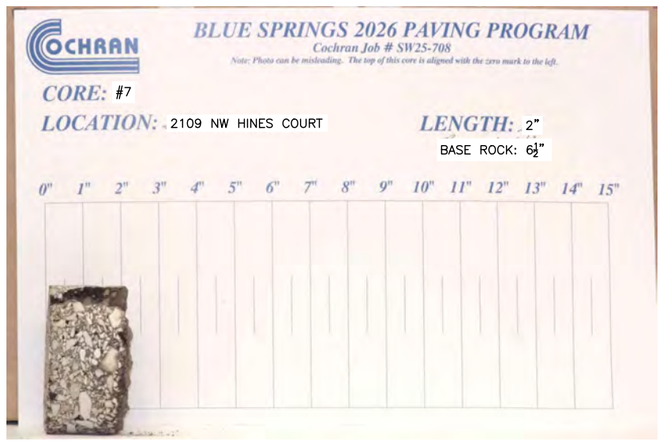


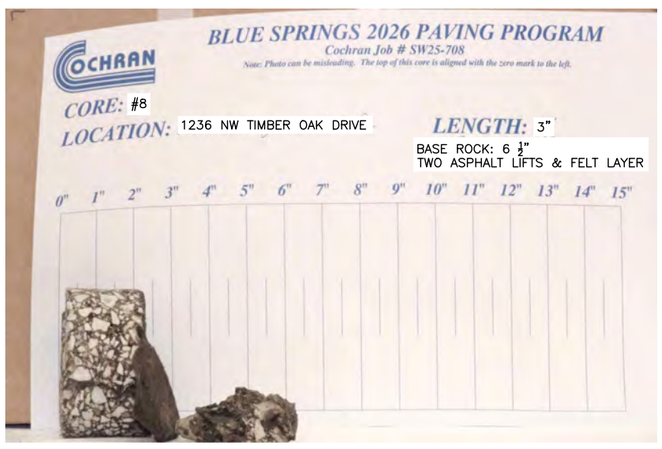


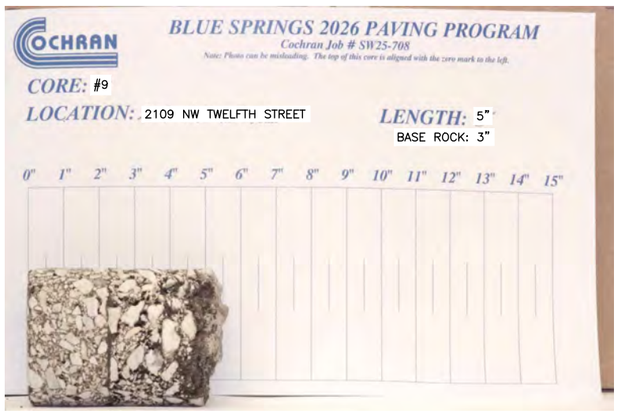












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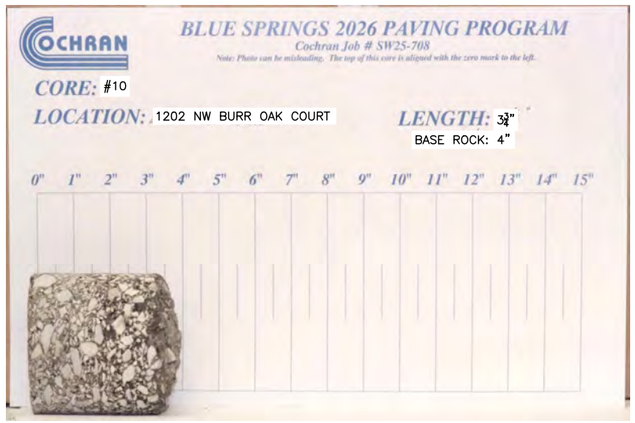
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BLUE SPRINGS, MISSOURI

CORING SAMPLES

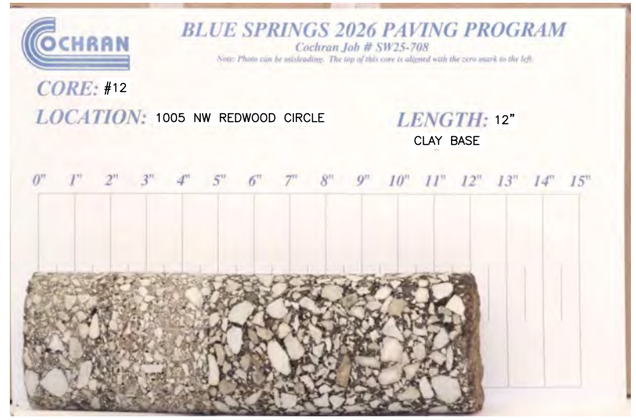
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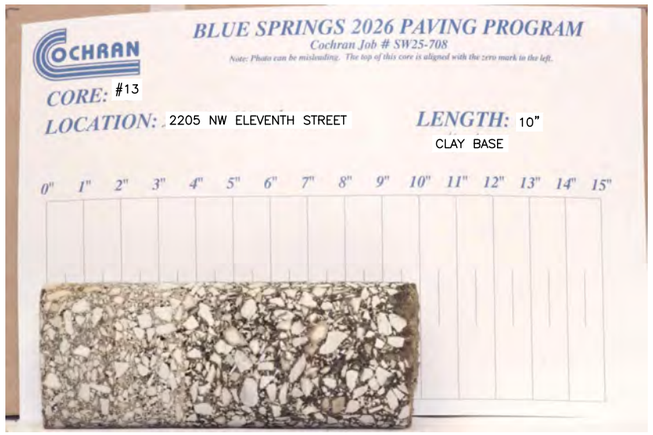
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APP'D. BY: TLW
DATE: DEC. 2025
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PROJ. NO: LS25-1031
DWG. NO: CS-1

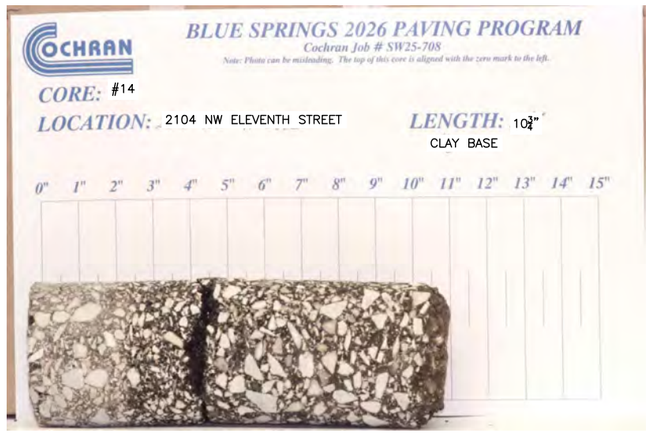
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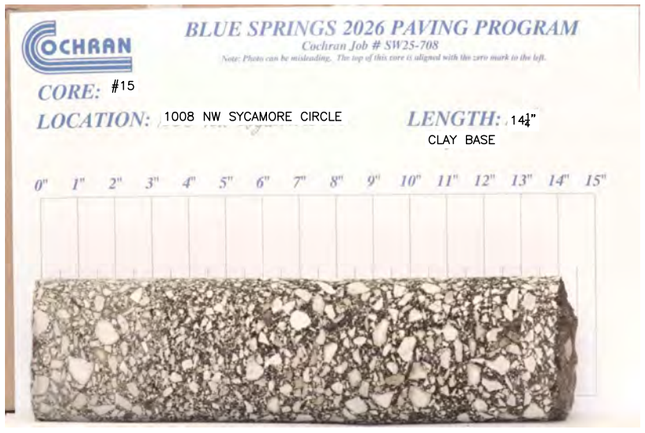


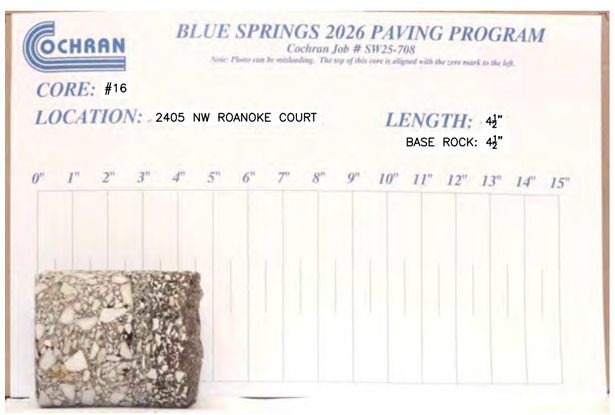


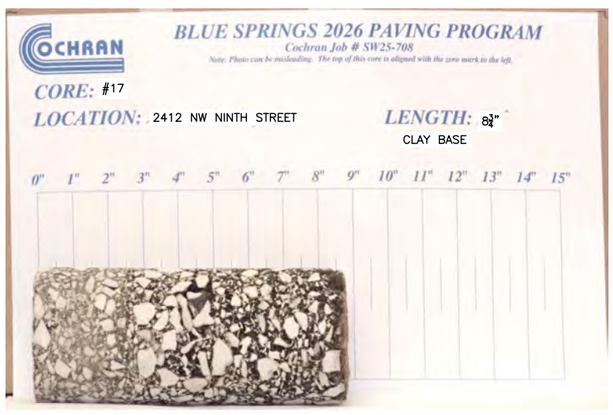


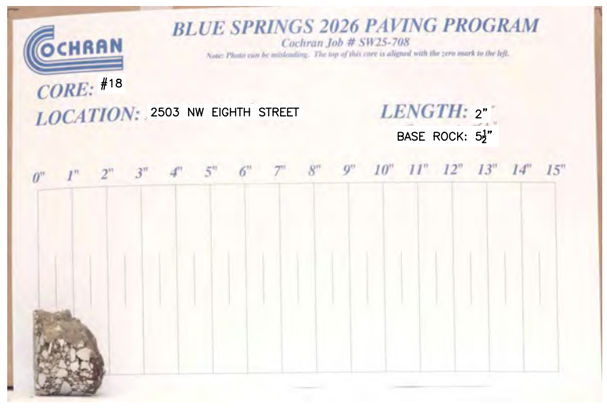












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12/18/2025
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REGISTERED PROFESSIONAL ENGINEER
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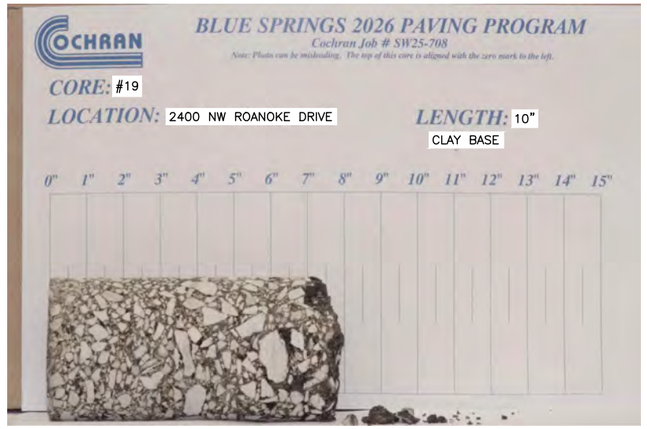
CORING SAMPLES

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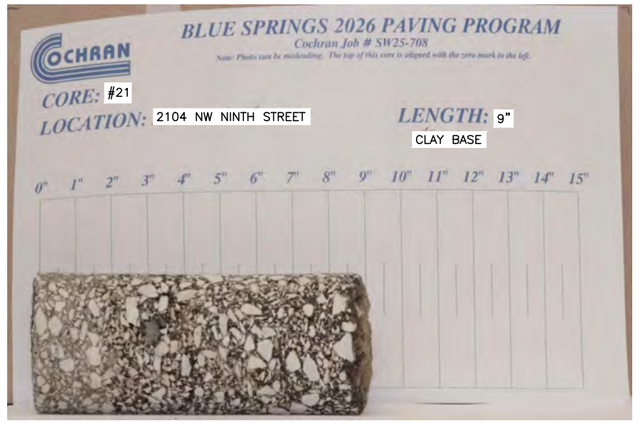
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CDM	TLW

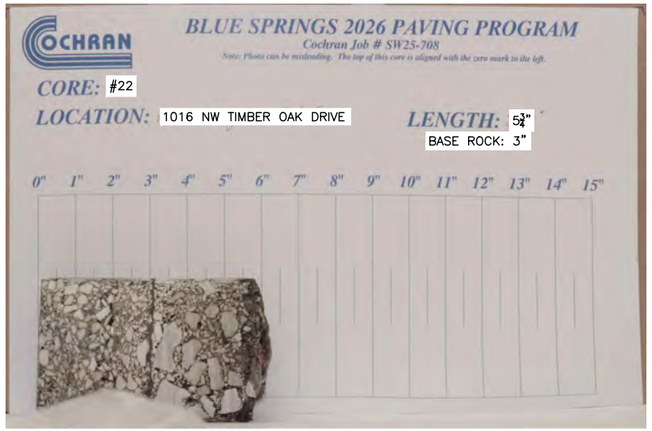
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DWG. NO: CS-2

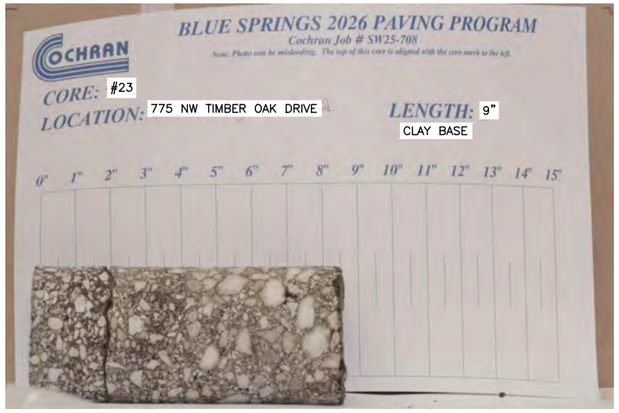
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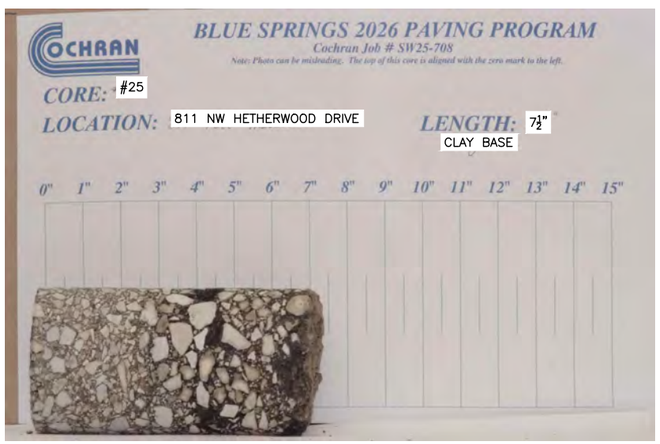


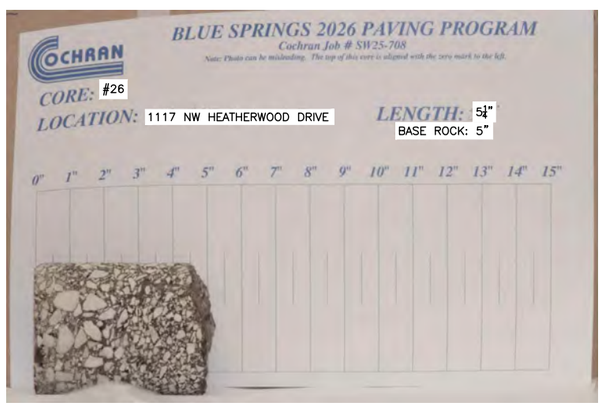


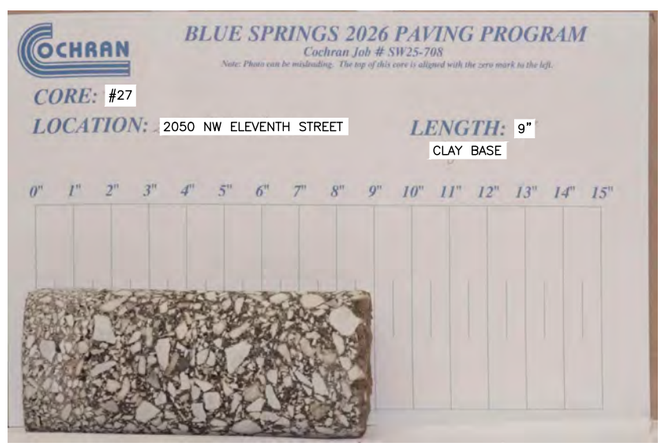












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BLUE SPRINGS, MISSOURI

CORING SAMPLES

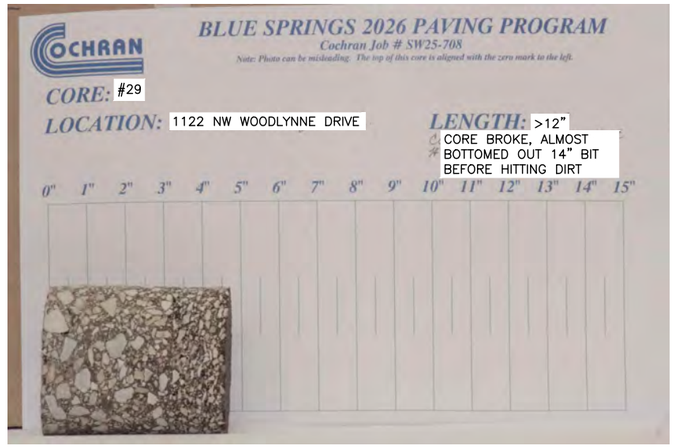
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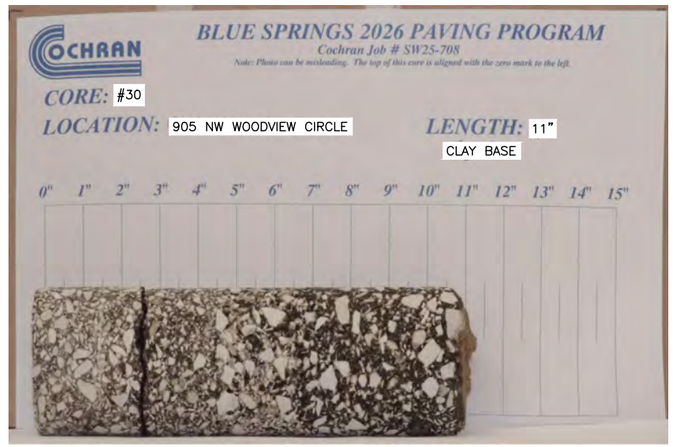
DWN. BY:	APP'D. BY:
CDM	TLW

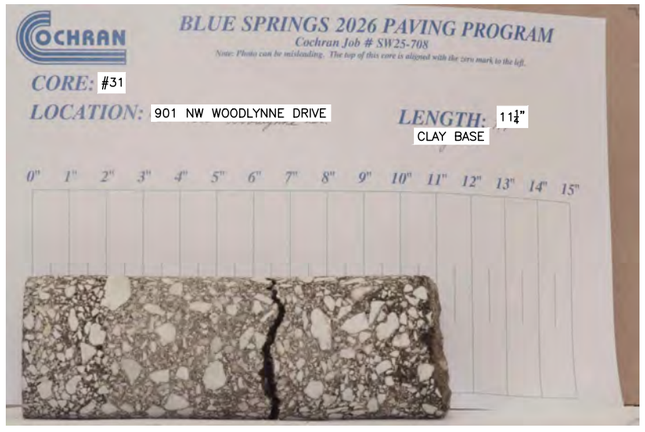
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PROJ. NO: LS25-1031
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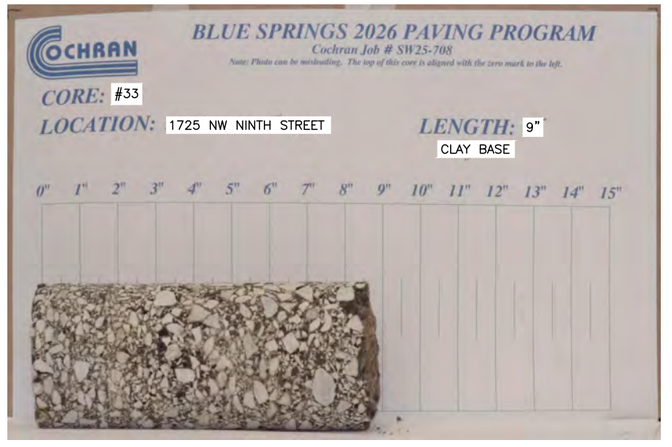


















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BLUE SPRINGS, MISSOURI

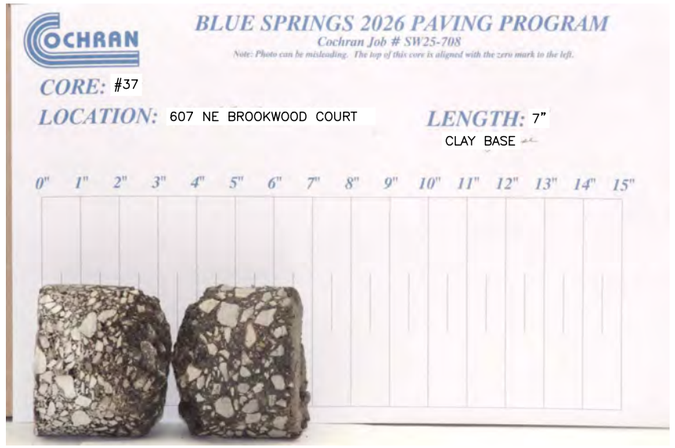
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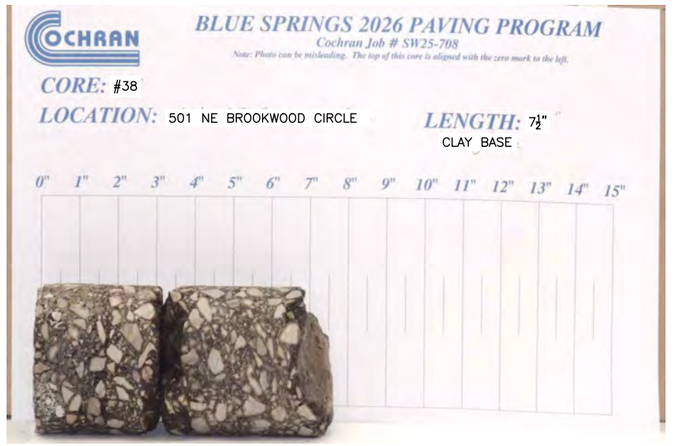
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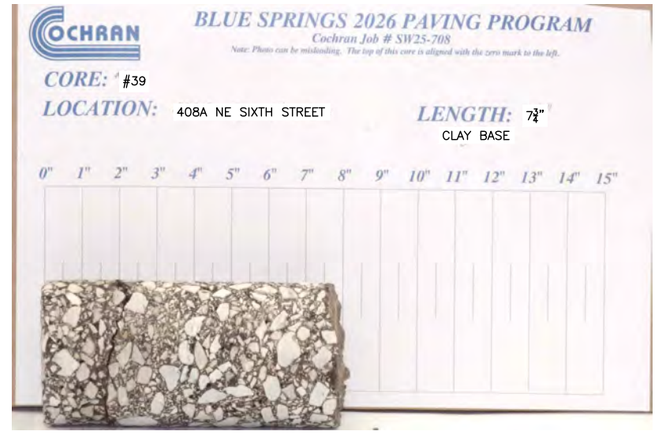
DWN. BY:	APP'D. BY:
CDM	TLW

DATE: DEC. 2025
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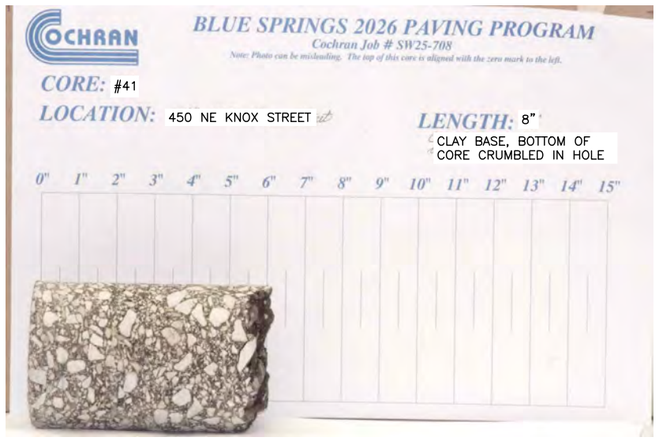
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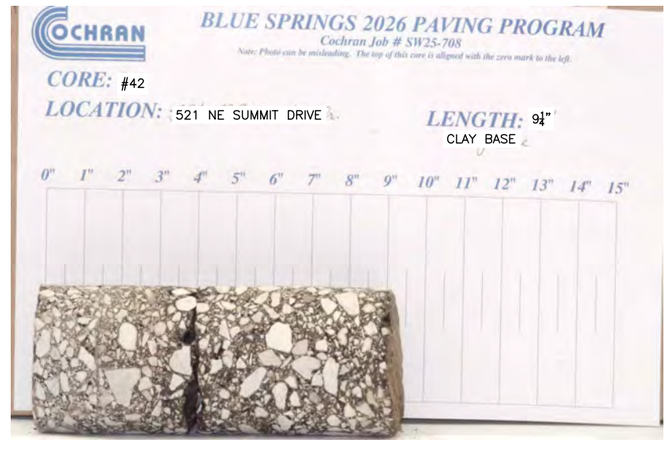


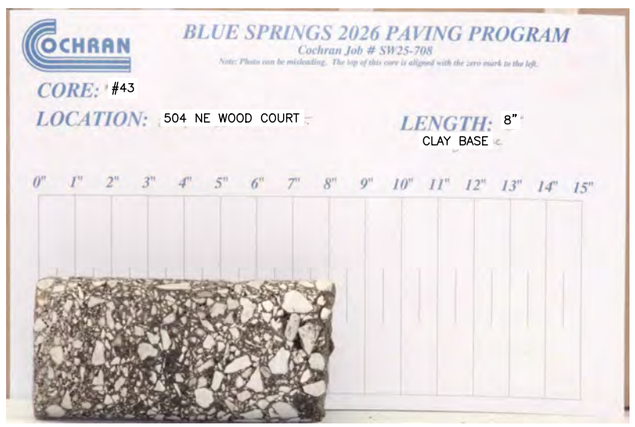


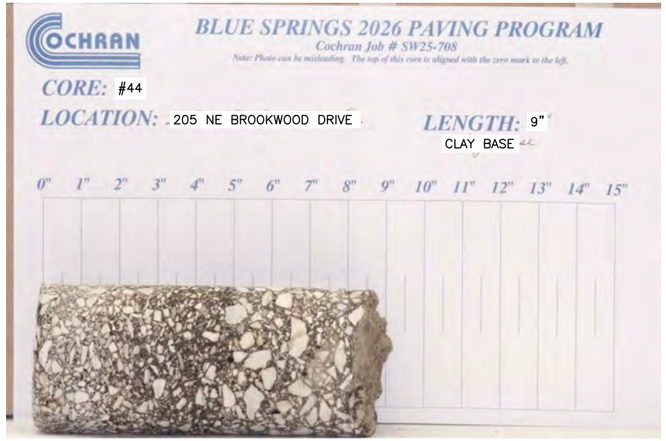


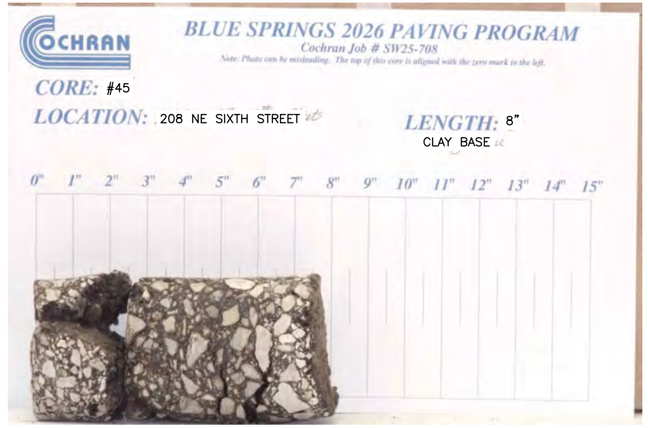












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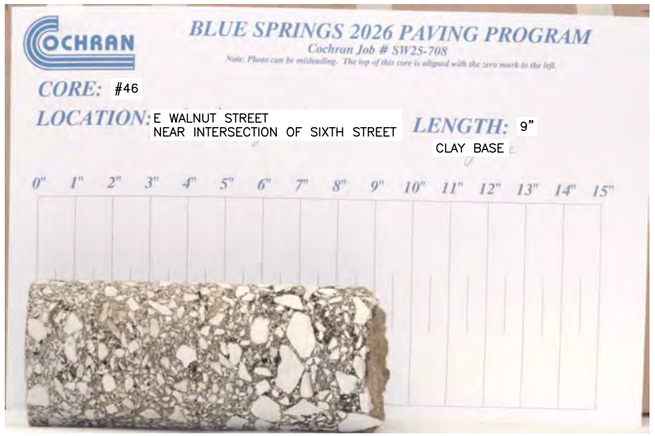
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PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

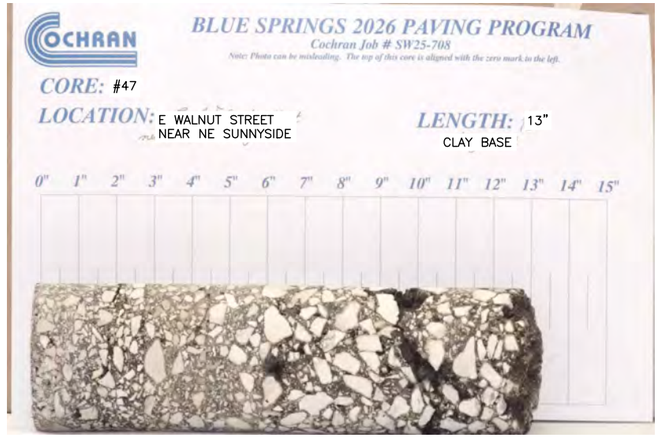
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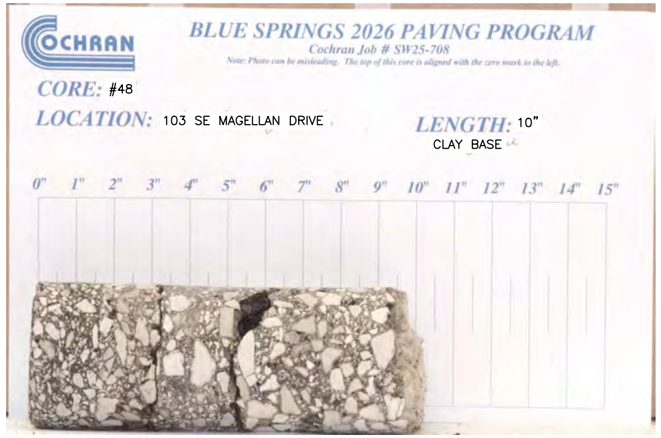
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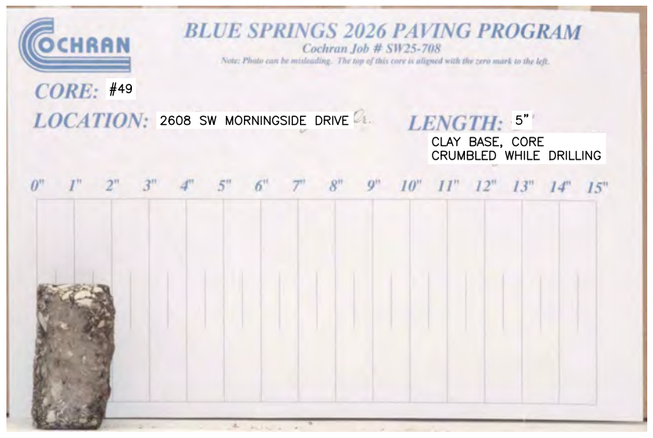
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APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO.: LS25-1031
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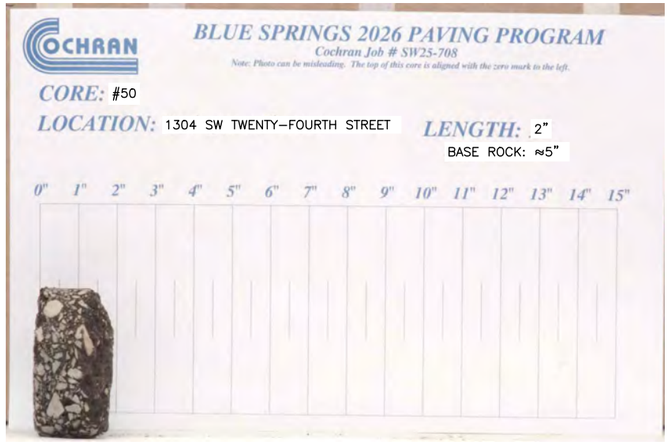
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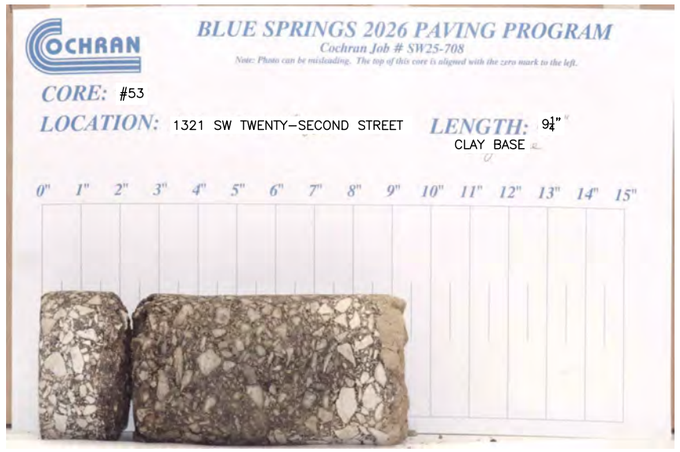


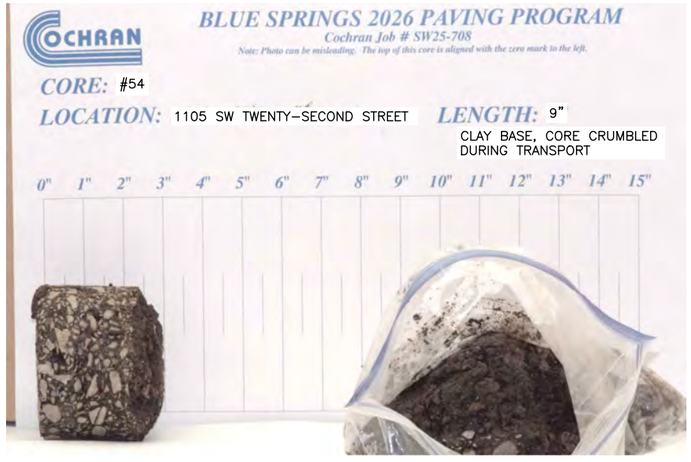












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BLUE SPRINGS, MISSOURI

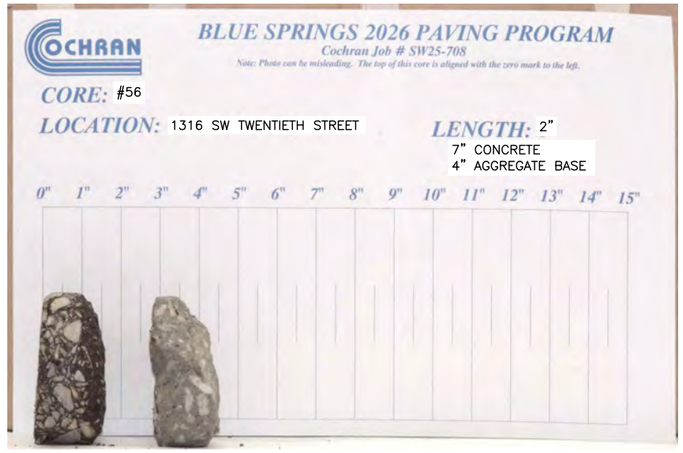
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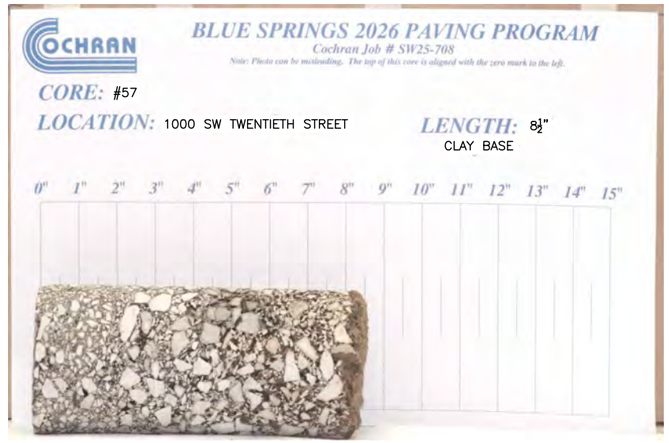
DATE:	REVISION:

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APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
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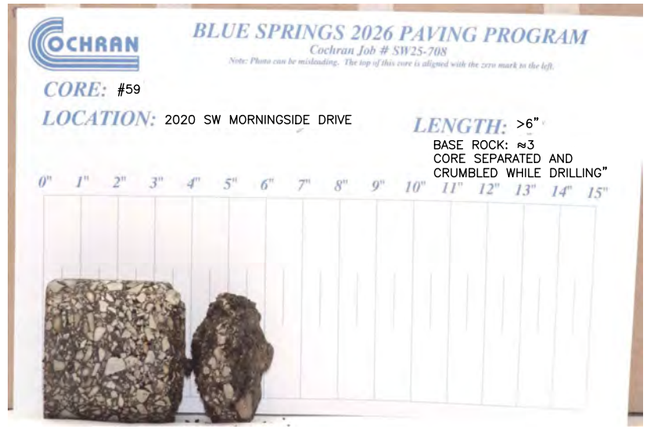
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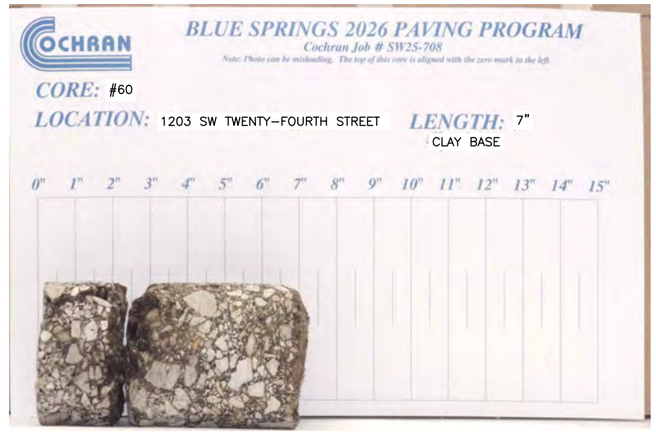


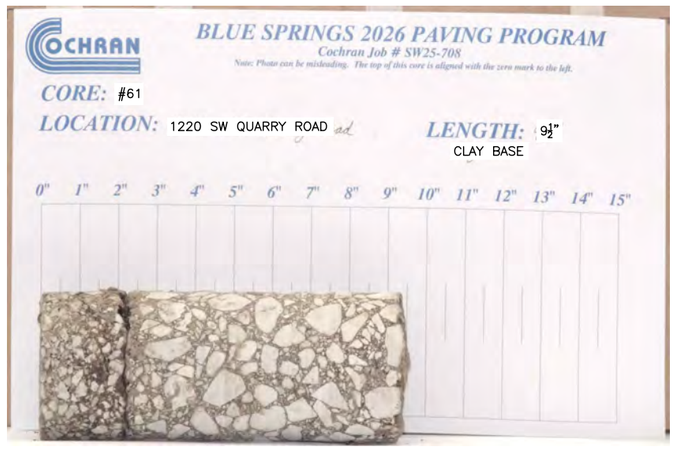


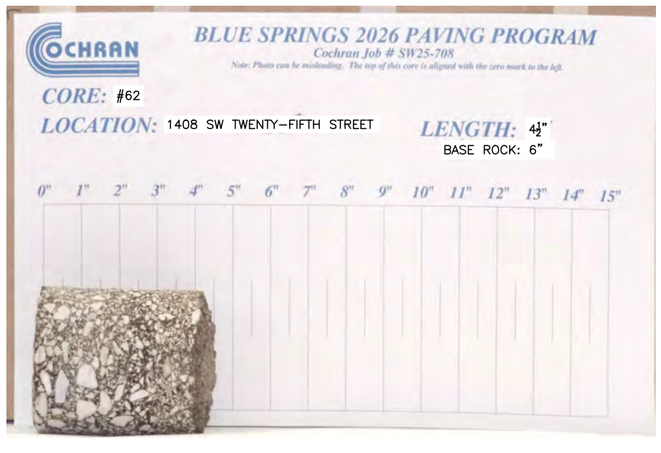


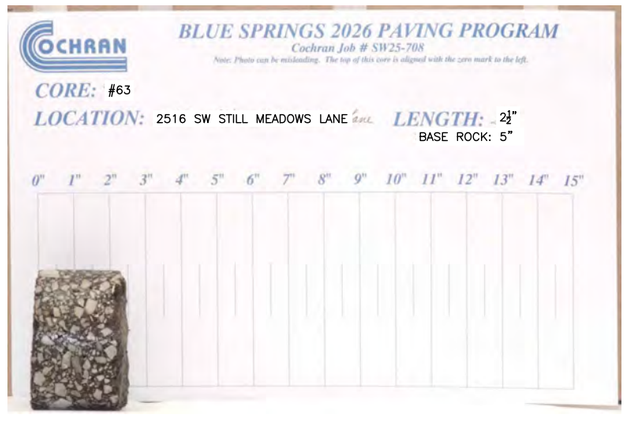












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BLUE SPRINGS, MISSOURI

CORING SAMPLES

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25–1031	
DWG. NO: CS-7	

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\CORING SAMPLES 1.dwg Tab: CS-7 Plotted on: Dec 18, 2025 - 1:46pm Plotted by: cmurrow

BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #64
LOCATION: 1718 SW TWENTY–FOURTH STREET
LENGTH: 7½"
CLAY BASE



BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #65
LOCATION: 1413 SW TWENTY–FOURTH STREET
LENGTH: 9"
CLAY BASE



BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #66
LOCATION: 1412 SW TWENTY–THIRD STREET
LENGTH: 7½"
CLAY BASE



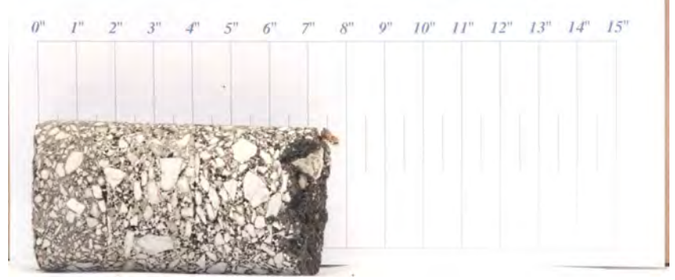
BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #67
LOCATION: 1500 SW TWENTY–SECOND STREET
LENGTH: 4"
BASE ROCK: 5"
FELT LAYER, ASPHALT CRUMBLEDUNDER FELT WHILE DRILLING



BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #68
LOCATION: 1612 SW TWENTY–FIRST STREET
LENGTH: 7½"
BASE ROCK: 3"



BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #69
LOCATION: 1508 SW TWENTIETH STREET
LENGTH: 3"
BASE ROCK: 6"



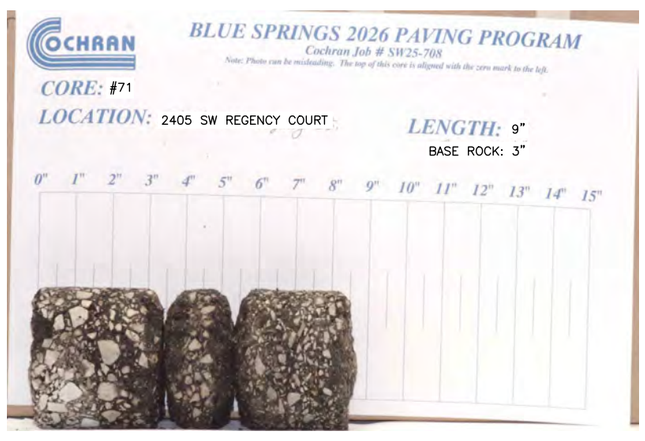
BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #70
LOCATION: 2317 SW OPOSSUM HOLLOW ROAD
LENGTH: 8"
BASE ROCK: 3"



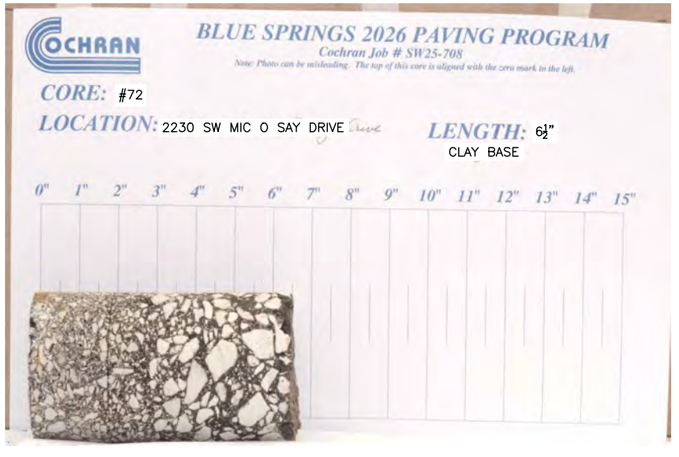
BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
Note: Photo can be misleading. The top of this core is aligned with the zero mark to the left.

CORE: #71
LOCATION: 2405 SW REGENCY COURT
LENGTH: 9"
BASE ROCK: 3"



BLUE SPRINGS 2026 PAVING PROGRAM
Cochran Job # SW25-708
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CORE: #72
LOCATION: 2230 SW MIC O SAY DRIVE
LENGTH: 6½"
CLAY BASE



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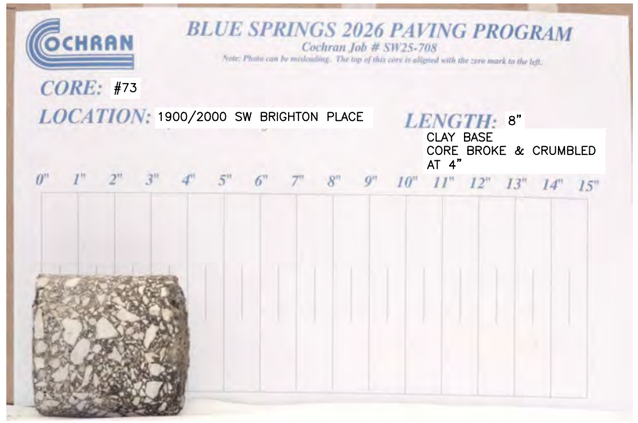
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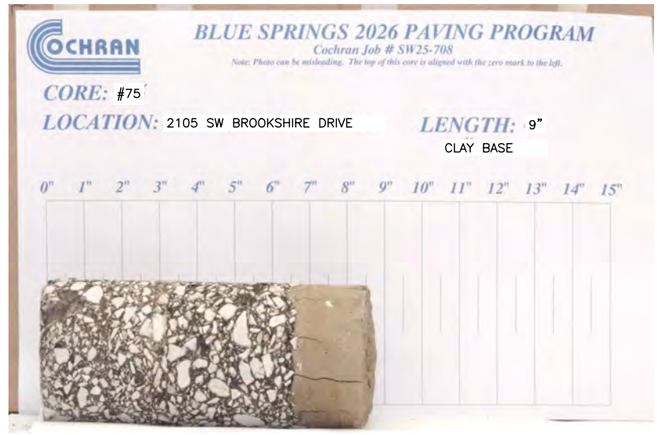
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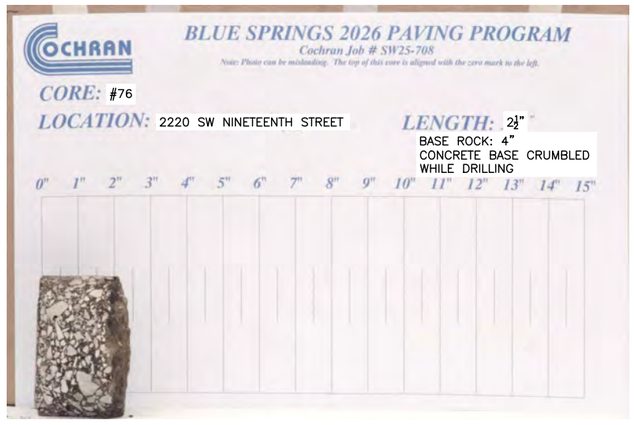
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DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25–1031	
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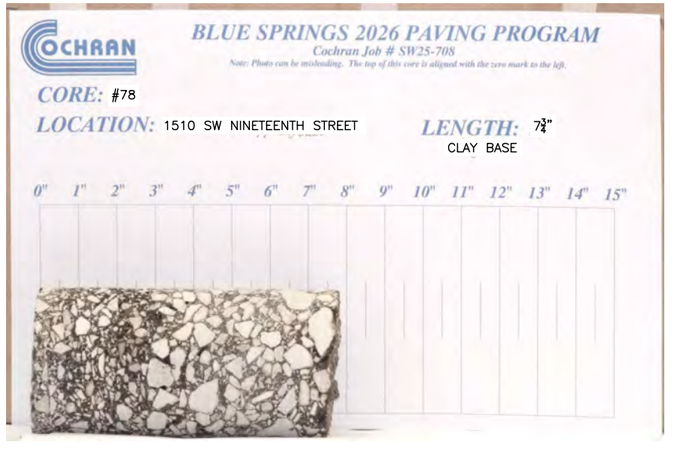


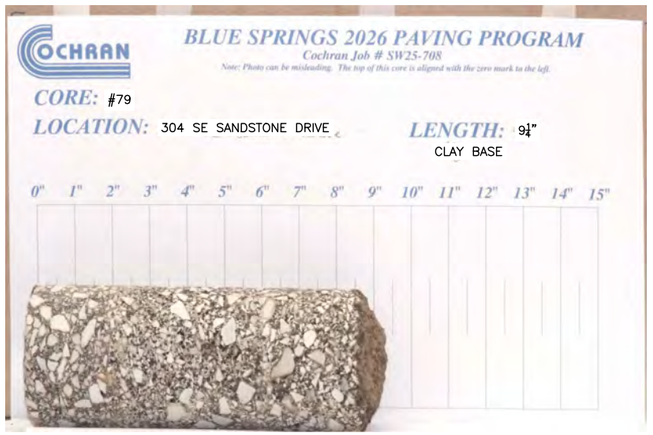


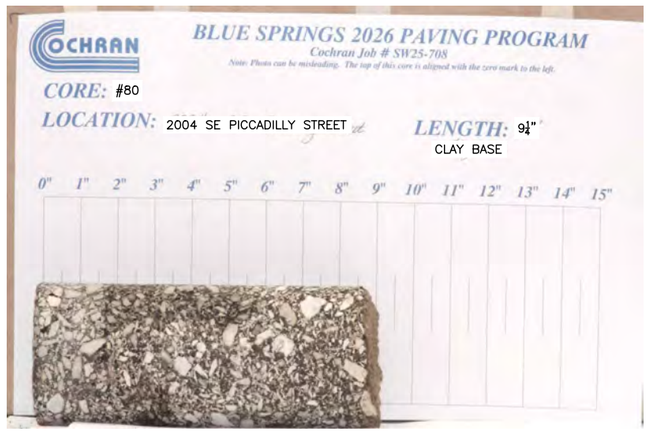


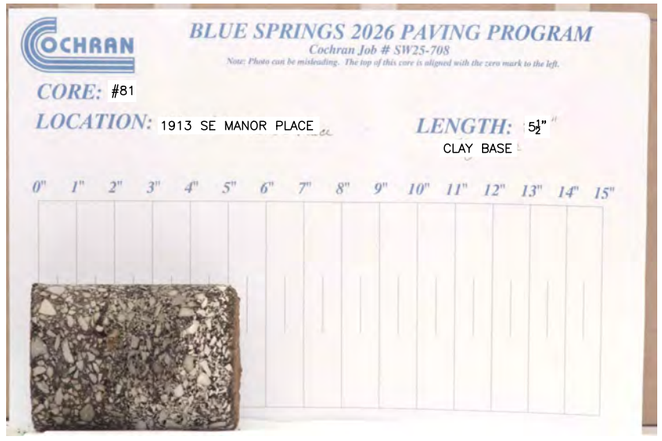












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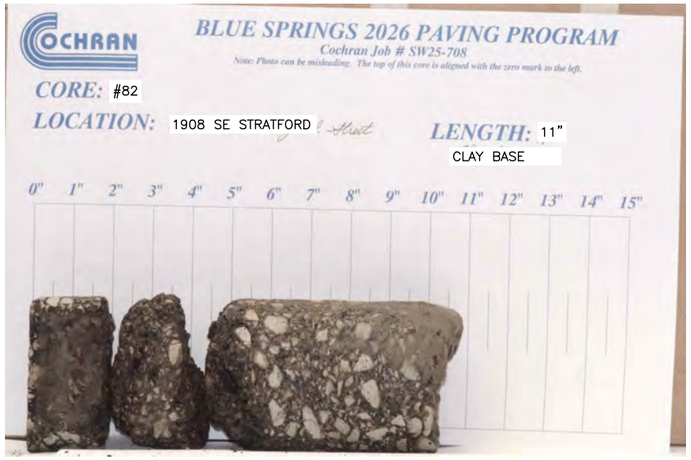
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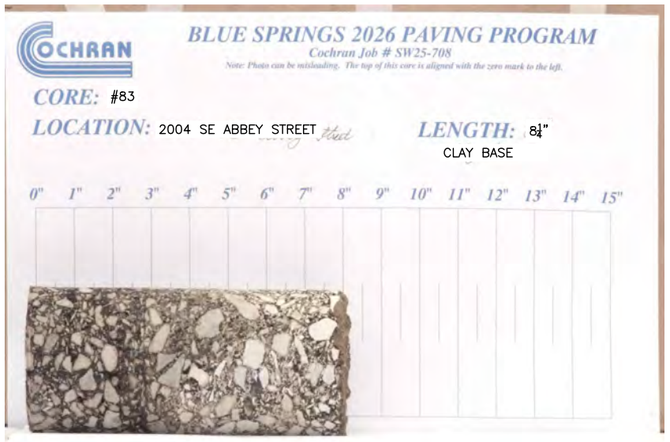
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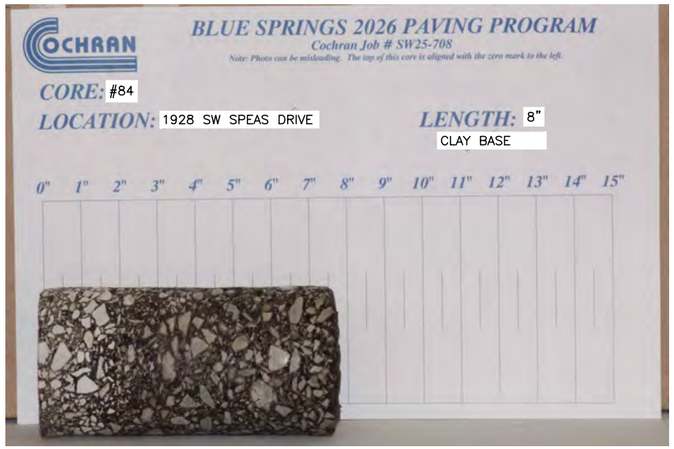
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CDM	TLW

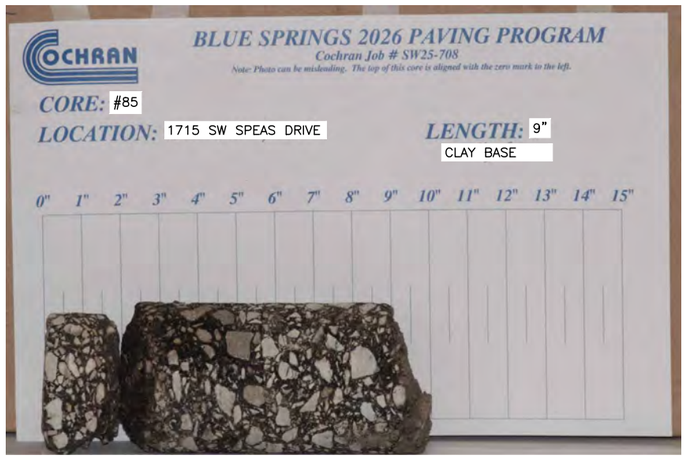
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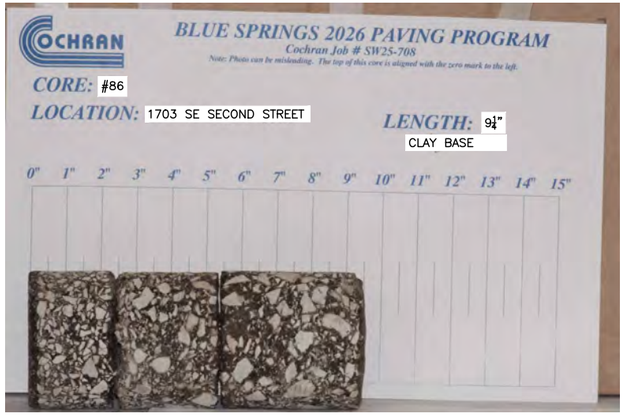
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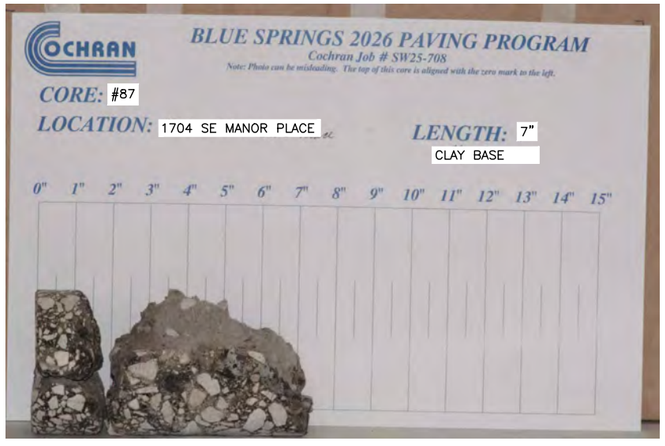


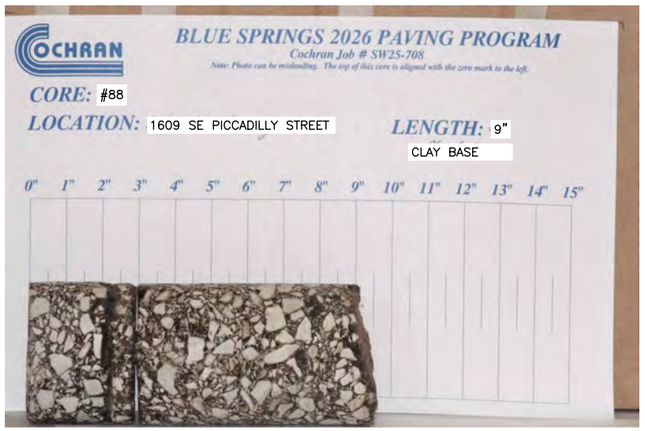
















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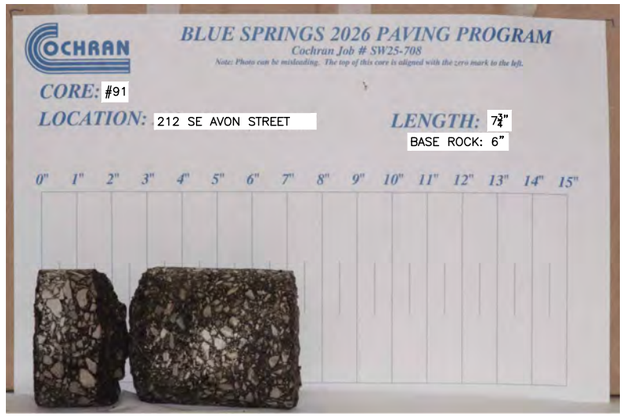
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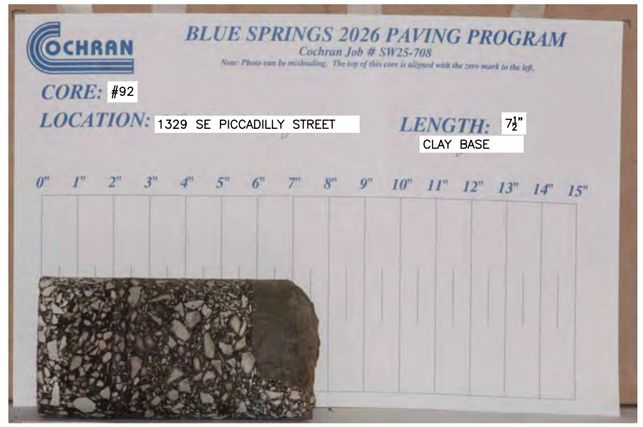
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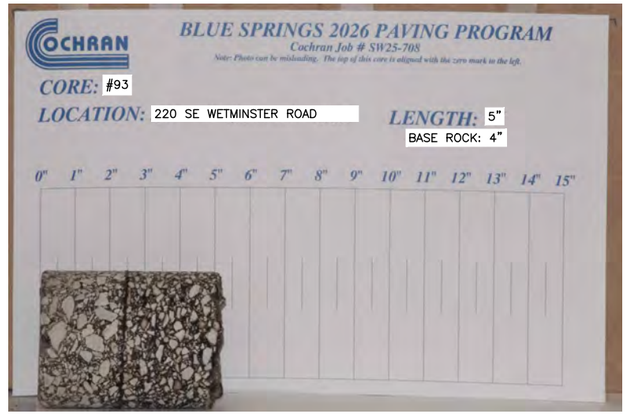
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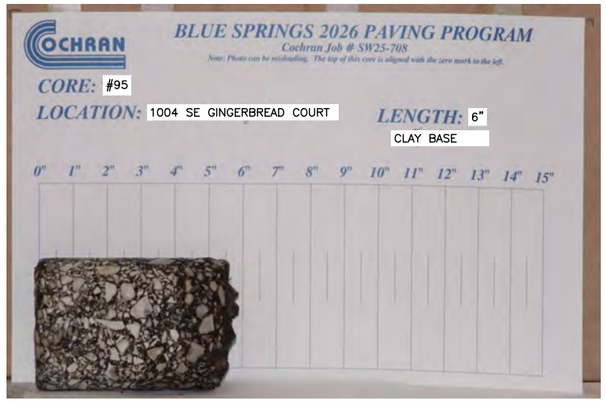
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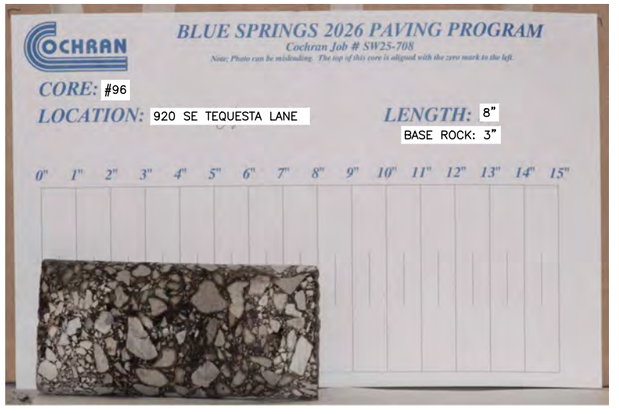


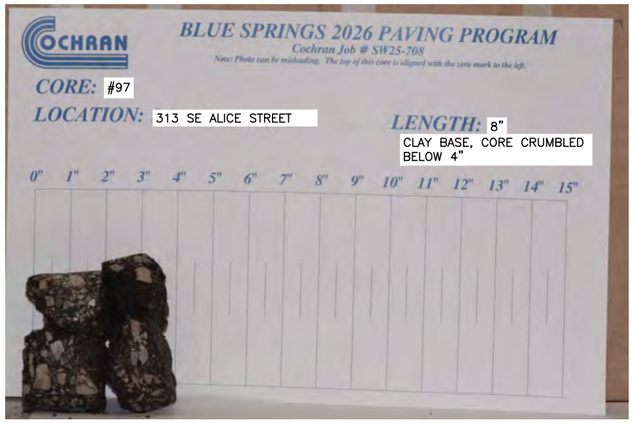


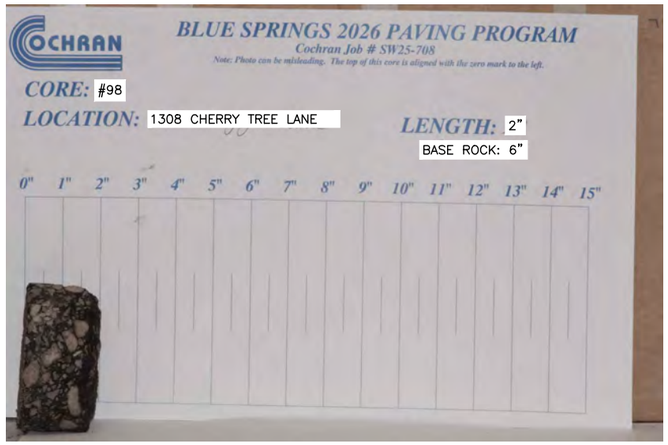


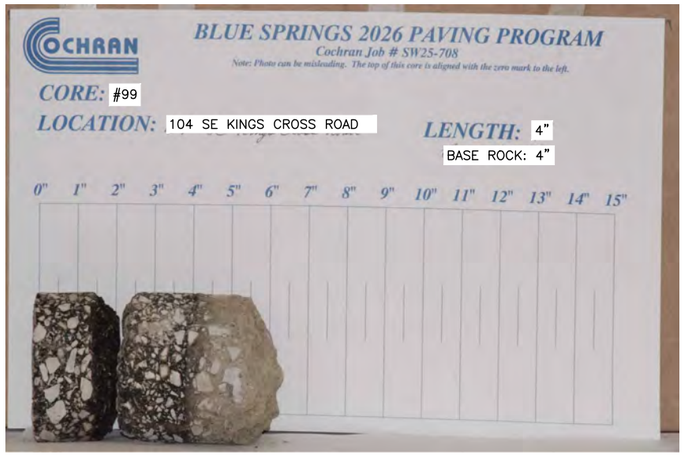












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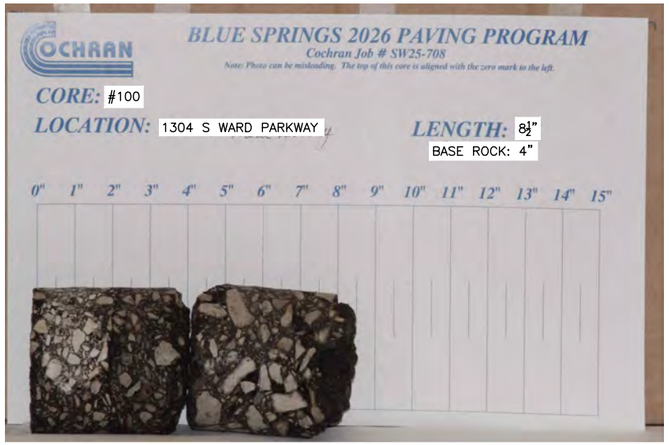
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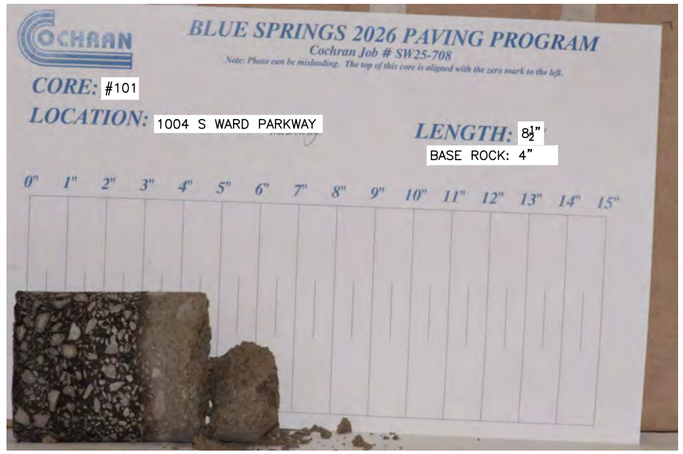
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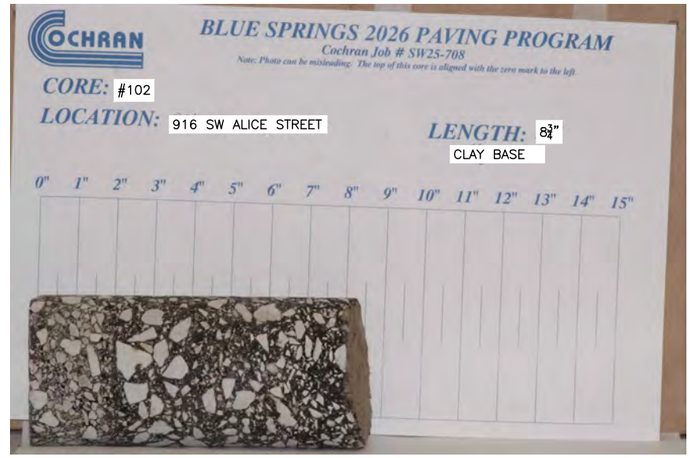
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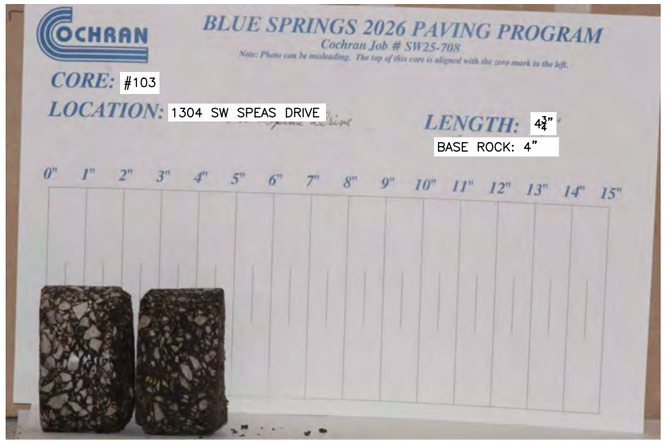
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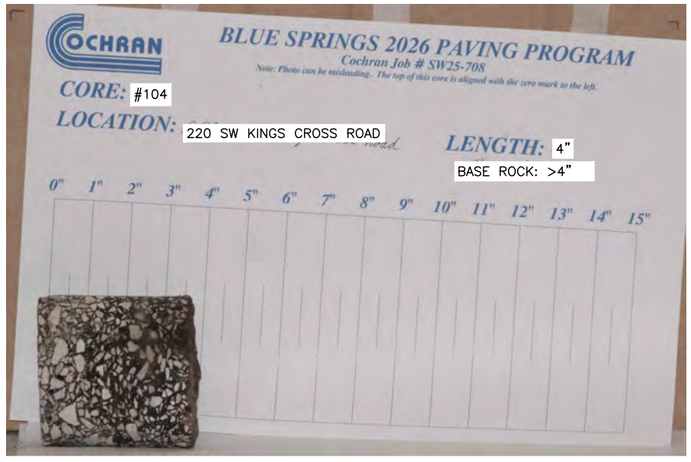
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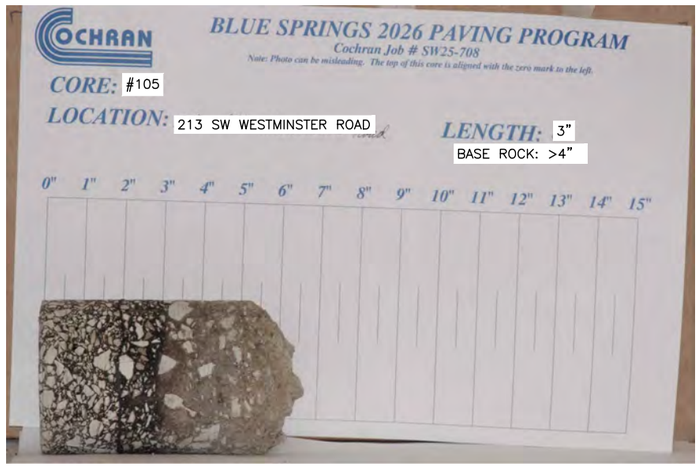


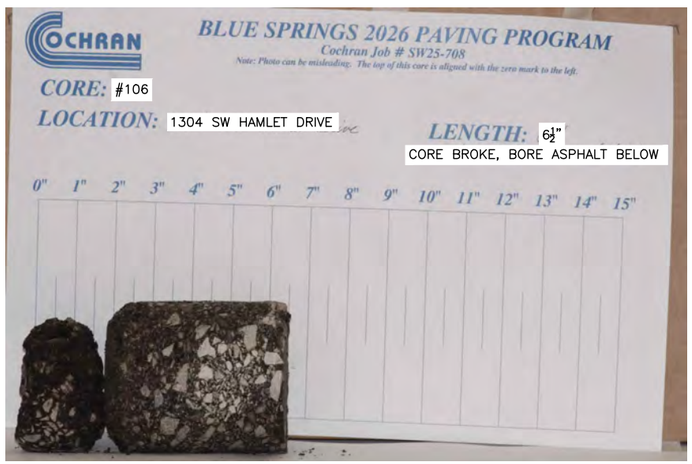


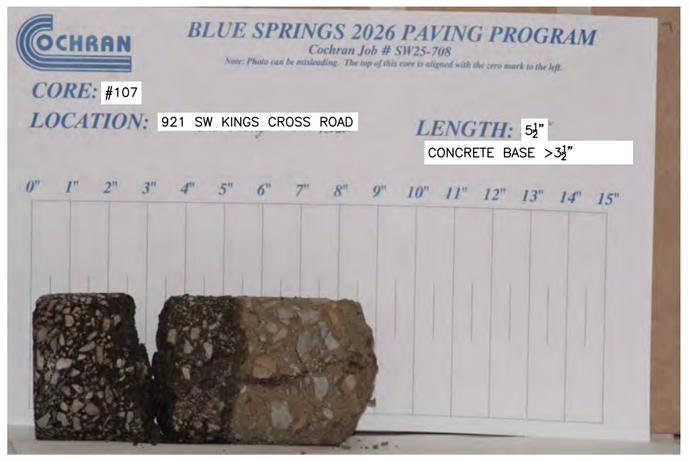


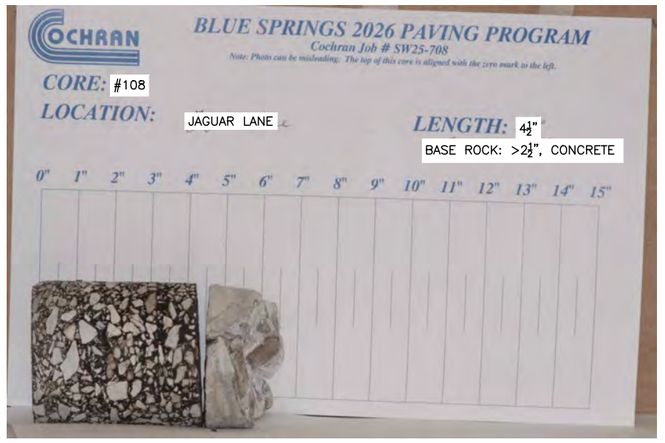












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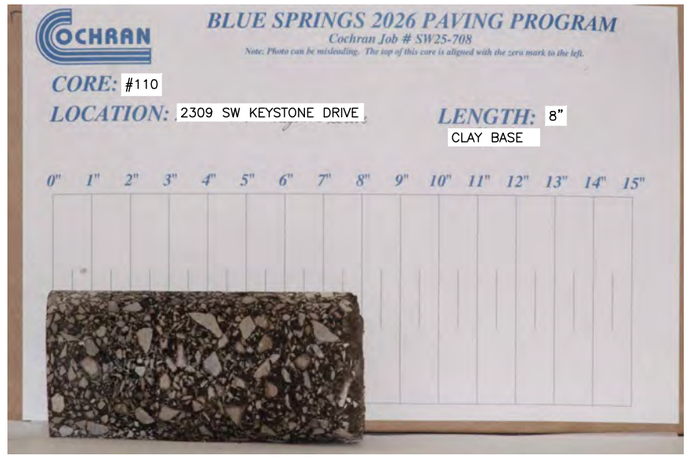
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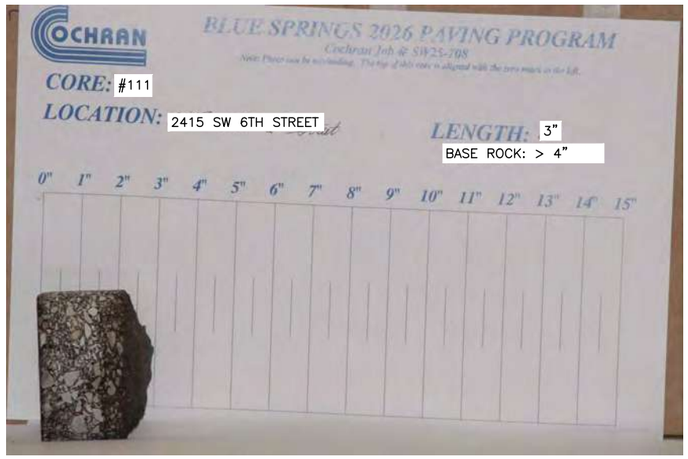
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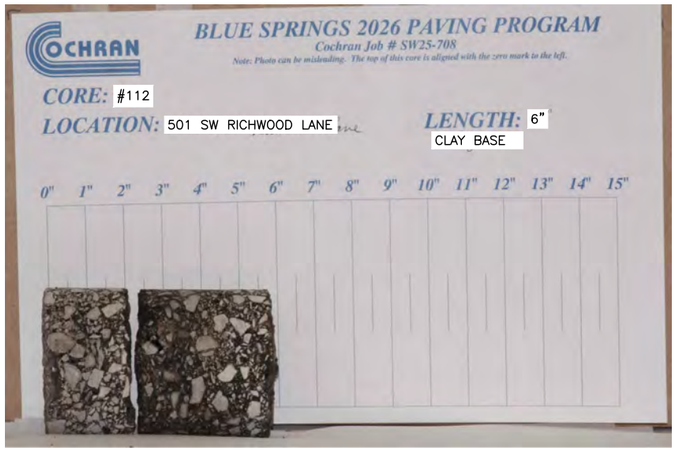
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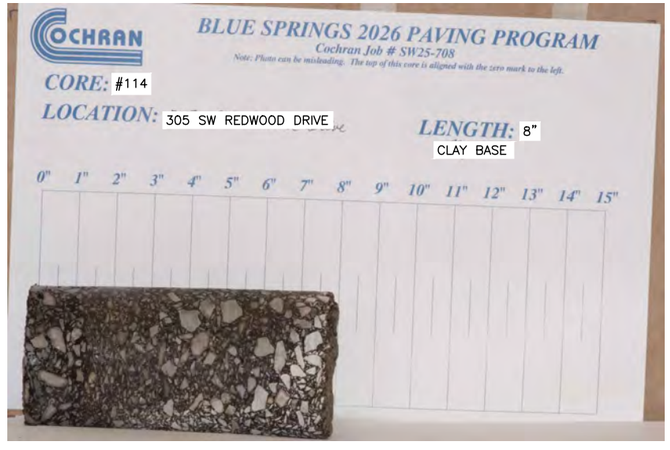




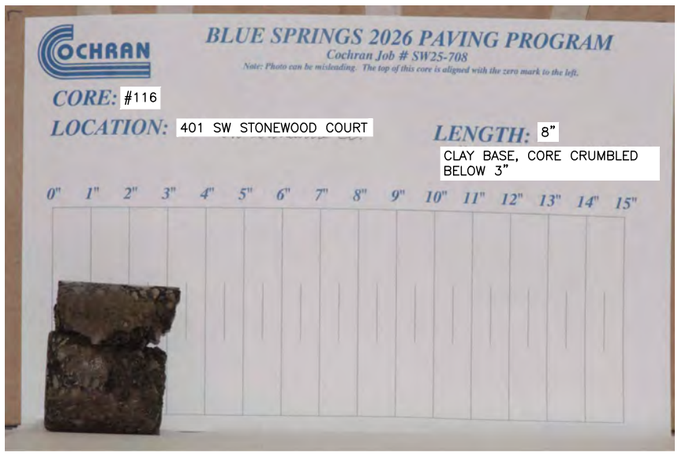


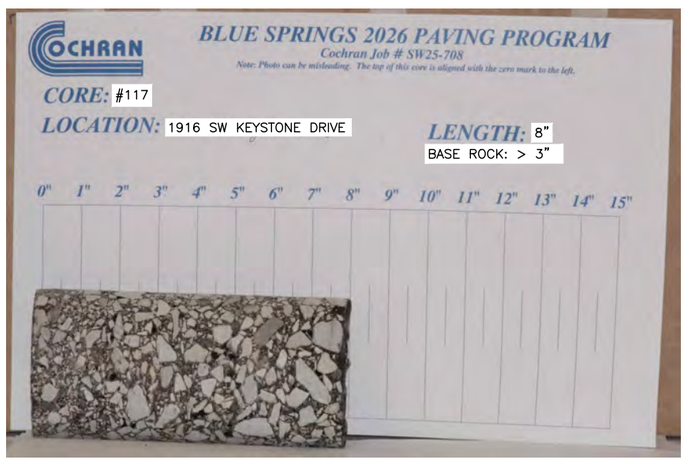












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ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

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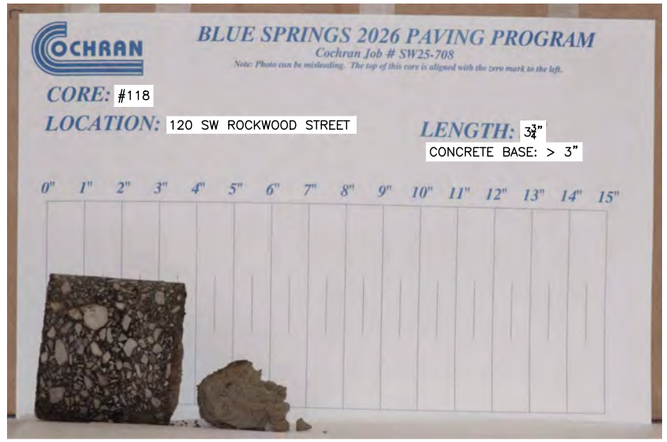
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CORING SAMPLES

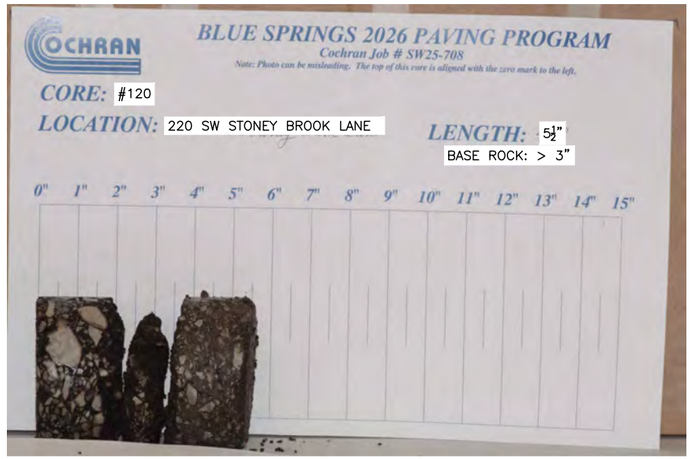
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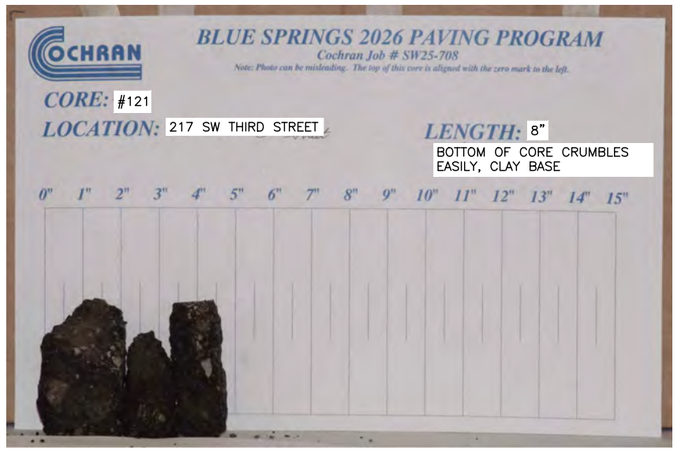
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DATE: DEC. 2025
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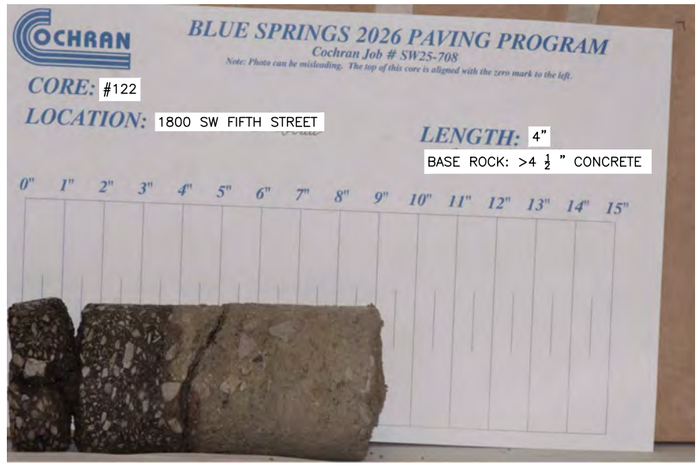
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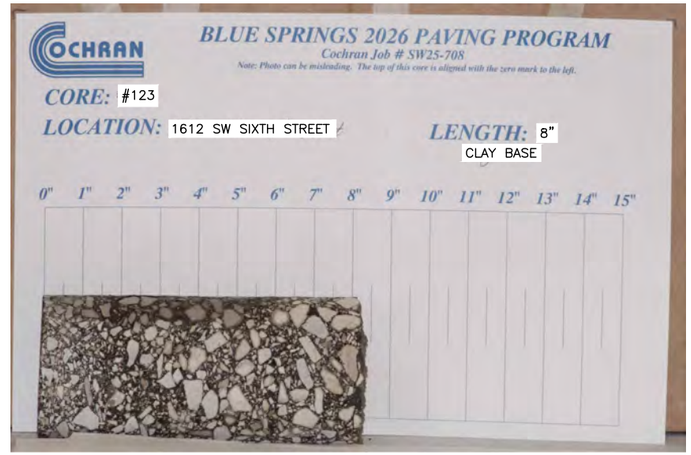


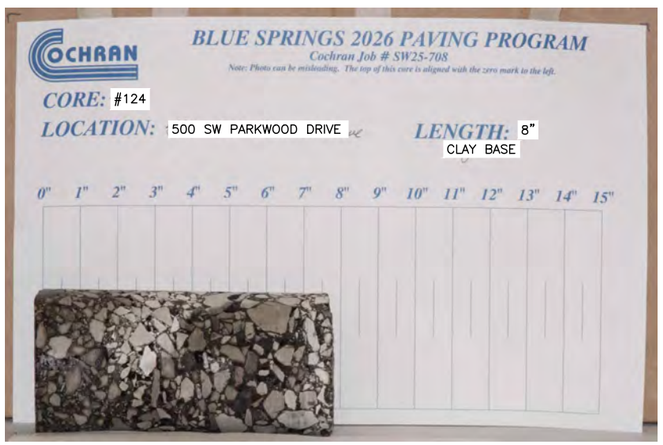


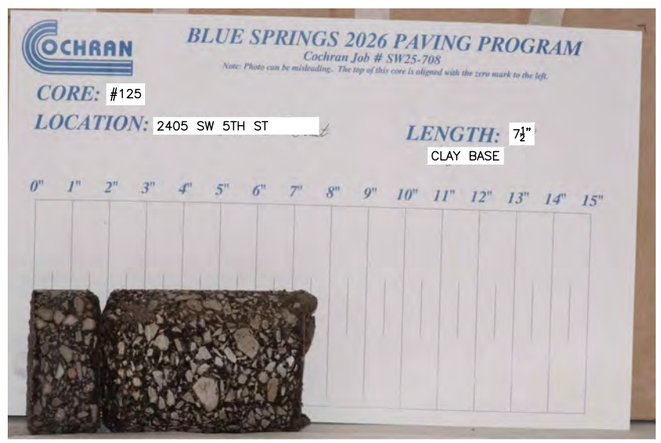


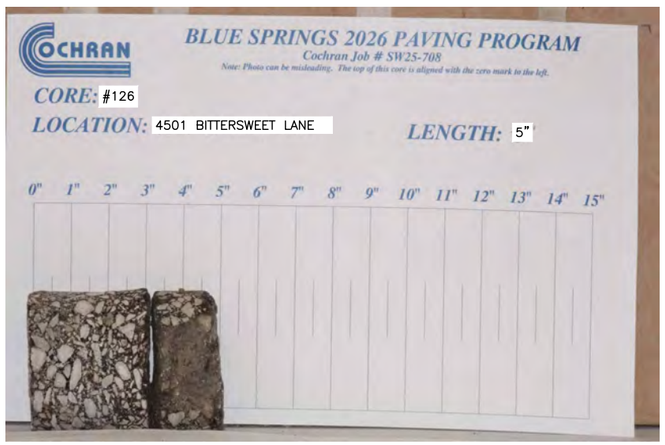












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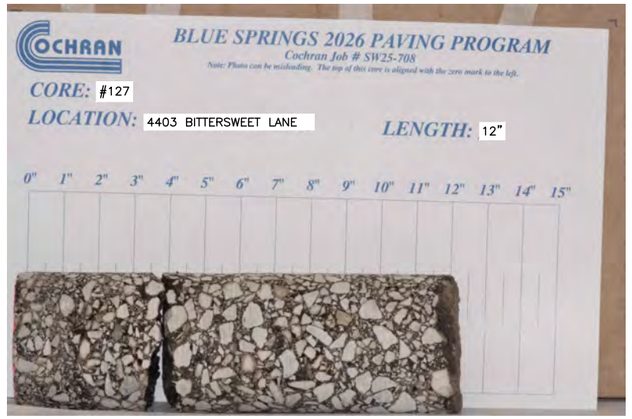
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BLUE SPRINGS, MISSOURI

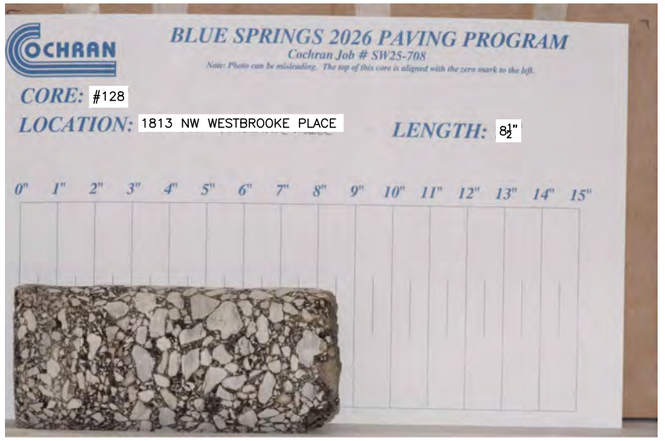
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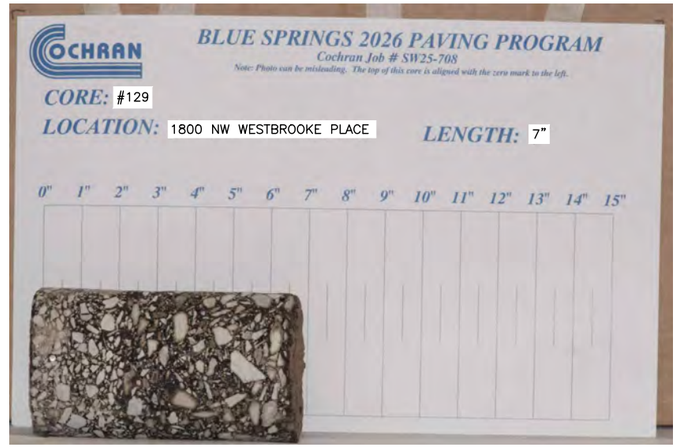
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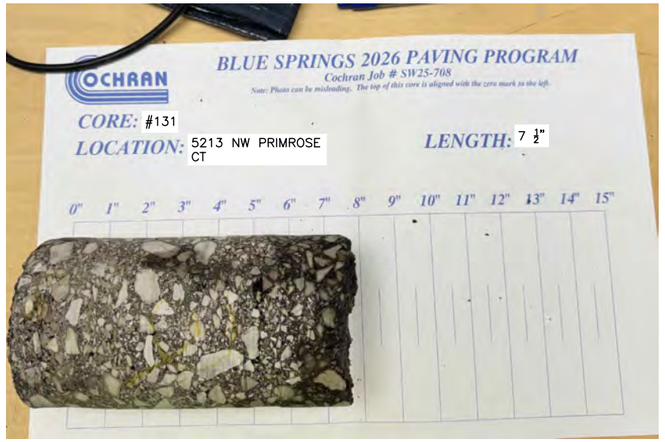
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BLUE SPRINGS, MISSOURI

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CDM	TLW

DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: CS-15

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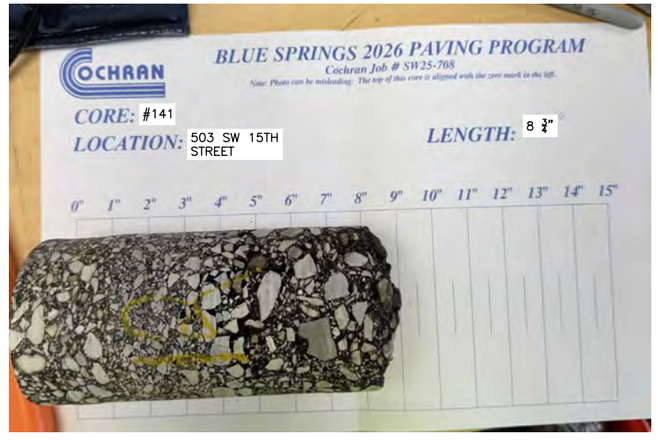




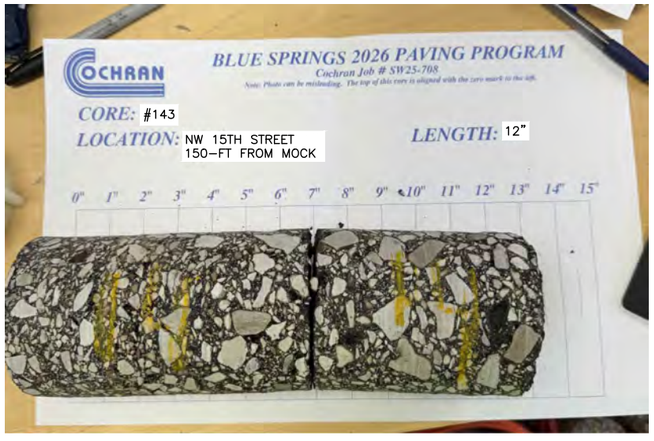


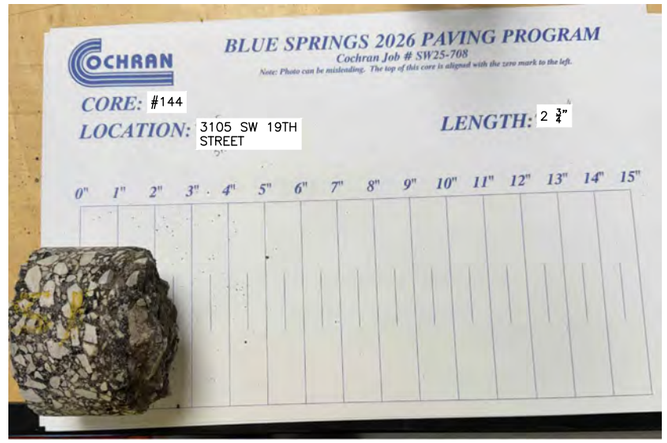












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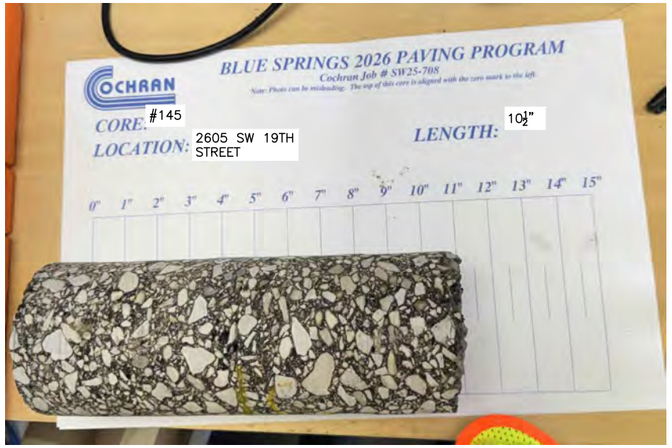
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2026 NEIGHBORHOOD STREET
PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

CORING SAMPLES

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25-1031	
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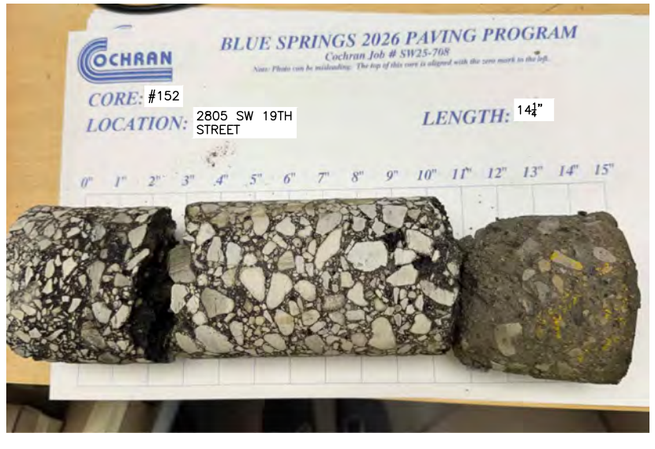














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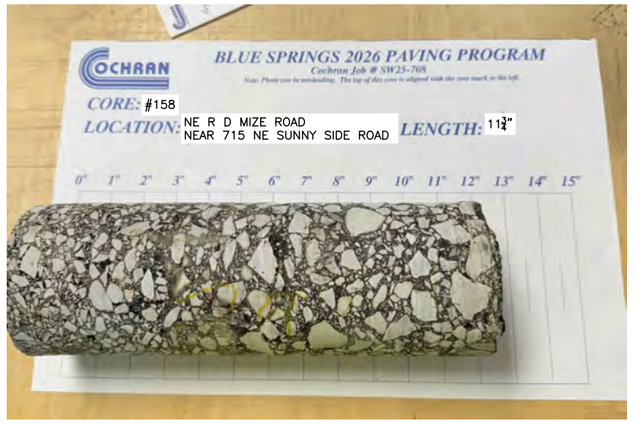
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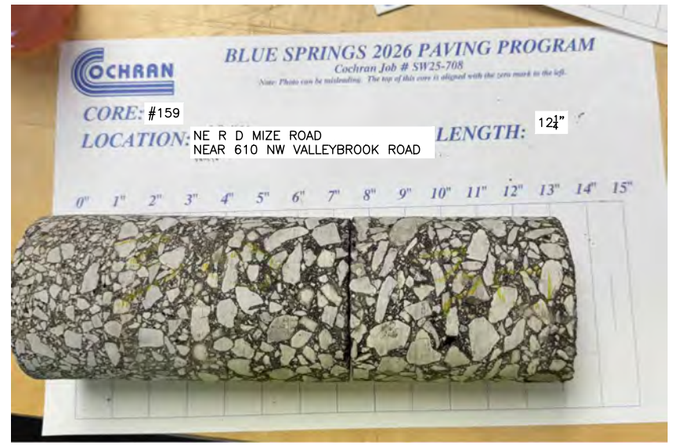




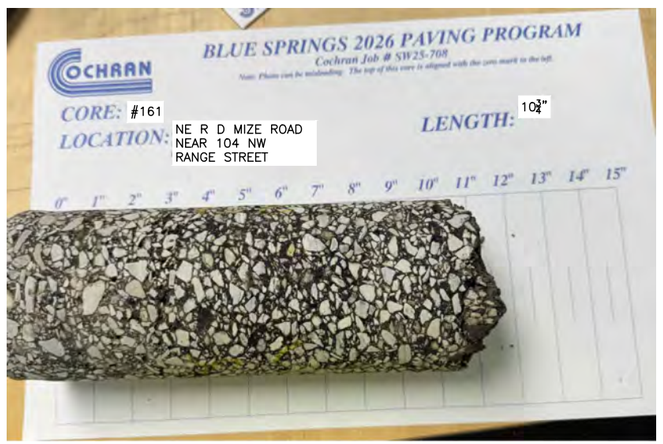














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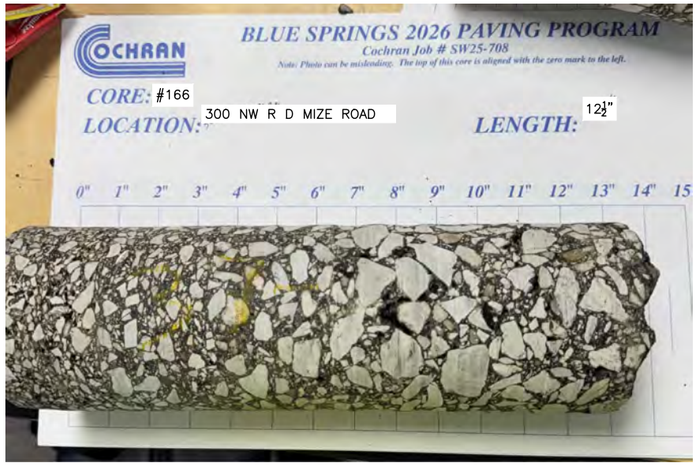
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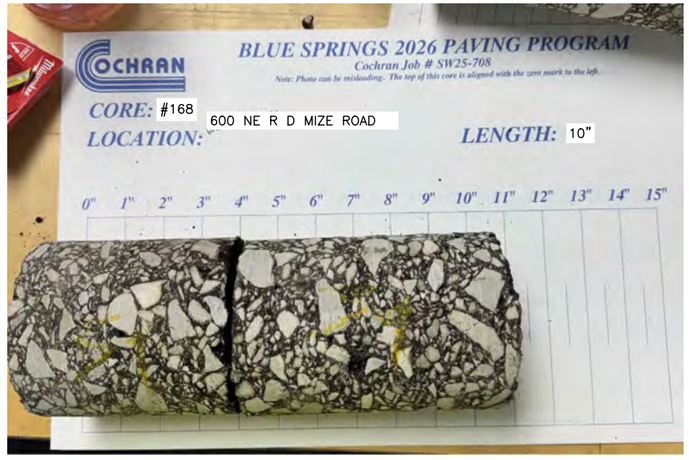






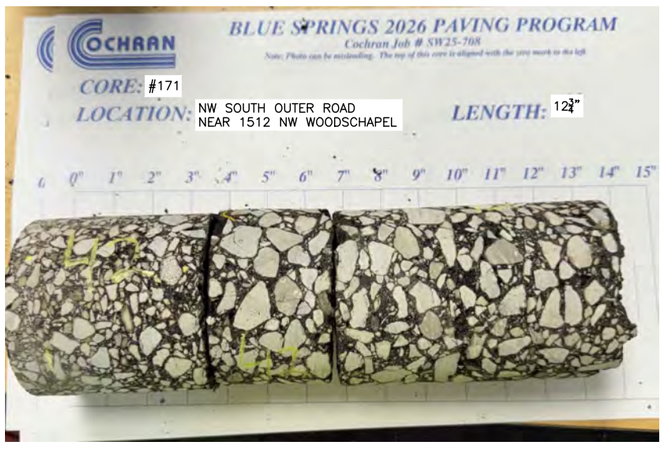












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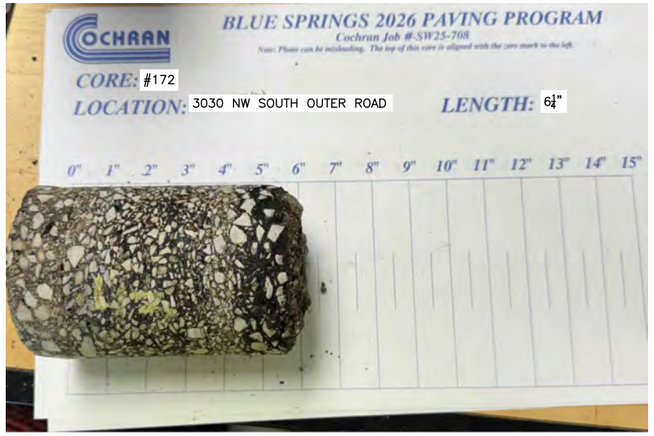
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PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

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DATE: DEC. 2025
SCALE: NO SCALE
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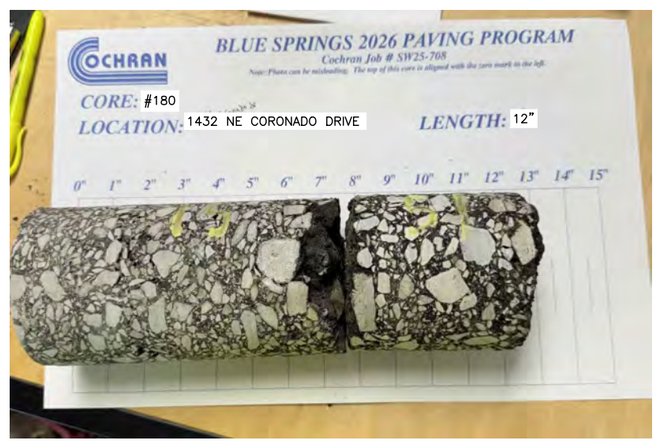












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DWG. NO: CS-20

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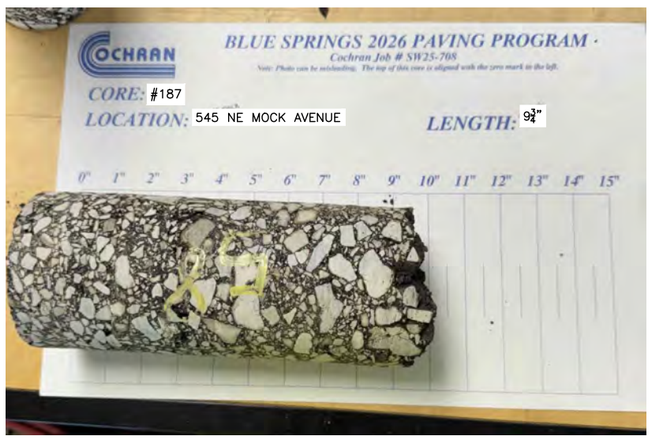


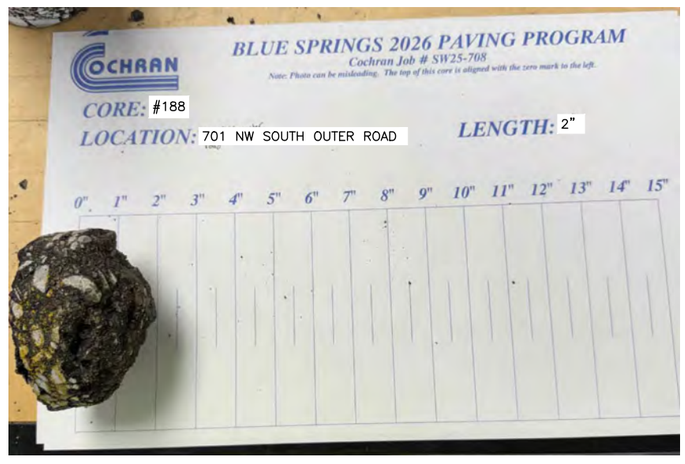














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CDM	TLW

DATE: DEC. 2025
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DWG. NO: CS-21

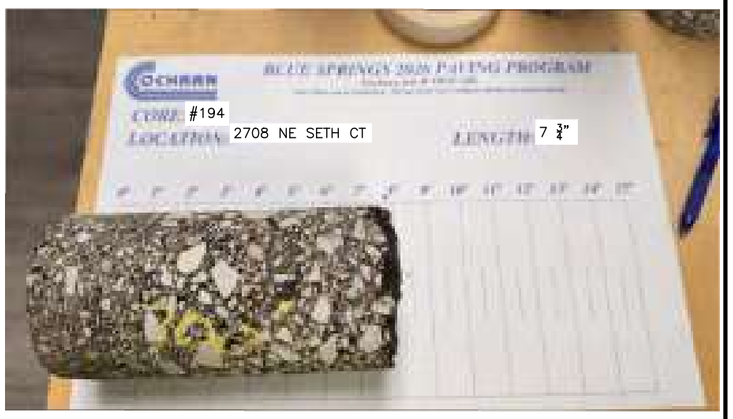
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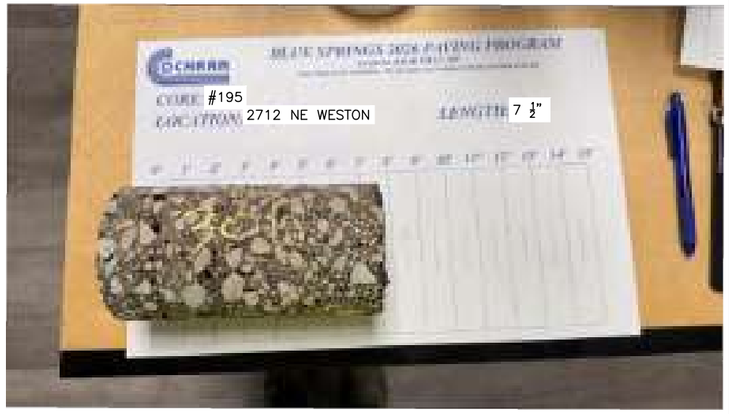


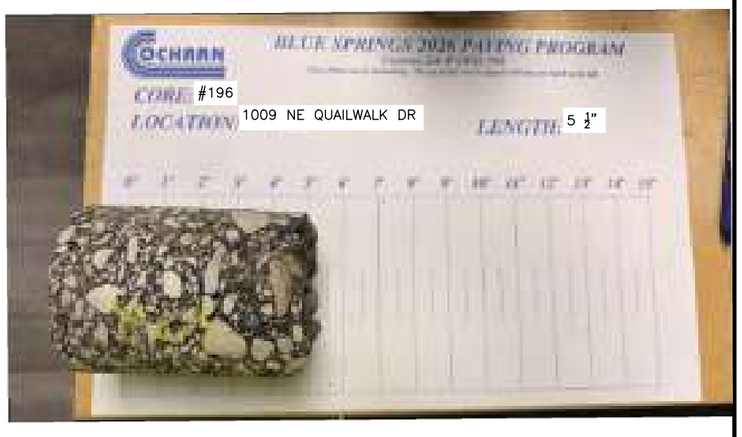


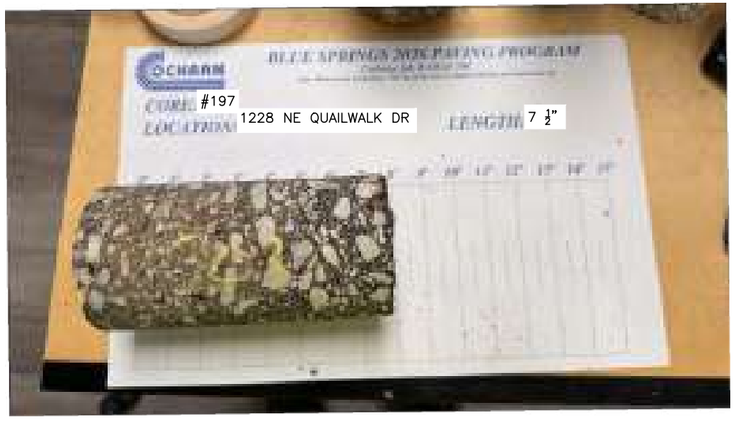














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BLUE SPRINGS, MISSOURI

CORING SAMPLES

REVISION:	DATE:	DWN. BY:	APP'D. BY:
		CDM	TLW

DATE: DEC. 2025
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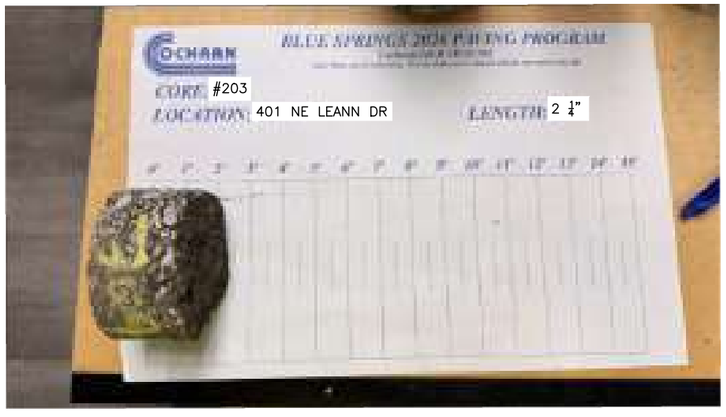
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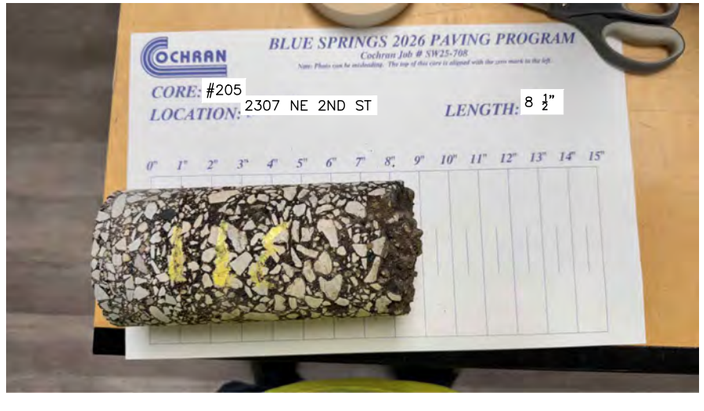
















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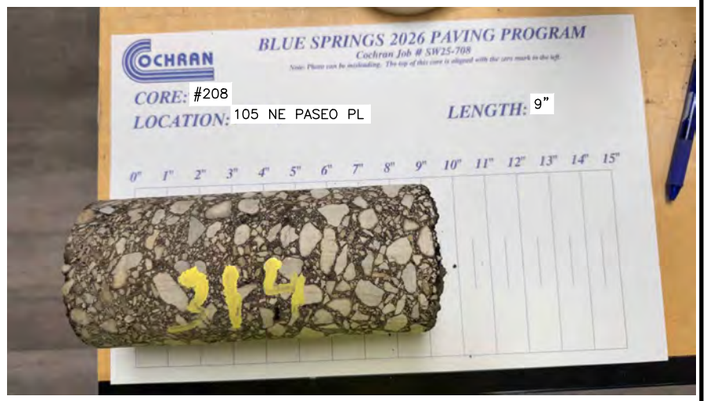
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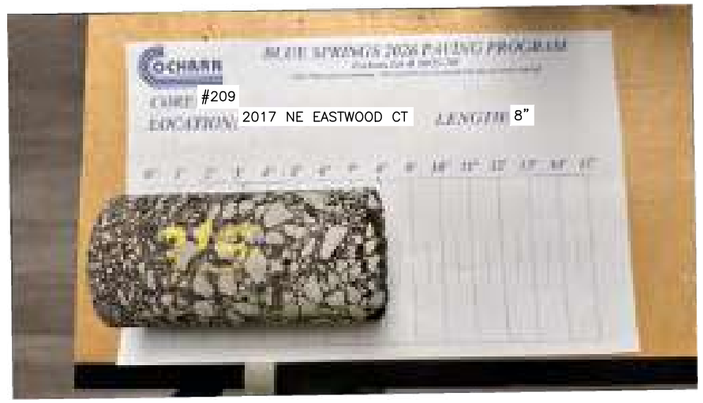
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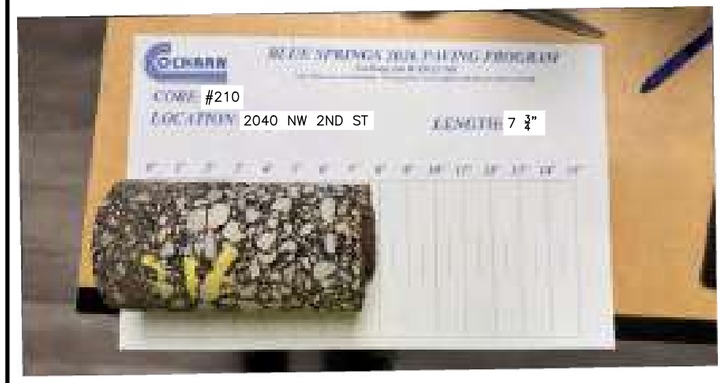
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CDM	TLW

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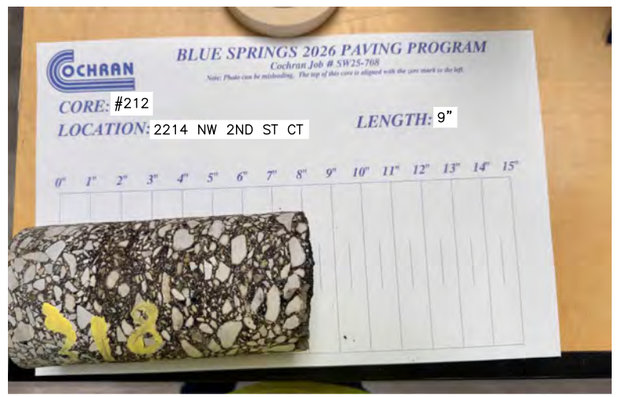
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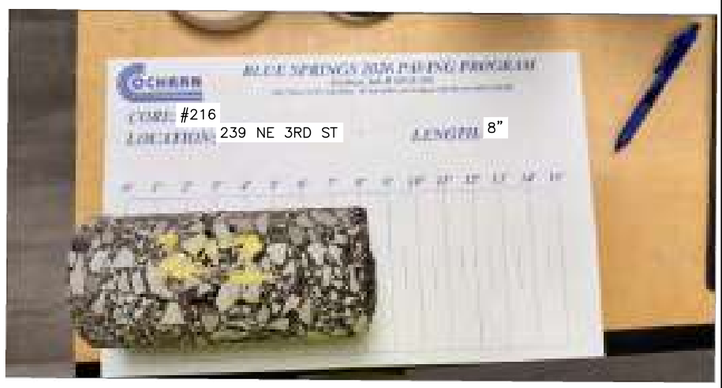












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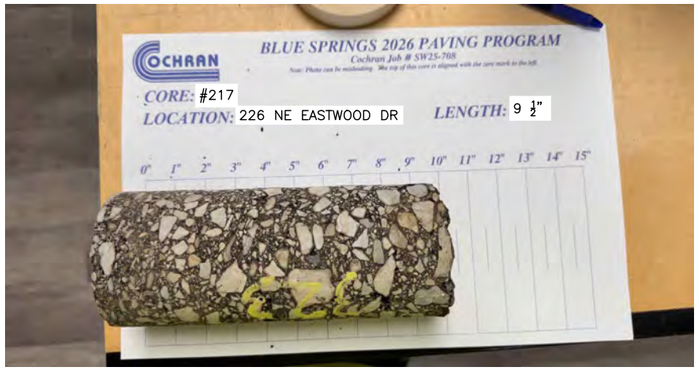
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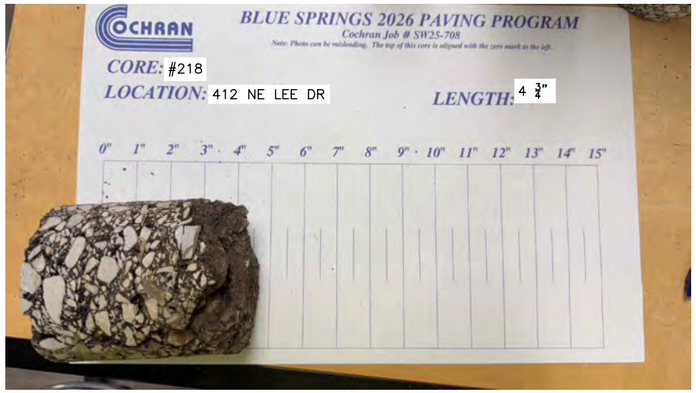
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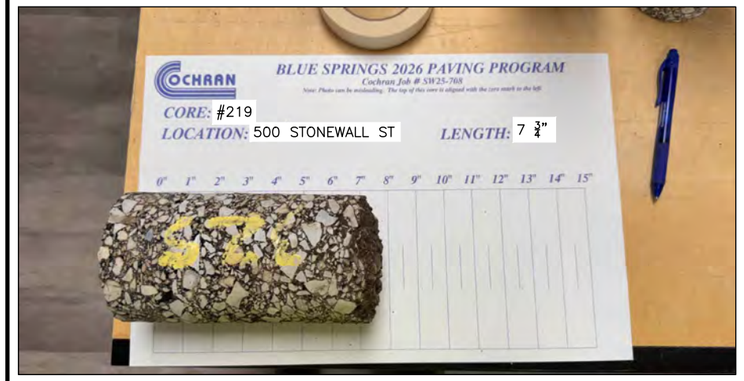
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APP'D. BY: TLW
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DWG. NO.: CS-24

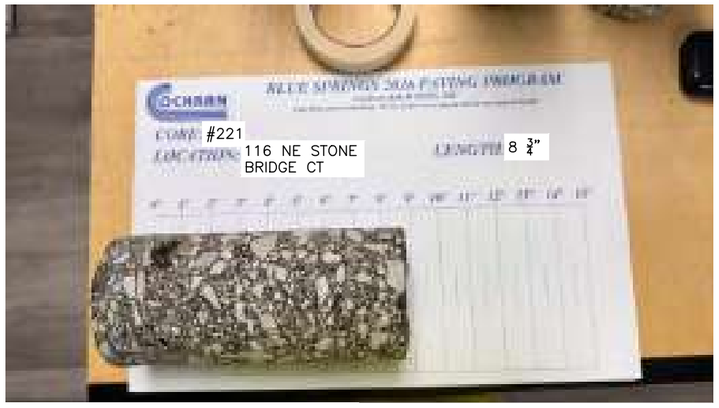
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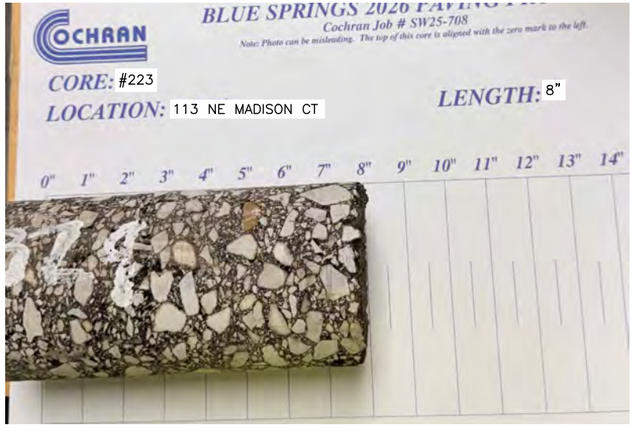




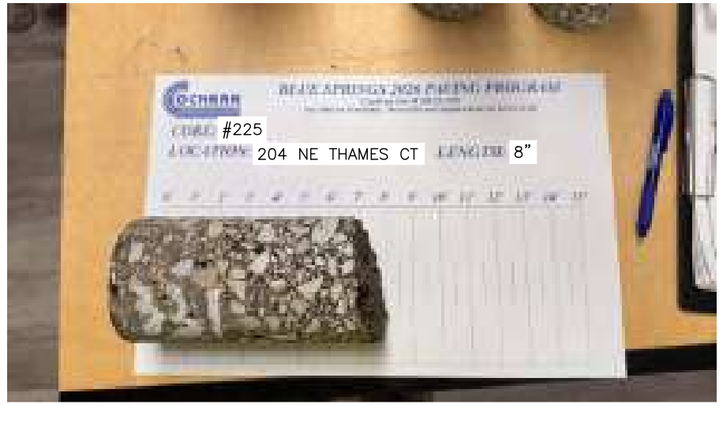












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BLUE SPRINGS, MISSOURI

CORING SAMPLES

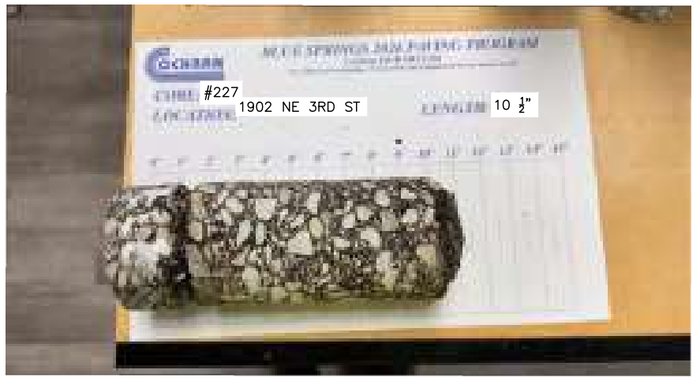
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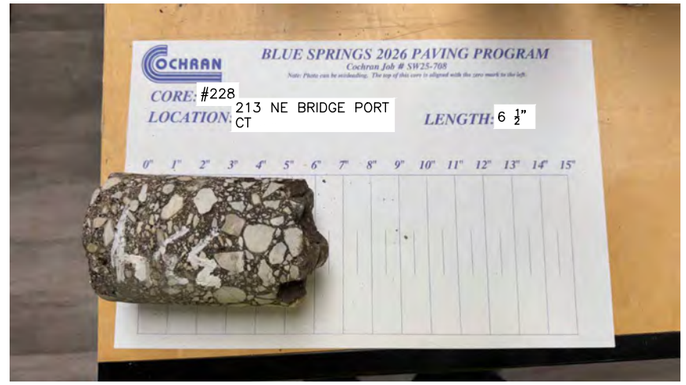
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CDM	TLW

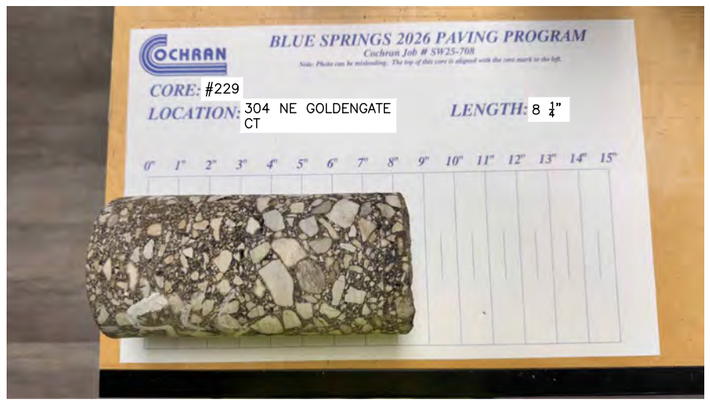
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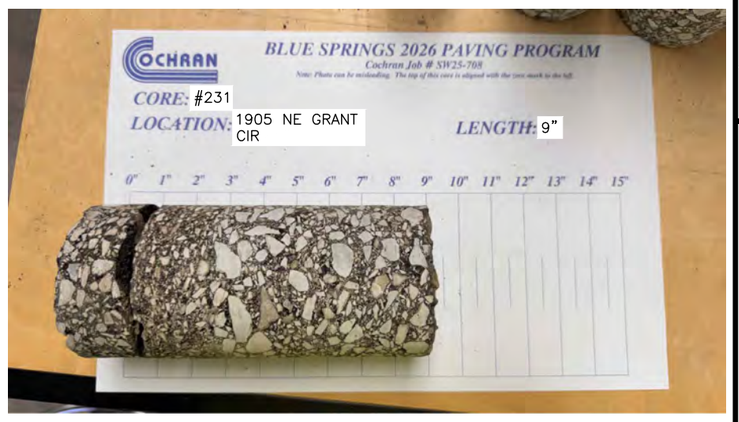




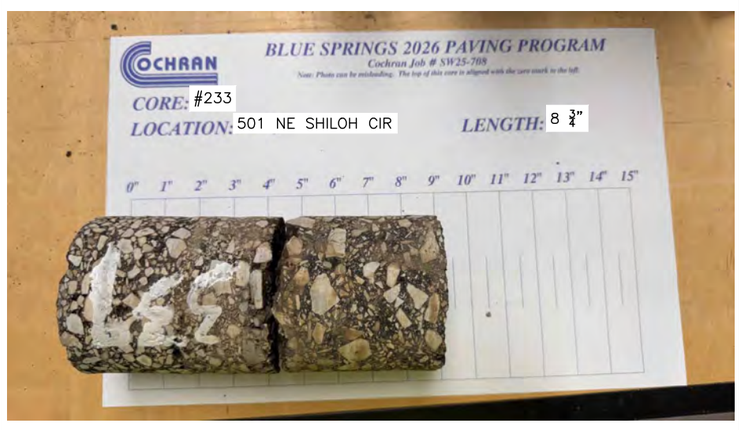


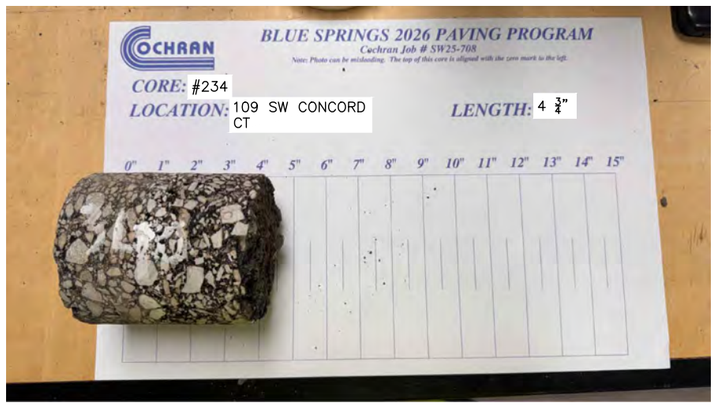












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BLUE SPRINGS, MISSOURI

CORING SAMPLES

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APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
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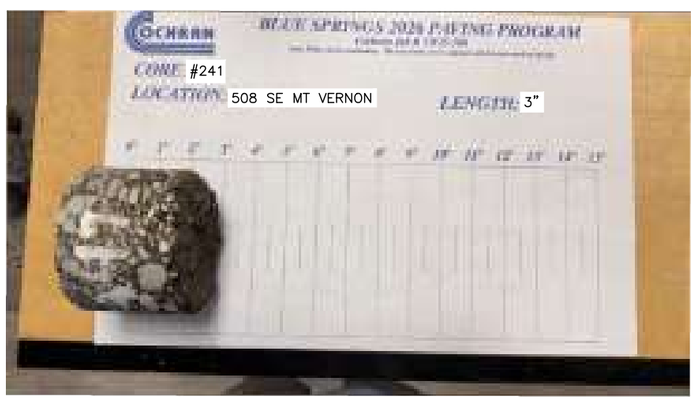
















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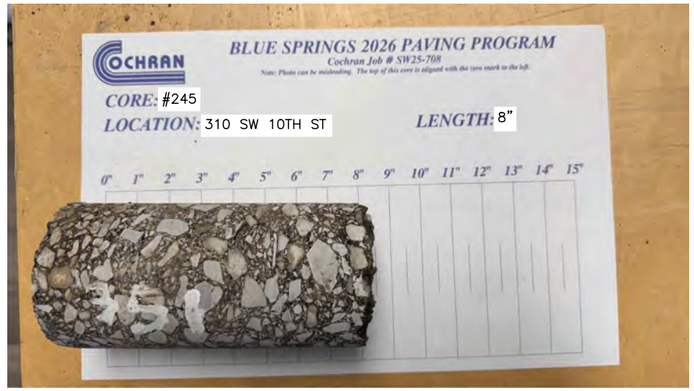
CORING SAMPLES

DATE:	REVISION:

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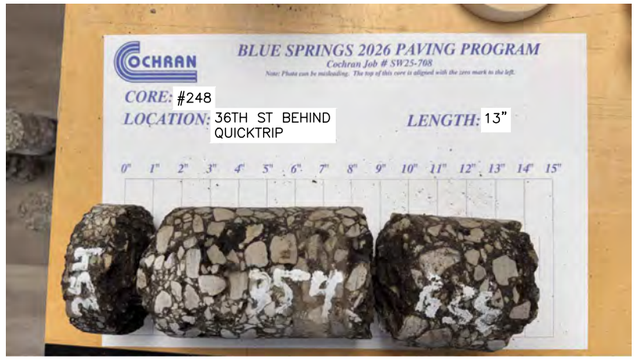
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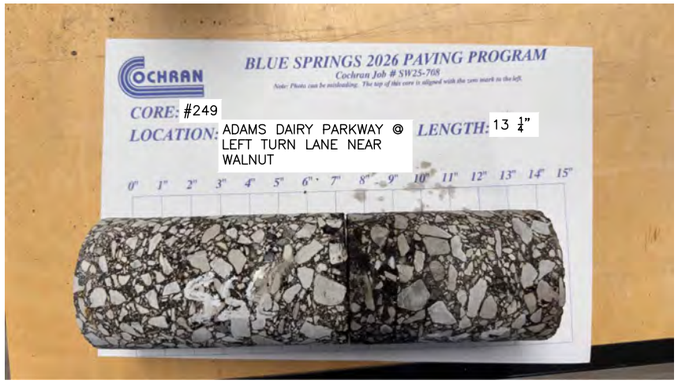


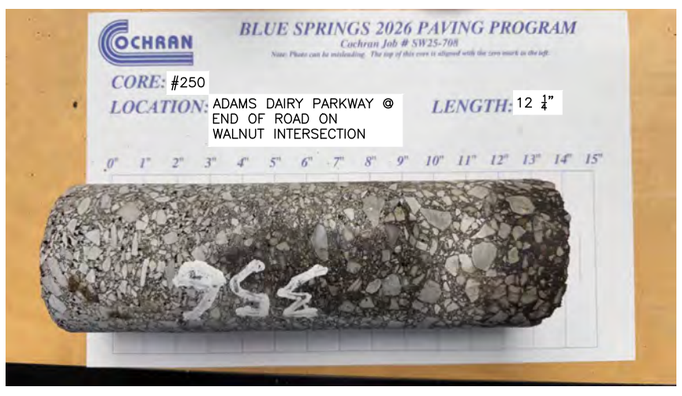
















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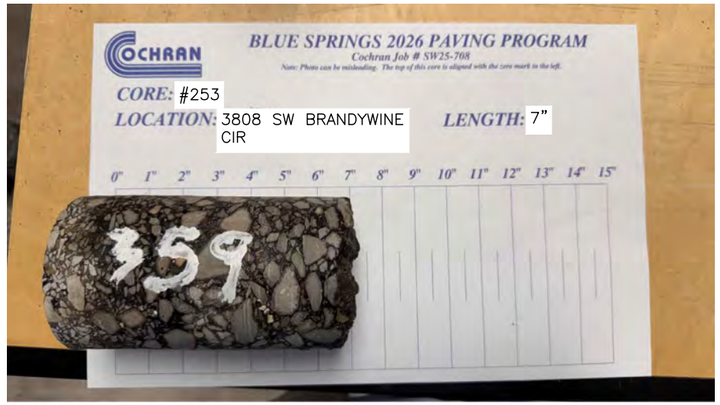
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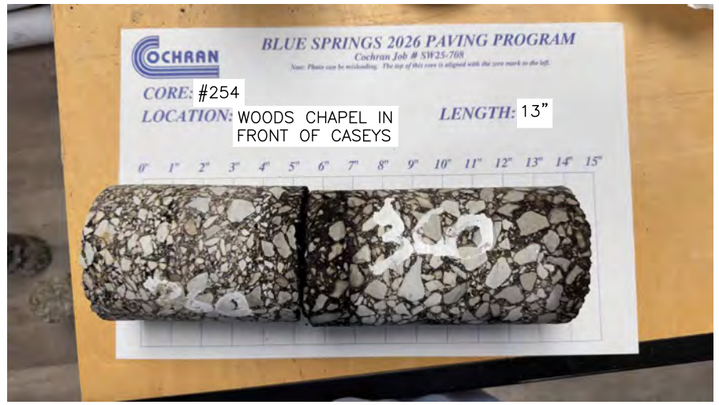
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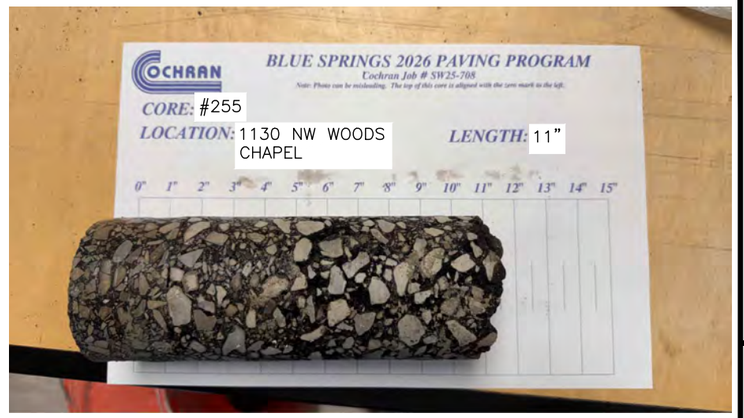
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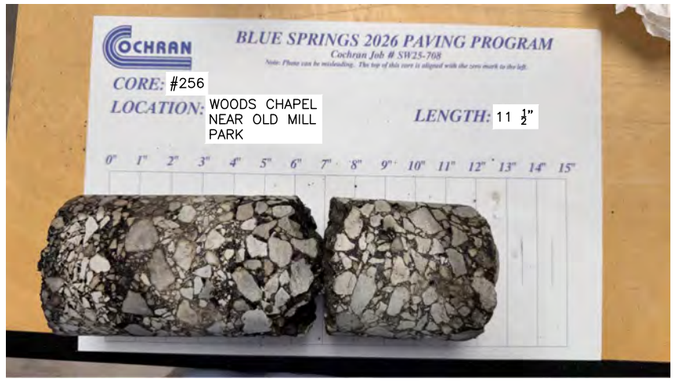
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DATE: DEC. 2025
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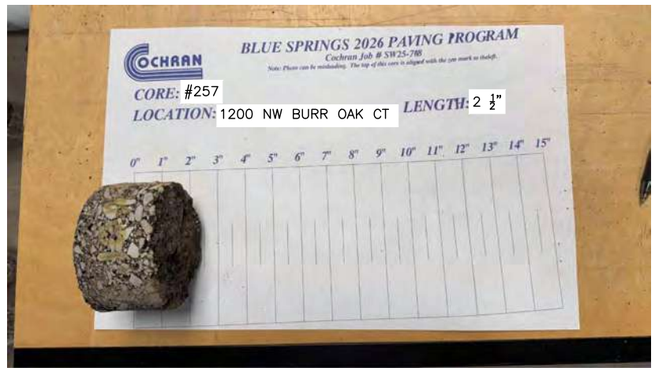
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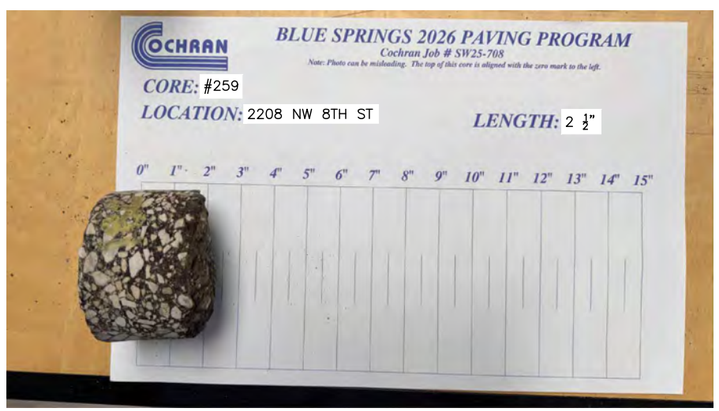




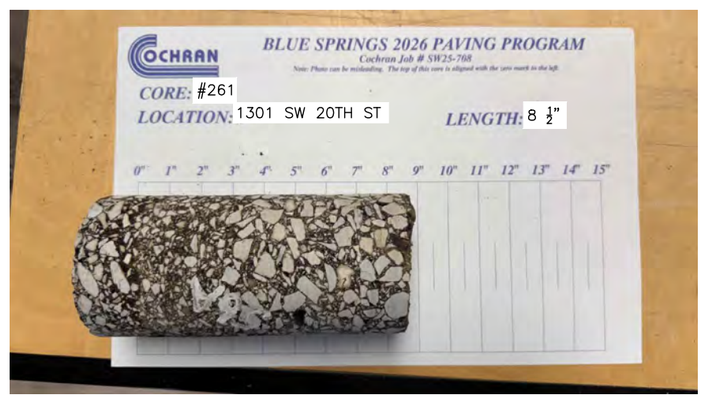












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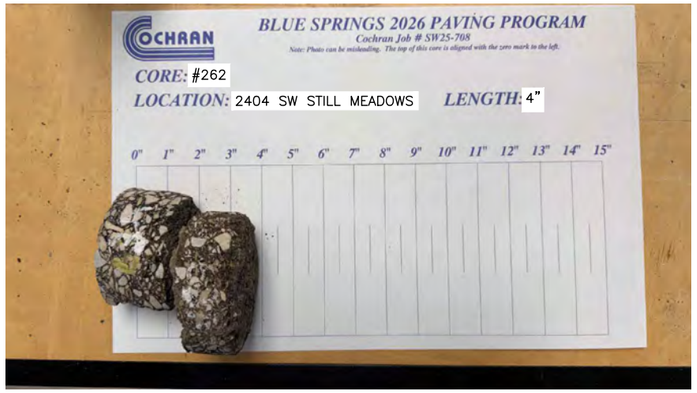
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BLUE SPRINGS, MISSOURI

CORING SAMPLES

DATE:	REVISION:

DWN. BY: CDM
APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: *CS-29*

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\CORING SAMPLES 1.dwg Tab: CS-29 Plotted on: Dec 18, 2025 - 1:48pm Plotted by: cmurrow

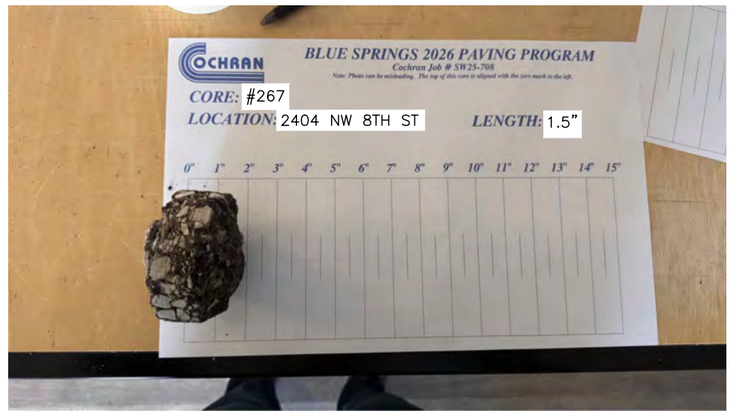




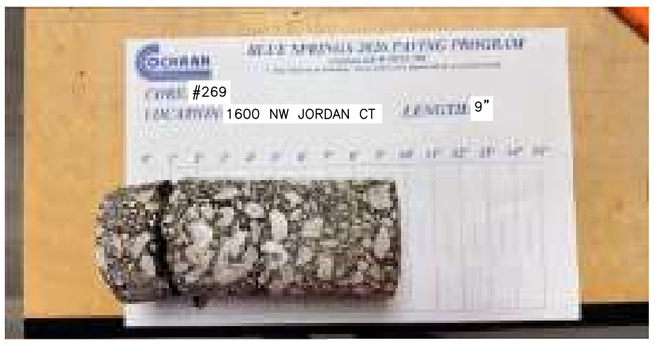














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TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
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BLUE SPRINGS, MISSOURI

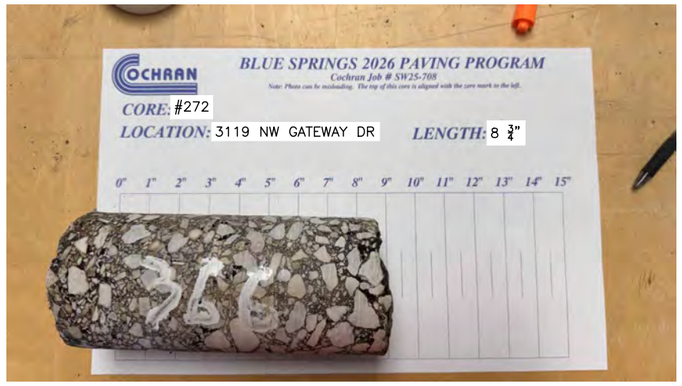
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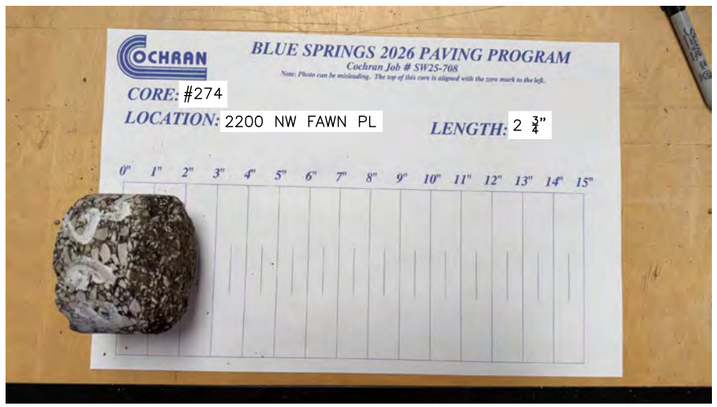
DWN. BY: CDM
APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: CS-30

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\CORING SAMPLES 1.dwg Tab: CS-30 Plotted on: Dec 18, 2025 - 1:48pm Plotted by: cmurrow



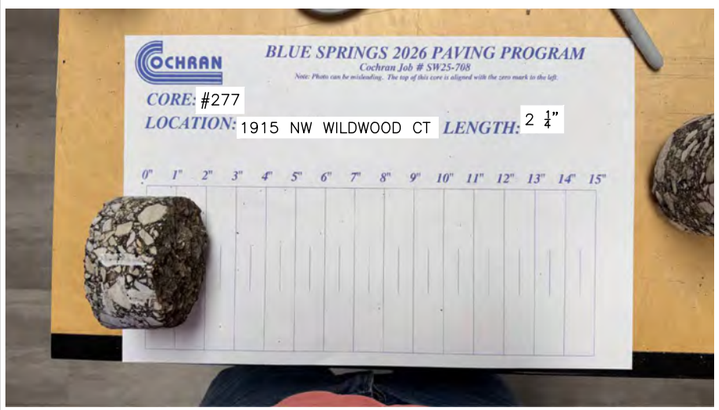


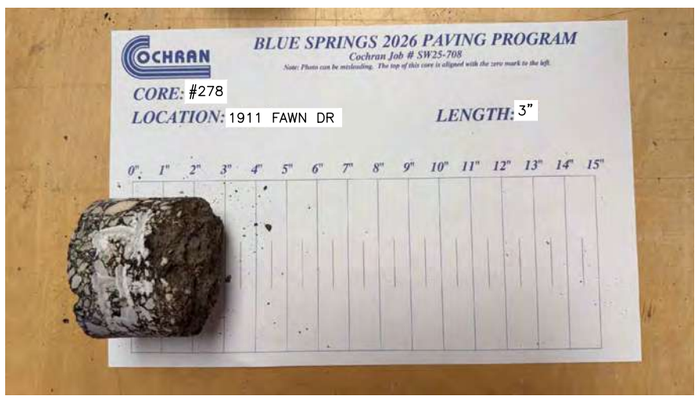


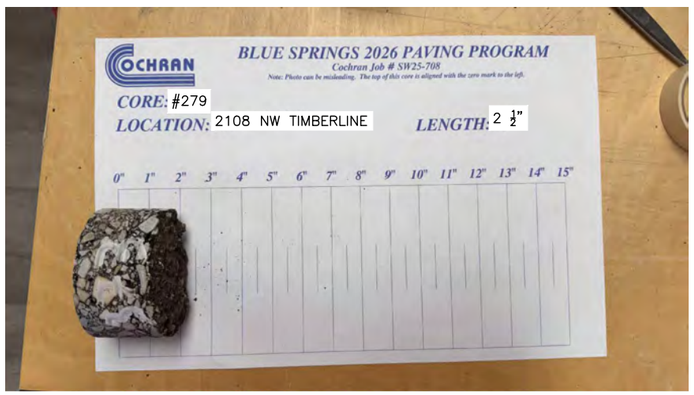












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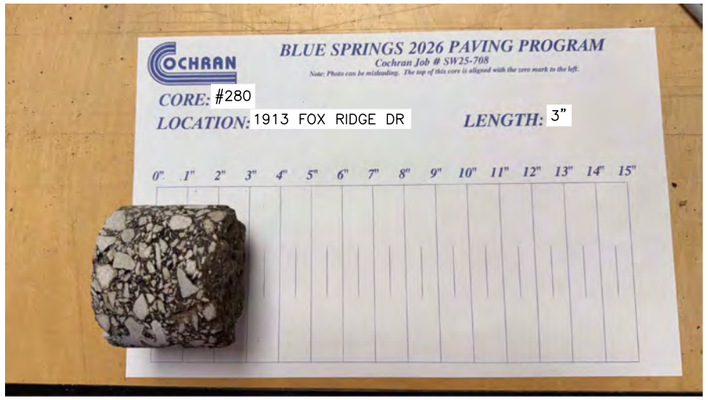
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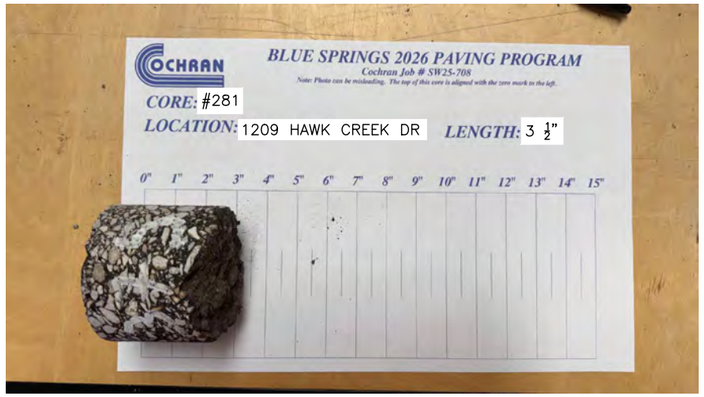
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BLUE SPRINGS, MISSOURI

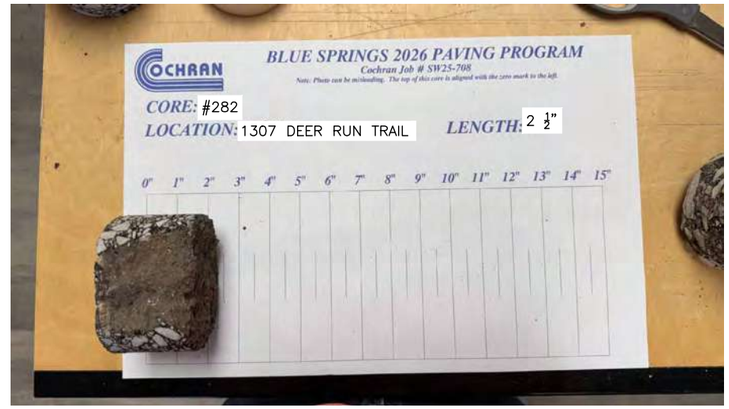
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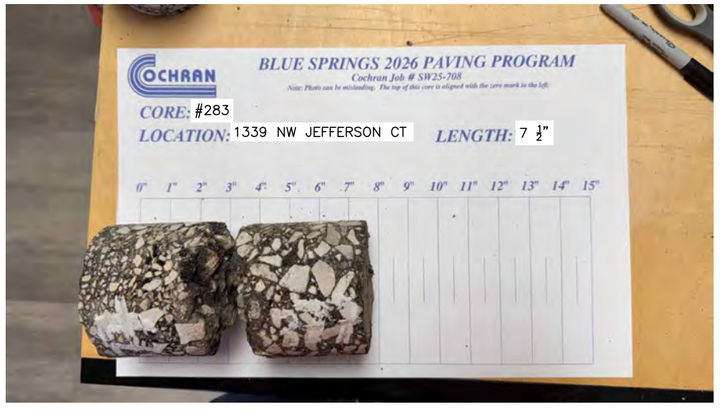
DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25-1031	
DWG. NO: CS-31	

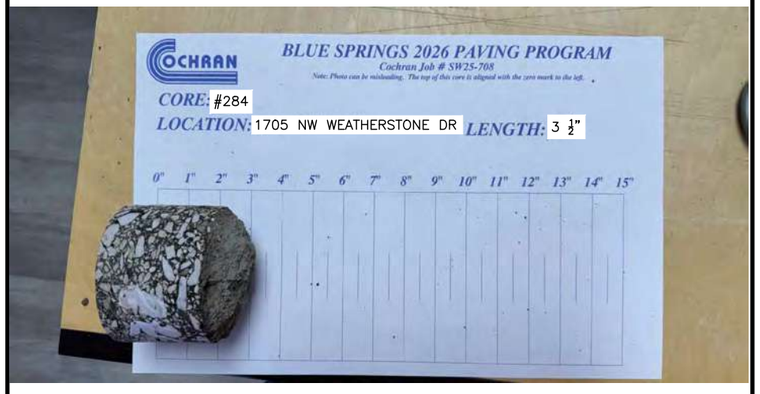
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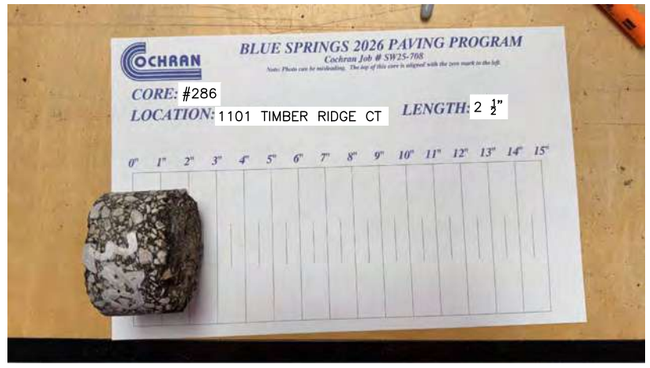
















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BLUE SPRINGS, MISSOURI

CORING SAMPLES

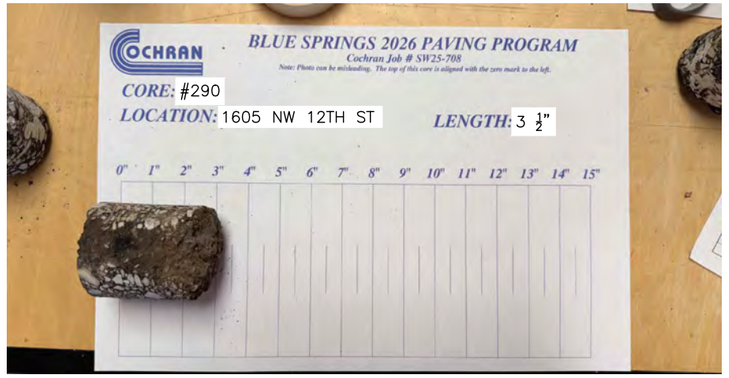
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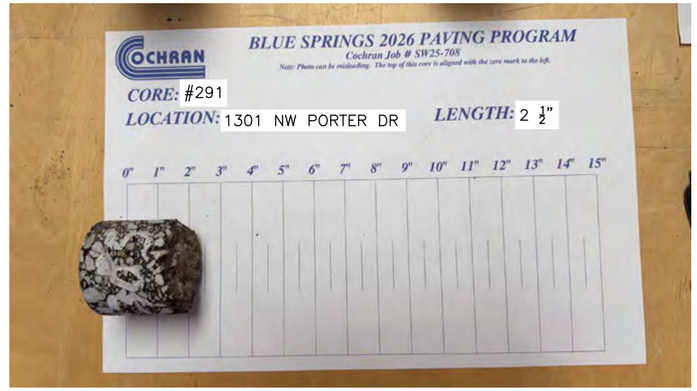
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CDM	TLW

DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: CS-32

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\CORING SAMPLES 1.dwg Tab: CS-32 Plotted on: Dec 18, 2025 - 1:49pm Plotted by: cmurrow



















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BLUE SPRINGS, MISSOURI

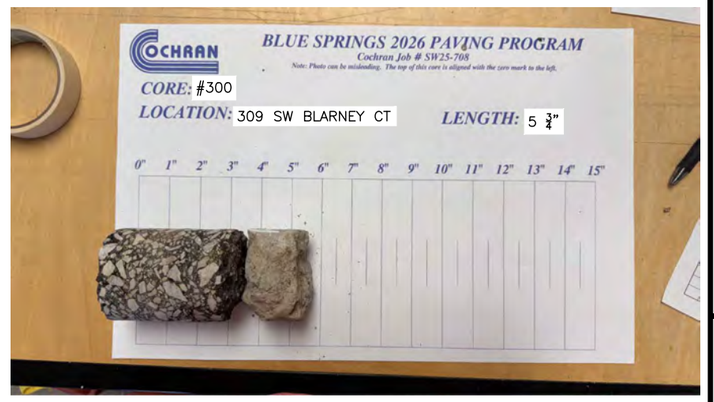
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DATE:	REVISION:
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DATE: DEC. 2025	
SCALE: NO SCALE	
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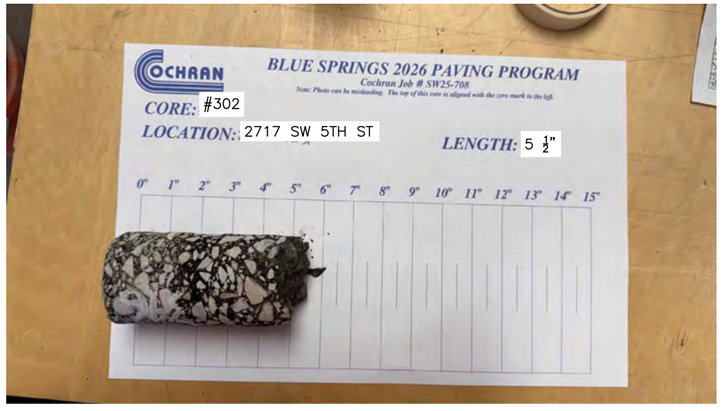
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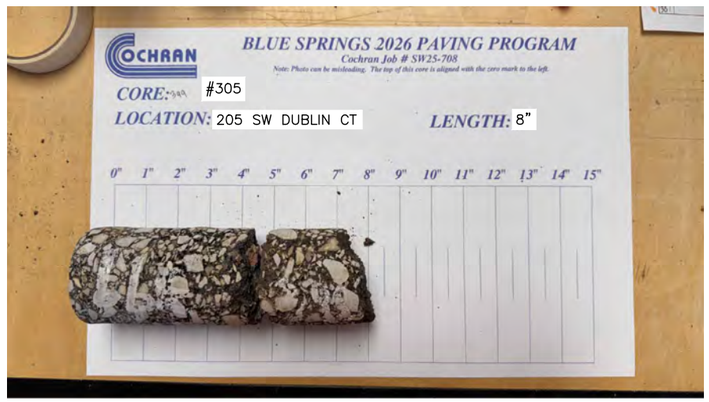


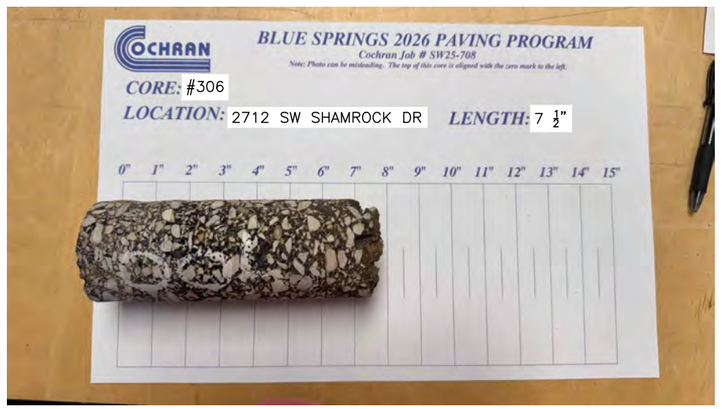












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BLUE SPRINGS, MISSOURI

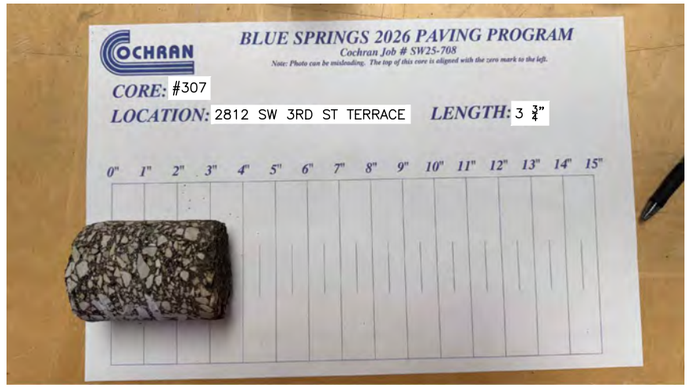
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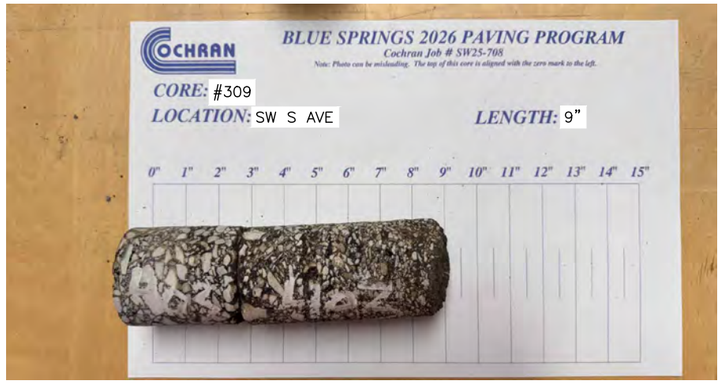
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CDM	TLW

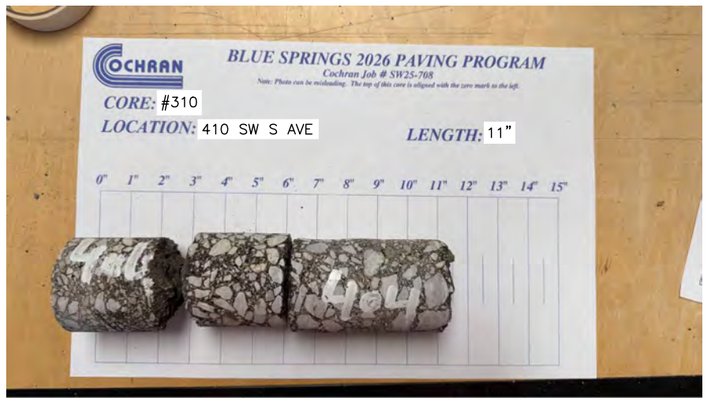
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: CS-34

Drawing name: N:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\CORING SAMPLES 1.dwg Tab: CS-34 Plotted on: Dec 18, 2025 - 1:49pm Plotted by: cmurrow





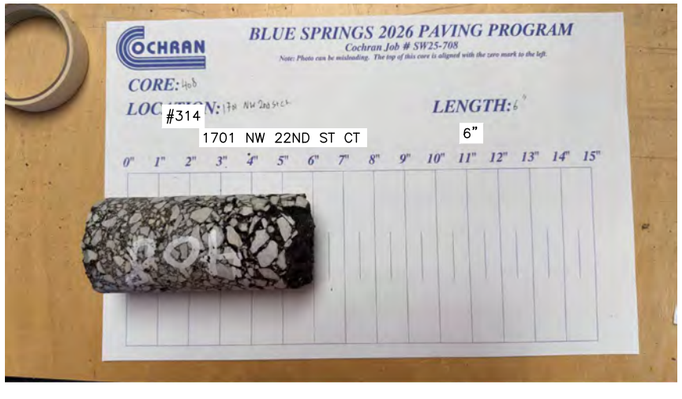














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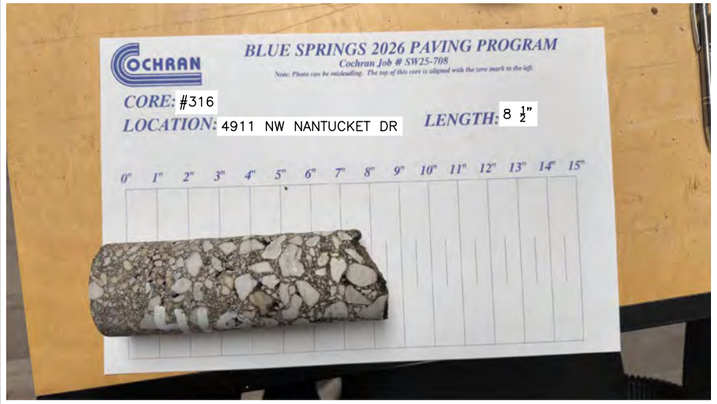
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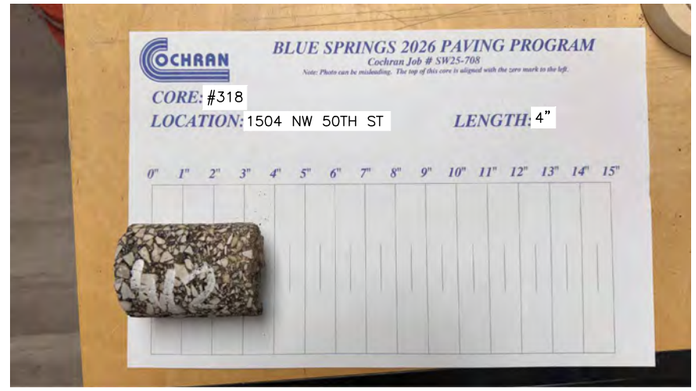
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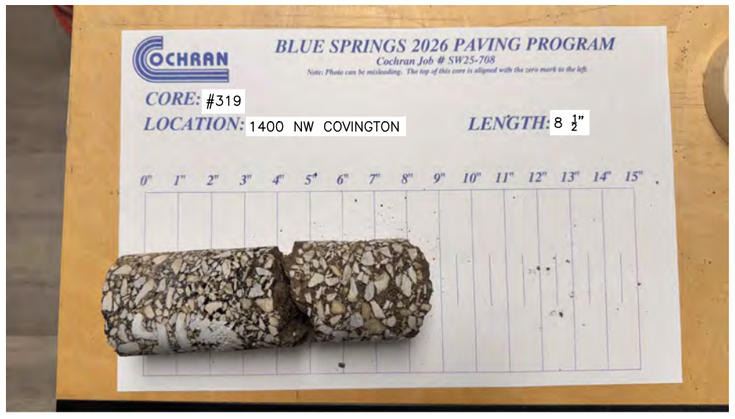
DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25-1031	
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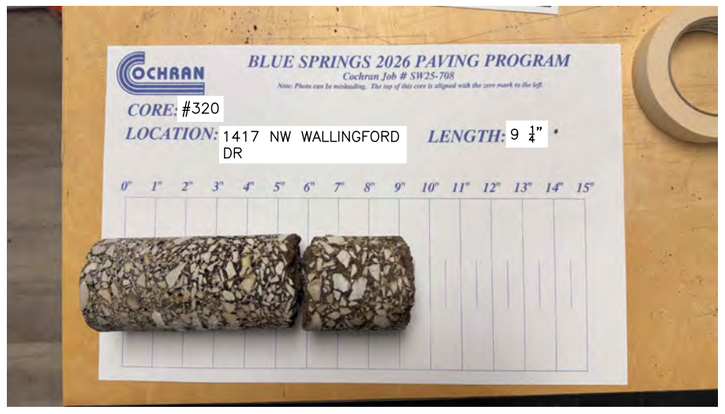
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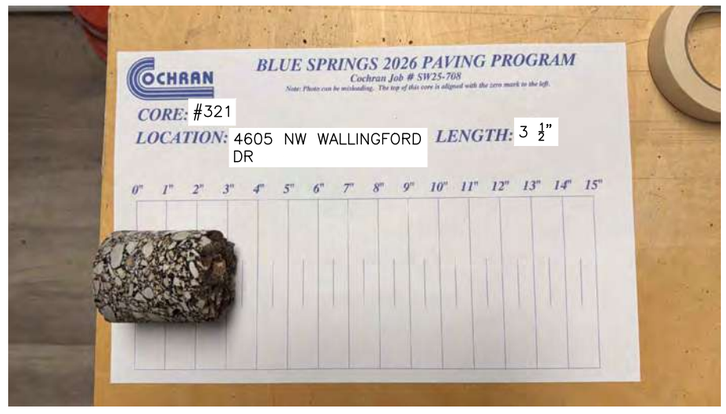
















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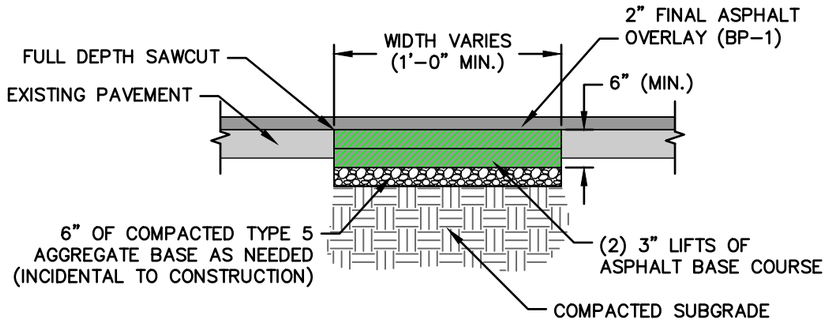
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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
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DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25-1031	
DWG. NO: CS-36	

Drawing name: K:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\CORING SAMPLES 1.dwg Tab: CS-36 Plotted on: Dec 18, 2025 - 1:49pm Plotted by: cmurrow



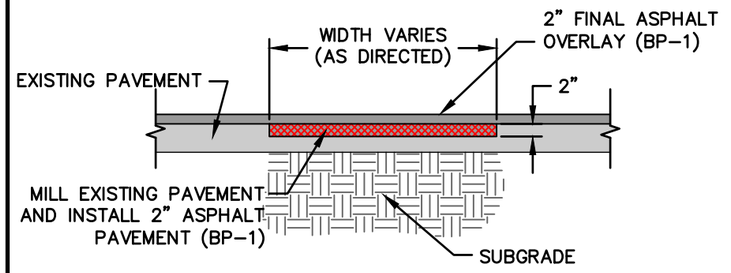
FULL DEPTH PAVEMENT REPAIR
NO SCALE

CONSTRUCTION NOTES:

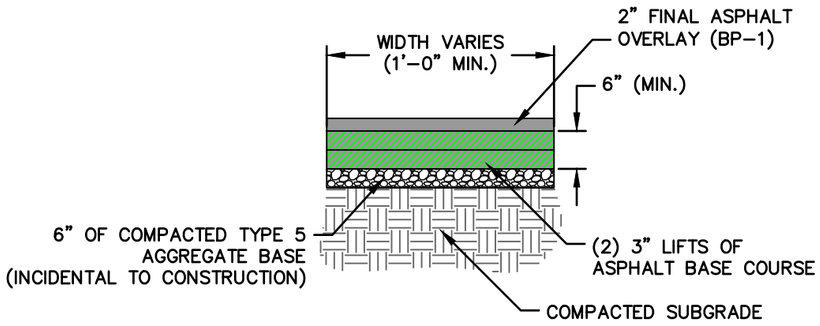
1. THE ENGINEER WILL DETERMINE THE EXTENT OF FULL DEPTH PAVEMENT REPAIRS NEEDED.
2. A FULL DEPTH SAW CUT SHALL BE MADE PRIOR TO REMOVALS AT A LOCATION AS DESIGNATED BY THE ENGINEER. ALL SAW CUTS ARE INCIDENTAL TO THE WORK.

NOTE:

1. ALL WORK SHOWN IN DETAIL ASSOCIATED WITH MILLING AND 2" ASPHALT PATCH TO BE PAID AS PARTIAL DEPTH PAVEMENT REPAIR. NO SEPARATE PAYMENT WILL BE PROVIDED FOR THESE ITEMS.
2. 2" ASPHALT PATCH TO BE COMPACTED AND COMPLETED PRIOR TO 2" FINAL OVERLAY.



PARTIAL DEPTH PAVEMENT REPAIR
NO SCALE



FULL DEPTH PAVEMENT REBUILD
NO SCALE

CONSTRUCTION NOTES:

1. THE ENGINEER WILL DETERMINE THE EXTENT OF FULL DEPTH PAVEMENT REBUILD NEEDED.
2. A FULL DEPTH SAW CUT SHALL BE MADE PRIOR TO REMOVALS AT A LOCATION AS DESIGNATED BY THE ENGINEER. ALL SAW CUTS ARE INCIDENTAL TO THE WORK.

BUTT JOINT
NO SCALE

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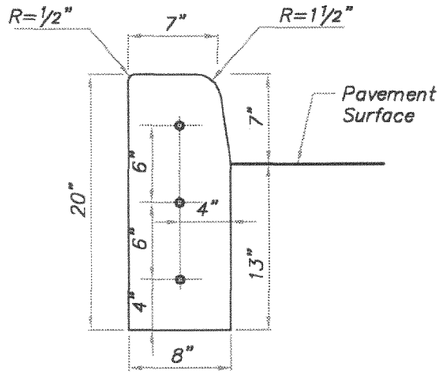
THE PROFESSIONAL'S SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO ITEMS ON THIS SHEET. ALL DRAWINGS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL.

2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

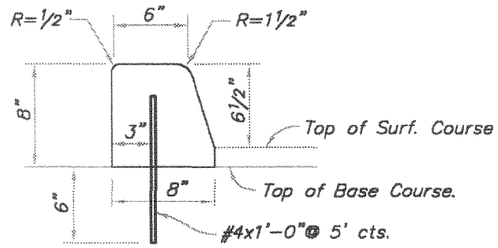
DETAILS

DATE:	REVISION:
DWN. BY: CDM	APP'D. BY: TLW
DATE: DEC. 2025	
SCALE: NO SCALE	
PROJ. NO: LS25-1031	
DWG. NO: DE-1	

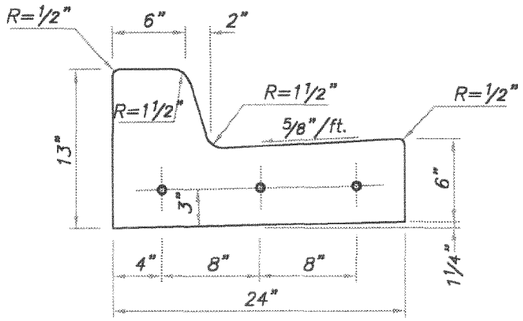
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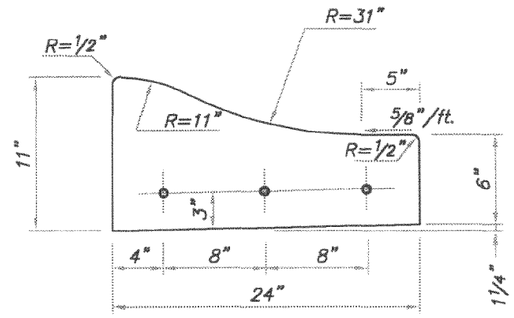
STRAIGHT CURB
(TYPE C-1)



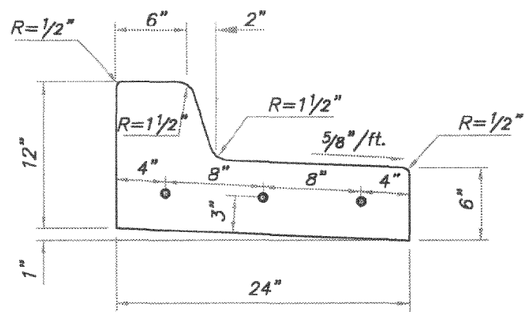
DOWELLED CURB
(TYPE DC)



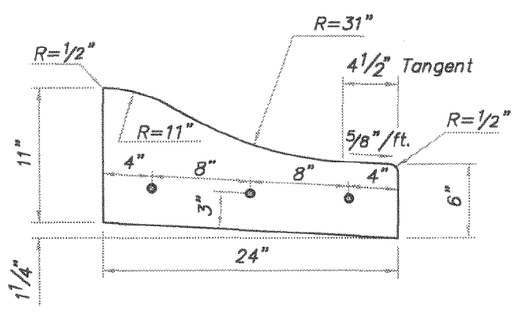
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



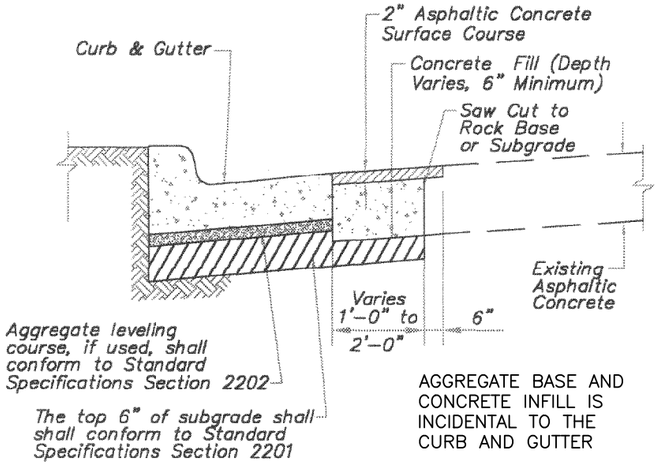
ROLL BACK CURB & GUTTER
(TYPE CG-2)



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)



CURB REPLACEMENT DETAIL

GENERAL NOTES:

1. 3/4" Isolation Joints with 5/8" dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
2. 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowel bars with bar supports.
4. Depth of curb shall be a minimum of 8" through the handicap access ramp.
5. Concrete shall conform to Standard Specifications Section 2208.2.B.
6. Asphaltic concrete surface course shall conform to Standard Specifications Section 2205.2.

AMERICAN PUBLIC WORKS ASSOCIATION
APWA KANSAS CITY METROPOLITAN CHAPTER

CURB DETAILS

STANDARD DRAWING NUMBER C - 1
ADOPTED: MAY 23, 2001

618 SW 3RD STREET, UNIT H
LEE'S SUMMIT, MISSOURI 64063
816-207-5771 (tel.)
www.cochroneng.com
COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
Master Planning
General Consulting
ENGINEERING CERTIFICATE OF AUTHORITY NUMBER - 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
FOR SC ENGINEERING LLC
DBA COCHRAN

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

REVISION:	DATE:

DWN. BY: CDM
APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: DE-2

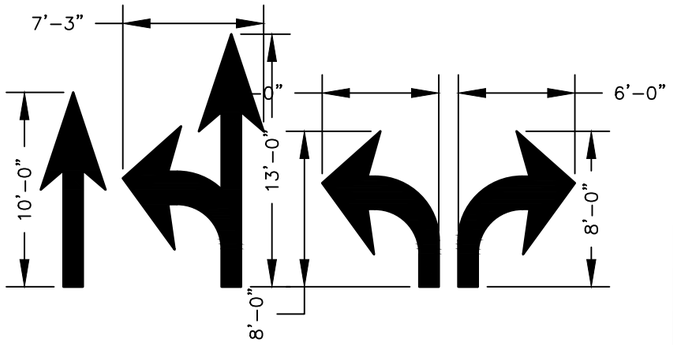
DETAILS

Drawing name: H:\Jobs\2025\LS25-1031- Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\DETAILS.dwg Tab: DE-2 Plotted on: Dec 18, 2025 - 1:49pm Plotted by: cmurrow

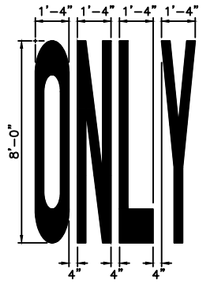
NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

2. THESE WORDS AND ARROWS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

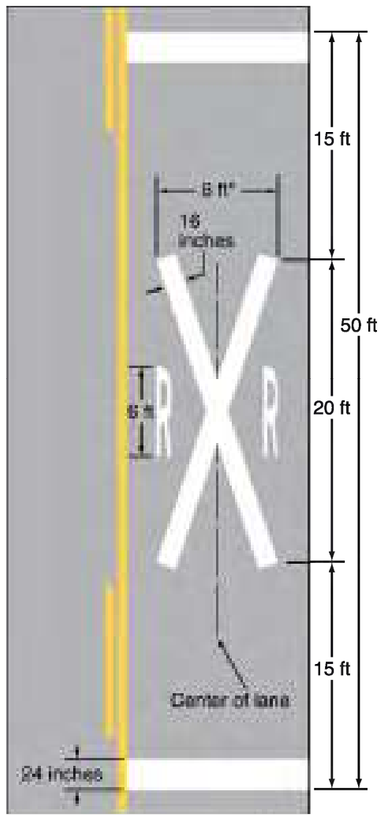


PAVEMENT MARKINGS
NO SCALE



"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

A – Grade crossing pavement marking symbol



*Width may vary according to lane width

www.invarion.com

616.8.10 (TA-10) LANE CLOSURE ON TWO-LANE ROAD USING FLAGGERS - DE/CM

SPEED	SIGN SPACING (ft.)		TAPER LENGTH (ft.)		OPTIONAL	CHANNELIZER SPACING (ft.)	
Permanent Posted (mph)	Undivided (S)	Divided (S)	Shoulder (1) (T1)	Lane (2) (T2)	BUFFER LENGTH (ft.) (B)	Tapers	Buffer/ Work Areas
0-35	200	-	-	-	280	-	40
40-45	350	-	-	-	400	-	80
50-55	500	-	-	-	560	-	80
60-70	1000	-	-	-	840	-	120

1 Shoulder taper length based on 10 ft. (standard shoulder width) offset. 2. Lane taper length based on 12 ft. (standard lane width) offset.

NOTES:

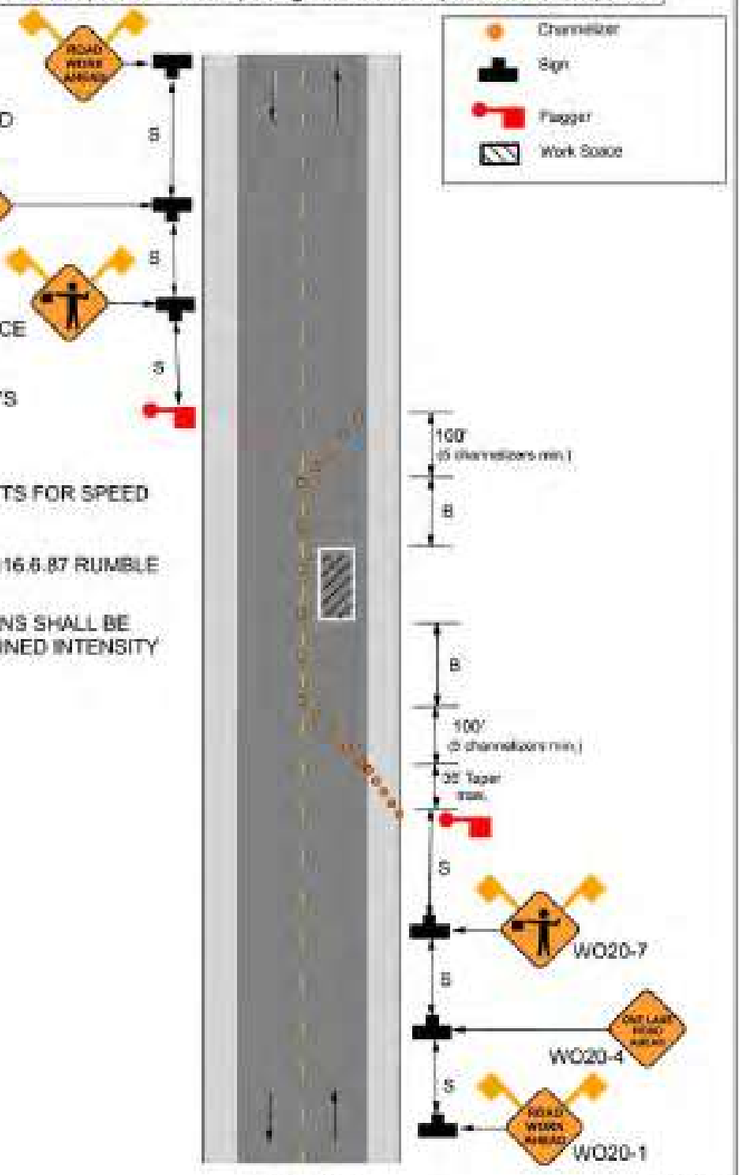
AUTOMATED FLAGGER ASSISTANCE DEVICES (AFAD) AND PORTABLE SIGNAL FLAGGING DEVICES (PSFD) MAY BE USED AS AN ALTERNATIVE FLAGGING OPERATION.

AFAD AND PSFD TYPICAL APPLICATIONS AND CRITERIA ARE LOCATED AT THE FOLLOWING:
EPG 616.8.10A (TA-10A) LANE CLOSURE ON TWO-LANE HIGHWAYS USING AUTOMATED FLAGGER ASSISTANCE DEVICE WITH RED AND AMBER SIGNAL SYSTEM & EPG 616.8.10C (TA-10C) LANE CLOSURE ON TWO-LANE HIGHWAYS USING PORTABLE SIGNAL FLAGGING DEVICE.

SEE EPG 616.12 WORK ZONE SPEED LIMITS FOR SPEED LIMIT GUIDELINES.

IF RUMBLE STRIPS ARE USED, REVIEW 616.6.87 RUMBLE STRIPS.

IF USED AT NIGHT, THE FLAGGER STATIONS SHALL BE ILLUMINATED WITH AN AVERAGE MAINTAINED INTENSITY OF 0.6 FOOTCANDLES (6.5 LUX).



TA - 10

1/16

COCHRAN
618 SW 3RD STREET, UNIT H
LEE'S SUMMIT, MISSOURI 64063
816-207-5771 (tel.)
www.cochroneng.com
Civil Engineering
Land Surveying
Architecture
Asset Management
Master Planning
General Consulting
ENGINEERING CERTIFICATE OF AUTHORITY NUMBER – 2024016417

STATE OF MISSOURI
TOBY L. WILLIAMS
NUMBER
PE-2019038948
PROFESSIONAL ENGINEER

12/18/2025
TOBY L. WILLIAMS
NO. PE-2019038948
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FOR SC ENGINEERING LLC
DBA COCHRAN

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2026 NEIGHBORHOOD STREET PRESERVATION PROGRAM
BLUE SPRINGS, MISSOURI

DETAILS

DATE	REVISION

DWN. BY: CDM
APP'D. BY: TLW
DATE: DEC. 2025
SCALE: NO SCALE
PROJ. NO: LS25-1031
DWG. NO: DE-3

Drawing name: N:\Jobs\2025\LS25-1031 - Blue Springs 2026 Paving Design\ENGINEERING\AUTOCAD DRAWINGS\PLAN SHEETS\DETAILS.dwg Tab: DE-3 Plotted on: Dec 18, 2025 - 1:49pm Plotted by: cmurrow

ARTICLE 10

BID FORM PROPOSAL

PROJECT NAME: 2026 Neighborhood Street Preservation Program BID TIME: 2:00 p.m.

PROJECT LOCATION: Miscellaneous Streets, Blue Springs BID DATE: 1/22/2026

BIDDER NAME: Superior Bowen Asphalt Co, LLC

TO: The City of Blue Springs, Missouri ("Owner")

In response to the Invitation for Bids for Project No. LS25-1031, and in accordance with the Instructions to Bidders and other Bidding Documents, the undersigned Bidder declares that he has had an opportunity to examine the site of the Work and has carefully examined the Contract Documents therefore, including the Addenda identified below, and on the basis thereof, and being fully familiar with the local conditions affecting the Work, and upon written notice of award of contract, acknowledges and agrees to provide all labor, material, equipment, tools, management and supervision, safety and technical services, insurance, bonds and incidentals necessary or required for the faithful performance of the Contract Work in accordance with the above-referenced documents in a safe, timely and workmanlike manner for the following Base Bid Price:

BASE BID:

Eleven Million Three Hundred Forty Eight Thousand Eight Hundred Twenty Seven Dollars & one cent
Dollars (Amount in Words)

($ 11,348,827.01)

ADD ALT #1 BID:

Nine Hundred Thirty Eight Thousand Seven Hundred Seventy Seven Dollars & twelve cents
Dollars (Amount in Words)

($ 938,777.12)

ADD ALT #2 BID:

Eight Hundred Thirty Eight Thousand Two Hundred Sixty Two Dollars & thirty three cents
Dollars (Amount in Words)

($ 838,262.33)

DETERMINATION OF LOW BIDDER. The Low Bidder will be determined by the total of the Base Bid plus all Add Alternates selected. The Owner shall evaluate the Bid Tabulation and shall first determine if none, one, or both Add Alternates are to be accepted; said determination to be based upon available Owner funding and other factors. Owner reserves an exclusive right to accept none, all or part of the Add Alternates, and to reject any Bid as non-responsive if Add Alternate pricing is not submitted.

ACCEPTANCE FOR PROVISION FOR ASPHALT CEMENT PRICE INDEX: Bidders have the option to accept the provision for Asphalt Cement Price Index, and/or UBAWS Membrane Price Index in accordance with the General Provisions. The bidder must mark each box below if they choose to accept the provision. The Asphalt Cement Provision applies only to projects that have a quantity of asphalt wet ton mix pay items or converted square yard quantity over 1,000 tons, and the UBAWS Membrane provision applies only to projects that have a quantity that exceeds 5,000 square yards. The above quantity limits apply to an individual project or any number of projects in the contract combination.

☒ Asphalt Cement

The Base Bid amount is more fully itemized as follows:

BIDDER NAME: Superior Bowen Asphalt Co, LLC

ITEMIZED BID FORM

Each bidder shall specify a unit price for each of the separate items listed. The bidder shall show the products of the respective unit prices and quantities in the column provided. In cases of errors or discrepancies in extensions, the unit prices shall govern.

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1	16,000.00	16,000.00
2	Traffic Control	LS	1	50,000.00	50,000.00
3	Concrete Curb & Gutter (CG-1)	LF	8,170	61.60	503,272.00
4	Concrete Curb & Gutter (CG-2)	LF	17,588	56.10	986,686.80
5	Pavement Milling 3" or Less (Includes All Milling)	SY	831,684	1.69	1,405,545.96
6	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	97,851	74.30	7,270,329.30
7	Full Depth Road **Rebuild** (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	5,513	126.30	696,291.90
8	Full Depth Road **Repair** Patch (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	49	174.00	8,526.00
9	Partial Depth Repair (Allowance)	SY	7,086	23.75	168,292.50
10	Pavement Marking 4" – Lane Lines White or Yellow (Thermoplastic)	LF	166,356	0.80	133,084.80
11	Pavement Marking 12" - Crosswalk White (Thermoplastic)	LF	2,265	7.75	17,553.75
12	Pavement Marking 18" - Crosswalk White (Thermoplastic)	LF	26	14.50	377.00
13	Pavement Marking 24" - Stop Bar White (Thermoplastic)	LF	854	15.50	13,237.00
14	Pavement Marking – Turn Lane Arrow White (Thermoplastic)	EA	191	305.00	58,255.00
15	Pavement Marking – Straight & Left/Right Arrow White (Thermoplastic)	EA	8	550.00	4,400.00
16	Pavement Marking – Railroad White (Thermoplastic)	EA	3	1,325.00	3,975.00
17	Site Restoration	LS	1	13,000.00	13,000.00
				Total Base Bid	11,348,827.01

(See next page for Add Alternate Bid Forms)

BIDDER NAME: Superior Bowen Asphalt Co, LLC

Add Alternate #1: Deer Run Trail Group (Sheets S-24 to S-28)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1	500.00	500.00
2	Traffic Control	LS	1	2,750.00	2,750.00
3	Concrete Curb & Gutter (CG-2)	LF	664	56.10	37,250.40
4	Pavement Milling 3" or Less (Includes All Milling)	SY	28,056	1.77	49,659.12
5	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	3,261	75.60	246,531.60
6	Full Depth Road **Rebuild** (Base Course) (Two 3" Lifts) (Includes Pavement Removal and 6" Aggregate Base)	TON	4,720	126.30	596,136.00
7	Site Restoration	LS	1	5,950.00	5,950.00
				Total Add Alt #1 Bid	938,777.12

Add Alternate #2: Adams Dairy Parkway (Sheets S-45, S-46, S-115, S-128 to S-130)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1	13,830.00	13,830.00
2	Traffic Control	LS	1	2,750.00	2,750.00
3	Concrete Curb & Gutter (CG-1)	LF	8,649	49.50	428,125.50
4	Pavement Milling 3" or Less (Includes All Milling)	SY	33,901	1.73	58,648.73
5	Asphalt Pavement (BP-1) **Hot Joints** See Section 4000 of Specifications (Surface Course) (2")	TON	3,941	75.60	297,939.60
6	Pavement Marking 4" – Lane Lines White or Yellow (Thermoplastic)	LF	11,945	0.80	9,556.00
7	Pavement Marking 12" – Crosswalk White (Thermoplastic)	LF	1,390	7.75	10,772.50
8	Pavement Marking 24" – Stop Bar White (Thermoplastic)	LF	300	15.50	4,650.00
9	Pavement Marking – Turn Lane Arrow White (Thermoplastic)	EA	18	305.00	5,490.00
10	Pavement Marking – Straight & Left/Right Arrow White (Thermoplastic)	EA	1	550.00	550.00
11	Site Restoration	LS	1	5,950.00	5,950.00
				Total Add Alt #2 Bid	838,262.33

Base Bid + Alt 1 & 2 $13,125,866.46

By submitting this Bid, the Bidder agrees to waive any claim it has or may have against the Owner or Engineer, and their respective employees, arising out of or in connection with the administration, evaluation or recommendation of any bid(s).

Addenda

The undersigned Bidder acknowledges the following Addenda. If there are no Addenda write "None" in the space provided:

Addendum No.: 1 dated 1/20/26 pages 1-6

Addendum No.: ___ dated _____ pages _____

Acknowledgements

Bidder understands that Owner reserves the right to reject any and all bids and to waive any informality in the bidding.

The Bidder agrees that this Bid shall be valid and may not be withdrawn for a period of ninety (90) days after the scheduled closing time for receiving bids.

Within five (5) working days after receipt of written notice of award of contract, Bidder will execute and deliver to the Owner the formal Contract Agreement included in the Bid Package, and deliver to the Owner the surety bond or bonds as required by the Contract Documents.

The Work to be performed under the Contract shall commence within seven (7) consecutive calendar days of the date of the written Notice to Proceed from the Owner to the Contractor, and shall be completed within **240 consecutive calendar days** from and including the date of said written Notice to Proceed, subject to adjustments of this Contract Time as provided in the Contract Documents.

The Bid Security attached hereto, in the sum of Five Percent of Bid Amount Dollars ($ 5% of bid) shall become the property of the Owner in the event that the Contract Agreement and the Bond(s) are not executed and delivered to the Owner within the time set forth above, as liquidated damages (and not as a penalty) for the delay and additional expense to the Owner caused thereby.

(Signature)

Mathew Bowen
(Print Name)

Superior Bowen Asphalt Co, LLC
(Company Name)

520 W Pennway, Kansas City, MO 64108
(Address)

816 921-8200
(Telephone Number)

(Seal - If bid by Corporation)

SUBCONTRACTOR CERTIFICATION REGARDING AFFIRMATIVE ACTION

Project: 2026 Blue Springs Street Program
Job No. LS25-1031
Route: Miscellaneous
County: Jackson

Certification Regarding Affirmative Action and Equal Opportunity: The bidder (prospective prime contractor) or proposed subcontractor certifies:

1. Affirmative Action Program: That it has developed and has on file at each of its establishments affirmative action programs pursuant to 41 CFR Part 60-2.

2. Equal Opportunity Clause: That it has participated in a previous contract or subcontract subject to the equal opportunity clause set forth in 41 CFR Part 69-1.4 and executive order no. 11246.

3. Compliance Reports: That it has filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs and his designate, or the Equal Employment Opportunity Commission, all reports due under the applicable filing requirements contained in 41 CFR Part 60-1.

If the text of the certification above is incorrect, the bidder or subcontractor making the certification shall correct it below:

NOTE: This certification applies to and must be executed by each bidder (prospective prime contractor) or proposed subcontractor if its proposed contract or subcontract on this project will equal or exceed $10,000 or that contractor or subcontractor has contracts or subcontracts on federally assisted projects in any 12-month period which have or can reasonably be expected to have, an aggregate total value exceeding $10,000 41 CFR Part 60-1.5(a)(1). It is a duty and contract obligation of the prime contractor to ensure that each of its subcontractors, which meet this criterion, executes and submits to the commission this certification also.

Superior Bowen Asphalt Co, LLC
Company

By: 

Date: 1/22/2026

Mathew Bowen, Vice President
Title

SUBCONTRACTOR APPROVAL FORM

This fully completed report must accompany and be part of the sealed Bid Proposal.

1. Name of Bidder: Superior Bowen Asphalt Co, LLC

2. Address Bidder: 520 W Pennway

Kansas City, MO 64108 816 921-8200
City State Zip Phone

3. The above-named Bidder intends to subcontract for materials, services, supplies, specialty contractors, etc., in the following fashion:

Names and Addresses of Subcontractor Which the Contractor Anticipates Utilizing	Nature of Participation	$ Value of Subcontractor
Lan-Tel	Concrete Curb	1,955,335.00
Heartland Traffic Services	Marking & Traffic Control	307,961.00

A. Total of Above 2,263,316.00

B. Total Bid Amount 13,125,866.46

Subcontractor Utilization as a % of Total Bid Amount: (A/B x 100) 17

Michael J. Morrison, Estimator
Name-Authorized Officer of Bidder

Michael J. Morrison
Signature-Office Bidder

1/22/2026
Date

Selected Vendors

HTS	**Heartland Traffic Services**
Contact:	Bill Francis
Phone:	(913) 428-9525
Email:	bill.francis@heartlandtraffic.com
Address:	626 N. 47th Street Kansas City, KS 66102 Wyandotte

Quote Folder: MARKING Pavement Marking

Biditem	Activity	Resource	Description	Quantity Unit	Price	Extension
10	80014	4MK	Mobilization	1.00 LSU		
20	80014	4MK	Traffic Control	1.00 LSU		
100	80014	4MK	4" Thermo	166,356.00 LF		
110	80014	4MK	12" White Thermo X-Walk	2,265.00 LF		
120	80014	4MK	18" White Thermo X-Walk	26.00 LF		
130	80014	4MK	24" Thermo Stop Bar	854.00 LF		
140	80014	4MK	Turn Arrow	191.00 EA		
150	80014	4MK	Combo Arrow	8.00 EA		
160	80014	4MK	RR Marking Thermo	3.00 EA		
220	80014	4MK	Traffic Control	1.00 LSU		
310	80014	4MK	Mobilization	1.00 LSU		
320	80014	4MK	Traffic Control	1.00 LSU		
360	80014	4MK	4" Thermo	11,945.00 LF		
370	80014	4MK	12" White Thermo X-Walk	1,390.00 LF		
380	80014	4MK	24" Thermo Stop Bar	300.00 LF		
390	80014	4MK	Turn Arrow	18.00 EA		
400	80014	4MK	Combo Arrow	1.00 EA		

Vendor Total: 307,961.00

Selected Vendors

LANTEL	**Lan-Tel Communications**
Contact:	Scott Lee Trego
Phone:	(816) 650-5038
Fax:	(816) 650-5863
Address:	5220 N NW Hwy 7
	Independence, MO 64056

Quote Folder: CONC Concrete

Biditem	Activity	Resource	Description	Quantity Unit	Price	Extension
30	80014	4CO	CG-1 Curb & Gutter	8,170.00 LF		
40	80014	4CO	CG-2 Curb & Gutter	17,588.00 LF		
230	80014	4CO	CG-2 Curb & Gutter	664.00 LF		
330	80014	4CO	CG-1 Curb & Gutter	8,649.00 LF		

Vendor Total: 1,955,355.00

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: January 20, 2026

SUBMITTED BY: Justin Stuart

DEPARTMENT: Parks and Recreation

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM TYPE: Resolution

CONTRACT NUMBER: 2026-028

ITEM DESCRIPTION

Adopt a Resolution to enter into a contract in the amount of $147,232.76 With De Lage Landen Public Finance LLC, for the lease/purchase of golf course maintenance equipment for Adams Pointe Golf Club.

BACKGROUND

The City of Blue Springs owns the Adams Pointe Gold Club and operates the facility through a professional management agreement, currently held by Orion Management Solutions. The maintenance of the course is critical to the successful operations of Adams Pointe Golf Club. Several pieces of maintenance equipment are well past their life expectancy and are experiencing down time due to necessary repairs.

The Adams Pointe Golf Course staff is requesting the replacement of 2 Greensmaster Triflex 3300 Hydraulic mowers, 8-Blade reels for the mowers, and a Sand Pro 3040 Bunker Rake. This equipment is important as it is used daily to keep the golf course in

top playing condition. Professional Turf Products, L.P. has provided pricing for each piece of equipment utilizing the Sourcewell Cooperative Purchasing Agreement. Cost of each piece of equipment is as follows:

- 2 Greensmaster Triflex 3300 Hydraulic mower- $107,415.48; 48-month lease- $2,484.95
- 3 8-Blade Reels for Triflex 3300- $11,831.44; 48-month lease- $273.71
- 1 Sand Pro 3040 Sand Bunker Rake- $27,985.84; 48-month lease- $539.57

The lease financing will be provided by De Lage Landen Public Finance LLC. All equipment will be set up on a 48-month lease cycle. The lease payments for the equipment will be made out of the operating budget of the Golf Course.

Staff recommends approval of the leases of the golf course maintenance equipment from Professional Turf Products, L.P. with financing through De Lage Landen Public Finance LLC. De Lange Landen Public Finance LLC will provide the financing for the 2 mowers, 3 sets of 8-Blade reels, and 1 sand bunker rake with a total value of $147,232.76 and lease payments totaling $3,298.23 for 48-month term.

FINANCIAL IMPACT

Contractor:	De Lage Landen Public Finance LLC
Amount of Request/ Contract:	$147,232.76 Total value $3,298.23 monthly lease payment for 48-month term
Amount Budgeted:	$26,805
Budget Year:	FY 2025-26
Funding Source/Account #:	420-42000-530205
Account Balance:	$92,480.62 Date: 2/11/2026

PROJECT TIMELINE

Estimated Start Date	March 1, 2026
Estimated End Date	February 28, 2030
Years and Months Contract in effect	4 years
Number of times renewable	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution with Contracts attached as Exhibit A and Exhibit B.

REVIEWED BY

Requesting Director: Justin Stuart

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	N/A	
E-Verify:	N/A	
Bond:	N/A	

IRS Form W-9	Yes	Finance Review: February 9, 2026
Bid/RFP/RFQ and Tabulation	N/A	
Bid Waiver: (less than three bids)	N/A	
Contractor address and email:	Yes	De Lage Public Finance LLC 1111 Old Eagle School Rd Wayne, PA 19087 1-800-736-0220
Project Exemption Certificate needed:	No	

RESOLUTION 014-2026

A RESOLUTION APPROVING CONTRACTS WITH DE LAGE LANDEN PUBLIC FINANCE LLC FOR THE LEASE/PURCHASE OF GOLF COURSE MAINTENANCE EQUIPMENT FOR ADAMS POINTE GOLF CLUB

WHEREAS, the City of Blue Springs has owned and operated the Adams Pointe Golf Club since 1997; and

WHEREAS, several pieces of golf course maintenance equipment is well past its life expectancy and are in need of replacement; and

WHEREAS golf course staff has negotiated a lease/purchase agreement with De Lage Landen Public Finance LLC for two Toro Greensmaster Triflex 3300 Hydraulic mowers with a total value of $107,415.48 and 48-month lease payment of $2,484.95; three 8-Blade cutting units with a total value of $11,831.44 and 48-month lease payment of $273.71; one Torro Sand Pro Bunker Rake with a total value of $27,985.84 and 48-month lease payment of $539.57.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into contracts with De Lage Landen Public Finance LLC, 1111 Old Eagle School Road, Wayne, PA 19087 for the lease/purchase of two Toro Greensmaster Triflex 3300 Hydraulic mowers, three 8-Blade cutting units, and one Torro Sand Pro Bunker Rake in the amount of $147,232.76 total value and 48-month lease payment value of $3,298.23. A copy of the proposed Lease Agreement and Amendment to State and Local Government Lease-Purchase Agreement are attached hereto as Exhibits “A” and “B” and are incorporated herein.

Section 2. City staff is directed to perform all tasks necessary to implement said contract.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

EXHIBIT A

DOCUMENTATION INSTRUCTIONS FOR LEASE NUMBER 500-50829098

The instructions listed below should be followed when completing the enclosed documentation. Documentation completed improperly will delay funding. If you have any questions regarding the instructions or the documentation, please call us.

I. STATE AND LOCAL GOVERNMENT LEASE-PURCHASE AGREEMENT

1. Bank Qualification Section
- Read and check box if appropriate

2. Lessee Signature
- Print name, title, sign and date (must be authorized officer)

II. ATTACHMENT 1 — LEASE PAYMENT SCHEDULE

- Print name, title, sign and date

III. ATTACHMENT 2 — EQUIPMENT DESCRIPTION — (WHEN PROVIDED)

- Print name, title, sign and date

IV. STATE SPECIFIC ADDENDA

Required for: AR, AZ, CO, FL, GA, KS, LA, MI, MN, MS, NC, NJ, NY, OH, OK, TN, & TX

- Print name, title, sign, date and attest when required

V. ACCEPTANCE CERTIFICATE – PLEASE RETAIN UNTIL ALL EQUIPMENT HAS BEEN RECEIVED AND IS IN FULL WORKING ORDER

- Print name, title, sign and date

VI. 8038G OR GC — IRS FORM. Post funding: Form will be sent to you via email to sign and return with an original signature.

The enclosed form is a SAMPLE only. The actual 8038G or GC will be completed and sent to you for your signature after closing, with instructions to return the original to us at your earliest convenience. This is being done in accordance with the Internal Revenue Service regulations and is a requirement of this financing.

VII. ADDITIONAL DOCUMENTATION THAT MUST BE SENT PRIOR TO FUNDING — (WHEN APPLICABLE) :

☐ **Insurance Certificate for Property** – List DE LAGE LANDEN PUBLIC FINANCE LLC and/or Its Assigns as "loss payee" to the address listed below. The certificate must also show the physical address where the equipment is located or the phrase "throughout jurisdiction" may be used. Must also list amount being financed.

☐ **Insurance Certificate for Liability** – List DE LAGE LANDEN PUBLIC FINANCE LLC and/or Its Assigns as "additional insured."

☑ **Vendor invoice** listing customer as both bill to and ship to party (to be provided by vendor)

☑ **Completed Billing Information form**

☐ **Advance payment check** made payable to DE LAGE LANDEN PUBLIC FINANCE LLC

☑ **State sales tax exemption certificate**

☐ **Escrow Agreement** – Return signed Escrow Agreement Incumbency Certificate & Lessee W9

☐ _____

☐ _____

ALL DOCUMENTATION SHOULD BE RETURNED VIA FAX OR EMAIL AS FOLLOWS:

Attention: joy williams

Email: PF-SALESSUPPORT@LEASEDIRECT.COM

Lease Processing Center
1111 Old Eagle School Road
Wayne, PA 19087
JOY WILLIAMS

08PFDOC073v10

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De Lage Landen Public Finance LLC

1111 Old Eagle School Road
Wayne, PA 19087

State and Local Government Lease-Purchase Agreement

PHONE: (800) 736-0220
FACSIMILE: (800) 700-4643

LESSEE

Full Legal Name				Phone Number
City of Blue Springs				
DBA Name (if any)				Purchase Order Requisition Number
Billing Address	City	State	Zip	Send Invoice to Attention of:
903 W MAIN ST	BLUE SPRINGS	MO	64015	

EQUIPMENT INFORMATION

Equipment Make	Model No.	Serial Number	Description (Attach Separate Schedule If Necessary)
			see attachment 2 equipment description

Equipment Location (if not same as above) City State Zip

PAYMENT INFORMATION

Number of Lease Payments: 48

Lease Payments: See Lease Payment Schedule Attached as Attachment 1

Full Lease Term (in Months): 48

Payment Frequency
- ☐ Monthly
- ☑ Quarterly
- ☐ Semiannually
- ☐ Annually
- ☐ Other _____

End of Lease Option: $1

BANK QUALIFICATION

By checking the box below, YOU hereby designate this Lease as a "qualified tax-exempt obligation" as defined in Section 265(b)(3)(B) of the Internal Revenue Code and represent that the aggregate face amount of all tax-exempt obligations (excluding private activity bonds other than qualified 501 (c)(3) bonds) issued or to be issued by YOU and YOUR subordinate entities during the calendar year in which WE fund this Lease is not reasonably expected to exceed $10,000,000.

☐ Bank Qualification Elected

TERMS & CONDITIONS

Please read YOUR copy of this State and Local Government Lease-Purchase Agreement ("Lease") carefully and feel free to ask US any questions YOU may have about it. Words "YOU" and "YOUR" refer to the "Lessee" and the words "WE," US" and "OUR" refer to De Lage Landen Public Finance LLC, its successors and assigns, as the "Lessor" of the Equipment.

1. LEASE. WE agree to lease to YOU and YOU agree to lease from US, the equipment listed above (and on any attached schedule) including all replacement parts, repairs, additions and accessories ("Equipment") on the terms and conditions of this Lease and on any attached schedule.

2. TERM. This Lease is effective on the date when the term of this Lease and YOUR obligation to pay rent commence, which date shall be the date that funds are advanced by US to YOU, the vendor of the Equipment or an escrow agent for the purpose of paying or reimbursing all or a portion of the cost of the Equipment (the "Commencement Date") and continues thereafter for an original term ("Original Term") ending at the end of YOUR budget year in effect on the Commencement Date and may be continued by YOU for additional one-year renewal terms ("Renewal Terms") coinciding with YOUR budget year up to the total number of months indicated above as the Full Lease Term; provided, however, that at the end of the Original Term and at the end of each Renewal Term until the Full Lease Term has been completed, YOU shall be deemed to have continued this Lease for the next Renewal Term unless YOU shall have terminated this Lease pursuant to Section 5 or Section 17. Lease Payments will be due as set forth on Attachment 1 until the balance of the Lease Payments and any additional Lease Payments or expenses chargeable to YOU under this Lease are paid in full. As set forth in the Lease Payment Schedule, a portion of each Lease Payment is paid as, and represents payment of, interest. YOUR obligation to pay the Lease Payments and YOUR other Lease obligations are absolute and unconditional and are not subject to cancellation, reduction, setoff or counterclaim except as provided in Section 5. THIS LEASE IS NON-CANCELABLE EXCEPT AS PROVIDED IN SECTION 5.

3. LATE CHARGES. If a Lease Payment is not made on the date when due, YOU will pay US a late charge at the rate of 18% per annum or the maximum amount permitted by law, whichever is less, from such date.

4. CONTINUATION OF LEASE TERM. YOU currently intend, subject to Section 5, to continue this Lease through the Full Lease Term and to pay the Lease Payments hereunder. YOU reasonably believe that legally available funds in an amount sufficient to make all Lease Payments during the Full Lease Term can be obtained. YOUR responsible financial officer shall do all things lawfully within his or her power to obtain and maintain funds from which the Lease Payments may be made, including making provision for the Lease Payments to the extent necessary in each proposed annual budget submitted for approval in accordance with YOUR applicable procedures and to exhaust all available reviews and appeals if that portion of the budget is not approved. Notwithstanding the foregoing, the decision whether to budget or appropriate funds and to extend this Lease for any Renewal Term is solely within the discretion of YOUR governing body.

5. NONAPPROPRIATION. YOU are obligated only to pay such Lease Payments under this Lease as may lawfully be made from funds budgeted and appropriated for that purpose during YOUR then current budget year. If YOU fail to appropriate or otherwise make available funds to pay the Lease Payments required to be paid in the next occurring Renewal Term, this Lease shall be deemed terminated at the end of the then current Original Term or Renewal Term. YOU agree to deliver written notice to US of such termination at least 90 days prior to the end of the then current Original Term or Renewal Term, but failure to give such notice shall not extend the term of this Lease beyond the then current Original Term or Renewal Term. If this Lease is terminated in accordance with this Section, YOU agree, at YOUR cost and expense, to peaceably deliver the Equipment to US at the location or locations specified by US.

6. WARRANTIES. WE are leasing the Equipment to YOU "AS-IS" and WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. WE transfer to YOU, without recourse, for the term of this Lease all warranties, if any, made by the manufacturer. YOU ALSO ACKNOWLEDGE THAT NO ONE IS AUTHORIZED TO WAIVE OR CHANGE ANY TERM, PROVISION OR CONDITION OF THIS LEASE AND, EXCEPT FOR THE MANUFACTURER WARRANTIES, MAKE ANY REPRESENTATION OR WARRANTY ABOUT THIS LEASE OR THE EQUIPMENT. WE SHALL NOT BE LIABLE FOR SPECIAL, RESULTING OR CONSEQUENTIAL DAMAGES OR LOSS OF PROFIT OCCASIONED BY ANY BREACH OF WARRANTY OR REPRESENTATION OR RESULTING FROM THE USE OR PERFORMANCE OF THE EQUIPMENT. YOUR OBLIGATION TO PAY IN FULL ANY AMOUNT DUE UNDER THE LEASE WILL NOT BE AFFECTED BY ANY DISPUTE, CLAIM, COUNTERCLAIM, DEFENSE OR OTHER RIGHT WHICH YOU MAY HAVE OR ASSERT AGAINST THE SUPPLIER OR THE EQUIPMENT MANUFACTURER.

7. DELIVERY AND ACCEPTANCE. YOU ARE RESPONSIBLE, AT YOUR OWN COST, TO ARRANGE FOR THE DELIVERY AND INSTALLATION OF THE EQUIPMENT (UNLESS THOSE COSTS ARE INCLUDED IN THE COSTS OF THE EQUIPMENT TO US). IF REQUESTED, YOU WILL SIGN A SEPARATE EQUIPMENT DELIVERY AND ACCEPTANCE CERTIFICATE. WE MAY AT OUR DISCRETION

(Terms and Conditions continued on the reverse side of this Lease.)

LESSEE SIGNATURE

YOU agree to all of the Terms and Conditions contained in both sides of this Lease, and in any attachments to same (all of which are included by reference) and become part of this Lease. YOU acknowledge to have read and agreed to all the Terms and Conditions.

The Equipment is: ☑ **NEW** ☐ **USED**

Signature Date

Title: City Administrator

Print Name: Christine Cates

Legal Name of Corporation: City of Blue Springs

(LEASE MUST BE SIGNED BY AUTHORIZED OFFICIAL OF LESSEE)

LESSOR

Lessor Signature Date

Print Name

Title

For: **DE LAGE LANDEN PUBLIC FINANCE LLC**

Lease Number: 500-50829098

Lease Date: JAN 27 , 2026

Vendor I.D. Number

CONFIRM BY TELEPHONE THAT YOU HAVE ACCEPTED THE EQUIPMENT AND THAT TELEPHONE VERIFICATION OF YOUR ACCEPTANCE OF THE EQUIPMENT SHALL HAVE THE SAME EFFECT AS A SIGNED DELIVERY AND ACCEPTANCE CERTIFICATE.

8. TITLE, PERSONAL PROPERTY, LOCATION, INSPECTION, NO MODIFICATIONS OR ALTERATIONS. YOU have title to the Equipment; provided that title to the Equipment will immediately and without any action by YOU vest in US, and YOU shall immediately surrender possession of the Equipment to US, (a) upon any termination of this Lease other than termination pursuant to Section 17 or (b) if YOU are in default of this Lease. It is the intent of the parties hereto that any transfer of title to US pursuant to this Section shall occur automatically without the necessity of any bill of sale, certificate of title or other instrument of conveyance. YOU shall, nevertheless, execute and deliver any such instruments as WE may request to evidence such transfer. As security for YOUR obligations hereunder, WE retain a security interest in the Equipment and all proceeds thereof. YOU have the right to use the Equipment during the term of this Lease, except as otherwise expressly set forth in this Lease. Although the Equipment may become attached to real estate, it remains personal property. YOU agree not to alter or modify the Equipment or permit a lien to be placed upon the Equipment or to remove the Equipment without OUR prior written consent. If WE feel it is necessary, YOU agree to provide US with waivers of interest or liens from anyone claiming any interest in the real estate on which any items of Equipment is located. WE also have the right, at reasonable times, to inspect the Equipment.

9. MAINTENANCE. YOU are required, at YOUR own cost and expense, to keep the Equipment in good repair, condition and working order, except for ordinary wear and tear, and YOU will supply all parts and servicing required. All replacement parts used or installed and repairs made to the Equipment will become OUR property. YOU ACKNOWLEDGE THAT WE ARE NOT RESPONSIBLE FOR PROVIDING ANY REQUIRED MAINTENANCE AND/OR SERVICE FOR THE EQUIPMENT. YOU WILL MAKE ALL CLAIMS FOR SERVICE AND/OR MAINTENANCE SOLELY TO THE SUPPLIER AND/OR MANUFACTURER AND SUCH CLAIMS WILL NOT AFFECT YOUR OBLIGATION TO MAKE ALL REQUIRED LEASE PAYMENTS.

10. ASSIGNMENT. YOU AGREE NOT TO TRANSFER, SELL, SUBLEASE, ASSIGN, PLEDGE OR ENCUMBER EITHER THE EQUIPMENT OR ANY RIGHTS UNDER THIS LEASE WITHOUT OUR PRIOR WRITTEN CONSENT. YOU agree that WE may sell, assign or transfer this Lease and, if WE do, the new owner will have the same rights and benefits that WE now have and will not have to perform any of OUR obligations and the rights of the new owner will not be subject to any claims, counterclaims, defenses or set-offs that YOU may have against US. YOU hereby appoint Municipal Registrar Services (the "Registrar") as YOUR agent for the purpose of maintaining a written record of each assignment in form necessary to comply with Section 149(a) of the Internal Revenue Code of 1986, as amended. No such assignment shall be binding on YOU until the Registrar has received written notice from the assignor of the name and address of the assignee.

11. LOSS OR DAMAGE. YOU are responsible for the risk of loss or destruction of, or damage to the Equipment. No such loss or damage relieves YOU from any obligation under this Lease. If any of the Equipment is damaged by fire or other casualty or title to, or the temporary use of, any of the Equipment is taken under the exercise of the power of eminent domain, the net proceeds ("Net Proceeds") of any insurance claim or condemnation award will be applied to the prompt replacement, repair, restoration, modification or improvement of that Equipment, unless YOU have exercised YOUR option to purchase the Equipment pursuant to Section 17. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to YOU.

12. LESSEE'S NEGLIGENCE. To the extent permitted by law, and without waiver of any of YOUR sovereign immunity rights, YOU assume all risks and liabilities, whether or not covered by insurance, for loss or damage to the Equipment and for injury to or death of any person or damage to any property, whether such injury or death be with respect to YOUR agents or employees or of third parties, and whether such property damage be to YOUR property or the property of others, which is proximately caused by the negligent conduct of YOU, YOUR officers, employees and agents.

13. TAXES. YOU agree to pay all applicable license and registration fees, sale and use taxes, personal property taxes and all other taxes and charges, relating to the ownership, leasing, rental, sale, purchase, possession or use of the Equipment (except those based on OUR net income). YOU agree that if WE pay any taxes or charges, YOU will reimburse US for all such payments and will pay US interest and a late charge (as calculated in Section 3) on such payments with the next Lease Payment, plus a fee for OUR collecting and administering any taxes, assessments or fees and remitting them to the appropriate authorities.

14. INSURANCE. During the term of this Lease, YOU will keep the Equipment insured against all risks of loss or damage in an amount not less than the replacement cost of the Equipment, without deductible and without co-insurance. YOU will also obtain and maintain for the term of this Lease, comprehensive public liability insurance covering both personal injury and property damage of at least $100,000 per person and $300,000 per occurrence or bodily injury and $50,000 for property damage. WE will be the sole named loss payee on the property insurance and named as an additional insured on the public liability insurance. YOU will pay all premiums for such insurance and must deliver proof of insurance coverage satisfactory to US. If YOU do not provide such insurance, YOU agree that WE have the right, but not the obligation, to obtain such insurance and add an insurance fee to the amount due from you, on which we make a profit.

15. DEFAULT. Subject to Section 5, YOU are in default of this Lease if any of the following occurs: (a) YOU fail to pay any Lease Payment or other sum when due; (b) YOU breach any warranty or other obligation under this Lease, or any other agreement with US, (c) YOU become insolvent or unable to pay YOUR debts when due, YOU make an assignment for the benefit of creditors or YOU undergo a substantial deterioration in YOUR financial condition, or (d) YOU file or have filed against YOU a petition for liquidation, reorganization, adjustment of debt or similar relief under the Federal Bankruptcy Code or any other present or future federal or state bankruptcy or insolvency law, or a trustee, receiver or liquidator is appointed for YOU or a substantial part of YOUR assets.

16. REMEDIES. WE have the following remedies if YOU are in default of this Lease: WE may declare the entire balance of the unpaid Lease Payments for the then current Original Term or Renewal Term immediately due and payable; sue for and receive all Lease Payments and any other payments then accrued or accelerated under this Lease; charge YOU interest on all monies due US at the rate of eighteen percent (18%) per year from the date of default until paid, but in no event more than the maximum rate permitted by law; charge YOU a return-check or non-sufficient funds charge ("NSF Charge") of $25.00 for a check that is returned for any reason; and require that YOU return the Equipment to US and, if YOU fail to return the Equipment, enter upon the premises peaceably with or without legal process where the Equipment is located and repossess the Equipment. Such return or repossession of the Equipment will not constitute a termination of this Lease unless WE expressly notify YOU in writing. If the Equipment is returned or repossessed by US and unless WE have terminated this Lease, WE will sell or re-rent the Equipment to any persons with any terms WE determine, at one or more public or private sales, with or without notice to YOU, and apply the net proceeds after deducting the costs and expenses of such sale or re-rent, to YOUR obligations with YOU remaining liable for any deficiency and with any excess over the amounts described in this Section plus the then applicable Purchase Price to be paid to YOU. YOU are also required to pay (i) all expenses incurred by US in connection with the enforcement of any remedies, including all expenses of repossessing, storing, shipping, repairing and selling the Equipment, and (ii) reasonable attorneys' fees.

17. PURCHASE OPTION. Provided YOU are not in default, YOU shall have the option to purchase all but not less than all of the Equipment (a) on the date the last Lease Payment is due (assuming this Lease is renewed at the end of the Original Term and each Renewal Term), if this Lease is still in effect on that day, upon payment in full of Lease Payments and all other amounts then due and the payment of One Dollar to US; (b) on the last day of the Original Term or any Renewal Term then in effect, upon at least 60 days' prior written notice to US and payment in full to US of the Lease Payments and all other amounts then due plus the then applicable Purchase Price set forth on the Lease Payment Schedule; or (c) if substantial damage to or destruction or condemnation of substantially all of the Equipment has occurred, on the day specified in YOUR written notice to US of YOUR exercise of the purchase option upon at least 60 days' prior notice to US and payment in full to US of the Lease Payments and all other amounts then due plus the then applicable Purchase Price set forth on the Lease Payment Schedule.

18. REPRESENTATIONS AND WARRANTIES. YOU warrant and represent as follows: (a) YOU are a public body corporate and politic duly organized and existing under the constitution and laws of YOUR State with full power and authority to enter into this Lease and the transactions contemplated hereby and to perform all of YOUR obligations hereunder; (b) YOU have duly authorized the execution and delivery of this Lease by proper action by YOUR governing body at a meeting duly called, regularly convened and attended throughout by the requisite majority of the members thereof or by other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Lease; (c) YOU have complied with such public bidding requirements as may be applicable to this Lease and the acquisition by YOU of the Equipment; (d) all authorizations, consents and approvals of governmental bodies or agencies required in connection with the execution and delivery by YOU of this Lease or in connection with the carrying out by YOU of YOUR obligations hereunder have been obtained; (e) this Lease constitutes the legal, valid and binding obligation of YOU enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally; (f) YOU have, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the Lease Payments scheduled to come due during the current budget year and to meet YOUR other obligations under this Lease for the current budget year, and those funds have not been expended for other purposes; (g) the Equipment is essential to YOUR functions or to the services YOU provide to YOUR citizens, YOU have an immediate need for the Equipment and expect to make immediate use of the Equipment, YOUR need for the Equipment is not temporary and YOU do not expect the need for any item of the Equipment to diminish in the foreseeable future, including the Full Lease Term, and the Equipment will be used by YOU only for the purpose of performing one or more of YOUR governmental or proprietary functions consistent with the permissible scope of YOUR authority and will not be used in the trade or business of any other entity or person; and (h) YOU have never failed to appropriate or otherwise make available funds sufficient to pay rental or other payments coming due under any lease purchase, installment sale or other similar agreement.

19. UCC FILINGS AND FINANCIAL STATEMENTS. YOU authorize US to file a financing statement with respect to the Equipment. If WE feel it is necessary, YOU agree to submit financial statements (audited if available) on a quarterly basis.

20. "INTENTIONALLY OMITTED"

21. TAX EXEMPTION. YOU will comply with all applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), including without limitation Sections 103, 141, 148 and 149 thereof, and the applicable regulations thereunder to maintain the exclusion of the interest portion of the Lease Payments from gross income for purposes of federal income taxation. YOU acknowledge that these provisions of the Code provide restrictions on the use of the Equipment and the expenditure and investment of money related to this Lease. YOU agree to insure the timely and accurate filing of IRS Form 8038-G or Form 8038-GC, as applicable, as required by the Code, and will fully cooperate with US to insure such timely and accurate filing.

22. BANK QUALIFICATION. If YOU checked the "Bank Qualification Elected" box on the front page of this Lease YOU and all YOUR subordinate entities will not issue in excess of $10,000,000 of qualified tax-exempt obligations (including this Lease but excluding private activity bonds other than qualified 501(c)(3) bonds) during the calendar year in which WE fund this Lease without first obtaining an opinion of nationally recognized counsel in the area of tax-exempt municipal obligations acceptable to US that the designation of this Lease as a "qualified tax-exempt obligation" will not be adversely affected.

23. CHOICE OF LAW; JURY TRIAL WAIVER. This Lease shall be governed and construed in accordance with the laws of the state where YOU are located. To the extent permitted by law, YOU agree to waive YOUR rights to a trial by jury.

24. ENTIRE AGREEMENT; SEVERABILITY; WAIVERS. This Lease contains the entire agreement and understanding. No agreements or understandings are binding on the parties unless set forth in writing and signed by the parties. Any provision of this Lease which for any reason may be held unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective without invaliding the remaining provisions of this Lease. THIS LEASE IS NOT INTENDED FOR TRANSACTIONS WITH AN EQUIPMENT COST OF LESS THAN $1,000.

25. ROLE OF LESSOR. WE have not acted and will not act as a fiduciary for YOU or as YOUR agent or municipal advisor. WE have not and will not provide financial, legal, tax, accounting or other advice to YOU or to any financial advisor or placement agent engaged by YOU with respect to this Lease. YOU, YOUR financial advisor, placement agent or municipal advisor, if any, shall each seek and obtain its own financial, legal, tax, accounting and other advice with respect to this Lease from its own advisors (including as it relates to structure, timing, terms and similar matters).

26. ELECTRONIC TRANSACTIONS. WE, in our sole discretion, may permit YOU to electronically copy and/or deliver by telecopier or other electronic means of transmission an executed counterpart of this Lease, and any document, schedule, amendment, addendum, supplement or agreement related hereto or executed in connection herewith, with the exception of IRS Form 8038-GC or IRS Form 8038-G, as applicable, which YOU must execute using an original, manual signature (not e-Signature). By so copying and/or delivering any such document, YOU hereby represent and agree (a) that such transmission constitutes due delivery of such executed document, (b) that the counterpart of such executed document as printed by the recipient, including YOUR signature thereon, shall be deemed to constitute an original and shall be admissible in any court or other legal proceeding as an original, and (c) to deliver to US, promptly on request, such document bearing YOUR original "wet ink" signature; provided that neither delivery nor failure to deliver the document bearing YOUR original "wet ink" signature shall limit or modify the representations and agreements set forth in clauses (a) and (b). This Lease, including any document, schedule, amendment, addendum, supplement or agreement related hereto or executed in connection herewith, with the exception of IRS Form 8038-GC or IRS Form 8038-G, as applicable, may be executed in counterparts and any facsimile, photographic or other electronic transmission and/or electronic signing of the Lease by YOU when manually countersigned by US or attached to OUR original signature counterpart and/or in OUR possession shall constitute the sole original chattel paper as defined in the UCC for all purposes and will be admissible as legal evidence thereof. At OUR option, WE may require a manual signature.

12PFDOC207v2

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ATTACHMENT 1 STATE AND LOCAL GOVERNMENT LEASE-PURCHASE AGREEMENT

Lease Payment Schedule

LESSOR: DE LAGE LANDEN PUBLIC FINANCE LLC LEASE NUMBER: 500-50829098

LESSEE: City of Blue Springs LEASE DATE: JAN 27, 2026

Lease Payments are due on each periodic anniversary of the Commencement Date that occurs during the Full Lease Term until all of the payments set forth below have been received by US. The period for each periodic anniversary is MONTHLY, as specified in the Payment Frequency box of this Lease. If the Commencement Date occurs on the 29th, 30th or 31st day of any month, the periodic anniversary will be deemed to occur on the 1st day of the month, commencing on the 1st day of the SECOND succeeding month after the month of such Commencement Date.

Payment Number	Rental Payment	Interest Portion	Principal Portion	Balance	Purchase Price
Loan	-	-	-	119,246.91	-
1	2,758.66	519.80	2,238.86	117,008.05	120,518.29
2	2,758.66	510.04	2,248.62	114,759.43	118,202.21
3	2,758.66	500.24	2,258.42	112,501.01	115,876.04
4	2,758.66	490.40	2,268.26	110,232.75	113,539.73
5	2,758.66	480.51	2,278.15	107,954.60	111,193.24
6	2,758.66	470.58	2,288.08	105,666.52	108,836.52
7	2,758.66	460.61	2,298.05	103,368.47	106,469.52
8	2,758.66	450.59	2,308.07	101,060.40	104,092.21
9	2,758.66	440.53	2,318.13	98,742.27	101,704.54
10	2,758.66	430.42	2,328.24	96,414.03	99,306.45
11	2,758.66	420.27	2,338.39	94,075.64	96,897.91
12	2,758.66	410.08	2,348.58	91,727.06	94,478.87
13	2,758.66	399.84	2,358.82	89,368.24	92,049.29
14	2,758.66	389.56	2,369.10	86,999.14	89,609.11
15	2,758.66	379.23	2,379.43	84,619.71	87,158.30
16	2,758.66	368.86	2,389.80	82,229.91	84,696.81
17	2,758.66	358.44	2,400.22	79,829.69	82,224.58
18	2,758.66	347.98	2,410.68	77,419.01	79,741.58
19	2,758.66	337.47	2,421.19	74,997.82	77,247.75
20	2,758.66	326.92	2,431.74	72,566.08	

Sales tax of 0.00 is included in the financed amount shown above.

The dates, interest rate and resulting payments contained in the above amortization schedule are estimated based on the expected transaction funding timeframe. Lessor will make reasonable efforts to maintain the rate and payments presented herein. However, the rate may need to be adjusted prior to closing due to change in law or market conditions. In the event that market interest rates increase prior to the date of closing, the interest rate will be revised to reflect adjustments to the Lender's actual cost of funds due to financial market and legal changes incurred since the date of this documentation. This revision may result in an increase in the resulting payment amounts. If such revisions are deemed necessary by Lessor (it its sole discretion), it is understood and agreed by Lessee that a revised amortization schedule reflecting these changes will be executed prior to closing

Lessee Signature: _____ Date: _____

Print Name: Christine Cates Title: City Administrator

12PFDOC224

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ATTACHMENT 1 STATE AND LOCAL GOVERNMENT LEASE-PURCHASE AGREEMENT

Lease Payment Schedule

LESSOR: DE LAGE LANDEN PUBLIC FINANCE LLC

LESSEE: City of Blue Springs

LEASE NUMBER: 500-50829098

LEASE DATE: JAN 27, 20 26

Lease Payments are due on each periodic anniversary of the Commencement Date that occurs during the Full Lease Term until all of the payments set forth below have been received by US. The period for each periodic anniversary is MONTHLY, as specified in the Payment Frequency box of this Lease. If the Commencement Date occurs on the 29th, 30th or 31st day of any month, the periodic anniversary will be deemed to occur on the 1st day of the month, commencing on the 1st day of the SECOND succeeding month after the month of such Commencement Date.

Payment Number	Rental Payment	Interest Portion	Principal Portion	Balance	Purchase Price
21	2,758.66	316.32	2,442.34	70,123.74	72,227.45
22	2,758.66	305.67	2,452.99	67,670.75	69,700.87
23	2,758.66	294.98	2,463.68	65,207.07	67,163.28
24	2,758.66	284.24	2,474.42	62,732.65	64,614.63
25	2,758.66	273.45	2,485.21	60,247.44	62,054.86
26	2,758.66	262.62	2,496.04	57,751.40	59,483.94
27	2,758.66	251.74	2,506.92	55,244.48	56,901.81
28	2,758.66	240.81	2,517.85	52,726.63	54,308.43
29	2,758.66	229.84	2,528.82	50,197.81	51,703.74
30	2,758.66	218.81	2,539.85	47,657.96	49,087.70
31	2,758.66	207.74	2,550.92	45,107.04	46,460.25
32	2,758.66	196.62	2,562.04	42,545.00	43,821.35
33	2,758.66	185.46	2,573.20	39,971.80	41,170.95
34	2,758.66	174.24	2,584.42	37,387.38	38,509.00
35	2,758.66	162.97	2,595.69	34,791.69	35,835.44
36	2,758.66	151.66	2,607.00	32,184.69	33,150.23
37	2,758.66	140.29	2,618.37	29,566.32	30,453.31
38	2,758.66	128.88	2,629.78	26,936.54	27,744.64
39	2,758.66	117.42	2,641.24	24,295.30	25,024.16
40	2,758.66	105.90	2,652.76	21,642.54	22,291.82
41	2,758.66	94.34	2,664.32	18,978.22	19,547.57
42	2,758.66	82.73	2,675.93	16,302.29	16,791.36
43	2,758.66	71.06	2,687.60	13,614.69	14,023.13
44	2,758.66	59.35	2,699.31	10,915.38	11,242.84
45	2,758.66	47.58	2,711.08	8,204.30	8,450.43
46	2,758.66	35.76	2,722.90	5,481.40	5,645.84
47	2,758.66	23.89	2,734.77	2,746.63	2,829.03
48	2,758.66	12.03	2,746.63	0.00	-
Grand Totals	132,415.68	13,168.77	119,246.91		-

Lessee Signature: _____ Date: _____

Print Name: Christine Cates Title: City Administrator

12PFDOC224

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ATTACHMENT 2

STATE AND LOCAL GOVERNMENT LEASE-PURCHASE AGREEMENT
EQUIPMENT DESCRIPTION

LESSOR: DE LAGE LANDEN PUBLIC FINANCE LLC

LESSEE: City of Blue Springs

LEASE NUMBER: 500-50829098

LEASE DATE: JAN 27, 2026

Quantity	Description/Serial No./Model No.	Location
	1 TORO GR3300 GREENMASTER 3 TORO 3300 8 BLADE CUTTING UNIT	

LESSEE Signature: _____ Date: _____

Print Name: Christine Cates Title: City Administrator

10PFDOC169v2

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BILLING INFORMATION

PLEASE COMPLETE THIS FORM AND RETURN WITH DOCUMENTS

In order for DE LAGE LANDEN PUBLIC FINANCE LLC to properly bill and credit your account, it is necessary that you complete this form and return it with the signed documents.

Billing Name: City of Blue Springs

If you would like your invoices emailed to you in place of regular mail, please provide an email address(es) below:
apinvoices@bluespringsgov.com

***YOUR INVOICES WILL BE EMAILED FROM INVOICEDELIVERY@PAYEREXPRESS.COM**
Subject line will read: Your Lease Direct Invoice is ready to view online!

Billing Address: 903 W Main St
Blue Springs, MO 64015

Attention:

Telephone Number: 228-0106

FEDERAL TAX ID#: 44-6000139

Lease/Contract Signer Name: Christine Cates Date of Birth (only provide if requested)

SPECIAL INSTRUCTIONS

Do you require a Purchase Order Number on the invoice? **If yes, please provide PO#** . ☐ YES ☒ NO

Is a new purchase order required for each new fiscal period? ☐ YES ☒ NO

If yes, provide month/year PO expires

Are you sales tax exempt? **If yes, please attach a copy of exempt certificate or direct pay permit.** ☒ YES ☐ NO

Do you require any special information to establish a vendor number for ? ☐ YES ☒ NO

If yes, please advise:

Additional Comments:

CONTACT INFORMATION AND QUESTIONNAIRE FOR FORM 8038-G FILINGS
(required for all State and Local Government transactions)

Contact Name: Karen Van Winkle

Title: Senior Finance Director

Contact Address: 903 W Main St, Blue Springs MO 64015

Contact Telephone Number: 816-228-0106

Email Address: kvanwinkle@bluespringsgov.com

Written Tax Compliance Procedures

The IRS Form 8038-G asks specific questions about whether written procedures exist with regard to compliance with the federal tax requirements for tax-exempt obligations. Please answer the following questions to help us complete the form correctly prior to your signature. **Please note that your answers to these questions will not impact the terms or conditions of the subject transaction**:

1. Has the Lessee established written procedures designed to monitor compliance with federal tax restrictions for the term of the lease? Among other matters, the written procedures should identify a particular individual within Lessee's organization to monitor compliance with the federal tax requirements related to use of the financed assets and describe actions to be taken in the event failure to comply with federal tax restrictions is contemplated or discovered.

YES ☒ NO ☐ If YES, please attach/provide a copy.

Answer the following question only if proceeds of the current financing will be funded to an ESCROW Account.
The IRS Form 8038-G asks specific questions about written procedures to monitor the yield on the investment of gross proceeds of tax-exempt obligations and, as necessary, make payments of arbitrage rebate earned to the United States.

2. Has the Lessee established written procedures to monitor the yield on the investment of proceeds of the Lease on deposit in an escrow account or similar fund prior to being spent and to ensure that any positive arbitrage rebate earned is paid to the United States?

YES ☐ NO ☐ If YES, please attach/provide a copy.

If you have further questions, please consult your regular bond or legal counsel.

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Form **8038-G**

(Rev. October 2021)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ **Under Internal Revenue Code section 149(e)**
▶ **See separate instructions.**
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ **Go to *www.irs.gov/F8038G* for instructions and the latest information.**

OMB No. 1545-0047

Part I Reporting Authority

Check box if **Amended Return** ▶ ☐

1 Issuer's name City of Blue Springs, MO	2 Issuer's employer identification number (EIN) 44-6000139
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions) Shawn King	3b Telephone number of other person shown on 3a 1-734-406-9314
4 Number and street (or P.O. box if mail is not delivered to street address) Room/suite 1111 Old Eagle School Road	5 Report number *(For IRS Use Only)* 3
6 City, town, or post office, state, and ZIP code Wayne, PA 19087	7 Date of issue 01/27/2026
8 Name of issue Lease 500-50829098 between City of Blue Springs and De Lage Landen Public Finance	9 CUSIP number NONE
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information Karen Van Winkle, Senior Director of Finance	10b Telephone number of officer or other employee shown on 10a 816-228-0106

Part II Type of Issue (Enter the issue price.) See the instructions and attach schedule.

11	Education	11	
12	Health and hospital	12	
13	Transportation	13	
14	Public safety	14	
15	Environment (including sewage bonds)	15	
16	Housing	16	
17	Utilities	17	
18	Other. Describe ▶ Municipal recreation	18	119,247
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐		
b	If bonds are BANs, check only box 19b ▶ ☐		
20	If bonds are in the form of a lease or installment sale, check box ▶ ☐		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	12/27/2029	$ 119,247	$ 119,247	2.03 years	5.61 %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			22	0
23	Issue price of entire issue (enter amount from line 21, column (b))			23	119,247
24	Proceeds used for bond issuance costs (including underwriters' discount)	24	0		
25	Proceeds used for credit enhancement	25	0		
26	Proceeds allocated to reasonably required reserve or replacement fund	26	0		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	27	0		
28	Proceeds used to refund prior taxable bonds. Complete Part V	28	0		
29	Total (add lines 24 through 28)			29	0
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			30	119,247

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	N/A	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶	N/A	years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶	N/A	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	N/A	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	0
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	0
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY)		
c	Enter the name of the GIC provider ▶		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	0

38a If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:

b Enter the date of the master pool bond ▶ (MM/DD/YYYY) _____

c Enter the EIN of the issuer of the master pool bond ▶ _____

d Enter the name of the issuer of the master pool bond ▶ _____

39 If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐

40 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐

41a If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:

b Name of hedge provider ▶ _____

c Type of hedge ▶ _____

d Term of hedge ▶ _____

42 If the issuer has superintegrated the hedge, check box ▶ ☐

43 If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☑

44 If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☐

45a If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶ _____

b Enter the date the official intent was adopted ▶ (MM/DD/YYYY)

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

Karen Van Winkle — Signature of issuer's authorized representative — Date

Karen Van Winkle, Senior Director of Fiinanc — Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN

Firm's name ▶ | Firm's EIN ▶

Firm's address ▶ | Phone no.

De Lage Landen Public Finance LLC

1111 Old Eagle School Road
Wayne, PA 19087

ACCEPTANCE CERTIFICATE

Ladies and Gentlemen:

Re: State and Local Government Lease Purchase Agreement dated as of JAN 27 , 20 26 , between **De Lage Landen Public Finance LLC**, as Lessor, and City of Blue Springs , as Lessee.

In accordance with the State and Local Government Lease Purchase Agreement (the "Agreement"), the undersigned Lessee hereby certifies and represents to, and agrees with Lessor as follows:

1. All of the Equipment (as such term is defined in the Agreement) has been delivered, installed and accepted on the date hereof.

2. Lessee has conducted such inspection and/or testing of the Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.

3. Lessee is currently maintaining the insurance coverage required by **Section 14** of the Agreement.

4. No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Agreement) exists at the date hereof.

(SEAL)

LESSEE SIGNATURE

Lessee
City of Blue Springs
Signature Date

Print Name Christine Cates

Title City Administrator

07PFDOC055v1

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EXHIBIT B

01/27/2026

CITY OF BLUE SPRINGS
903 W MAIN ST
BLUE SPRINGS, MO 64015-3709

I have enclosed the Lease documentation for the equipment being supplied by PROFESSIONAL TURF PRODUCTS LP. After having the documents signed, please fax or email them back to me at 515-334-7897 or golf@dllgroup.com.

Please have an **Authorized Signor** (*CFO, COO, Mayor, Commissioner, Executive Director, Council President, City/County Manager, City/County Administrator*) sign and date the following:

- **Lease Agreement**
- **Maintenance Agreement**
- **Property Tax Acknowledgment**
- **Authorization Agreement for Automatic Withdrawals (ACH) (OPTIONAL)**
- **Delivery and Acceptance Certificate**
  - May be completed via fax, if equipment has not been delivered at time of document signing
- **Agreement to Provide Physical Damage Insurance**

If you have any questions, please feel free to contact me at 1-800-873-2474. Thank you for your business.

Sincerely,

SHAWN KING
Account Manager – Golf, Turf & Recreational Products

LEASE AGREEMENT (Golf Equipment – Municipal Entities)

Lessee's Budget Year Ends in the Month of:	Lease Agreement Number:

TO OUR VALUED CUSTOMER: This Lease Agreement (this "Lease") has been written in "Plain English." The words **"**You" and "Your" are used in this Lease to mean the Lessee identified below. The words "We," "Us" and "Our" are used in this Lease to mean the Lessor who is DLL Finance LLC, 8001 Birchwood Court, P.O. Box 2000, Johnston, IA 50131 and any of our affiliates, subsidiaries, successors and assigns.

LESSEE	Full Legal Name: CITY OF BLUE SPRINGS			
	Mailing Address 903 W MAIN ST	City BLUE SPRINGS	State MO	Zip 64015-3709

SUPPLIER	Name: Address: Phone:	PROFESSIONAL TURF PRODUCTS LP 1010 N INDUSTRIAL BLVD, EULESS, TX 76039 817-785-1900

TERM AND LEASE PAYMENT SCHEDULE

You agree to the following terms:

TERM

The Initial Term ("Term") shall be 48 months from the Commencement Date.	**Commencing on:** ☐ OR ☒ the 1st day of the month immediately following Borrower's signature on the Delivery and Acceptance Certificate and Lender's receipt thereof (the "Commencement Date").

PAYMENT

The aggregate sum due under this Lease includes lease payments and other amounts required to be paid under this Lease (each payment shall be referred to as a "Payment" and collectively as "the Payments") and shall be payable as follows:

The lease payment shall be as follows (the "Lease Payment"):

The first scheduled payment will be due on: ☐ OR ☒ the Commencement Date.

Each payment thereafter will be due:

☒ on the 1st day of the month or ☐ as indicated below.

Number of Payments: 48	Payment Amount: 539.57	Payment Frequency: ☒ Monthly ☐ Quarterly; or On the following day(s)
Use tax per Payment (estimated):	**Total Payment Amount with Sales/ Use Taxes (estimated):** 539.57	
Security Deposit:		

TAXES

Sales/use tax has been estimated above to provide an approximation of the taxes and total Payment amount. The actual sales and use tax may vary and may be, depending on state law, collected at the time this Lease is entered into or added to each Payment on the terms of this Lease. **Property tax will be billed annually and is due on invoice.** If the use tax payment box above is empty or indicates $0, we anticipate receiving a valid exemption certificate. If such certificate is not received, Sales or use tax may be billed to you and/or added to the Payments.

PAYMENTS. You agree to make all Payments due under this Lease to Us at P.O. Box 14535, Des Moines, IA 50306 or at such other address as We may designate from time to time. Your Payments shall constitute a current expense and do not constitute a mandatory payment obligation of You in any fiscal year beyond Your current fiscal year. Your obligations hereunder shall not be construed to be a debt in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by You, nor shall anything contained herein constitute a pledge of Your general credit, tax revenues, funds, or moneys.

INSURANCE & TAXES. You are required to provide and maintain insurance related to the Equipment (defined below) and other items described in this Lease and to pay any property, use, sales, excise, and other taxes related to this Lease or any Equipment and to pay all license and registration fees assessed against this Lease or any Equipment. You agree to furnish Us with satisfactory evidence of Your tax exemption.

DELINQUENT PAYMENTS AND RETURNED CHECK CHARGE. Each Payment past due more than 10 days shall be subject to a late charge accrued at a rate equal to 1.75% per month from the due date until paid or $1, whichever is greater, but in no event shall any late charge exceed the maximum amount allowed by law. If any check or payment is returned or rejected for insufficient funds or any other reason, You shall pay to Us a fee of $25.00 or such other amount established by Us from time to time not to exceed the maximum amount permitted under applicable law. In Our discretion, such amount shall be paid on demand or added to the next Payment and You agree to pay such increased Payment amount.

TERMS AND CONDITIONS

1. Lease. We agree to lease to You and you agree to lease from Us, the equipment listed on the Equipment Schedule attached hereto and incorporated herein by reference, including all replacement parts, repairs, additions and accessories (the "Equipment") on the terms and conditions of this Lease and all exhibits, schedules and amendments hereto.

2. Term. Provided this Lease has been accepted and executed by both parties, this Lease shall become effective upon the Commencement Date and shall remain effective for an original term (the "Original Term") ending at the end of Your budget year in effect on the Commencement Date and shall be continued by You for additional one-year terms (each, a "Renewal Term") coinciding with Your budget year up to the total number of months indicated above as the Full Lease Term; *provided, however,* that at the end of the Original Term and at the end of each Renewal Term, You shall be deemed to have continued this Lease for the next Renewal Term unless You shall have terminated this Lease pursuant to Section 3. Payments under this Lease shall be due as set forth on the Payment Schedule until the balance of the Payments and any additional Payments or expenses chargeable to You are paid in full. Payment amounts and other amounts required to be paid under this Lease shall be referred to in this lease as "Payments." Unless otherwise indicated in the Payment schedule provided above, the first Payment under this Lease is due when this Lease is signed by You and the remaining Payments will be due on the first day of each subsequent month through the expiration of the Term. You agree to pay Us the amount of all search fees, filing fees and administration fees specified in this Lease at the time this Lease is executed and, in any event, upon demand by Us, and to reimburse Us for the amount of all search and filing fees incurred by Us in connection with this Lease upon demand by Us. EXCEPT AS PROVIDED IN SECTION

3, THIS LEASE IS NON-CANCELABLE AND YOUR OBLIGATION TO PAY IN FULL THE PAYMENTS AND ANY OTHER AMOUNT DUE HEREUNDER IS ABSOLUTE, IRREVOCABLE AND UNCONDITIONAL AND IS NOT SUBJECT TO AND SHALL NOT BE AFFECTED BY ANY ABATEMENT, SET-OFF, DISPUTE, CLAIM, COUNTERCLAIM, DEDUCTION, DEFENSE OR OTHER RIGHT WHICH YOU MAY HAVE OR ASSERT AGAINST ANY SUPPLIER, DEALER, VENDOR OR MANUFACTURER OF THE EQUIPMENT OR ANY OTHER PARTY FOR ANY REASON WHATSOEVER, ALL OF WHICH YOU HEREBY EXPRESSLY WAIVE AS AGAINST US. YOU AGREE NOT TO ASSERT AGAINST US ANY CLAIMS OR DEFENSES YOU MAY HAVE WITH RESPECT TO ANY EQUIPMENT. In no case shall We be liable for any special, incidental or consequential damages based upon any legal theory, including, but not limited to, loss of profits, loss of use of the Equipment, the claims of third parties or damage to the Equipment.

3. Non-Appropriation of Funds. Notwithstanding anything to the contrary contained herein, You warrant that You have funds available to pay all Payments that are to be paid hereunder through the end of Your current appropriation period. If Your legislative body or other funding authority does not appropriate funds for Payments for any subsequent appropriation period and You do not otherwise have funds available to lawfully pay the Payments (a "Non Appropriation Event"), You may, subject to the conditions herein and upon prior written notice to Us (the "Non-Appropriation Notice"), effective the later of (a) 60 days after such Non-Appropriation Notice, or (b) the end of Your then-current appropriation period (the "Non-Appropriation Date"), terminate this Lease and be released of Your obligation to make all Payments coming due after the Non-Appropriation Date. As a condition to exercising its rights under this Section, You shall (a) provide with the Non-Appropriation Notice a sworn affidavit of a responsible official that a Non-Appropriation Event has occurred and that You have attempted to obtain funding, in good faith, from all available funding sources, but those efforts have failed to obtain funding for the Payments, (b) return the Equipment on or before the Non-Appropriation Date to Us or a location designated by Us, in the condition required by, and in accordance with the return provisions of, this Lease, at Your expense, and (c) pay Us all sums payable to Us under this Lease up to the Non-Appropriation Date. In the event of any Non-Appropriation Event, We shall retain all sums paid hereunder or under the Lease, including the security deposit, if any, specified in this Lease. Termination pursuant to this Section shall not constitute a Default under this Lease; provided that the Parties agree that this Section is not intended to permit You to terminate this Lease at will or for convenience.

4. Delivery and Acceptance; DISCLAIMER OF WARRANTIES. You agree to accept each item of Equipment in its as-is condition when delivered and, if requested by Us, to execute the Delivery and Acceptance Certificate supplied by Us as evidence thereof. **YOU ACKNOWLEDGE THAT WE MAKE NO WARRANTY, EITHER EXPRESS OR IMPLIED WITH RESPECT TO ANY EQUIPMENT, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** You also agree that neither the manufacturer nor the supplier of the Equipment is an agent of Ours. If the Equipment is covered by a manufacturer's warranty, such warranty shall be extended to You if automatically assignable. You agree that there shall be no abatement of any Payment obligation because of unavailability of the Equipment during periods of its warranted or non-warranted repair. You agree to hold Us harmless from specific performance of this Lease and from damages, if, for any reason, the supplier, manufacturer, vendor or any other party fails to deliver, or delays in delivery of, the Equipment so ordered or if the Equipment is unsatisfactory for any reason whatsoever. You agree that any delay in delivery of or defect in the Equipment shall not affect the validity of this Lease or the obligation to make Payments hereunder. Your execution of a Delivery and Acceptance Certificate in the form attached hereto shall conclusively establish that the Equipment covered thereby is acceptable to You for all purposes of this Lease.

5. Use, Maintenance and Return of Equipment. You agree that all Equipment is to be used for commercial purposes and that the Equipment will not be moved outside of the contiguous forty-eight states of the United States and to notify Us of each change in the place where the Equipment is located or used not more than twenty (20) days following each change in location. You further agree as follows: (a) to operate the Equipment in a careful manner; (b) to maintain the Equipment in good repair and repair any damage thereto; (c) restrict the Equipment's use to experienced and competent operators employed by You; (d) to use the Equipment only in the conduct of Your business; (e) properly house and store the Equipment when not in use; (f) not to rent or sub-lease the Equipment without Our prior written consent except as described in Section 17; (g) to not allow any lien, encumbrance or security interest (other than as created pursuant to this Lease, if any) attach to any Equipment; (h) to comply with all laws and regulations relating to the possession, operation and use of the Equipment; and (i) to pay all license and registration fees and all sales, use, excise, property and all other federal, state and local taxes assessable against this Lease and/or any Equipment, including without limitation, its use or operation and to reimburse Us, upon demand, as additional rent, the amount of any such taxes or costs paid by Us. Upon the expiration or termination of the Lease, You agree to make the Equipment available for pick up by Us at Your cost and expense and in the same condition as when delivered, ordinary wear and tear excepted, free of any lien, encumbrance or security interest claimed by any person. You will not in any event subject the Equipment to any abrasive, corrosive or abnormal working conditions or any environmentally hazardous substance (under any applicable federal, state or local law, rule or regulation) without Our prior written consent. You shall notify Us of any change in the state of Your location (as such term is defined in the Uniform Commercial Code) not more than twenty (20) days following each change. In addition to all other amounts payable hereunder, You hereby agree to pay to Us, upon demand, all charges for the late return of any Equipment, all charges incurred by Us to repair any excessive wear and tear to any Equipment (including but not limited to repair or replacement of engine, drive train, glass, metal work and trim, rips, tears, tires in an unsafe condition and any other unsafe or abnormal condition of the Equipment), plus an amount equal to the Rate Per Excess Hour multiplied by any units of use of any Equipment in excess of the Hours of Use During Lease Term shown on the Lease. You agree to be responsible for and to pay the entire cost of all necessary maintenance and repair of the Equipment. In maintaining and repairing any Equipment, You shall conform to the recommended practices and procedures of the manufacturer of the Equipment, and shall not, without Our approval, effect any modification or alteration of or to any Equipment. You shall comply with any mandatory or recommended product recalls issued by the manufacturer. All replacement parts and improvements incorporated into any Equipment shall become Our property. Should this Lease be terminated prior to the expiration of the Term, the applicable Hours of Use During Lease Term will be prorated by multiplying this unit total by the actual lease term in months divided by the Term in months and the Rate Per Excess Hour will apply to all units of use in excess of this prorated unit total. We may, at any reasonable time, access the premises where the Equipment is located so that We may inspect the Equipment's existence, location, installation, condition and/or maintenance.

6. Risk of Use, Damage and Destruction. You assume all risk arising from the possession and operation of the Equipment and agree to defend and indemnify Us and hold Us harmless from all claims, demands, damages and losses, including reasonable attorneys' fees and expenses, arising therefrom. In the event of the theft, destruction or other total loss with respect to any item of Equipment (each item of Equipment singularly referred to herein as the "machine") during the Term or any extension thereof, You shall provide Us prompt written notice. In the event of damage thereto from any cause which in Our judgment cannot be economically repaired, or in the event of the loss of the machine, its theft, or removal from Your possession by the operation of law or otherwise, then, but only with respect to that machine, this Lease shall terminate and You shall immediately pay to Us, only with respect to that machine, the sum of all past due and future Payments for the then-current Term and interest thereon, Taxes, fees and charges to be made but not yet due under the terms of this Lease for the then-current Term, plus the residual value associated with such machine, all as indicated in Our books and records. In the event the Lease covers two or more items of equipment, the Payment allocation shall be based on the pro-rata relationship of the Minimum Equipment Insurance Amount Required, as shown in this Lease, to the total Payments. The Payments due under this Lease on the remaining items of equipment following such termination shall be reduced by the unpaid balance of the Payments allocable to the lost piece of equipment as set forth above. The amount of any insurance proceeds received by Us because of such destruction or event, and the amount received by Us upon the disposition of the machine should it be recovered, shall be deducted (i) first, from the residual value of such machine as indicated in Our books and records (the "Residual Value"), and (ii) second, from the Payments, any excess amount over the Residual Value. In the event of damage to any machine, which damage in Our judgment can be economically repaired, then this Lease shall not be terminated with respect to the machine, but rather the machine shall be restored to its original condition by You, at Your expense. We shall apply the amount of any insurance proceeds received by Us because of such damage first to the repair of the machine and any excess amount of insurance proceeds shall be credited to the Payments.

7. Insurance. You shall purchase and maintain, at Your expense: (a) standard all risk type property damage insurance (covering theft, destruction and/or damage) for the Equipment's full replacement value and in no event less than the Minimum Equipment Insurance Amount Required (as indicated on the Equipment Schedule) with a maximum deductible equal to the greater of $500.00 or five percent (5.0%) of the adjusted loss; (b) liability insurance in an amount of at least one million dollars ($1,000,000) (five million dollars ($5,000,000) if the Equipment or any single machine is deemed a "motor vehicle" under applicable law in the state where You are located) that protects You and Us against the risk of personal injury and physical damage (to property other than the Equipment itself) arising out of or resulting from or because of the operation of the Equipment; and (c) workers' compensation coverage as required by the laws of the state in which You are located. All insurance required herein must be in a form and from an insurer satisfactory to Us and You shall keep such insurance in effect during the Full Lease Term. Evidence of all such insurance shall be provided to Us and such insurance shall provide Us with 10 days advance notice of modification or cancellation and name Us as loss payee. If such insurance is modified, cancelled or allowed to lapse, We may (but shall not be obligated to) purchase or otherwise provide such insurance from an insurer of Our choice, which may be an affiliate of Ours. The costs, limits, terms, conditions and coverage of such replacement insurance, if any, may vary from any previous coverage. We may add the costs of acquiring and maintaining such insurance and Our fees for Our services in placing and maintaining such insurance (collectively "Insurance Charge") to the Payments and You agree to pay such amount, together with interest thereon at a rate per month of 1.75% from the date such insurance was purchased or provided by Us until paid. You agree that such Insurance Charge and additional amounts and the interest thereon shall, as specified by Us, either be paid on demand or be added to the Payments and You promise to pay the resulting increase in the Payments and agree that We may make a profit. We shall have no responsibility to You for the cost or appropriateness of the premium for any insurance, the creditworthiness of any insurance company, the rebate or refund of any insurance premium to which You may be entitled or any other matter relating to any insurance even if any insurance was provided through a group policy arranged by Us. Nothing in this Lease will create an insurance relationship of any type between Us and/or any person or party. **Insurance coverage for personal liability or physical damage caused to the property of others is not provided.**

8. UCC Filings; Article 2A Provisions; Finance Lease Status. We are the owner of and will hold title to the Equipment under this Lease. Although the Equipment may become attached to real estate, it is and will remain personal property and will not become a fixture. If this Lease is deemed to be a security agreement, You grant us a security interest in the Equipment, whether categorized as inventory, goods or otherwise, under the Uniform Commercial Code ("UCC"), as collateral to secure payment of all of Your present and future obligations owed to Us including without limitation, Your Payments and We shall be entitled to all rights of a secured party under the applicable UCC with respect thereto. You authorize Us to prepare and file against You a financing statement describing the Equipment. You hereby authorize, ratify and approve any financing statement covering Equipment filed by Us on or prior to the date hereof. The parties intend this Lease to be a true lease and the filing of a financing statement shall not be construed as evidence to the contrary. You agree Article 2A- Leases of the UCC applies to this Lease, and this Lease will be considered a "Finance Lease" as that term is defined in Article 2A. By signing this Lease, You acknowledge and agree that the Supplier identified in the Lease is the supplier (as that term if defined in Article 2A of the UCC) of the Equipment and that You Have been informed that You are entitled to the promises and warranties provided by the manufacturer, dealer, vendor or other person supplying the Equipment in connection with the contract by which We acquired the Equipment (the "Supply Contract") and that You may contact the manufacturer, supplier, dealer or vendor of the Equipment for a description of any rights or warranties that You may be entitled to under the Supply Contract. With respect to this Lease, TO THE

EXTENT PERMITTED BY APPLICABLE LAW, YOU WAIVE ANY AND ALL RIGHTS AND REMEDIES CONFERRED UPON A LESSEE BY UCC ARTICLE 2A, including without limitation, Section 2A-508 through 2A-522 of the UCC. You also represent that all trade-in property is free and clear of all security interests, liens and encumbrances.

9. Assignment / Sub-Lease. You may not assign this Lease or any of Your rights hereunder, nor may You sell, transfer, sublease, rent or lend any Equipment or permit it to be used by anyone other than Your employees without Our prior written consent except as described in section 18. We may assign this Lease without notice or consent and the assignee shall succeed to all of Our rights. Any such assignee shall have all of Our rights, remedies, powers and privileges under this Lease, but shall have none of Our obligations.

10. Default. Each of the following is a "Default" under this Lease: (a) You fail to pay any Payment or any other payment obligation when due under this Lease; (b) You do not perform any of Your other obligations under this Lease or in any other agreement with Us or with any of Our affiliates; (c) any representation or warranty made by You proves to be incorrect in any material respect when made; (d) You become insolvent, or are generally unable to pay Your debts when due, You dissolve or are dissolved, or You assign Your assets for the benefit of Your creditors, You seek appointment of a receiver, custodian or other similar official for You or for Your assets, or You commence or have commenced against You any action for relief under any bankruptcy, insolvency or reorganization laws; (e) You sell all or substantially all of Your assets or property, (f) You shall or shall attempt to abandon, remove, sell, encumber, rent or sublet any item of Equipment except as described in section 18; (g) You shall suffer a material adverse change in Your financial condition or operations; (h) You shall cause or suffer to exist any sale or transfer of any interest which would result in a change in majority ownership of You; (i) You shall amalgamate, merge or consolidate with another entity without Our consent; (j) any guarantor of Your obligations under this Lease dies, does not perform such guarantor's obligations under the guaranty, or becomes subject to one of the events listed in clause (d), (e), (f), (g), (h) or (i) above; or (k) any letter of credit required under this Lease is breached, canceled, accelerated, terminated or not renewed for any reason.

11. Remedies. In the event of a Default or an event which, with the passage of time, would constitute a Default hereunder, We may, at Our option: (a) cancel or terminate this Lease or any or all other agreements that We have entered into with You; (b) declare the entire unpaid balance of all Payments immediately due and payable without notice or demand and require You to immediately pay Us, as compensation for loss of Our bargain and not as a penalty, a sum equal to (i) all past due and future Payments and interest thereon for the then-current Term, (ii) Taxes, fees and charges to be made but not yet due under the terms of this Lease for the then-current Term, and (iii) the Residual Value of the Equipment; (c) require You to deliver the Equipment to Us; (d) peacefully repossess the Equipment without court order and You will not make any claims against Us or our agents for damages or trespass or any other reason; (e) appoint a receiver/manager; (f) charge You interest on all monies due to Us at the rate of 1.75% per month from the due date thereof until paid but in no event more than the maximum rate permitted by law; (g) advise any or all account parties and any of Your renters, lessees and borrowers of the Equipment to make all rental, lease and loan payments to Us and/or direct them to return the Equipment to Us upon the expiration of the rental, lease or loan term; and (h) exercise any other right or remedy available at law or in equity. **You agree to pay all of Our costs and expenses, including, without limitation, reasonable attorney's fees and expenses and collection agency fees and expenses, of enforcing Our rights against You, for the recovery or repossession of Equipment and in the collection of Your obligations to Us under this Lease.** If We take possession of any Equipment, We may sell, re-lease or otherwise dispose of it with or without notice, at a public or private sale, on Your premises or elsewhere and apply the net proceeds (after We have deducted all costs related to the sale or disposition of the Equipment) (i) first, to the Residual Value; (ii) second, to Payments, Taxes, fees and charges that would have become due in the course of the Full Lease Term; and (iii) to the amounts that You owe Us. You agree that if notice of sale is required by law to be given, 10 days' notice shall constitute reasonable notice. You will remain responsible for any amounts that remain due after We have applied such net proceeds. If You fail to deliver the Equipment upon demand by Us or fail to return the Equipment in a timely manner, as determined by Us, upon the termination or expiration of this Lease or upon Default and We do not recover the Equipment, then You shall be additionally liable to Us for the fair market value of the Equipment at the time of termination or expiration of this Lease or at the time of Default, whichever is earlier. The remedies provided by this Lease in favor of Us shall not be deemed exclusive, but shall be cumulative and in addition to all other remedies in Our favor existing at law or equity or by statute or otherwise, and may be enforced concurrently or separately. No failure or delay on Our part in exercising any right or remedy shall operate as a waiver thereof or modify the terms of this Lease. A waiver of default shall not be a waiver of any other or subsequent default. Our recovery hereunder shall not exceed the maximum recovery permitted by law.

12. Renewal. Unless this Lease is earlier terminated pursuant to Section 3, You must give Us at least 60 (but not more than 180 unless waived by Us in Our sole discretion) days written notice before the end of the Full Lease Term that You will return the Equipment to Us. Until You give Us such written notice: **(a) the Lease will automatically renew on a month-to-month basis (each a "Renewal Month Term") until You provide Us 60 days prior written notice that You will return the Equipment to Us (in which case the Lease will renew for two additional Renewal Month Terms)**, each Renewal Month Term will commence immediately upon the expiration of the then current term and (b) the terms of the Lease, including without limitation the amount of the Payment, will continue to apply and (c) Your security deposit, if any, will continue to be held to secure Your performance during the Renewal Month Term.

13. Indemnification. You are responsible for any losses, damages, penalties, claims, suits and actions, including, without limitation, court costs and attorney's fees and expenses, (collectively "Claims"), whether based on a theory of strict liability or otherwise caused by or related to (a) the manufacture, installation, ownership, operation, use, lease, possession or delivery of the Equipment, (b) any defects in the Equipment or (c) this Lease (and any supplements and amendments hereof). To the maximum extent permitted by applicable law, You agree to reimburse Us for and, if We request, to defend Us against any Claims. This indemnification will continue even after the termination of this Lease or full payment of all obligations owed by You hereunder.

14. Representations, Warranties and Covenants. You represent, warrant and covenant as follows: (a) You are a municipal corporation and political subdivision duly organized and existing under the constitution and laws of the state in which You are located; (b) You are authorized under the constitution and laws of said state to enter into this Lease and the transaction contemplated hereby and to perform all of Your obligations hereunder; (c) You have been duly authorized to execute and deliver this Lease by proper action and approval of Your governing body at a meeting duly called, regularly convened and attended throughout by requisite majority of the members thereof or by other appropriate official approval; (d) this Lease constitutes Your legal, valid and binding obligation enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally; (e) no event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, a Default exists at the Commencement Date; (f) You have in accordance with the requirements of lawfully budgeted and appropriated sufficient funds for the current fiscal year to make the Payments scheduled to come due during the Original Term and to meet Your other obligations for the Original Term and such funds have not been extended for other purposes; (g) You will do or cause to be done all things necessary to preserve and keep in full force and effect Your existence as a corporate and body politic; (h) You have complied with such public bidding requirements as may be applicable to this Lease and Your acquisition of the Equipment hereunder; (i) there is no action suit, proceeding inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or threatened against or affecting You or this Lease, nor to the best of Your knowledge is there any basis therefore wherein an unfavorable decision ruling or finding would materially adversely affect the transactions contemplated by this Lease or any other document, agreement or certificate which is used or contemplated for use in the consummation of the transactions contemplated by this Lease or materially adversely affect Your financial condition or properties; (j) You have obtained all authorizations, consents and approvals of governmental bodies or agencies required in connection with the execution and delivery of this Lease or in connection with the performance of Your obligations hereunder; (k) the entering into and performance of this Lease or any other document or agreement contemplated hereby to which the You are or are to be a party will not violate any judgment, order, law or regulation applicable to You or result in any breach of, or constitute a default under, or result in the creation of any lien, charge, security interest of other encumbrance on any of Your assets or the Equipment pursuant to any indenture, mortgage, deed of trust, bank loan or credit agreement or other instrument to which You are a party or by which You or Your assets maybe be bound, except as herein provided; (l) the Equipment described in this Lease is essential to Your function or to the services You provide to Your citizens, You have an immediate need for, and expect to make immediate use of, substantially all of the Equipment, which need is not temporary or expected to diminish in the foreseeable future and the Equipment will be used by You only for the purpose of performing one or more of Your governmental or proprietary functions consistent with the permissible scope of Your authority and will not be used in the trade or business of any other entity or person; (m) You have never failed to appropriate or otherwise make available funds sufficient to pay rental or other payments coming due under any lease purchase, installment sale or other similar agreement. Your representations, warranties and covenants shall survive beyond the Full Lease Term and the termination of this Lease.

15. Choice of Law and Jurisdiction; Waiver of Jury Trial. The law of the state of Your address shown on the front page hereof shall govern all matters relating to this Lease. This Lease shall not be enforceable by You until signed by Us in our Johnston, Iowa offices. **To the extent permitted by applicable law, You also waive Your right to a trial by jury.**

16. Waivers. You acknowledge receipt of an executed copy of this Lease. Where permitted by law, You waive Your right to receive a copy of any financing statement, financing change statement, verification statement or other similar instrument filed or issued at any time in respect of this Lease or any amendment hereof. To the extent permitted by law, You, being fully aware of the rights and benefits afforded to You by statute, hereby waive the benefits of all provisions of any applicable statute, including, without limitation, any statute relating to leases, conditional sales, or regulatory credit, and of any regulations made thereunder in any and all states of the United States, which would, in any manner, affect, restrict or limit Our rights hereunder. You also waive and assign to Us the right of any statutory exemption from execution or otherwise and further waive any rights to demand security for costs in the event of litigation.

17. TAX TREATMENTS AND INDEMNIFICATION. Unless otherwise provided, this Lease is entered into on the assumption that We are the owner of the Equipment for income tax purposes and are entitled to certain federal and state tax benefits available to an owner of the equipment (collectively "Tax Benefits"), including without limitation, accelerated cost recovery deductions and deductions for interest incurred by the Lessor to finance the purchase of the Equipment, available under the Internal Revenue Code of 1986, as amended (the "Code"). You represent, warrant, and covenant to Us that (a) the Equipment will be used for a governmental or proprietary purpose; (b) You are a tax-exempt entity (as defined in Section 168(h) of the Code); (c) You will use all Equipment solely within the United States; and (d) You will take no position inconsistent with the assumption that We are the owner of the Equipment for any tax purposes. You and Us contemplate that the Equipment will be exempt from all Taxes. If, however, because of any of Your acts or omissions or any party acting through You, or the breach or inaccuracy of any representation, warranty or covenant made by You, We reasonably determine that we cannot claim, are not allowed to claim, or that we may lose or must recapture any or all of the Tax Benefits otherwise available with respect to the Equipment subject to any Lease (a "Tax Loss"), then You will, promptly upon demand, pay to Us an amount sufficient to provide Us the same after-tax rate of return and aggregate after-tax cash flow through the end of the term of such Lease then in effect that We would have realized but for such Tax Loss.

You will be responsible for as and when due and shall indemnify and hold Us harmless from and against all present and future taxes and other governmental charges, including, without limitation, those for sales, use, leasing and stamp taxes, license and registration fees, and amounts in lieu of such taxes and charges plus any penalties or interest on any of the above, (all of the foregoing are collectively the "Taxes"), imposed, levied upon, assessed in connection with, or as a result of the purchase, ownership, delivery, leasing, possession or use of the Equipment, or based upon or measured by the Payments or receipts with respect to this Lease. If You do not pay any of the Taxes, We have the right, but not the obligation, to pay them on Your behalf. You will not, however, be obligated to pay any taxes on or measured by Our net income. You authorize Us to add to the amount of each Payment any Taxes that may be imposed on or measured by such Payment. We do not have to contest any Taxes, fines or penalties. We will file all personal property,

use or other Tax returns as required by law under this Lease. In such case, You will pay to Us on demand, as an additional Payment, the amount of the personal property tax We are required to pay. You agree to reimburse Us with the next Payment for any Taxes We pay, plus a fee to Us for collecting and administering any Taxes and remitting them to the appropriate authorities on which we may make a profit and interest thereon at the highest legal rate allowed, from the date due until fully paid. If You do not pay this reimbursement with the next Payment You agree to pay Us interest on those amounts at the highest legal rate allowed from the due date until paid in full. **We make no recommendation, representation or warranty as to the treatment of this Lease for tax or accounting purposes.** You acknowledge that You have consulted with Your tax and accounting advisors concerning the appropriate tax and accounting treatment of this Lease and have not relied on advice from Us; and You hold Us harmless for any adverse consequences resulting from Your tax and accounting treatment of this Lease.

18. Golf Cars. If the Equipment includes golf cars, with respect to the golf cars only, notwithstanding the limitations in Section 5, 9 and 10 You may rent the golf cars on a daily or per-round basis to Your patrons, in the ordinary course of Your business. To the extent You complete an exemption certificate relative to personal property taxes on the golf cars, You agree to indemnify Us from and against any Claims related to the failure to pay personal property taxes based on such representation and You agree that you are responsible for remitting any and all required sales, use or other tax required as a result of the rental of the golf cars to patrons.

19. Financial and Credit Information; Communication Methods. You authorize Us to obtain credit bureau reports and make other credit inquiries that We determine are necessary and agree that without further notice We may use or request additional credit bureau reports to update Our information so long as You have any outstanding indebtedness or obligations owed to Us. You further agree to provide Us, promptly after request therefor by Us, such income statements, balance sheets and other financial statements and information and such federal and state income tax returns concerning You that We determine are necessary. Providing Your email address and/or telephone number in Your credit application or otherwise is Your acknowledgment that We may retain Your email address and/or telephone number for further communication with You. You agree to allow Us to conduct business with You using email or by calling You, regardless of the purpose of Our communication, which may include, without limitation, collections and notices under Your agreements with Us. We reserve the right to use the method of communication We deem best in interacting with You.

20. Facsimile. This Lease may be executed by a party and transmitted by facsimile or electronic mail. You agree that a copy of this Lease bearing Your signature which was transmitted by facsimile or printed from an electronic file shall be admissible in any legal proceeding as evidence of its contents and its execution by the parties in the same manner as an original document. You further agree not to object to the admissibility of such copy into evidence under the business records to the hearsay rule or the best evidence rule or otherwise and expressly waive any right to do so. The original or a facsimile or electronic copy of this Lease which bears both a signature of Us and You and Our original signature shall be deemed the execution original of this Lease for the purposes of taking possession of this Lease for all other purposes.

21. Miscellaneous. You agree the terms and conditions contained in this Lease constitute the final agreement between You and Us and is the exclusive expression of our agreement regarding the lease of the Equipment. All earlier and contemporaneous negotiations and agreements between You and Us on the matters contained herein are expressly merged into and superseded by this Lease. Any modification or addition to the terms of this Lease must be in a written agreement identified as an amendment and signed by Us. **You agree, however, We are authorized, without notice to You, to insert in this Lease and/or the Equipment Schedule any serial number, model numbers and/or make of any item of Equipment, correct any errors in such information reflected in this Lease and/or the Equipment Schedule and correct any other patent errors or omissions in the description of any item of Equipment reflected in the Equipment Schedule, to supply information missing from this Lease or the Equipment Schedule and to correct any obvious errors in this Lease or in the Equipment Schedule.** Without limiting the foregoing, You agree we may insert the date and Number of this Lease after Your execution of the Lease. If We delay or fail to enforce any of Our rights under this Lease, We will still be entitled to enforce those rights at a later time and such rights shall not be waived. Any waiver by Us of any breach or default will not constitute a waiver by Us of any additional or subsequent breach of default nor shall it be a waiver of any of Our rights. Any waiver of a remedy, term or condition or change to the terms and conditions of this Lease must be in writing and signed by Us. All notices shall be given in writing by the party sending the notice and shall be effective when (a) deposited in the U.S. mail, with first class postage prepaid, or (b) sent by overnight courier of national reputation, in either case, addressed to the party receiving the notice at the address shown on the front of this Lease (or to any other address specified by that party in writing). All of Our rights and indemnities will survive the termination of this Lease. Our rights, privileges and indemnities, to the extent they are fairly attributable to events or conditions occurring or existing during the Term of this Lease, shall survive and be enforceable by Us and Our successors and assignees. Payments received may be applied at Our discretion to obligations hereunder or to any other indebtedness owed by You to Us despite directions, if any, appearing on the remittance or communicated to Us otherwise, and to late charges first and then to the amount owing. It is the express intent of the parties not to violate any applicable usury laws or to exceed the maximum amount of time price differential or interest, as applicable, permitted to be charged or collected by applicable law, and any such excess payment will be applied to Payments in inverse order of maturity, and any remaining excess will be refunded to You. If You do not perform any or all of Your obligations under this Lease, We have the right, but not the obligation, to take any action or pay any amounts We believe are necessary to protect Our interest. You agree to reimburse Us immediately upon Our demand for any such amounts We pay. In the event any provision of this Lease shall be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the parties hereto agree such provision shall be ineffective and the remaining provisions of this Lease shall remain in full force if the essential provisions of this Lease for each party remain valid, legal, and enforceable. Any provision of this Lease which is, for any reason, unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such unenforceability without invalidating the remaining provisions hereof. This Lease and Equipment Schedule shall be binding upon and inure to the benefit of the parties and their permitted successors and assigns. You shall promptly execute and deliver to Us such further documents and take such further action as We may request to more effectively carry out the intent and purpose of this Lease and the Equipment Schedule. Words importing the singular include the plural and vice versa and words importing gender include all genders. If more than one lessee has signed this Lease, each of You agree Your liability is joint and several. Restrictive or similar endorsements contained on or provided in connection with any Payment You make shall not be binding on Us. Time is of the essence under this Lease.

BY SIGNING THIS AGREEMENT: (I) YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS ON EACH PAGE OF THIS AGREEMENT (II) YOU AGREE THAT THIS IS A NET LEASE, THAT YOU CANNOT TERMINATE OR CANCEL, THAT YOU HAVE AN UNCONDITIONAL OBLIGATION TO MAKE ALL PAYMENTS DUE, AND YOU CANNOT WITHHOLD, SET OFF OR REDUCE ANY SUCH PAYMENTS FOR ANY REASON, INCLUDING, WITHOUT LIMITATION, FUNDAMENTAL BREACH, (III) YOU WARRANT THAT THE PERSON SIGNING THIS LEASE FOR YOU HAS THE AUTHORITY TO DO SO, (IV) YOU CONFIRM THAT YOU HAVE DECIDED TO ENTER INTO THIS LEASE RATHER THAN PURCHASE THE EQUIPMENT FOR THE TOTAL PURCHASE PRICE AND (V) YOU AGREE THAT THIS LEASE WILL BE GOVERNED BY THE LAWS OF THE STATE OF YOUR ADDRESS ON THE FRONT PAGE HEREOF AND YOU EXPRESSLY WAIVE ANY RIGHTS TO A TRIAL BY JURY.

IN WITNESS WHEREOF, the parties have executed this Lease effective as of the date set forth on the first page of this Lease.

LESSEE SIGNATURE	CITY OF BLUE SPRINGS Lessee Authorized Signature Christine Cates, City Administrator 1/28/2026 Print Name Title Date	**LESSOR SIGNATURE**	**DLL Finance LLC,** At: 8001 Birchwood Court, Johnston, IA 50131 Authorized Signature Print Name & Title Date

Equipment Schedule

	New/ Used	Make and Model of Equipment	Serial Number	Minimum Equipment Insurance Amount Required	Hours at delivery	Hours during Lease Term	Rate per Excess Hour
	N	TORO SP3040 BUNKER RAKE		$27,985.84	NA	2400	8

Note: Although the Equipment listed above may be described as “New”, that description does not mean it was necessarily manufactured in the current year.

I have reviewed and acknowledge and agree that the Equipment description above is accurate and complete.

LESSEE SIGNATURE			
	CITY OF BLUE SPRINGS		
	Lessee		
	Authorized Signature		
	Christine Cates, City Administrator		1/28/2026
	Print Name	Title	Date

Delivery and Acceptance Certificate

	New/ Used	Make and Model of Equipment	Serial Number	Minimum Equipment Insurance Amount Required	Hours at delivery	Hours during Lease Term	Rate per Excess Hour
	N	TORO SP3040 BUNKER RAKE		$27,985.84	NA	2400	8

The undersigned hereby certifies that Lessee has leased all items described in (the "Equipment") pursuant to the Lease Agreement between DLL Finance LLC ("Lessor") and the Lessee identified below and in the Lease Agreement No. (the "Lease") and further certifies that:

(i) the Equipment has been delivered to and has been received by Lessee;
(ii) all installation or other work necessary prior to the use thereof has been completed;
(iii) all Equipment has been examined by Lessee, is in good operating order and condition, and is in all respects satisfactory to Lessee;
(iv) the Equipment is accepted by Lessee for all purposes under the Lease Agreement and the Lease.

LESSEE SIGNATURE	
	CITY OF BLUE SPRINGS
	Lessee
	Authorized Signature
	Christine Cates, City Administrator 1/28/2026
	Print Name Title Date

MAINTENANCE AGREEMENT (Golf)

Lease Case ID:	FA-540414
Lessee:	CITY OF BLUE SPRINGS
Lessor:	DLL FINANCE LLC
Date	01/27/2026

This Maintenance Agreement (the "Agreement") relates to all Equipment, as defined in the Lease Agreement identified above between the Lessee and Lessor identified above (the "Lease Agreement") and each Lease entered into pursuant to the Lease Agreement. In this Agreement, "YOU" and "YOUR" refer to the Lessee, "WE", "US" and "OUR" refer to the Lessor, "Unit" refers to each item of Equipment and "Returned Unit" refers to each Unit which is not purchased at the end of Term of the Lease. Unless otherwise defined herein, all capitalized terms shall have the meanings ascribed to them in the Lease Agreement. By signing below, YOU agree with US as follows with respect to each Unit:

1. MAINTENANCE, USE AND GENERAL REQUIREMENTS. YOU agree:

- To care for and operate each Unit in a careful and prudent manner and to operate and maintain each Unit in accordance with the manufacturer's operating, maintenance and technical manuals and other instructions concerning operation and maintenance.
- YOU shall be responsible for and agree to pay all costs, including but not limited to, fees, taxes and duties, associated with tear down and loading of each Returned Unit and with shipping, delivery and unloading of each Returned Unit to the site designated by US.
- To perform any and all maintenance on each Unit at intervals recommended by manufacturer, use only genuine manufacturer filters and parts for all maintenance and repairs and to operate, maintain and make any and all repairs to each Unit as necessary so that each Returned Unit, when returned to US upon termination of the Lease, is free of any Excessive Wear and Tear and is able to perform all tasks under rated load.
- To operate each Unit during the term of the Lease only in the applications for which they were designed and manufactured.
- To maintain a working engine hour meter for each Unit at all times and to keep complete records of all hour meter changes for each Unit along with major component change outs and routine maintenance and repair records. If Hour meter or dash panel has been tampered with, WE have the right to estimate the actual number of hours of use and to charge for any excess use as described in the Lease.
- To fully implement all service contracts applicable to each Unit and that all maintenance and repairs for each Unit are made on schedule.

2. EXCESSIVE WEAR AND TEAR. Any of the following constitute Excessive Wear and Tear of a Returned Unit and a violation of this Agreement: (This is not intended to be an exhaustive list)

- Computer systems (including without limitation GPS) and/or safety and emission control equipment not in proper working order.
- Mechanical components that are missing, broken or unsafe or that do not operate normally.
- Wear on power train assembly that exceeds manufacturer's then-current standards for normal wear and tear.
- Brake drums that are cracked or exceed manufacturer's recommended wear limits, brake linings showing less than 50% remaining wear, or brakes that leak oil or fluid.
- Any air filters not within manufacturer's specifications.
- Any gauges or fluid indicators that are damaged or do not function, the electrical system fails to operate properly, the battery fails to hold a charge or any wire harnesses that are not tied down and kept secured, dry, clean and dust-free.
- Any pumps, motors, hoses, lines, couples, valves, or cylinder not in good operating condition or that fail to meet manufacturer's rated specifications or hydraulic system exceeds manufacturer's then-current contaminant standards (as shown by oil sample analysis).
- Returned Unit has not been serviced according to the manufacturer's manual.
- Any hydraulic line, engine hose, radiator, fuel cell or line, transmission, drive train, or air conditioner leaks engine oil, water fuel, coolant, transmission oil, hydraulic fluid or other liquid or gas.
- Leaky lubrication seals, improperly tightened track tension, cracked or broken track shoes or fasteners, less than 50% of original life remaining on any parts, or any undercarriage components not being of the original size, type, grade or manufacturer.
- Mufflers/exhaust pipes burnt out or corroded.
- Evidence of flood, fire, accident or excessive water damage.
- Holes, tears or burns on the dash, floor covers, seats, headliners, upholstery or interior.
- Any hour meter or gauge or the dash has been tampered with or rendered inoperable, missing keys and/or ignition is broken or inoperable.
- Seat suspension, hinges or seat belts broken or inoperable.
- Any dent larger than 2" in diameter, and/or more than 3 dents or scratches per panel or more than 10 dents or scratches on the entire unit.
- Any scratch 4" or longer that reaches the metal skin and/or any broken or any cracked fiberglass shells or panels.
- Any single chip the size of a quarter or larger or multiple smaller chips within 1 square foot.
- Substandard paint, such as peeling, bubbling or mismatched shades that evidence poor condition in comparison with original paint.
- Rust holes in the body metal or a rust spot that covers more than a 2" area.
- Any glass (Plexiglas, plastic or real) that must be replaced due to cracks, chips or missing glass and any windshield damage.
- All frame damage and substandard frame repairs or modifications.
- Any broken or cracked teeth on any blades, buckets or other attachments.
- Any tires/tracks that are in an unsafe condition, that have broken side walls, that are not original casings, that have less than 50% of original tread remaining or that are not of the same size, type, grade or manufacturer (or equivalent-quality manufacturer) as were original included on the machinery.
- Any cutting units are outside of manufacturer specifications or have less than 50% of useful life remaining and/or inoperable backlap, cracked, broken or improperly repaired (welded) deck shells, inoperable lift arms or reels,
- Broken, bent or inoperable hinges, lights, mirrors or steps.
- Dented or bent wheel rims, missing hubcaps, mismatched wheels or hubcaps.
- Missing, damaged, not original and/or inoperable battery chargers or attachments.
- Any reel cutting units not within standard service life specifications (defined as the factory reel diameter, less 0.5 inches for 5-inch reels or less 0.4 inches for reels with a diameter larger than 5 inches).
- Failure to operate and maintain Returned Equipment in accordance with the manufacturer's specifications or use of components, fuels, or fluids on or in connection with the Returned Unit that do not meet manufacturer's standards.

- Any other damage or repair, including but not limited to unlawful or unsafe operating conditions, or that make the Returned Unit either unlawful or unsafe.
- Failure to complete all warranty work.

3 **VIOLATION OF MAINTENANCE AGREEMENT.** If YOU violate this Maintenance Agreement, including the return of any Returned Unit with Excessive Wear and Tear, then WE shall, at OUR election, have the right to either: (a) charge YOU with the cost which WE determine to be the cost necessary to return the Returned Unit to its required condition or (b) charge YOU with the diminution in value, determined by US, of the Returned Unit caused by YOUR violation of this Maintenance Agreement. For purposes of this Maintenance Agreement, the payment required by the preceding sentence shall be referred to as the "Maintenance Payment". WE may, to the extent WE collected a Security Deposit, apply the Security Deposit to payment of the Maintenance Payment. If We did not collect a Security Deposit, or if the Security Deposit is insufficient, then YOU shall promptly pay US the difference between the required Maintenance Payment and the balance of the collected Security Deposit.

4 **REPAIR AND MAINTENANCE RECORDS; UNIT INSPECTION.** YOU acknowledge that WE shall have the right to request any and all repair and maintenance records in respect of any Unit at any time or from time to time during the Lease term or after termination of the Lease and YOU agree to furnish to US all repair and maintenance records promptly after request therefor by US. YOU further acknowledge that WE may conduct a full Unit inspection at OUR expense any time.

5 **MISCELLANEOUS.** OUR rights under this Agreement and amounts paid to US under this Agreement shall be In addition to OUR other rights under the Lease Agreement and each Lease and not in lieu thereof. The agreements, terms and conditions set forth herein shall apply notwithstanding anything to the contrary contained in the Lease Agreement or any Lease.

IN WITNESS WHEREOF, each Lessee, the Lessor and Assignee have executed this Agreement as of March 1, 2026

LESSEE	CITY OF BLUE SPRINGS			**LESSOR**	Accepted by DLL FINANCE LLC in Johnston, Iowa
	Signature				Signature
	Christine Cates	City Administrator	1/28/26		
	Print Name	Title	Date		Print Name / Title / Date

LEASE AGREEMENT SUPPLEMENT –
PROPERTY TAX ACKNOWLEDGEMENT

Name of Lessee:	CITY OF BLUE SPRINGS	(the **"Lessee"**)
Date of Lease Agreement:	1/27/2026	(the **"Lease"**)

In order to induce DLL Finance LLC ("Lessor") to enter into the Lease pursuant to which the Equipment will be leased to Lessee, the undersigned represents the following:

- The Lessee acknowledges and understands that Lessor will file all personal property tax returns and Lessee shall reimburse Lessor for property taxes related to the Equipment.
- Property taxes will be billed annually to Lessee and are due on invoice. Lessee acknowledges that property taxes may be billed to Lessee after the Term of the Lease.
- If Lessee does not pay property taxes, Lessor has the right, but not the obligation, to pay them on Lessee's behalf and add to the amount of such taxes to the Lease Payments.

All capitalized terms not otherwise defined herein shall have the same meanings as in the Agreement. Lessee agrees that Lessor's emphasis of the provisions of the Agreement contained herein are for the convenience of the Lessee and shall not minimize or waive any remaining provisions of the Agreement, all of which remain in full force and effect. Lessor, its successors and assigns, and any counsel rendering an opinion on the tax-exempt status of the interest components of the Payments are entitled to rely on this acknowledgement. Lessee's facsimile signature shall be considered binding as an original.

Dated this _____ day of _____ , 2026.

LESSEE SIGNATURE			
	CITY OF BLUE SPRINGS		
	Lessee		
	Authorized Signature		
	Christine Cates, City Administrator		1/28/2026
	Print Name	Title	Date

dll financial solutions partner

AUTHORIZATION FOR AUTOMATIC PAYMENTS (ACH DEBIT) AND PAPERLESS INVOICING

Please follow the simple instructions in this form to set up Automatic Payment, Paperless Invoicing, or both. Ensure you complete both the "Automatic Withdrawal" and "Paperless Invoicing" sections to take advantage of both time-saving features. Please call Customer Service at (800) 355-5024 if you have any questions.

You can fill out and submit this form online by visiting https://www.myaccountdata.com/en/dllgroup/Home

Contract Number (If Known):

Customer Name: CITY OF BLUE SPRINGS
Customer Address: 903 W MAIN ST, BLUE SPRINGS, MO 64015-3709
Customer Phone Number: 816-228-0106

Automatic Payments

Bank Account Holder(s): City of Blue Springs

Bank Name: UMB

Bank Address/Branch Location: 1010 Grand Blvd, Kansas City, MO 64016

ABA Routing Number:

Account Number:

Re-enter Account Number:

Sample Check:
Your information
Pay to the order of
Dollars
987456123 *00012345678* *1234*
ABA Routing No. *Bank Acct. No.* *Check No.*

This is a [X] checking account* [ ] savings account**

If a Checking account is identified above,* ***please send a copy of a voided check.*
If a Savings account is identified above,* ***please send your bank's routing number and your savings account number on bank letterhead.

Authorization: By signing below, I (we) hereby authorize DLL FINANCE LLC ("Originator") (whether acting alone or through its servicer or any agent on its behalf) to initiate withdrawals from my (our) account provided above for any and all amounts then due under my agreements with Originator in the frequency (i.e., monthly, quarterly, etc.) as specified in my (our) agreements with Originator. I (we) understand that if a fee for insufficient funds or returned payment is assessed against me, Originator may collect such fee via electronic fund transfer in an amount equal to the lesser of $40 or the maximum amount allowed by law. I (we) understand paper invoices may be discontinued. In addition to other applicable law, I (we) acknowledge that the Nacha Operating Rules shall apply to this authorization. This authorization will remain in full force and effect until the agreements are paid in full or this authorization is canceled by written notice from me (or either of us) to Originator.

Bank Account Holder
Signature:
Print Name: Christine Cates
Print Title (if applicable): City Administrator Date:

Bank Account Holder
Signature:
Print Name:
Print Title (if applicable): Date:

Paperless Invoicing

Customer Email Address for invoice delivery: apinvoices@bluespirngsgov.com

DLL FINANCE LLC will automatically enroll you in paperless invoicing using the email address indicated above, which was provided at the time of your application. If you need to update or correct your email address, please use the space below to make the necessary changes. By not opting out of paperless invoicing, you acknowledge and agree that DLL FINANCE LLC will send electronic communications to your email address, which will contain a link to a website where you may access your invoices and related documents. This process will remain in effect until you choose to opt out. Should you wish to opt out of paperless invoicing and receive paper invoices by mail, please indicate your preference by checking the box below. You may also opt out at any time during the agreement period by logging into your account, by calling 800-355-5024 or submitting a written request via email at postbookingrequests@dllgroup.com

Customer Email Address for invoice delivery (if incorrect above):

By checking this box, I hereby elect to opt out of paperless invoicing [ ]

STOP **Did you sign next to the red arrows?**

Please send this completed and signed form to our Customer Service team by mail, email or fax to:

Mail:	Email:	Questions? Call us:
P.O. BOX 2000 ATTN: ITR JOHNSTON, IA 50131	postbookingrequests@dllgroup.com	(800) 355-5024

DLL FINANCE LLC
CUSTOMER AGREEMENT TO PROVIDE PHYSICAL DAMAGE INSURANCE

Date: 03/01/2026

Customer's Name CITY OF BLUE SPRINGS

Address 903 W MAIN ST City BLUE SPRINGS State MO ZIP 64015-3709

RE: Agreement dated 03/01/2026 with DLL FINANCE LLC

as Assignee, Lender, or Lessor (the "Lender").

I have entered into the above agreement under which I am responsible for providing insurance against ALL RISKS of direct physical loss or damage for the actual cash value of the equipment listed in the Agreement set forth above, subject to common exclusions such as damage caused by corrosion, rust, mechanical or electrical breakdown, etc. The minimum amount of coverage required by Lender is $27,985.84.

EQUIPMENT

Make	Model	Description	Serial Number
TORO	SP3040	BUNKER RAKE	

I affirm that I will be providing my own physical damage insurance coverage through the BELOW LISTED INSURANCE AGENT.

TO DEBTOR'S INSURANCE AGENT

I hereby instruct you to add DLL FINANCE LLC as a payee through a Lender's Loss Payable Clause or similar clause which provides that any acts of the Customer will not void the policy as to the Loss Payee.

To my existing policy number 3608-49-18 DTO with CBIZ Insurance Services, Inc
which now provides the coverage required.

Lender must be given written notice within 30 days of any cancellation or non-renewal. It is also understood and agreed that a breach of the insuring conditions by the customer, or any other person, shall not invalidate the insurance to Lender.

PLEASE FORWARD A COPY OF THE POLICY, ENDORSEMENT, OR CERTIFICATE EVIDENCING COVERAGE TO DLL FINANCE LLC via email at DSMinsurance@DLLgroup.com OR call (800) 863 3660.

PLEASE ATTACH A COPY OF THIS NOTICE TO THE PROOF OF INSURANCE.

ACKNOWLEDGEMENT OF CUSTOMER: I acknowledge that copies of this document sent to Lender are for informational purposes only. I am responsible for notifying my agent of my obligation to obtain physical damage insurance.

I understand I am responsible for insurance coverage for personal liability or property damage caused to others.

PLEASE BE SURE TO COMPLETE THE INFORMATION BELOW

CBIZ Insurance Services, Inc
Insurance Agency/Agent's Name

rachel.burton@cbiz.com
Agent's E-Mail Address

700 W 47th St, Ste 1100
Mailing Address / PO Box

816-841-3467
Agent's Phone Number

Agent's Fax Number

Kansas City | MO | 64112
City | State | Zip Code

Reset Form | Print Form

Form **149**

Missouri Department of Revenue

Sales and Use Tax Exemption Certificate

Caution to seller: In order for the certificate to be accepted in good faith by the seller, the seller must exercise care that the property being sold is exempt. When a purchaser is claiming an exemption for purchases of items that qualify for the full manufacturing exemption and other items that only qualify for the partial manufacturing exemption, the seller must make certain the correct amount of tax is charged for each item purchased.

Purchaser

Name	Telephone Number	Missouri Tax I.D. Number
City of Blue Springs	(816) 228-0110	124869577
Contact Person	**Doing Business As Name (DBA)**	
Christine Cates		
Address	**City**	**State** / **ZIP Code**
903 W Main St	Blue Springs	MO / 64015
Describe product or services purchased exempt from tax		
golf course bunker rake		
Type of business		
Municipality		

Seller

Name	Telephone Number	Contact Person
DLL FINANCE LLC	(800) 873-2474	
Doing Business As Name (DBA)	**Address**	
	P.O. BOX 2000	
City	**State**	**ZIP Code**
JOHNSTON	IA	50131

Resale - Exclusion From Sales or Use Tax

- ☐ Purchases of Tangible Personal Property for resale: *Retailer's State Tax ID Number* _____ *Home State* _____ (Missouri Retailers must have a Missouri Tax I.D. Number)
- ☐ Purchases of Taxable Services for resale (see list of taxable services in instructions) *Retailer's Missouri Tax I.D. Number* _____. (Resale certificate cannot be taken by seller in good faith unless the purchaser is registered in Missouri)
- ☐ Purchases by Manufacturer or Wholesaler for Wholesale: *Home State:* _____ (Missouri Tax I.D. Number may not be required)
- ☐ Purchases by Motor Vehicle Dealer: *Missouri Dealer License Number* _____ (Only for items that will be used on vehicles being resold) (An Exemption Certificate for Tire and Lead-Acid Battery Fee (Form 149T) is required for tire and battery fees)

Manufacturing Full Exemptions

These apply to state and local sales and use tax.

- ☐ Ingredient or Component Part
- ☐ Manufacturing Machinery, Equipment, and Parts
- ☐ Material Recovery Processing
- ☐ Plant Expansion
- ☐ Research and Development of Agricultural Biotechnology Products and Plant Genomics Products and Prescription Pharmaceuticals

Manufacturing Partial Exemptions

These only apply to state tax (4.225%) and local use tax, but not sales tax. The seller must collect and report local sales taxes imposed by political subdivisions.

- ☐ Research and Development
- ☐ Manufacturing Chemicals and Materials
- ☐ Machinery and Equipment Used or Consumed in Manufacturing
- ☐ Materials, Chemicals, Machinery, and Equipment Used or Consumed in Material Recovery Processing Plant
- ☐ Utilities or Energy and Water Used or Consumed in Manufacturing (Must complete below)

Purchaser's Manufacturing Percentage _____ % Purchaser's Square Footage _____

Other

- ☐ Agricultural
- ☐ Common Carrier (Attach **Form 5095**)
- ☐ Locomotive Fuel
- ☐ Air and Water Pollution Control, Machinery, Equipment, Appliances and Devices
- ☐ Commercial Motor Vehicles or Trailers Greater than 54,000 Pounds (Attach **Form 5435**)
- ☐ Other _____

Signature

Under penalties of perjury, I declare that the above information and any attached supplement is true, complete, and correct.

Signature (Purchaser or Purchaser's Agent)	Title	Date (MM/DD/YYYY)
	City Administrator	__/__/____

Form 149 (Revised 11-2018)

If you have questions, please contact the Department of Revenue at:

Phone: (573) 751-2836
TTY: (800) 735-2966
Fax: (573) 522-1271
E-mail: salestaxexemptions@dor.mo.gov

Visit http://www.dor.mo.gov/business/sales/sales-use-exemptions.php for additional information.

Sales or Use Tax Exemption Certificate (Form 149) Instructions

Resale - Exclusion From Sales or Use Tax

Select the appropriate box for the type of exemption to be claimed and complete any additional information requested.

- Purchases of Tangible Personal Property for resale: Retailers that are purchasing tangible personal property for resale purposes are exempt from sales or use tax.
  The purchaser's state tax ID number can be found on the Missouri Retail License or out of state registration for retail sales.
- Purchases of Taxable Services for resale: Purchasers for resale must have a Missouri retail license in order to claim resale of taxable services in Missouri. A taxable service includes sales of restaurants, hotels, motels, places of amusement, recreation, entertainment, games and athletic events not at arms length, and sales of telecommunications and utilities (see **Section 144.018, RSMo**).
- Purchases by Manufacturer or Wholesaler for Wholesale: A Missouri Tax I.D. Number is not required to claim this exclusion.
- Purchaser's Home State: Provide the state in which purchaser is located and registered.
- Purchases by Motor Vehicle Dealer: A motor vehicle dealer who is purchasing items for the repair of a vehicle being resold is exempt from sales or use tax. The dealer's license is issued by the Missouri Motor Vehicle Bureau or by the out of state registration authority that issues such licenses.

Manufacturing - Full Exemptions

Check the appropriate box for the type of exemption to be claimed. All items selected in this section are exempt from state and local sales and use tax under **Section 144.030, RSMo**.

- Ingredient or Component Parts: This exemption includes materials, manufactured goods, machinery, and parts that become a part of the final product. To qualify, the product must ultimately be subject to sales or use tax, or its equivalent, in Missouri or other states.
- Manufacturing Machinery, Equipment and Parts: This exemption includes only machinery and equipment and their parts that are used directly in manufacturing a product. To qualify, the product must ultimately be subject to sales or use tax, or its equivalent, in Missouri or other states.
- Material Recovery Processing: This exemption includes machinery and equipment used to establish new or to replace existing material recovery processing plants. See Sections 144.030.2(5) and (32), RSMo, for a definition of, and exemptions for, material recovery processing.
- Plant Expansion: This exemption includes machinery, equipment, and parts and the materials and supplies solely required for installing or constructing the machinery and equipment, used to establish new or to expand existing Missouri manufacturing, mining, or fabricating plants. To qualify, the machinery must be used directly in manufacturing, mining or fabricating a product that is ultimately subject to sales or use tax, or its equivalent, in Missouri or other states.
- Research and Development of Agricultural Biotechnology Products and Plant Genomics Products and Prescription Pharmaceuticals: This exemption is specifically authorized in Section 144.030.2(34), RSMo, and exempts any tangible personal property used or consumed directly or exclusively in research and development of agricultural, biotechnology, and plant genomics products and prescription pharmaceuticals consumed by humans or animals.

Manufacturing - Partial Exemptions

Check the appropriate box for the type of exemption to be claimed according to **Section 144.054, RSMo**. All items in this section are exempt from state sales and use tax and local use tax, but are still subject to local sales tax. Section 144.054, RSMo, exempts electrical energy and gas (natural, artificial and propane), water, coal, energy sources, chemicals, machinery, equipment and materials used or consumed in manufacturing, processing, compounding, mining or producing any product. These same items are exempt if used or consumed in processing recovered materials. To qualify for this exemption, the item must be used or consumed and does not have the same requirement of direct use that is required in Section 144.030, RSMo. Additionally, the manufactured product is not required to be ultimately subject to tax.

- Research and Development: Check this box if the exemption is for the research and development related to manufacturing, processing, compounding or producing a product.
- Manufacturing Chemicals and Materials: Check this box if the exemption is for chemicals or materials used or consumed in manufacturing, processing, compounding or producing a product.
- Machinery and Equipment Used or Consumed in Manufacturing: Check this box if the exemption is for machinery or equipment used or consumed in manufacturing, processing, compounding or producing a product.
- Materials, Chemicals, Machinery, and Equipment Used or Consumed in Material Recovery Processing Plant: Check this box if the exemption is for material recovery processing.
- Utilities or Energy and Water Used or Consumed in Manufacturing: If claiming utilities (electrical energy, gas or water), record account numbers, meter numbers, or other information as required by the vendor. All purchasers who are claiming an exemption for energy use must provide the amount of energy use which is related to manufacturing in the space provided and also select the method by which this percentage was obtained.

Other

- Agricultural: Farm machinery and equipment are exempt from tax if used exclusively for agricultural purposes, used on land owned or leased for the purpose of producing farm products, and used directly in the production of farm products to be ultimately sold at retail. The sale of grains to be converted into foodstuffs or seed, and limestone, fertilizer, and herbicides used in connection with the growth or production of crops, livestock or poultry is exempt from tax. The sale of livestock, animals or poultry used for breeding or feeding purposes, feed for livestock or poultry, feed additives, medications or vaccines administered to livestock or poultry in the production of food or fiber, and sales of pesticides and herbicides used in the production of aquaculture, livestock or poultry are exempt from tax. All sales of fencing materials used for agricultural purposes and the purchase of motor fuel are exempt from tax.
- Common Carrier: Materials, replacement parts and equipment purchased for use directly upon, and for the repair and maintenance or manufacture of, motor vehicles, watercraft, railroad rolling stock or aircraft engaged as common carriers of persons or property. See Section 144.030.2(3), RSMo. Attach completed Form 5095.
- Locomotive Fuel: Fuel purchased for use in a locomotive that is a common carrier is exempt from sales and use tax.
- Air and Water Pollution Control Machinery, Equipment, Appliances and Devices: Machinery, equipment, appliances and devices purchased or leased and used solely for the purpose of preventing, abating or monitoring water and air pollution, and materials and supplies solely required for the installation, construction or reconstruction of such machinery, equipment, appliances and devices. See Sections 144.030.2(15) and (16), RSMo.
- Commercial Motor Vehicles or Trailers Greater Than 54,000 Pounds: Motor vehicles registered for and capable of pulling in excess of 54,000 pounds and their trailers actually used in the normal course of business to haul property on the public highways of the state are exempt from tax. The purchase of materials, replacement parts, and equipment used directly on, for the repair of and maintenance or manufacture of these vehicles is also exempt. See Section 144.030.2(4), RSMo.
- Other: Exemptions not listed on this sheet, but are provided by statute. Provide explanation of exemption being claimed. See Chapter 144 of the Missouri Revised Statutes for exemption **http://www.moga.mo.gov/mostatutes/statutesAna.html#T10**.

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 11, 2026

ITEM TYPE: Resolution

SUBMITTED BY: Dennis Dovel

CONTRACT NUMBER: N/A

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Infrastructure

ITEM DESCRIPTION

Adopt a Resolution authorizing the Assistant City Administrator to sign an application for State Revolving Funds (SRF) for improvements to the Sni-A-Bar Wastewater Treatment Plant.

BACKGROUND

At the City Council meeting on May 6, 2024, HDR Engineering presented an update on the Sni-a-Bar Wastewater Treatment Facility. New regulatory requirements for nutrient removal and future growth projections of Blue Springs and Grain Valley necessitate improvements to the existing facility equipment and processes to improve treatment and expand plant capacity. HDR developed a facility plan which described upgrades and enhancements to the existing plant. Funding is available from State Revolving Funds (SRF) sources at a favorable interest rate.

On May 20, 2024 the City Council approved Resolution 37-2024 which granted

authorization for the Public Works Director to apply for SRF. The City needs to re-authorize a representative to apply.

On October 25, 2025 the City Council approved Resolution 79-2025 with HDR for design and construction services related to the improvement and expansion of the Sni-A-Bar Wastewater Treatment Facility. As part of the project, authority to apply for State Revolving Funds (SRF) is required.

The City has selected Assistant City Administrator Dennis Dovel to apply for funding as needed.

FINANCIAL IMPACT

INFORMATION	DETAIL
Contractor:	HDR Engineering, Inc.

PROJECT TIMELINE

INFORMATION	DETAIL
Estimated Start Date	February 18, 2026
Estimated End Date	February 18, 2027

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution

REVIEWED BY

Requesting Director: Dennis Dovel

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

RESOLUTION 15-2026

A RESOLUTION AUTHORIZING THE ASSISTANT CITY ADMINISTRATOR AS SIGNING AUTHORITY ON STATE REVOLVING FUNDS APPLICATIONS

WHEREAS, the Cities of Blue Springs and Grain Valley contribute sewage flows to the Sni-A-Bar Wastewater Treatment Facility; and

WHEREAS, both cities are projecting population growth which will result in increased wastewater flows; and

WHEREAS, new discharge permits limits for the Wastewater Treatment Facility include additional nutrient removal requirements; and

WHEREAS, the projected growth and requirement to treat new nutrient removals necessitates improvements to the treatment capacity and process; and

WHEREAS, after a presentation by HDR Engineering at the City Council meeting on May 6, 2024 Council directed staff to apply for State Revolving Funds (SRF) for planned improvements to the Sni-A-Bar Wastewater Treatment Facility; and

WHEREAS, the City has selected and would like to authorize the Assistant City Administrator to submit an SRF application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Assistant City Administrator Dennis Dovel, is hereby authorized to sign an application for State Revolving Funds to finance the necessary improvements to the Sni-A-Bar Wastewater Treatment Facility.

Section 2. City staff is directed to perform all tasks necessary to implement said application for SRF funding.

Section 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

BLUE SPRINGS
MISSOURI

CITY COUNCIL

FEBRUARY 18, 2026

EXHIBITS FOR PUBLIC HEARING

TAX INCREMENT FINANCING AND ECONOMIC DEVELOPMENT UPDATES

EXHIBIT #1 City Council Information Form dated February 9, 2026 with the following attachments: 2025 Annual TIF Report, South Area NID Bond Update Report, Adams Farm Bond Update Report, White Oak Bond Update Report, Affidavit of Public Hearing Notice, and presentation.

Exhibit 1

CITY COUNCIL

Tax Increment Financing and Economic Development Updates

February 18, 2026

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 9, 2026

ITEM TYPE: Public Hearing

SUBMITTED BY: Cindy Rubino,

CONTRACT NUMBER: N/A

DEPARTMENT: Finance

STRATEGIC PLAN PRIORITY: N/A

ITEM DESCRIPTION

Pursuant to Missouri Statutes, a public hearing will be held wherein Senior Director of Finance, Karen VanWinkle, will provide the Tax Increment Financing (TIF) and Economic Development Incentives update.

BACKGROUND

Section 99.865 RSMo requires that a public hearing be held for all TIF projects, once every five years. This will be the twelfth year a public hearing is held with an update on all TIF and other economic development projects that are currently active within the City as well as the South Area Neighborhood Improvement District (NID).

The Finance Department tracks all economic development incentives on a monthly basis, ensures all bond payments and reimbursements are made in a timely and accurate manner, and ensures projects follow contractual obligations and state statutes.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	N/A
Estimated End Date	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. 2025 Annual TIF Report
2. South Area NID Bond Update Report
3. Adams Farm Bond Update Report
4. White Oak Bond Update Report
5. Affidavit of Public Hearing Notice
6. Presentation

REVIEWED BY

Requesting Director: Karen Van Winkle

Legal: N/A

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A



FY 2024-25

TAX INCREMENT FINANCING ANNUAL REPORT

The City of Blue Springs Missouri

City of Blue Springs, Missouri
Tax Increment Financing
2025 Annual Report

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NOTES:

Audited Data

The FY 2025 financial data in this report is unaudited. The City's fiscal year ends September 30, 2025 and the TIF Annual Report is due November 15, 2025. Audited financial data will not be available until March 2026. Any audit changes in the data reported for the current year will be reflected in the report in the following year.

Sales Taxes

Prior to 1979 - 1% City Sales Tax established and has no sunset.
Prior to 1979 - 1/2% Transportation Sales Tax established and has no sunset.
2009.08.01 - 1% I-70 and Adams Dairy Parkway TDD Sales Tax became effective. Expired.
2009.08.01 - 1/2% Coronado Drive TDD Sales Tax became effective. Expired.
2009.01.01 - 1% Adams Farm TDD Sales Tax became effective. It will expire in 30 years.
2009.01.01 - 1/2% Central Jackson County Fire Protection District Sales Tax became effective. No sunset.
2011.10.01 - 1/2% Public Safety Sales Tax became effective. No sunset.
2012.01.01 - 1/8% Zoo District Sales Tax became effective. No sunset.
2014.07.01 - 1% Oaks at Woods Chapel CID Sales Tax became effective. The sales tax will expire in 33 years
2017.10.01 - 1% White Oak CID Sales Tax became effective. The sales tax will expire in 23 years.
The following sales taxes are exempt from TIF: State sales tax, Stadium sales tax, Stadium Proposition C sales tax.

Property Taxes

The State Blind Pension Fund, the 2020 Additional Library Tax, the 2021 CJCFPD Tax Shelter and the 2024 Senior Services Tax are exempt from PILOTS (payments in lieu of taxes) per Missouri statute.

Introduction

The Tax Increment Financing Commission of Blue Springs, Missouri was created September 4, 1991 by the Board of Aldermen of the City of Blue Springs, Missouri (Ordinance No. 2111), for purposes of exercising any and all powers enumerated or authorized pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 et. al, R.S. Mo. The Commission has the power and authority to hold public hearings as required pursuant to the Real Property Tax Increment Allocation Redevelopment Act and for making recommendations to the City Council and the City of Blue Springs, Missouri concerning the adoption of Redevelopment Areas and Redevelopment Projects and the designation of Redevelopment Project Areas.

The TIF Commission has a total of eleven members. Six members are appointed by the Mayor and the remaining five members are two representatives from the Blue Springs School District, one representative from Central Jackson County Fire Protection District, and two representatives from Jackson County. Members' terms coincide with the length of time a Redevelopment Project, Plan or designation of a Development Area that is considered for approval by the Commission.

2025 TIF Commission Members

Chuck Kleinhagen
(Re-Appointed 2018)

David Witt
(Re-Appointed 2018)

Olivia Smith
(Appointed 2021)

Bonnie Hutchcroft
(Re-Appointed 2018)

Lyle Shaver
(Re-Appointed 2018)

Chief Kirk Lair
Central Jackson County Fire Protection Dist.
805 NE Jefferson
Blue Springs, MO 64014

Steve Schmitz
(Re-Appointed 2018)

Kirk Sampson
Blue Springs R-IV School District
1801 W. Vesper St.
Blue Springs, MO 64015

Bryan Dennie
Blue Springs R-IV School Board
1801 W. Vesper St.
Blue Springs, MO 64015

Brian Gaddie
Jackson County Dept. of Public Works
415 E. 12th Street, Suite 200
Kansas City, MO 64106

Caleb Clifford
Jackson County
415 E. 12th Street, Suite 200
Kansas City, MO 64106

Certification of Chief Executive Officer of Municipality or Agency

I, Mayor Chris Lievsay, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

Chris Lievsay

Signature of Affiant

City of Blue Springs, MO, Mayor

Title of Affiant

City of Blue Springs, Missouri
2025 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Adams Farm Tax Increment Financing Plan, **Projects A, B & C**
3	Report Period	October 1, 2024 to September 30, 2025
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Blue Springs Development Three, Inc., c/o RED Development, LLC
(g)	Person	Steve Maun
(h)	Phone	816-777-3500
(i)	Fax	816-777-3501
(j)	E-mail Address	

6	Original Date Plan/Project Approval	February 20, 2007
7	Ordinance Number (if available)	4036
8	Most Recent Plan Amendment (if any)	September 21, 2009
9	Ordinance Number (if available)	4264
10	State House District	33
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Redevelopment Area, approximately 65 acres, is generally bound by U.S. Interstate 70 on the north; Adams Dairy Parkway on the west (extending further west along northeast Coronado Drive to encompass a section of land between Coronado Drive and U.S. Interstate 70); R.D. Mize Road on the south; and the Marriott Hotel and Convention Center property boundary and Adams Pointe Golf Course boundary on the east in Jackson County, Blue Springs, Missouri.

14 Description of Plan/Project:

The Redevelopment Area will be developed as a series of three Redevelopment Projects. Redevelopment Project A is generally located at the southeast quadrant of Adams Dairy Parkway and Coronado Drive and will consist of approximately 569,375 square feet of retail space, which will include two anchor stores, a number of mid-sized stores, smaller retail shops and pad sites available for commercial use. Redevelopment Project B, generally located at the northeast quadrant of Adams Dairy Parkway and Coronado Drive, will consist of approximately 34,710 square feet of retail and restaurant development. Redevelopment Project C is located at the northwest quadrant of Adams Dairy Parkway and Coronado Drive and will consist of approximately 31,260 square feet of commercial retail and restaurant space.

In addition to the construction of the Redevelopment Projects, this plan provides for the construction of certain public infrastructure improvements associated with the Redevelopment Area and as required by the City. The proposed public infrastructure improvements include the widening and construction of new traffic lanes on Adams Dairy Parkway, Coronado Drive, R.D. Mize Road and adjustments to the off-ramp from U.S. Interstate 70.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational (see note below)
(e) [ ] Inactive
(f) [ ] District Dissolved

Note: All project areas have pad sites that are fully operational and some pad sites are still under construction in accordance with the TIF Plan.

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [X] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [X] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area consists of vacant land containing several vacant structures, including a number of single family homes, abandoned farm structures, and storage buildings which were demolished. Several of the properties within the Redevelopment Area were formerly located outside the corporate limits of the City of Blue Springs, which required voluntary annexation into the City. The original TIF Redevelopment Plan was subsequently amended to include The Groves property as the final parcel needed for the project.

19 Briefly describe the Project's Public Benefits:

The implementation of this plan will lead to an improved transportation infrastructure to provide traffic flow access into the Redevelopment Area and the construction of an approximately 606,600 square foot upscale retail development that will share a mix of large anchor and lifestyle retail and restaurant tenants that will promote a higher level of economic activity, resulting in increased employment and an enhanced tax base for the City.

20 Description of Agreements with the Developer:

Resolution 97-2006 - Tax Increment Financing (TIF) Funding Agreement between the City and Blue Springs Development Two, LLC, c/o Red Development, LLC, 11/20/06.

Ordinance 4036 - TIF Plan approved, Redevelopment Area established, and Blue Springs Development Two, LLC designated as the Developer of Redevelopment Projects A, B, and C, 2/20/07.

Ordinance 4039 - TIF Redevelopment Agreement between the City and Blue Springs Development Two, LLC for the TIF Plan, 3/5/07.

Resolution 100-2007 - First Amendment to the TIF Contract between the City and Blue Springs Development Three, Inc. regarding the Amended Adams Farm TIF Plan, 9/5/07.

Ordinance 4114 - Amended Adams Farm TIF Plan (dated August 6, 2007) and Second Amendment to the TIF Contract between the City and Blue Springs Development Three, Inc., regarding the Amended Adams Farm TIF Plan to expand the Redevelopment Area to include The Groves properrty, 11/05/07.

Resolution 01-2008 - Contract between the City and Blue Springs Development Three, Inc., regarding the re-location R.D. Mize Road, 1/7/08.

Ordinance 4172 - Cooperative Agreement between Blue Springs Development Three, Inc., Wal-Mart Stores East, LP, and the City, 7/21/08.

Ordinance 4173 - Cooperative Agreement between Blue Springs Development Three, Inc., Home Depot USA, Inc., The I-70 and Adams Dairy Parkway Transportation District, and the City, 7/21/08.

Ordinance 4175 - Cooperative Agreement between Adams Dairy Landing CID and Blue Springs Development Three, Inc., 7/21/08.

Ordinance 4212 - Cooperative between the City, Adams Farm TDD, and Blue Springs Development Three, Inc., 12/15/08.

Ordinance 4213 - Project A activated, 12/15/08.

Ordinance 4214 - Project B activated, 12/15/08.

Ordinance 4215 - Project C activated, 12/15/08.

Ordinance 4243 - First Amended and Restated TIF Contract and Amendments to the Adams Farm TIF Plan between the City and Blue Springs Development Three, Inc., regarding the issusance of the Initial Series of TIF Obligations, 6/1/09.

Ordinance 4246 - Authorization to Issue Special Obligation Bonds (Adams Farm Project) Series 2009 in the amount of $14,500,000, 6/1/2009

Ordinance 4264 - TIF Plan amended to revise legal description of Project Areas, 9/21/09.

Ordinances 4265, 4266, 4267 - Amendments to Ordinances 4213, 4214, 4215 to correct legal descriptions of Project Areas A, B, and C, 9/21/09.

Ordinance 4268 - Superseding addendum to the First Amended and Restated TIF Contract between the City and Blue Springs Development Three, Inc. dated 7-31-09 to revise legal descriptions to Project Areas A, B, and C, 9/21/09.

Ordinance 4291 - First Amendment to the First Amended and Restated TIF Contract between the City and Blue Springs Development Three, Inc., regarding the issuance of the Additional Series of TIF Obligations, 3/25/10.

Ordinance 4292 - Authorization to Issue Special Obligation Bonds (Adams Farm Project) Series 2010 in the amount of $16,805,000, 6/1/2009

Ordinance 4321 - First Amendment to the Cooperative Agreement among the City, the Adams Farm TDD, and Blue Springs Development Three, Inc., 11/1/10.

Ordinance 4331 - First Amended and Restated Cooperative Agreement among the City, the Adams Dairy Landing CID and BS Development Three, Inc., 3/7/11.

Resolution 53-2013 - Transferee Agreement between the City of Blue Springs and Blue Springs Partners LP for portions of the Adams Farm TIF project areas formerly in agreement with Blue Springs Development 3 (BSD3), 7/15/2013.

Ordinance 4551 - Second Amended and Restated TIF Contract between City and Blue Springs Development Three, Inc., 7/20/15.

Ordinance 4552 - Authorization to Issue Special Obligation TIF and Special District Refunding and Improvement Bonds (Adams Farm Project) Series 2015A in the amount of $38,250,000 and 2015B in the amount of $9,566,530, 7/20/15.

Trustee's Deed - Default was made and said property was sold to the current holder and owner of a Deed of Trust, PFP3 Adams Dairy LLC ("Purchaser"), 8/1/2018 (Intrument No. 2018E0067443 recorded by Jackson County 8/2/2018).

Special Warranty Deed - PFP3 Adams Dairy Landing LLC, as Grantor/Assignor/Seller, and ACS Adams Dairy Landing MO LLC, as Grantee/Assigner/Buyer, are parties to a Real Estate Contract dated 8/9/2021(***Assignment and Assumption Agreement***, Instrument 2021E0102845 recorded by Jackson County 9/17/2021).

Special Warranty Deed - ACS Adams Dairy Landing MO LLC, as Grantor/Assignor/Seller, and ADL Retail Associates LLC, as Grantee/Assigner/Buyer, are parties to a Real Estate Contract dated 10/29/2024 (***Assignment and Assumption Agreement***, Instrument 2024E0075175 recorded by Jackson County 11/04/2024).

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive annually from the Special Allocation Fund a capital contribution in the amount equal to 22.5% of the District's then existing mill levy multiplied by the increased assessed value of property over the Total Initial Equalized Assessed Value within each Project Area as Project Areas are activated during the life of the Plan.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004."

The Adams Farm TDD sales tax is 1% for 30 years, the Coronado Drive TDD sales tax is 1/2% for 10 years and the I-70 and Adams Dairy Parkway TDD sales tax is 1/2% for 10 years. Each TDD has pledged it's net revenue. The net revenue is the gross revenue less TDD operating expenses and certified TDD reimbursable expenses.

The Adams Dairy Landing Community Improvement District special assessment is $1.00 per square foot on building floor area. The net CID revenues are pledged to the TIF. The net revenue is the gross revenue less CID operating expenses and certified CID reimbursable expenses. The CID is authorized to impose a sales tax of up to 1% as an additional source of funds to use in connection with the CID Project and/or other CID eligible costs if the Developer, District and City deem it necessary or desirable. A sales tax has not been imposed at this time.

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	12
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
McAlister's Deli	1221 NE Coronado Drive	816-477-5007	Restaurant	NEW

		Projected	Actual to Date
26	Estimate of New Jobs:	1,579	1,226
27	Estimate of Retained Jobs:	NA	32

Section 2 - Tax Increment Financing Revenues

	TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:	Current Period	Total
28			
(a)	Payments in Lieu of Taxes	$ 1,204,910	$ 18,448,763
(b)	Economic Activity Taxes	$ 3,017,204	$ 32,265,901
	Interest	$ 163,563	$ 700,974
	TDD Sales Tax	$ 981,280	$ 17,443,274
	Total as of Report Date:	$ 5,366,957	$ 68,858,912

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ 19,549,782
(b)	Site Development (grading, dirt moving, etc.)		$ 7,980,940
(c)	Rehab of existing buildings		$ 5,837,649
(d)	Acquisition of land or buildings		$ 5,221,829
(e)	Other (specify): Professional Services		$ 3,238,121
(f)	Other (specify): Financing fees & City Reimbursable Expenses		$ 3,626,775
	Total Project Costs Funded by TIF:	$ -	$ 45,455,097

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ 5,105,811	$ 58,239,487
(h)	Reimbursement to Developer for eligible costs:		$ 41,997,550
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ 793,917

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs (utility extensions, road improvements, storm water, demolition, grading, etc.)	$ 27,530,722
(b)	Property Acquisition and Relocation Costs	$ 5,221,829
(c)	Project Implementation Costs (including professional fees)	$ 5,837,649
(d)	Other (specify): Engineering, Architectural, Legal, Commissions	$ 3,238,121
(e)	Other (specify): City Reimb. Exp & Interest Carry	$ 3,626,775
(f)	Other (specify):	
	Total Anticipated TIF Reimbursable Costs *(Per Amended TIF Plan)*	$ 45,455,097

31	**Total Anticipated Project Costs** *(Per Amended TIF Plan)*	$ 138,399,688

Per amended TIF Plan

32 **TIF Financing Method**

(a)	[ ] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[X] Other bond (Special Obligation Bond)
(d)	[ ] Loan	(h)	[ ] Other bond

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	23

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 3,037,380
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 21,498,573
37	Anticipated assessed value at time of district termination (per plan) (per plan)	$ 33,796,820

38	Total amount of base year EATS	$ -
39	Total amount of base year PILOTS (base year tax)	$ 319,800
40	Total (cumulative) EATS anticipated at time of district termination	$ 59,727,652
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 38,147,650

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

Section 3 : Certification of Chief Executive Officer of Municipality or Agency

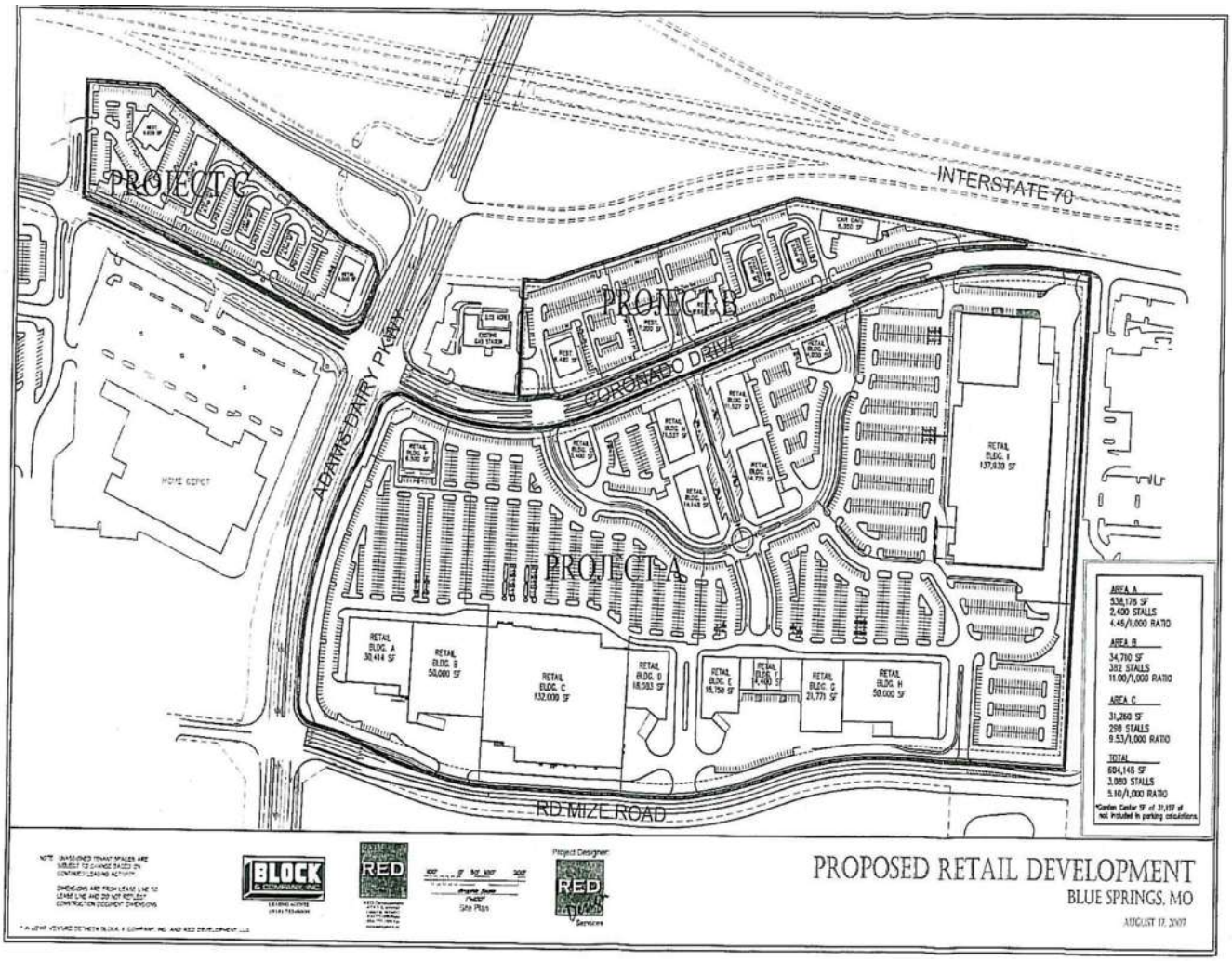
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

ADAMS FARM TIF

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
Boot Barn #142	1010 NE Coronado Drive	YES	22173153-0001
Five Below #812	1016 NE Coronado Drive	YES	21530866-0022
Petco #1684	1020 NE Coronado Drive	YES	16523041-0848
Barnes & Noble Booksellers Store #3412	1030 NE Coronado Drive	YES	19360991-0949
Maurices Inc #1712	1032 NE Coronado Drive	YES	11174358-0663
Famous Footwear #2860	1034 NE Coronado Drive	YES	22602771-0053
Game Stop #6284	1036 NE Coronado Drive	YES	15570932-0605
Sally Beauty Supply #3846	1038 NE Coronado Drive	YES	19881797-0108
Target Store T2525	1040 NE Coronado Drive	YES	11163437-0721
Super Target Liquor	1040 NE Coronado Drive	YES	17908396-0035
CVS Pharmacy #17553	1040 NE Coronado Drive	YES	19489951-0249
Michael's Stores #1037	1050 NE Coronado Drive	YES	11973781-0251
Ulta Beauty	1260 NE Coronado Drive	YES	19539126-0666
Nothing Bundt Cakes	1266 NE Coronado Drive	YES	27095657-0001
Crowley Furniture & Mattress	1270 NE Coronado Drive	YES	10167749-0011
Old Navy #1656	1274 NE Coronado Drive	YES	18706266-1062
Kohl's #1350	1280 NE Coronado Drive	YES	15774325-0059
Raising Canes Chicken Fingers	1000 NE Coronado Drive	YES	21735930-0018
Aspen Dental	1100 NE Coronado Drive	NO	N/A
Mod Pizza	1112 NE Coronado Drive	YES	23071397-0001
General Nutriction Center 2093	1116 NE Coronado Drive	YES	13662538-0739
Chiro One Wellness	1120 NE Coronado Drive	NO	N/A
Yogurtini	1122 NE Coronado Drive	YES	27487351-0001
Adams Dairy Family Dental Care	1126 NE Coronado Drive	NO	N/A
Bath & Body Works / White Barn	1142 NE Coronado Drive	YES	19498322-0076
David's Bridal	1154 NE Coronado Drive	YES	28497309-0001
Five Guys Burgers & Fries	1202 NE Coronado Drive	YES	27313573-0001
Kidstrong Blue Springs	1204 NE Coronado Drive	NO	N/A
Massage LuXe	1208 NE Coronado Drive	YES	22496742-0001
Gen 3 IV Hydration & Wellness	1210 NE Coronado Drive	NO	N/A
Chic Nails	1232 NE Coronado Drive	NO	N/A
Build A Bear Workshop	1238 NE Coronado Drive	YES	17340993-1126
Blush Boot Camp Blue Springs	1250 NE Coronado Drive	YES	26845903-0001
My Kid's Dentist & Orthodontics	1254 NE Coronado Drive	NO	N/A
Chipotle Mexican Grill # 1382	1115 NE Coronado Drive	YES	17240476-0051
Mattress Firm #009016	1125 NE Coronado Drive	YES	17267986-0056
Blue Springs Dentistry	1205 NE Coronado Drive	NO	N/A
Jersey Mike's Subs	1209 NE Coronado Drive	YES	22387471-0001
Care Spot	1215 NE Coronado Drive	NO	N/A
Beauty Nail Bar LLC	1131 NE Coronado Drive	YES	26022931-0001
IHOP	1135 NE Coronado Drive	YES	25353306-0001
McAlister's Deli	1221 NE Coronado Drive	YES	21217301-0049
Arbys 5004047	1225 NE Coronado Drive	YES	25392191-0019
Sleep Number	705 NE Coronado Drive	YES	15804585-0723
AT&T Mobility	715 NE Coronado Drive	YES	21302952-1998
The Olive Garden Italian Restaurant #1833	801 NE Coronado Drive	YES	12637548-0074
Verizon Wireless	901 NE Coronado Drive	YES	15798046-1957
Chick Fil A Blue Springs	951 NE Coronado Drive	YES	22441581-0001

Adams Farm Redevelopment Area



ADAMS DAIRY LANDING

Construction Begins





Adams Farm Redevelopment 2009









Adams Farm Redevelopment 2010











Adams Farm Redevelopment 2011





Adams Farm Redevelopment 2011









Adams Farm Redevelopment 2012









Adams Farm Redevelopment 2012











Adams Farm Redevelopment 2013





Adams Farm Redevelopment 2014









Staples closed March 2013 and Boot Barn opened in June 2014









Adams Farm Redevelopment 2015





Adams Farm Redevelopment 2016





Arby's was rebuilt after fire









Claire's closed January 2016 and Lane Bryant opened September 2016

Adams Farm Redevelopment 2017





Subway closed in January 2017 and Mod Pizza opened April 2017





Gordmans closed and Overstock Furniture & Mattress opened November 2017

Adams Farm Redevelopment 2018









Adams Farm Redevelopment 2019





Charming Charlies closed February 2018 and My Kid's Dentist opened March 2019

Adams Farm Redevelopment 2020







Lane Bryant closed and America's Best Contacts & Eyeglasses opened February 2020





Dress Barn closed and Dollar Tree opened September 2020

Adams Farm Redevelopment 2021









SuperCuts closed and Nothing Bundt Cakes opened December 2021

Adams Farm Redevelopment 2022





Overstock Furniture & Mattress closed and Crowley Furniture & Mattress opened January 2022





The Gap closed and Barnes & Noble opened March 2022

Adams Farm Redevelopment 2022





Pepperjax Grill closed and KidStrong opended June 2022

Adams Farm Redevelopment 2022



Adams Farm Redevelopment 2023



Adams Farm Redevelopment 2023





Payless Shoe Source closed and David's Bridal opened January 2023

Adams Farm Redevelopment 2024



Adams Farm Redevelopment 2025





City of Blue Springs, Missouri
2025 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	White Oak Tax Increment Financing Plan
3	Report Period	October 1, 2024 to September 30, 2025
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Development Associates, LLC
(g)	Person	Mike Fishman
(h)	Phone	913-782-9000
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	November 17, 2014
7	Ordinance Number (if available)	4519
8	Most Recent Plan Amendment (if any)	December 19, 2016
9	Ordinance Number (if available)	4636
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Redevelopment Area consists of approximately 20 acres of land located in an area generally bounded by Highway 7 on the East, SW Sunset Street on the North, and SW 10th Street on the West (excluding the residential homes fronting on SW 10th Street).

14 Description of Plan/Project:

The Project includes: 1) acquisition of all property rights by the Developer, 2) demolition of existing buildings located therein, 3) completion of substantial site work and infrastructure improvements, 4) construction of an approximately 85,000 SF grocery store (Project B), 5) construction of approximately 19,250 SF of additional commercial space, and 6) construction of an approximately 180-unit senior housing complex (Project A).

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational
(e) [ ] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

Acquisition of leasehold interests are necessary for the removal of blight and for the Redevelopment Plan to move forward as contemplated.

19 Briefly describe the Project's Public Benefits:

This project will benefit the public by providing the City with the opportunity to stabilize and help reinvigorate a key part of one of the City's most important commercial locations. This area has clearly suffered in recent years from excessive vacancies in both "big box" and smaller retail store buildings. It is hoped and expected that these Redevelopment Projects, along with other redevelopment projects in this corridor such as the 7 Highway and 40 Highway TIF, will help complete the process to turn the area back into a quality and successful retail and commercial services area to serve the citizens of the City for years to come.

20 Description of Agreements with the Developer:

Resolution 40-2014 - Funding Agreement between City and Development Associates, LLC , 4/7/14.

Ordinance 4519 - White Oak TIF Plan approved, Redevelopment Area established, Development Associates, LLC designated as the Developer, and the TIF Contract between City and Development Associates, LLC, approved, 11/17/14.

Ordinance 4520 - Plan A activated, 11/17/14.

Ordinance 4521 - Plan B activated, 11/17/14.

Resolution 16-2015 - Acquisition Funding Agreement between City and Development Associates, LLC , 2/17/15.

Ordinance 4571 - Amended legal descriptions of re-development area designated in Ord. 4519, 10/05/15.

Ordinance 4636 - First Amendment to TIF Contract, amending definition of Project Area A as the senior housing complex and Project Area B as the grocery store and retail, 12/19/16.

Ordinance 4636 - Issuance of Special Obligation Revenue Bonds, 12/19/16.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive an annual Capital Contribution from the Special Allocation Fund an amount equal to ten (10%) of the School District's then existing mill levy multiplied by the increased assessed value of property over the Total Initial Equalized Assessed Value within each Project Area during the life of the Plan.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004."

White Oak Community Improvement District - The CID 1% sales tax has been approved and is effective as of April 1, 2017.

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	2
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

Name	Address	Phone Number	Primary Business Line	Relocated from City/County?

		Projected	Actual to Date
26	Estimate of New Jobs:	-	100
27	Estimate of Retained Jobs:	-	191

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 551,375	$ 3,015,815
(b)	Economic Activity Taxes	$ 504,089	$ 3,294,723
(c)	CID Sales Taxes	$ 198,447	$ 1,445,875
(d)	Interest	$ 81,936	$ 311,138
(e)	Total as of Report Date:	$ 1,335,847	$ 8,067,551

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ -
(b)	Site Development (grading, dirt moving, etc.)		$ 3,682,426
(c)	Rehab of existing buildings		$ 2,781,834
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Relocation, Design, Development Fees		$ 1,994,319
(f)	Other (specify): Financing Fees		$ 415,972
	Total Project Costs Funded by TIF:	$ -	$ 8,874,552

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ 946,695	$ 5,807,333
(h)	Reimbursement to Developer for eligible costs:	$ 209,680	$ 8,295,002
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 4,117,581
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ 2,461,224
(d)	Other (specify): Legal, Engineer, Architect, Plan Admin.	$ 1,773,247
(e)	Other (specify): Financing Fees	$ 522,500
(f)	Other (specify):	
	Total Anticipated TIF Reimbursable Costs	$ 8,874,552

31	**Total Anticipated Project Costs**	$ 49,639,471

32 **TIF Financing Method**

(a)	[X] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[X] Other bond (Special Obligation Bond)
(d)	[ ] Loan	(h)	[ ] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	23

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 736,000
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 7,499,530
37	Anticipated assessed value at time of district termination (per plan)	$ 6,430,117

38	Total amount of base year EATS	$ 117,165
39	Total amount of base year PILOTS (base year tax)	$ 69,168
40	Total (cumulative) EATS anticipated at time of district termination	$ 14,538,848
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 8,093,138

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

Section 3 : Certification of Chief Executive Officer of Municipality or Agency

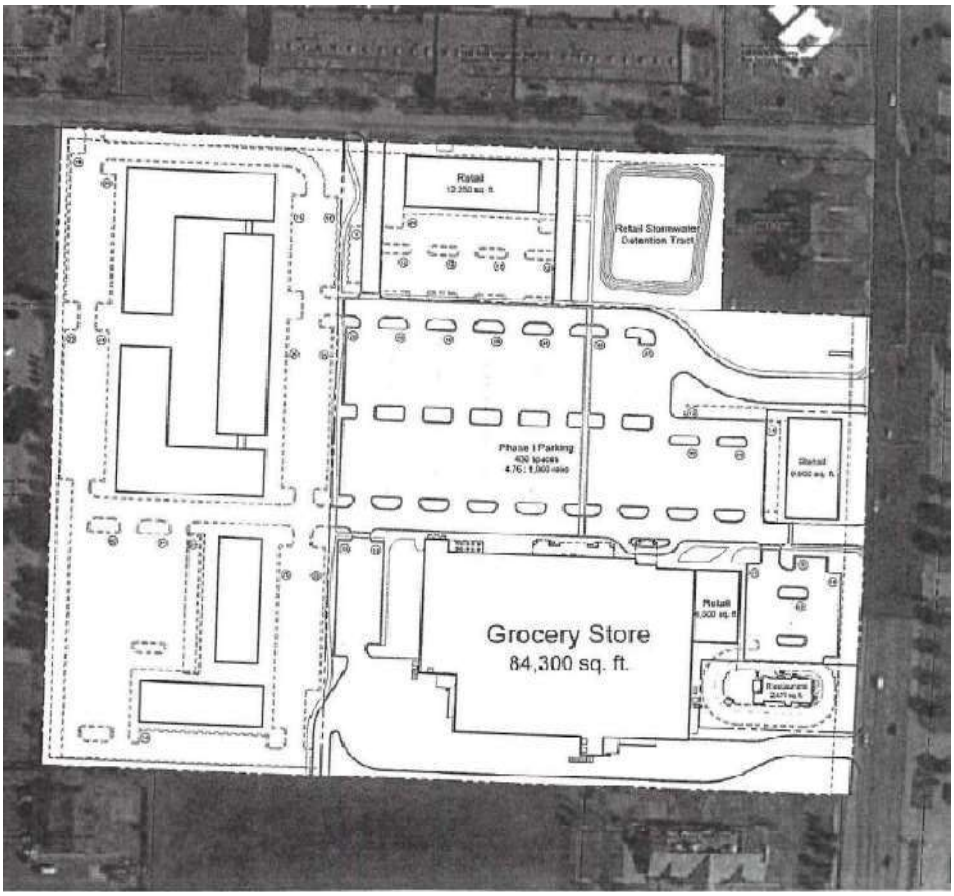
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

WHITE OAK TIF

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
Novel Place Blue Springs	1001 SW State Route 7	NO	N/A
First Watch Restaurant #230	1077 SW State Route 7	YES	19289499-0031
Luxury Nail & Spa	1085 SW State Route 7	NO	N/A
The Cellular Connection - Verizon	1095 SW State Route 7	YES	18290621-0130
Price Chopper #104 Starbucks Coffee	1101 SW State Route 7	YES	10483322-0029
White Oak Dental Group	1125 SW State Route 7	NO	N/A
Johnny's Tavern	1175 SW State Route 7	YES	213186763-0001

White Oak Redevelopment Area





White Oak BEFORE Redevelopment





















White Oak Demolition and Construction













White Oak Marketplace Construction











White Oak AFTER Redevelopment



Cosentino's Price Chopper opened October 2017





Grand Opening October 4, 2017



White Oak Dental Group openend October 2017



Saint Luke's Convenient Care opened October 2017



Johnny's Tavern opened November 2017

White Oak AFTER Redevelopment







First Watch opened November 2018





TCC - Verizon opened November 2018

White Oak AFTER Redevelopment





Luxury Nail & Spa opened January 2020





Novel Place Senior Living opened November 2020

City of Blue Springs, Missouri
2025 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Woods Chapel Tax Increment Financing Plan, **Project 1**
3	Report Period	October 1, 2024 to September 30, 2025
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	I-70 Partners, LLC
(g)	Person	Dan Carr
(h)	Phone	816-960-1444
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	July 7, 2008
7	Ordinance Number (if available)	4165
8	Most Recent Plan Amendment (if any)	April 4, 2011
9	Ordinance Number (if available)	4333
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Woods Chapel TIF Redevelopment Area consists of approximately 26 acres of land located in Blue Springs, Missouri in an area generally bounded by Carl Felt Road on the north, Woods Chapel Road on the east, NW Valley View Place Road on the south and single-family residential development to the west.

14 Description of Plan/Project:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational
(e) [ ] Inactive
(f) [ ] District Dissolved

Note: Two businesses have opened in the project area and the Park and Ride area is operational. One vacant lot remains.

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area is plagued by severe drainage and environmental challenges. For these reasons, complicated engineering and construction challenges face the Redevelopment Area. The Redevelopment Area is bisected from east to west by a deep creek that drains the site and the surrounding areas. The low lying areas suffer from severe drainage problems that frequently leaves standing water for long periods of time. Project engineers have identified wetlands and "Waters of the U.S.," which are within the jurisdiction for the U.S. Army Corp of Engineers and the State of Missouri. Significant environmental study, engineering and remediation will be necessary to develop around or disturb these areas.

19 Briefly describe the Project's Public Benefits:

In addition to the construction of the Redevelopment Projects, this Plan provides for the construction of certain public infrastructure improvements associated with the Redevelopment Projects and those traffic improvements attributable to the Redevelopment Area and required by the City. The proposed Woods Chapel and Vallyview Road improvements will primarily take place adjacent to the development providing two northbound lanes on Woods Chapel Rd to accommodate double northbound left turn lanes from Valleyview Road and two southbound lanes on Woods Chapel Road which become a dedicated through and right turn lane at Valleyview Road.

20 Description of Agreements with the Developer:

Ordinance 4165 - Woods Chapel TIF Plan approved, TIF Contract between Woods Chapel Redevelopment, LLC and City approved, Redevelopment Area established, and Woods Chapel Redevelopment, LLC designated as the Developer of Projects 1, 2, and 3, 7/7/08.

Ordinance 4165 - Woods Chapel TIF Project 1 activated, 7/7/08.

Resolution 33-2009 - Tax Incentive Funding Agreement between City and I-70 Partners, LLC, 04/06/09.

Ordinance 4235 - Tax Increment Financing Contract between the City and I-70 Partners, LLC. Ordinance designates I-70 Partners, LLC as the Developer for the Woods Chapel TIF Plan and Redevelopment Projects 1, 2, and 3, 5/18/09.

Ordinance 4237 - Cooperative Agreement with the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 05/18/09.

Ordinance 4333 - First Amendment to the TIF Contract by and between the City and I-70 Partners, LLC for the Woods Chapel TIF Plan, 04/04/11.

Ordinance 4334 - First Amendment to the Cooperative Agreement among the City, the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 04/04/11.

Resolution 45-2011 - Collateral Assignment of TIF Contract and Collateral Assignment of Cooperative Agreement between I-70 Partners, LLC and Alterra Bank for the Woods Chapel TIF Redevelopment Project, 06/20/11.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive an annual Capital Contribution from the Special Allocation Fund an amount equal to ten (10%) of the School District's then existing mill levy multiplied by the increased assessed value of property over the Total Initial Equalized Assessed Value within each Project Area during the life of the Plan.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004."

Oaks at Woods Chapel Community Improvement District - The imposition of the CID 1% sales tax became effective on July 1, 2014 for all sales within the district . The net revenues, gross revenues less CID operating expenses and certified CID reimbursable expenses, have been pledged to the Special Allocation Fund for the payment of TIF reimbursable project costs.

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	1
24	Number of parcels acquired through use of eminent domain power:	-	1

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

Name	Address	Phone Number	Primary Business Line	Relocated from City/County?

		Projected	Actual to Date
26	Estimate of New Jobs:	-	15
27	Estimate of Retained Jobs:	-	29

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 135,914	$ 1,246,885
(b)	Economic Activity Taxes	$ 72,229	$ 633,267
	Interest	$ -	$ 381
	CID Sales Tax	$ 38,007	$ 307,109
	Total as of Report Date:	$ 246,150	$ 2,187,642

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ 1,814,624
(b)	Site Development (grading, dirt moving, etc.)		$ 813,667
(c)	Rehab of existing buildings		$ -
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Design, Legal & Development Fees		$ 379,485
(f)	Other (specify): Interest	$ 60,281	$ 685,297
	Total Project Costs Funded by TIF:	$ 60,281	$ 3,693,072

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ 641,146
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ 221,483	$ 1,289,748

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 4,318,264
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ -
(d)	Other (specify): Remediation of Waterway	$ 591,800
(e)	Other (specify): Design/Engineering	$ 774,359
(f)	Other (specify): Legal/Developer Fees	$ 152,750
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 5,837,173

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 19,185,046

32 **TIF Financing Method**

(a)	[X] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[ ] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	23

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 102,516
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 1,894,080
37	Anticipated assessed value at time of district termination (per plan)	$ 3,088,688

38	Total amount of base year EATS	$ 5,431
39	Total amount of base year PILOTS (base year tax)	$ 8,858
40	Total (cumulative) EATS anticipated at time of district termination	$ 4,924,731
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 4,759,207

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

Section 3 : Certification of Chief Executive Officer of Municipality or Agency

Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

City of Blue Springs, Missouri
2025 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Woods Chapel Tax Increment Financing Plan, **Project 2**
3	Report Period	October 1, 2024 to September 30, 2025
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	I-70 Partners, LLC
(g)	Person	Dan Carr
(h)	Phone	816-960-1444
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	July 7, 2008
7	Ordinance Number (if available)	4165
8	Most Recent Plan Amendment (if any)	April 4, 2011
9	Ordinance Number (if available)	4333
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Woods Chapel TIF Redevelopment Area consists of approximately 26 acres of land located in Blue Springs, Missouri in an area generally bounded by Carl Felt Road on the north, Woods Chapel Road on the east, NW Valley View Place Road on the south and single-family residential development to the west.

14 Description of Plan/Project:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [ ] Fully-Operational
(e) [X] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area is plagued by severe drainage and environmental challenges. For these reasons, complicated engineering and construction challenges face the Redevelopment Area. The Redevelopment Area is bisected from east to west by a deep creek that drains the site and the surrounding areas. The low lying areas suffer from severe drainage problems that frequently leaves standing water for long periods of time. Project engineers have identified wetlands and "Waters of the U.S.," which are within the jurisdiction for the U.S. Army Corp of Engineers and the State of Missouri. Significant environmental study, engineering and remediation will be necessary to develop around or disturb these areas.

19 Briefly describe the Project's Public Benefits:

In addition to the construction of the Redevelopment Projects, this Plan provides for the construction of certain public infrastructure improvements associated with the Redevelopment Projects and those traffic improvements attributable to the Redevelopment Area and required by the City. The proposed Woods Chapel and Vallyview Road improvements will primarily take place adjacent to the development providing two northbound lanes on Woods Chapel Rd to accommodate double northbound left turn lanes from Valleyview Road and two southbound lanes on Woods Chapel Road which become a dedicated through and right turn lane at Valleyview Road.

20 Description of Agreements with the Developer:

Ordinance 4165 - Woods Chapel TIF Plan approved, TIF Contract between Woods Chapel Redevelopment, LLC and City approved, Redevelopment Area established, and Woods Chapel Redevelopment, LLC designated as the Developer of Projects 1, 2, and 3, 7/7/08.

Ordinance 4165 - Woods Chapel TIF Project 1 activated, 7/7/08.

Resolution 33-2009 - Tax Incentive Funding Agreement between City and I-70 Partners, LLC, 04/06/09.

Ordinance 4235 - Tax Increment Financing Contract between the City and I-70 Partners, LLC. Ordinance designates I-70 Partners, LLC as the Developer for the Woods Chapel TIF Plan and Redevelopment Projects 1, 2, and 3, 5/18/09.

Ordinance 4237 - Cooperative Agreement with the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 05/18/09.

Ordinance 4333 - First Amendment to the TIF Contract by and between the City and I-70 Partners, LLC for the Woods Chapel TIF Plan, 04/04/11.

Ordinance 4334 - First Amendment to the Cooperative Agreement among the City, the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 04/04/11.

Resolution 45-2011 - Collateral Assignment of TIF Contract and Collateral Assignment of Cooperative Agreement between I-70 Partners, LLC and Alterra Bank for the Woods Chapel TIF Redevelopment Project, 06/20/11.

21 Description of any agreements with the affected taxing districts:

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004."

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004."

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?

		Projected	Actual to Date
26	Estimate of New Jobs:	-	-
27	Estimate of Retained Jobs:	-	-

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ -	$ -
(b)	Economic Activity Taxes	$ -	$ -
	Total as of Report Date:	**$ -**	**$ -**

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)	$ -	$ -
(b)	Site Development (grading, dirt moving, etc.)	$ -	$ -
(c)	Rehab of existing buildings	$ -	$ -
(d)	Acquisition of land or buildings	$ -	$ -
(e)	Other (specify):	$ -	$ -
(f)	Other (specify):	$ -	$ -
	Total Project Costs Funded by TIF:	$ -	$ -

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ -
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ -	$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 1,486,713
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ -
(d)	Other (specify): Design/Engineering	$ 22,244
(e)	Other (specify):	
(f)	Other (specify):	
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 1,508,957

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 15,833,459

32 **TIF Financing Method**

(a)	[ ] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[X] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	10

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ -
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 194,176
37	Anticipated assessed value at time of district termination (per plan)	$ 3,899,222

38	Total amount of base year EATS	$ -
39	Total amount of base year PILOTS (in year prior to activation)	NA
40	Total (cumulative) EATS anticipated at time of district termination	$ 11,657,352
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 6,430,048

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

Section 3 : Certification of Chief Executive Officer of Municipality or Agency

Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

City of Blue Springs, Missouri
2025 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Woods Chapel Tax Increment Financing Plan, **Project 3**
3	Report Period	October 1, 2024 to September 30, 2025
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	I-70 Partners, LLC
(g)	Person	Dan Carr
(h)	Phone	816-960-1444
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	July 7, 2008
7	Ordinance Number (if available)	4165
8	Most Recent Plan Amendment (if any)	April 4, 2011
9	Ordinance Number (if available)	4333
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Woods Chapel TIF Redevelopment Area consists of approximately 26 acres of land located in Blue Springs, Missouri in an area generally bounded by Carl Felt Road on the north, Woods Chapel Road on the east, NW Valley View Place Road on the south and single-family residential development to the west.

14 Description of Plan/Project:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [ ] Fully-Operational
(e) [X] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area is plagued by severe drainage and environmental challenges. For these reasons, complicated engineering and construction challenges face the Redevelopment Area. The Redevelopment Area is bisected from east to west by a deep creek that drains the site and the surrounding areas. The low lying areas suffer from severe drainage problems that frequently leaves standing water for long periods of time. Project engineers have identified wetlands and "Waters of the U.S.," which are within the jurisdiction for the U.S. Army Corp of Engineers and the State of Missouri. Significant environmental study, engineering and remediation will be necessary to develop around or disturb these areas.

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The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004."

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		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?

		Projected	Actual to Date
26	Estimate of New Jobs:	-	-
27	Estimate of Retained Jobs:	-	-

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ -	$ -
(b)	Economic Activity Taxes	$ -	$ -
	Total as of Report Date:	**$ -**	**$ -**

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)	$ -	$ -
(b)	Site Development (grading, dirt moving, etc.)	$ -	$ -
(c)	Rehab of existing buildings	$ -	$ -
(d)	Acquisition of land or buildings	$ -	$ -
(e)	Other (specify):	$ -	$ -
(f)	Other (specify):	$ -	$ -
	Total Project Costs Funded by TIF:	$ -	$ -

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ -
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ -	$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 137,988
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ -
(d)	Other (specify): Design/Engineering	$ 8,254
(e)	Other (specify):	$ -
(f)	Other (specify):	$ -
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 146,242

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 1,894,355

32 **TIF Financing Method**

(a)	[ ] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[X] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	10

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ -
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 80,640
37	Anticipated assessed value at time of district termination (per plan)	$ 339,368

38	Total amount of base year EATS	$ -
39	Total amount of base year PILOTS (in year prior to activation)	NA
40	Total (cumulative) EATS anticipated at time of district termination	$ -
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 515,444

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

Section 3 : Certification of Chief Executive Officer of Municipality or Agency

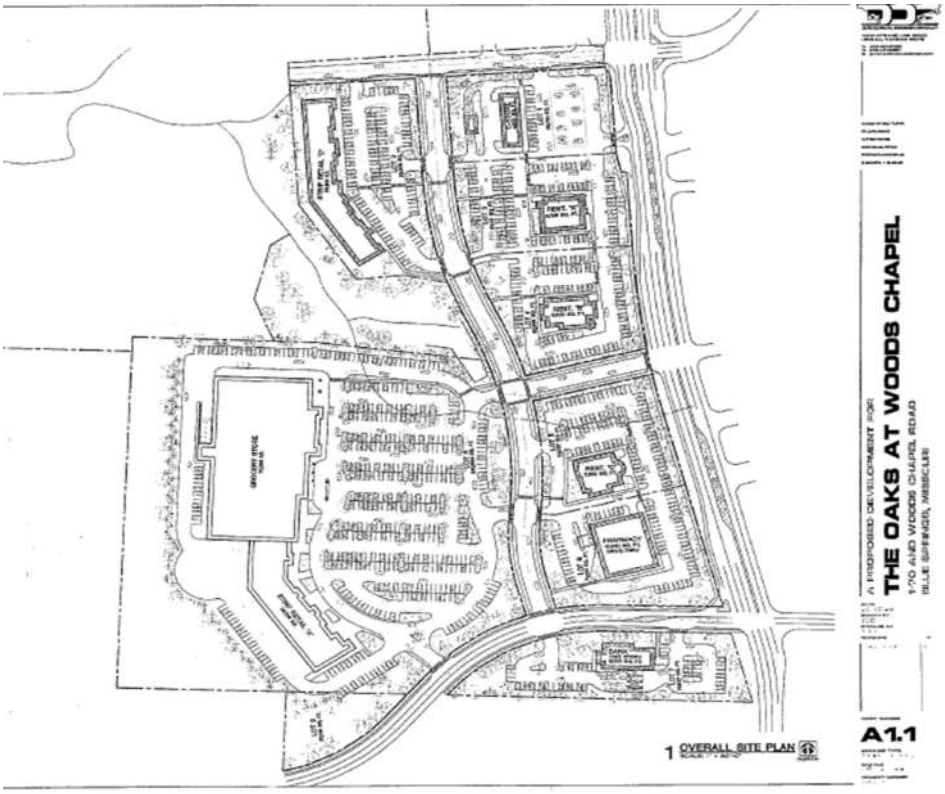
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

WOODS CHAPEL TIF

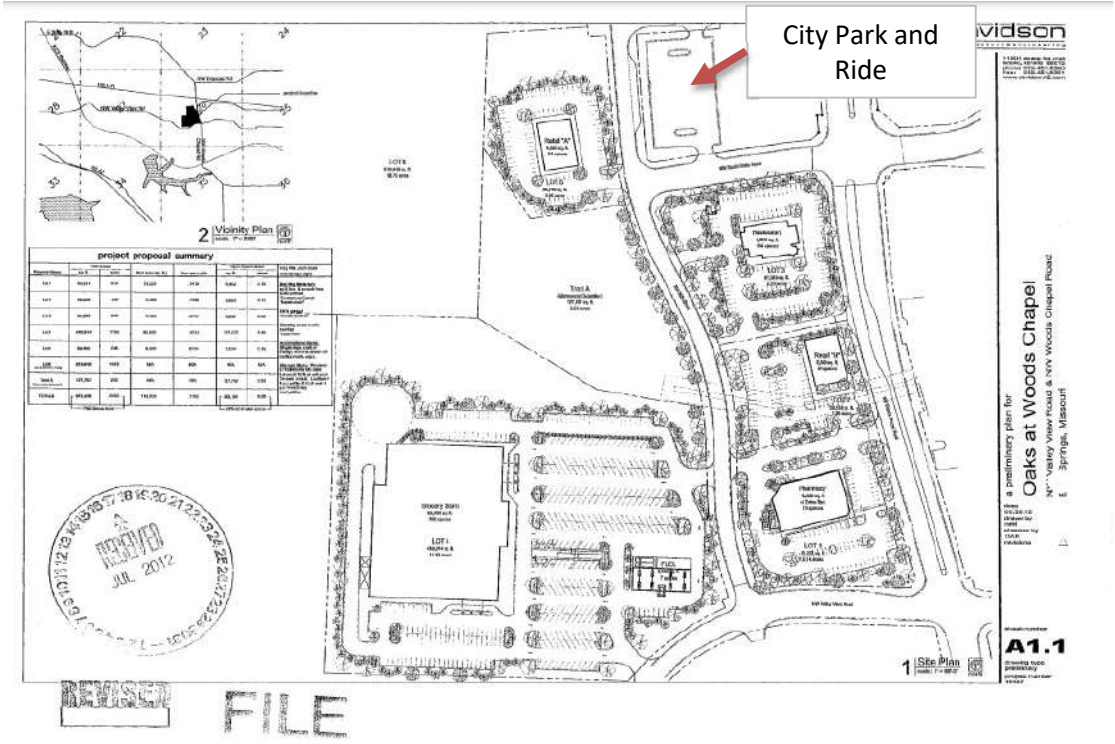
List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
CVS Pharmacy #8950	1101 NW Woods Chapel Road	YES	19489951-0172
QuikTrip #180R	1301 NW Woods Chapel Road	YES	11162767-0461

Oaks at Woods Chapel Redevelopment Area



Original Site Plan



Revised Site Plan - Park and Ride & Internal Ring Road

Woods Chapel - Project 1 BEFORE Redevelopment







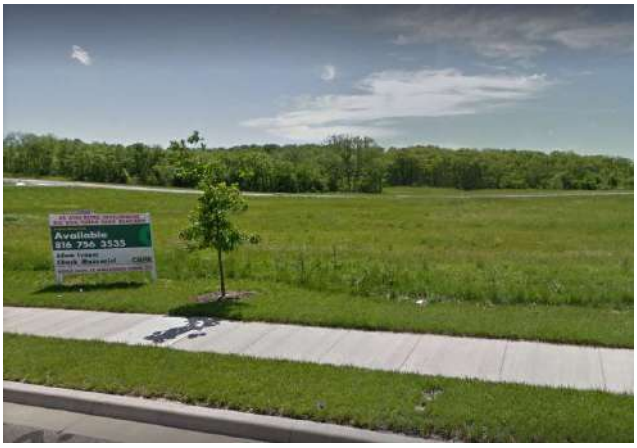


Woods Chapel - Project 1 AFTER Redevelopment











Woods Chapel - Project 1 AFTER Redevelopment









Relocated from 1128 NW Woods Chapel Road
Opened in November 2017

Woods Chapel - Current Status



Vacant lot along Woods Chapel (Project 1)



Vacant Lot along Carl Felt Road (Project 2)

TIF HAS EXPIRED - CID IS ACTIVE



Vacant Lot along Valley View Road (Project 3)

TIF HAS EXPIRED - CID IS ACTIVE

Blue Springs, Missouri Tax Increment Financing

TIF Project Funds

Combined Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2025

	Adams Farm TIF	White Oak Marketplace TIF Project A	White Oak Marketplace TIF Project B	Woods Chapel TIF	Total
Revenues:					
Taxes	$ 1,429,351.27	$ -	$ 193,880.02	$ 22,183.47	$ 1,645,414.76
Intergovernmental activity taxes	$ 3,774,042.58	$ 227,655.35	$ 832,375.60	$ 185,959.77	$ 5,020,033.30
Interest	$ 163,562.86	$ -	$ 81,935.62	$ -	$ 245,498.48
Other	$ -	$ -	$ -	$ -	$ -
Total revenues	$ 5,366,956.71	$ 227,655.35	$ 1,108,191.24	$ 208,143.24	$ 6,910,946.54
Expenditures:					
Current, economic development	$ 274,227.11	$ 33,025.49	$ 49,029.82	$ 19,892.42	$ 376,174.84
Debt Service:					$ -
Principal Retirement	$ 3,615,000.00	$ 209,679.66	$ 565,000.00	$ 187,456.08	$ 4,577,135.74
Interest and fiscal charges	$ 1,490,811.72	$ -	$ 386,465.00	$ -	$ 1,877,276.72
Bond issue costs	$ -	$ -	$ -	$ -	$ -
Total expenditures	$ 5,380,038.83	$ 242,705.15	$ 1,000,494.82	$ 207,348.50	$ 6,830,587.30
Excess (deficiency) of revenues over expenditures	$ (13,082.12)	$ (15,049.80)	$ 107,696.42	$ 794.74	$ 80,359.24
Other financing sources (uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers (out)	$ (17,097.23)	$ (2,240.13)	$ (5,851.23)	$ (842.55)	$ (26,031.14)
Bond proceeds	$ -	$ -	$ -	$ -	$ -
Total other financinc sources (uses)	$ (17,097.23)	$ (2,240.13)	$ (5,851.23)	$ (842.55)	$ (26,031.14)
Net change in fund balances	$ (30,179.35)	$ (17,289.93)	$ 101,845.19	$ (47.81)	$ 54,328.10
Fund balances, beginning of year	$ 5,343,696.17	$ 17,289.93	$ 2,290,282.59	$ 13,816.41	$ 7,665,085.10
Fund balances, end of year	$ 5,313,516.82	$ -	$ 2,392,127.78	$ 13,768.60	$ 7,719,413.20

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2025
Project: Adams Farm - Projects A, B, C

	2025	2024
Revenues:		
Taxes*	$ 1,429,351.27	$ 1,442,759.97
Intergovernmental Taxes	3,774,042.58	4,014,392.43
Interest	163,562.86	196,712.98
Other	-	-
Total Revenues	5,366,956.71	5,653,865.38
Expenditures:		
Current:		
General Government	271,986.89	330,103.33
Professional Services	2,240.22	2,685.26
Certifed Developer Costs	-	-
Certified City Costs	-	-
Debt service:		
Principal Retirement	3,615,000.00	3,400,000.00
Interest and Fiscal Charges	1,490,811.72	1,575,893.73
Total Expenditures	5,380,038.83	5,308,682.32
Excess of Revenues Over/(Under) Expenditures	(13,082.12)	345,183.06
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
OperatingTransfers Out	(17,097.23)	(18,449.83)
Bond Proceeds	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(17,097.23)	(18,449.83)
Net Change in Fund Balances	$ (30,179.35)	$ 326,733.23
Fund Balance - Beginning of Year	5,343,696.17	5,016,962.94
Fund Balance - End of Year	$ 5,313,516.82	$ 5,343,696.17

* Includes TDD revenue pledged for debt service.

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2025
Project: White Oak, Project A

	2025	2024
Revenues:		
Taxes	$ -	$ -
Intergovernmental Taxes	$ 227,655.35	$ 226,929.28
Interest	-	-
Other	-	-
Total Revenues	227,655.35	226,929.28
Expenditures:		
Current:		
General Government	33,025.49	33,122.22
Professional Services	-	-
Certified Developer Costs	209,679.66	456,706.66
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	242,705.15	489,828.88
Excess of Revenues Over/(Under) Expenditures	(15,049.80)	(262,899.60)
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
Operating Transfers Out	(2,240.13)	(2,232.99)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(2,240.13)	(2,232.99)
Net Change in Fund Balances	$ (17,289.93)	$ (265,132.59)
Fund Balance - Beginning of Year	$ 17,289.93	$ 282,422.52
Fund Balance - End of Year	$ -	$ 17,289.93

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2025
Project: White Oak, Project B

	2025	2024
Revenues:		
Taxes	$ 193,880.02	$ 186,153.13
Intergovernmental Taxes	832,375.60	809,496.83
Interest	81,935.62	86,923.21
Other	-	-
Total Revenues	1,108,191.24	1,082,573.17
Expenditures:		
Current:		
General Government	47,379.71	46,874.40
Professional Services	1,650.11	5,720.12
Certified Developer Costs		
Certified City Costs	-	-
Debt service:		
Principal Retirement	565,000.00	260,000.00
Interest and Fiscal Charges	386,465.00	396,915.00
Bond Issuance Costs	-	-
Total Expenditures	1,000,494.82	709,509.52
Excess of Revenues Over/(Under) Expenditures	107,696.42	373,063.65
Other Financing Sources (uses):		
Bond Proceeds		
Operating Transfers In		
Operating Transfers Out	(5,851.23)	(5,691.88)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(5,851.23)	(5,691.88)
Net Change in Fund Balances	$ 101,845.19	$ 367,371.77
Fund Balance - Beginning of Year	$ 2,290,282.59	$ 1,922,910.82
Fund Balance - End of Year	$ 2,392,127.78	$ 2,290,282.59

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2025
Project: Woods Chapel, Project 1

	2025	2024
Revenues:		
Taxes	$ 22,183.47	$ 20,303.15
Intergovernmental Taxes	185,959.77	182,059.53
Interest	-	-
Other	-	-
Total Revenues	208,143.24	202,362.68
Expenditures:		
Current:		
General Government	19,892.42	19,680.27
Professional Services	-	-
Certified Developer Costs	-	-
Certified City Costs	187,456.08	177,440.55
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	207,348.50	197,120.82
Excess of Revenues Over/(Under) Expenditures	794.74	5,241.86
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
Operating Transfers Out - Capital Projects Fund	-	-
OperatingTransfers Out - General Fund	(842.55)	(816.76)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(842.55)	(816.76)
Net Change in Fund Balances	$ (47.81)	$ 4,425.10
Fund Balance - Beginning of Year	13,816.41	9,391.31
Fund Balance - End of Year	$ 13,768.60	$ 13,816.41

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Combined Balance Sheet
For the Year Ended September 30, 2025

Assets	Adams Farm (Projects A,B,C)	White Oak (Project A)	White Oak (Project B)	Woods Chapel (Project 1)	Total
Cash and Investments	$ 347,692.36	$ 209,679.66	$ 100,934.39	$ -	
Due from Other Funds or Governments	2,716,164.88	229,776.89	466,374.44	165,400.34	
Prepaid Items	-	-	-	-	
Deposits with Trustee	-	-	-	-	
Restricted Cash and Investments	4,342,239.74	-	2,170,591.32	-	
Total Assets	$ 7,406,096.98	$ 439,456.55	$ 2,737,900.15	$ 165,400.34	$ 10,748,854.02
Liabilities and Fund Balance					
Liabilities:					
Accounts Payable	$ -	$ 209,679.66	$ -	$ -	
Deferred Inflow	2,090,816.64	229,776.89	344,986.59	151,589.89	
Due to Developer	-	-	-	-	
Due to Other Funds	1,763.52	-	785.78	41.85	
Interfund Payable	-	-	-	-	
Total Liabilities	2,092,580.16	439,456.55	345,772.37	151,631.74	3,029,440.82
Fund Balance (deficit):					
Reserved for Prepaid Items	-	-	-	-	
Unreserved					
Undesignated	-	-	-	-	
TIF Projects Fund	5,313,516.82	-	2,392,127.78	13,768.60	7,719,413.20
Total Fund Balance (Deficit)	5,313,516.82	-	2,392,127.78	13,768.60	7,719,413.20
Total Liabilities and Fund Balance	$ 7,406,096.98	$ 439,456.55	$ 2,737,900.15	$ 165,400.34	$ 10,748,854.02

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: Adams Farm - Projects A, B, C

Assets	2025	2024
Cash and Investments	$ 347,692.36	$ 273,823.68
Due from Other Funds or Governments	2,716,164.88	2,005,050.14
Prepaid items	-	-
Restricted Cash and Investments	4,342,239.74	4,441,557.28
Total Assets	$ 7,406,096.98	$ 6,720,431.10
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ 442.50
Deferred Inflow	2,090,816.64	1,605,723.60
Due to Developer	-	-
Due to Other Funds	1,763.52	1,807.61
Inferfund Payable	-	-
Total Liabilities	2,092,580.16	1,607,973.71
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	5,313,516.82	5,343,696.17
Total Fund Balance (Deficit)	5,313,516.82	5,343,696.17
Total Liabilities and Fund Balance	$ 7,406,096.98	$ 6,951,669.88

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: White Oak, Project A

Assets	2025	2024
Cash and Investments	209,679.66	17,289.93
Due from Other Funds or Governments	229,776.89	230,778.86
Prepaid items	-	-
Restricted Cash and Investments	-	-
Total Assets	$ 439,456.55	$ 248,068.79
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	209,679.66	-
Deferred Inflow	229,776.89	230,778.86
Due to Developer	-	-
Due to Other Funds	-	-
Inferfund Payable	-	-
Total Liabilities	439,456.55	230,778.86
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	-	17,289.93
Total Fund Balance (Deficit)	-	17,289.93
Total Liabilities and Fund Balance	$ 439,456.55	$ 248,068.79

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: White Oak, Project B

Assets	2025	2024
Cash and Investments	$ 100,934.39	$ 84,051.96
Due from Other Funds or Governments	466,374.44	440,485.98
Prepaid items	-	-
Restricted Cash and Investments	2,170,591.32	2,029,027.36
Total Assets	$ 2,737,900.15	$ 2,553,565.30
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ -
Deferred Inflow	344,986.59	357,498.16
Due to Developer	-	-
Due to Other Funds	785.78	1,313.53
Inferfund Payable	-	-
Total Liabilities	345,772.37	358,811.69
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	2,392,127.78	2,290,282.59
Total Fund Balance (Deficit)	2,392,127.78	2,290,282.59
Total Liabilities and Fund Balance	$ 2,737,900.15	$ 2,649,094.28

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: Woods Chapel, Project 1

Assets	2025	2024
Cash and Investments	$ -	$ -
Due from Other Funds or Governments	165,400.34	152,151.13
Prepaid items	-	-
Total Assets	$ 165,400.34	$ 152,151.13
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	-	-
Deferred Inflow	151,589.89	138,298.23
Due to Developer	-	-
Due to Other Funds	41.85	36.49
Inferfund Payable	-	-
Total Liabilities	151,631.74	138,334.72
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	13,768.60	13,816.41
Total Fund Balance (Deficit)	13,768.60	13,816.41
Total Liabilities and Fund Balance	$ 165,400.34	$ 152,151.13

Blue Springs, Missouri
Finance Department

February 6, 2026

Honorable Mayor Lievsay
Blue Springs City Council Members

Re: South Area NID I & II Limited Obligation Bonds – September 30, 2025 Update

The City issued $18,725,000 in 2009 Limited Obligation Bonds for the South Area NID I & II on February 19, 2009 to provide long-term financing for the South Area Sewer Improvement Project. On December 27, 2018, the City issued $9,625,000 in 2018 Limited Obligation Bonds as a current refunding and were issued to achieve debt service savings of approximately $1,008,898 and eliminated the need to maintain a debt service reserve fund. The proceeds of the 2018 Bonds, along with available City funds, were used to refund the principal of the February 15, 2020 through February 15, 2029 maturities of the Series 2009 Bonds and to pay the cost of issuance for the new bonds.

This report includes a summary of the collection of special assessments to date, a listing of unpaid properties, details about the City's collection efforts, and development statistics.

The 2024 tax year NID Special Assessments were submitted to the County in the amount of $1,269,069. This represents the annual assessments of $1,535,000, which is the amount established to pay the debt service on the bonds, less the unbillable assessments on properties held by the Land Bank and the City.

These assessments affect 1,284 different owners within the NID on 1,993 parcels.

2025 ANNUAL NID ASSESSMENT	$ 1,535,000.00
LESS: LANDBANK	75,120.72
LESS: CITY-OWNED PROPERTY	44,522.29
LESS: OTHER PREPAID & ROUNDING	9,648.22
TOTAL ASSESSMENTS BILLED	$ 1,405,708.77

The special assessments were first established in 2009 and have been included on the property tax bills for eleven years. The special assessments were established based on the number of square feet in each parcel of land within the NID that did not prepay or was not excluded. The amounts remain consistent for 20 years and subsequent platting and subdivision of parcels require the special assessments to be reassigned based on the assessed valuation rather than square footage in compliance with state statute. The final special assessment will be on the 2028 property tax bills.

Collections to Date

A summary of collections to date is included below. Unbillable Property includes the outstanding special assessments on parcels that are currently owned by the Land Bank of Blue Springs, Land Bank properties that have been sold but did not recover all of the outstanding A/R and those parcels which have been purchased by the City. The Additional Funds Transferred from Land Bank to the NID for Debt Payment includes the 3-year post-sale distributions for both property taxes and NID special assessments, sale proceeds that exceed the outstanding NID special assessment, and farm lease revenue.

NID Special Assessments Collections History						
Tax Year	NID Special Assessments	NID Special Assessments Paid	Land Bank Sale Proceeds[1]	NID Special Assessments Outstanding	Unbillable Property	Current NID Assessments Outstanding
2009	$ 1,535,000	$ 1,424,886	$ 103,744	$ 6,370	$ 6,370	$ -
2010	1,535,000	1,370,017	158,613	6,370	6,370	$ -
2011	1,535,000	1,258,054	270,544	6,401	6,401	$ -
2012	1,535,000	1,258,054	270,544	6,401	6,401	$ -
2013	1,535,000	1,014,277	439,201	81,522	81,522	$ -
2014	1,535,000	1,014,277	417,625	103,098	103,098	$ -
2015	1,535,000	1,014,277	368,960	151,763	151,763	$ -
2016	1,535,000	1,014,308	300,868	219,824	219,824	$ -
2017	1,535,000	994,910	213,751	326,339	326,339	$ -
2018	1,535,000	976,124	145,596	413,280	413,279	$ -
2019	1,535,000	1,037,893	45,951	451,156	451,156	$ -
2020	1,535,000	1,037,893	22,339	474,768	474,767	$ -
2021	1,535,000	1,039,572	-	495,428	495,428	$ -
2022	1,535,000	1,083,739	-	451,261	451,260	$ -
2023	1,535,000	1,117,991	-	417,009	398,070	$ 18,939
2024	1,535,000	1,152,353	-	382,647	372,329	$ 10,318
TOTAL	**$ 24,560,000**	**$ 17,808,626**	**$ 2,757,737**	**$ 3,993,638**	**$ 3,964,379**	**$ 29,257**
Additional Funds Transferred from Land Bank to NID for Debt Payments[2]					$ 1,558,480	
					$ 2,405,898	

***NOTE 1** : Land Bank Sale Proceeds is the net amount from the sale of property up to the outstanding A/R at the time of the sale.*
***NOTE 2:** See table on Page 4 for a breakdown of those amounts transferred to the NID Fund.*

NID Special Assessments	TAX YEAR 2024	2009 TO DATE
% of NID Assessments Paid (Includes Land Bank Sale Proceeds)	75.07%	83.74%
% of NID Assessments Outstanding - Land Bank	21.35%	14.61%
% of NID Assessments City-Owned (Unbillable)	2.90%	1.53%
% of NID Assessments Unpaid	0.67%	0.12%
TOTAL	**100.00%**	**100.00%**

With the additional funds transferred from the Land Bank to the NID Special Assessment Fund, the total outstanding for those unbillable properties is decreased from $3,964,379 to $2,405,898. See Page 3 for listing of outstanding NID Special Assessments by taxpayer.

Outstanding NID Special Assessments

The table below details all unpaid NID assessments. The amounts shown in this table only include the assessment amounts. At the time of payment, penalties and interest will be assessed by Jackson County.

NID Outstanding Assessments by Owner
Excludes Unbillable (Land Bank & City-Owned)
As of September 30, 2025

TAXPAYER NAME	TAX YEAR		
	2022	2023	2024
TURNER LEWIS	$ -	$ 217	$ 217
VANBIBBER KEVIN & SARAH		264	264
PRUITT TAMI		290	290
AKINS JODI L		293	293
ANGELA K PARKER TRUSTEE		337	337
SHELTON STEPHANIE		456	456
STEVENS KEITH R & AMY ELIZABETH		598	598
NICK ZVACEK CONSTRUCTION LLC		1,147	1,147
COLONIAL HIGHLANDS LLC		15,337	2,997
BECK ROBIN CARLENE			72
JENKINS ROSS A & CARLA A			73
HAINES THOMAS A & SANDRA L			151
KJELLERSON DON & MARY ANN - TRUSTEES			228
BLUE SPRINGS SAFETY STORAGE SOUTH LLC			906
S & M STORES LLC			2,289
TOTAL	**$ -**	**$ 18,939**	**$ 10,318**

SUMMARY

PROTESTED PROPERTY TAXES	$ -	$ 17,043	$ 4,776
JACKSON COUNTY PAYMENT PLAN	$ -	$ 456	$ 678
UNPAID	$ -	$ 1,440	$ 4,863

Properties that have three years of property taxes outstanding will be sent a prepetition letter by Jackson County requesting payment of the delinquent taxes. If those taxes are not paid by April 30th, a petition for foreclosure will be issued and the property will be placed on the next Land Tax Foreclosure Sale. Any parcel that does not sell will be transferred to the Land Bank of Blue Springs. As of September 30, 2025 there are no parcels that have special assessments that have not been paid for three or more years.

Land Bank of Blue Springs

On March 4, 2013, the City Council adopted Ordinance 4429 creating the Land Bank of Blue Springs. Properties that do not sell during the Jackson County Land Tax Foreclosure Sale will have ownership revert to the Land Bank to manage, sell, transfer and dispose of interest in the real estate. The Land Bank currently holds title to the following 2 properties in the NID.

Land Bank of Blue Springs
South Area NID

Map ID	Parcel	Description	Acres	Annual NID Special Assessment	Total Amount Unpaid as of 09/30/2025
1	41-700-03-03-00-0-00-000	Gibson/Excel Bank Property	29.69	$ 32,560	$ 390,723
2	54-100-02-03-00-0-00-000	Gibson/Excel Bank Property	38.81	42,560	510,725
TOTAL			**68.50**	**$ 75,120**	**$ 901,449**

While the properties are owned by the Land Bank, the NID Special Assessment is not collected, decreasing the funds available to make the debt service payment. Therefore, the Land Bank actively markets these properties for sale. Once a parcel is sold, the Land Bank votes to transfer the proceeds from the sale, as well as other miscellaneous revenues, to the City for debt service payment.

Per Mo RSS, Section 141.988, the Land Bank receives property taxes and the NID special assessments for the first 3 years following the sale or disposition of the property previously held. With the approval of each fiscal year budget, the Land Bank agrees to transfer those funds to the City for debt service payment.

The following chart summarizes the type of revenues that have been transferred from the Land Bank to the City for debt service payments.

Land Bank of Blue Springs South Area NID	
Description	Amount Transferred
Excess Sales Proceeds	$ 58,723
Post-Sale Property Taxes & NID Special Assessments	1,468,172
Farm Leases	25,250
Tri-County Water Easement	6,270
Interest on Property Taxes	30
TOTAL	**$ 1,558,446**

The following chart provides the sale proceeds and the three-year post-sale property taxes and NID special assessments for the NID parcels previously owned by the Land Bank.

Land Bank Post-Sale Fund Transfer to City							
Parcel	Description	Sale Proceeds	TAX YEAR				
			PRIOR YRS	2022	2023	2024	TOTAL
54-340-99-99-00-0-00-000	Chapman Farms Lot 8 - Sewer Lift Station	$ -	$ 12,103				$ 12,102.70
54-340-99-96-00-0-00-000	Chapman Farms Lot 10 - Ridgewood Place	349,039	$ 233,312				$ 233,311.64
41-800-03-02-01-5-00-000	Platz Property - Hoot Owl Acres	121,154	$ 43,613				$ 43,612.88
41-820-04-09-00-0-00-000	Platz Property - Hoot Owl Ridge	232,186	$ 147,706				$ 147,706.31
54-330-97-03-00-0-00-000	Chapman Farms Lot 1 - Edgewater	77,303	$ 29,093	62,319			$ 91,411.47
54-330-98-02-01-0-00-000	Chapman Farms Lot 1 - Edgewater	344,221	$ 121,185	259,589			$ 380,773.46
41-940-99-01-01-0-00-000	Platz Property - Cambridge Park	215,120	$ 25,462	24,548	158,881		$ 208,891.01
41-940-99-01-02-0-00-000	Platz Property - Cambridge Park	391,178		40,715	53,811	55,544	$ 150,069.78
54-410-99-10-00-0-00-000	Chapman Farms Lot 18 - Villas North	51,055		4,481	4,911	4,916	$ 14,307.86
54-420-06-99-00-0-00-000	Chapman Farms Lot 34 - Brookside	111,742		11,319	11,316	11,316	$ 33,951.25
54-420-98-03-01-0-00-000	Chapman Farms Lot 34 - Brookside	238,738		24,184	24,177	24,177	$ 72,538.46
54-200-01-08-02-0-00-000	Gibson/Excel Bank - Proverbs Estates	126,011		30,316	26,514	22,666	$ 79,495.49
54-200-01-08-01-0-00-000	Gibson/Excel Bank - Hoot Owl Meadows	315,370					$ -
54-200-04-10-00-0-00-000	Gibson/Excel Bank - Hoot Owl Meadows	184,620					$ -
TOTAL		**$ 2,757,737**	**$ 612,473**	**$ 457,471**	**$ 279,609**	**$ 118,620**	**$ 1,468,172**

NOTE: The City purchased Chapman Farms Lot 8 and paid the first 2 years NID special assessment.

City-Owned Properties

In July 2014, Chapman Farms Lot 8, the location of a sewer lift station at the Shores at Chapman Farms, was deeded to the City as approved by the Land Bank Board of Directors.

In July 2017, the City purchased two parcels from Central Bank of the Midwest, f/k/a Metcalf Bank, for the construction of the new Prairie Township fire station.

Since these parcels are in the NID, the annual NID special assessment will be subsidized by the City's sewer fund as needed.

City Owned Property Purchased After 2009 South Area NID					
Map ID	Description	Parcel	Acres	Annual NID Special Assessment	Total Amount Outstanding to Date
A	Chapman Farms, 1st Plat, Lot 8	54-340-99-99-00-0-00-000	3.43	$ 6,370	$ 89,178
B	Chapman Woods, Lots 1-3, Lot 3	42-740-97-99-00-0-00-000	15.02	18,243	136,964
C	Chapman Woods, Lots 1-3, Lot 1	42-740-98-99-00-0-00-000	16.39	19,909	149,470
TOTAL			**34.84**	**$ 44,522**	**$ 375,612**

Blue Springs, Missouri
Finance Department

February 6, 2026

Honorable Mayor Lievsay
Blue Springs City Council Members

Re: Adams Farm Special Obligation Bonds – September 30, 2025 Update

This annual update provides a detailed analysis of each of the three Adams Farm bond issues, a summary of the financial impact of the Adams Dairy Landing shopping center on the City's General, Capital Projects, and Public Safety sales taxes, a summary of the benefits of the TIF to the Blue Springs School District and Central Jackson County Fire Protection District, and the status of the businesses in the TIF and TDD areas.

At the July 20, 2015 City Council meeting, the City Council authorized the issuance of three series of bonds related to the Adams Farm TIF Project. The bond issues are:

- Series 2015A Special Obligation Tax Increment and Special Districts Refunding and Improvement Bonds - $38,050,000
- Series 2015B Subordinate Special Obligation Tax Increment and Special Districts Bonds - $9,566,529.65
- Series 2015 Taxable Special Obligation Special Assessments Bonds (CID) - $3,910,000

Series 2015 TIF Bonds

The City, the Adams Farm TDD, the Wal-Mart TDD and the Home Depot TDD entered into a Financing Agreement pursuant to which certain funds will be transferred to pay debt service of the Bonds. The Wal-Mart TDD and Home Depot TDD have ended, and the State Auditor has issued its final reports.

Adams Farm TIF Special Allocation Funds
Transferred to Trustee for Debt Service

YEAR	REVENUE 143479.4	TIF PILOTS 143479.5	TIF EATS 143479.6	AF TDD 143479.9	WM TDD 143479.4	HD TDD 143479.4	TOTAL
FY 2015	$ 212,443	$ -	$ 381,362	$ 110,326	$ 75,930	$ 49,860	$ 829,920
FY 2016	$ -	$ 679,131	$ 1,868,146	$ 664,979	$ 476,068	$ 193,984	$ 3,882,307
FY 2017	$ -	$ 1,324,070	$ 2,055,247	$ 684,935	$ 470,910	$ 157,086	$ 4,692,248
FY 2018	$ -	$ 1,038,911	$ 1,987,315	$ 701,504	$ 480,709	$ 183,592	$ 4,392,031
FY 2019	$ -	$ 1,071,065	$ 2,280,260	$ 731,024	$ 449,580	$ 215,549	$ 4,747,479
FY 2020	$ -	$ 1,160,474	$ 2,054,382	$ 670,016	$ 1,504	$ 47,958	$ 3,934,335
FY 2021	$ 20,000	$ 1,197,909	$ 2,416,973	$ 805,092	$ -	$ -	$ 4,439,973
FY 2022	$ -	$ 1,052,393	$ 2,695,700	$ 884,006	$ -	$ -	$ 4,632,099
FY 2023	$ -	$ 1,063,144	$ 2,838,517	$ 932,858	$ -	$ -	$ 4,834,519
FY 2024	$ -	$ 1,121,210	$ 2,830,016	$ 950,648	$ -	$ -	$ 4,901,873
FY 2025	$ -	$ 926,994	$ 3,010,620	$ 979,185	$ -	$ -	$ 4,916,800
TOTAL	**$ 232,443**	**$ 10,635,301**	**$ 24,418,537**	**$ 8,114,573**	**$ 1,954,702**	**$ 848,029**	**$ 46,203,584**

The accounts listed above are accounts held at UMB Bank for the collection and distribution of revenues as outlined in the Trust Indenture relating to the 2015A & 2015B bonds.

Series 2015A Special Obligation Tax Increment and Special Districts Refunding and Improvement Bonds (TIF) - $38,050,000

These bonds are term bonds that have one due date for each bond and are not repaid according to any fixed principal and interest schedule but rather are paid in amounts fully dependent on the project revenue collected. This bond issue refunded both the 2009 & 2010 Special Obligations Bonds that included the City's financial backing and provided additional project funds of $14,891,843.10. Final maturity is no later than 2039.

Adams Farm 2015A TIF Special Obligation Debt Service Payments

PAYMENT DATE	PRINCIPAL	INTEREST	DEBT SERVICE
1-Dec-15	$ 255,000	$ 497,422	$ 752,422
1-Jun-16	$ 1,300,000	$ 864,181	$ 2,164,181
1-Dec-16	$ 850,000	$ 838,181	$ 1,688,181
1-Jun-17	$ 1,900,000	$ 821,181	$ 2,721,181
1-Dec-17	$ 645,000	$ 783,181	$ 1,428,181
1-Jun-18	$ 1,720,000	$ 770,281	$ 2,490,281
1-Dec-18	$ 760,000	$ 735,881	$ 1,495,881
1-Jun-19	$ 1,935,000	$ 720,681	$ 2,655,681
1-Dec-19	$ 800,000	$ 681,981	$ 1,481,981
1-Jun-20	$ 955,000	$ 665,981	$ 1,620,981
1-Dec-20	$ 1,120,000	$ 646,881	$ 1,766,881
1-Jun-21	$ 750,000	$ 624,481	$ 1,374,481
1-Dec-21	$ 2,275,000	$ 609,481	$ 2,884,481
1-Jun-22	$ 1,995,000	$ 563,981	$ 2,558,981
1-Dec-22	$ 1,000,000	$ 524,081	$ 1,524,081
1-Jun-23	$ 2,160,000	$ 504,081	$ 2,664,081
1-Dec-23	$ 1,165,000	$ 453,775	$ 1,618,775
1-Jun-24	$ 2,235,000	$ 426,106	$ 2,661,106
1-Dec-24	$ 1,315,000	$ 373,025	$ 1,688,025
1-Jun-25	$ 2,300,000	$ 339,019	$ 2,639,019
TOTAL TO DATE	**$ 27,435,000**	**$ 12,443,866**	**$ 39,878,866**

With the June 2025 bond payment, the final principal payment of $205,000 paid off the second term bond of $5,500,000, four years ahead of the projected term date. The remaining $1,110,000 of the June 2025 principal payment was applied to the third term bond. The total outstanding balance on the third term bond is $10,615,000.

TERM BONDS	PRINCIPAL AMOUNT	INTEREST RATE	MATURITY DATE	PAID OFF DATE	INTEREST PAID
First	$ 18,525,000	4.00%	1-Jun-26	1-Jun-23	$ 3,084,808
Second	$ 5,500,000	4.75%	1-Jun-30	1-Dec-24	$ 2,182,559
Third	$ 14,025,000	5.25%	1-Jun-39		$ 7,176,498
				INTEREST PAID TO DATE	**$ 12,443,866**

Interest on the bonds is paid in arrears, which is calculated based upon the outstanding principal at the last principal payment date.

Series 2015B Subordinate Special Obligation Tax Increment and Special Districts Bonds (TIF) - $9,566,529.65

The Series 2015B bonds are subordinate to the Series 2015A bonds and are only paid after certain conditions are met, i.e., Interest and Principal Accounts for the Series 2015A bonds are funded for the next payment date, the Redemption Account for the Series 2015A bonds is funded per the bond repayment schedule, and the Debt Service Reserve Fund is fully funded.

These bonds were originally held by Blue Springs Development Three, LLC, but were sold to an investor, Cuyahoga River Capital, LLC, in July 2024. Payments are made each June 1st and December 1st, as funds are available. Final maturity date is no later than 2039.

Adams Farm 2015B TIF Special Obligation Debt Service Payments

PAYMENT DATE	PRINCIPAL	INTEREST	DEBT SERVICE
15-Mar-17	$ -	$ 1,688,181	$ 1,688,181
1-Jun-17	$ -	$ 312,767	$ 312,767
1-Dec-17	$ -	$ 228,593	$ 228,593
1-Jun-18	$ -	$ 185,236	$ 185,236
1-Dec-18	$ -	$ 234,382	$ 234,382
1-Jun-19	$ -	$ 374,091	$ 374,091
1-Dec-19	$ -	$ 322,794	$ 322,794
1-Jun-20	$ -	$ -	$ -
1-Dec-20	$ -	$ 567,439	$ 567,439
1-Jun-21	$ -	$ -	$ -
1-Dec-21	$ -	$ 180,638	$ 180,638
1-Jun-22	$ -	$ 258,470	$ 258,470
1-Dec-22	$ -	$ 301,163	$ 301,163
1-Jun-23	$ -	$ 339,105	$ 339,105
1-Dec-23	$ -	$ 375,036	$ 375,036
1-Jun-24	$ -	$ 311,975	$ 311,975
1-Dec-24	$ -	$ 429,794	$ 429,794
1-Jun-25	$ -	$ 344,434	$ 344,434
TOTAL TO DATE	**$ -**	**$ 6,454,099**	**$ 6,454,099**

Series 2015 CID Bonds

The City and the Adams Dairy Landing CID entered into a Financing Agreement pursuant to which certain funds will be transferred to pay debt service of the Bonds.

Adams Dairy Landing CID Special Assessment Funds
Transferred to Trustee for Debt Service

YEAR	REVENUE
FY 2015	$ -
FY 2016	$ 222,364
FY 2017	$ 502,221
FY 2018	$ 379,729
FY 2019	$ 369,688
FY 2020	$ 376,544
FY 2021	$ 376,514
FY 2022	$ 379,737
FY 2023	$ 379,860
FY 2024	$ 379,737
FY 2025	$ 317,017
TOTAL	**$ 3,683,411**

Series 2015 Taxable Special Obligation Special Assessments Bonds (CID) - $3,910,000

The Series 2015 CID bonds are taxable bonds that were issued separately. These bonds are repaid only with special assessment revenue collected on properties within the Adams Dairy Landing Community Improvement District.

The proceeds from these bonds were used to reimburse the developer for CID project costs as approved in the CID budget and pay the initial December 1, 2015 debt service payment.

Adams Farm 2015 CID Special Obligation Debt Service Payments

PAYMENT DATE	PRINCIPAL	INTEREST	DEBT SERVICE
1-Dec-15	$ -	$ 79,707	$ 79,707
1-Jun-16	$ -	$ 139,294	$ 139,294
1-Dec-16	$ -	$ 139,294	$ 139,294
1-Jun-17	$ 160,000	$ 139,294	$ 299,294
1-Dec-17	$ -	$ 133,594	$ 133,594
1-Jun-18	$ 55,000	$ 133,594	$ 188,594
1-Dec-18	$ -	$ 131,634	$ 131,634
1-Jun-19	$ 170,000	$ 131,634	$ 301,634
1-Dec-19	$ -	$ 125,578	$ 125,578
1-Jun-20	$ 140,000	$ 125,578	$ 265,578
1-Dec-20	$ -	$ 120,591	$ 120,591
1-Jun-21	$ 140,000	$ 120,591	$ 260,591
1-Dec-21	$ -	$ 115,603	$ 115,603
1-Jun-22	$ 150,000	$ 115,603	$ 265,603
1-Dec-22	$ -	$ 110,259	$ 110,259
1-Jun-23	$ 170,000	$ 110,259	$ 280,259
1-Dec-23	$ -	$ 104,203	$ 104,203
1-Jun-24	$ 200,000	$ 104,203	$ 304,203
1-Dec-24	$ -	$ 97,078	$ 97,078
1-Jun-25	$ 150,000	$ 97,078	$ 247,078
TOTAL TO DATE	**$ 1,335,000**	**$ 2,374,669**	**$ 3,709,669**

NOTE: The initial interest payment of $79,707 was paid by Bond Proceeds.

Both Target and Kohls paid their 2024 property taxes under protest. Jackson County is holding $273,867.53 in PILOTS and $63,374.85 in CID Special Assessments pending resolution on the assessed values of the property. Due to this protest, $48,077.06 was transferred from the TIF Debt Service Reserve Fund and $7,208.37 from the CID Debt Service Reserve Fund to cover the December 2025 debt payments. The total outstanding balance is $2,575,000.

Adams Farm TIF – Impact on City's Revenues

FUND	FY 2025	PROJECT TO DATE TOTAL
General Fund		
50% Sales Tax	$ 715,636	$ 7,715,054
Administration Fees	$ 34,608	$ 504,258
	$ 681,029	$ 7,210,796
Capital Projects		
50% Sales Tax	$ 357,818	$ 3,857,528
Public Safety Sales Tax		
50% Sales Tax	$ 361,442	$ 3,677,403
Total City Benefit	$ 1,400,288	$ 14,745,726

NOTE: The Parks Sales Tax was not in effect when the Adams Farm TIF Plan was activated in 2008.

The table above details the revenues the City has received from the Adams Farm TIF District. These revenues consist of sales taxes and administration fees. The sales taxes are equal to 50% of the 1% and ½% City sales taxes generated within the TIF District at the time the TIF Plan was activated as allowed in RSMO 99.845. The administration fees include ½% of total revenues as included in the City's TIF policy in effect at the time of the TIF approval and as agreed to in the TIF Redevelopment Contract with the developer, and a 1% collection and administration fee from the Adams Farm TDD, the Coronado Drive TDD (Wal-Mart), and the Adams Dairy Landing CID.

Adams Farm TIF – Impact on Blue Springs School District and Central Jackson County Fire Protection District

TAXING ENTITY	FY 2025	PROJECT TO DATE TOTAL
Blue Springs School District		
Capital Contribution	$ 172,145	$ 2,645,890
Central Jackson County Fire Protection District		
EATS*	$ 539,379	$ 5,812,723
PILOTS*	$ 80,564	$ 945,152
Total CJCFPD Benefit	$ 619,943	$ 6,757,875

NOTE: CJCFPD receives 50% of the PILOT increment and 50% of 1/2 of EATS according to State Statute.

Status of Businesses Included in the Adams Farm Project

ADAMS FARM TDD				
BUSINESS NAME	**SALES TAX ID**	**OPENED**	**CLOSED**	**JOBS**
Meiner's Market & BK				
Burger King #12625	17088496	1999.09.28		5
BreakPlace aka Meiner's Market	17138361	1999.09.28		10
Coronado Place				
Texas Roadhouse Holdings, LLC	18722245	2008.02.27		118
Adams Dairy Bank	No Sales Tax	2008.04.23	2018.05.04	
Taco Bell #35242	250667106	2008.06.25		23
Vintage Stock	11375221	2008.07.08		5
National Tire Battery #776	12091812	2008.09.05	2018.04.02	
Panda Express #1737	15743497	2008.12.12		12
At&T Communications Connection	17534593	2008.12.17	2013.10.31	
Sonic Drive In #1651	20195681	2009.01.01		20
Panera Bread	23394838	2009.03.24		28
Sport Clips	18433898	2009.04.01		11
Planet Sub	16926315	2009.04.10	2019.01.16	
Blue Springs Furniture Gallery	20573529	2009.07.20	2011.11.11	
Wingstop	26207753	2010.04.16		14
Nailove Salon	No Sales Tax	2010.07.01	2020.12.16	
Image Sun	21046506	2011.03.24		10
Salon Adiktd	20628625	2011.04.15	2013.06.30	
Smoothie Factory	21663963	2011.05.01	2021.06.09	
Locker Room Hair Salon	21494894	2012.05.11		12
Queen Bee Salon	2298657	2014.10.27	2017.05.31	
Gigi's Cupcakes	22468251	2015.02.20	2018.02.28	
Sprint Wireless Lifestyle Store	18815979	2015.06.26	2021.02.01	
Southw estern Hearing Centers	19568771	2017.03.09	2021.12.31	
Bambou Salon	23398132	2017.06.12	2022.10.05	
Pinot's Palette	23404469	2017.10.01		5
Big O Tires	11878452	2018.02.08		10
Equity Bank	No Sales Tax	2018.05.04		11
Glass City CBD & Kratom	25563360	2019.06.05		3
NS Nail	No Sales Tax	2019.06.28		3
Edit Hair Company	No Sales Tax	2021.05.12	2024.07.08	
EZY Smoothie Station	26819015	2021.06.30	2024.09.30	
Supplement Superstore	25695878	2021.12.02		4
Smoothie Spot	29621208	2024.10.01		1
Tru Elements	No Sales Tax	2024.10.08		6
Adams Farm				
Target #2525	11163437	2009.09.29		168
SuperTarget Liquor	17908396	2009.09.29		1
Maurice's #1712	11174358	2009.11.05		12
Sally's Beauty Supply	19881797	2009.11.19		5

Adams Farm				
BUSINESS NAME	**SALES TAX ID**	**OPENED**	**CLOSED**	**JOBS**
Gap Generation #7620	11170115	2009.11.20	2020.01.30	
GameStop #6284	15570932	2009.11.23		5
Mattress Firm #916	17267986	2009.11.27		2
Chipotle Mexican Grill #1382	17240476	2009.12.04		44
Petco #1684	16523041	2010.03.01		18
Olive Garden	12637548	2010.03.15		101
Gordman's #46	15270483	2010.05.04	2017.05.31	
Kohl's #1350	15774325	2010.09.29		65
Staples	16637721	2010.11.20	2013.03.02	
Michaels #1037	11973781	2011.02.04		25
Verizon Wireless	15798046	2011.03.17		11
Adams Dairy Family Dental Care	No Sales Tax	2011.08.25		N/A
Beauty Nail Bar	25482262	2011.08.25		15
Yogurtini	27487351	2011.11.11		13
Chick-Fil-A	22441581	2011.11.17		90
General Nutrition Center #2093	13662538	2012.01.16		3
CN Cash for Gold	No Sales Tax	2012.01.17	2015.06.18	
Ulta Beauty Salon	19539126	2012.02.12		29
Chic Nails & Spa	No Sales Tax	2012.03.13		6
T.J. Maxx & Home Goods #1268	15077721	2012.05.06		76
Charming Charlie #199	20824131	2012.05.23	2017.12.21	
Subway #53094	20459963	2012.06.28	2017.01.13	
Amy's Hallmark Gold Crown #445	21802670	2012.09.27		17
Arby's - RELOCATION	25392191	2012.10.01		16
CATO #1309	22078495	2012.10.01		5
Ross Dress for Less #1585	21410887	2012.10.06		33
Dress Barn #1202	11942461	2012.10.12	2020.03.30	
Rue 21 #1129	15174867	2012.10.18	2020.01.31	
Claire's #5018 aka Icing by Claire's	11341700	2012.10.26	2016.01.22	
Sleep Number Store	15804585	2013.06.21		4
AT&T Mobility	21302952	2013.10.25		9
Five Guys Burgers & Fries	22145311	2014.04.02		20
Super Cuts	21856141	2014.04.09	2019.05.03	
Boot Barn #142	22173153	2014.06.04		8
Massage LuXe	25014137	2014.08.22		22
CareSpot	No Sales Tax	2014.09.03		N/A
Blue Springs Dentistry	22318127	2014.11.18		N/A
Jersey Mikes Subs	22387471	2014.11.19		20
Famous Footwear #2860	22602771	2015.03.10		11
Pepperjax Grill	22449922	2015.04.03	2018.03.01	
Five Below #812	21530866	2015.05.29		14
Payless ShoeSource #3980	11174498	2015.10.13	2020.03.30	
Raising Cane's Chicken Fingers	21735930	2016.05.23		63
Bath and Body Works	19498322	2016.07.22		43
CVS Pharmacy #17553 (Inside Target)	19489951	2016.08.08		3

Adams Farm				
BUSINESS NAME	**SALES TAX ID**	**OPENED**	**CLOSED**	**JOBS**
Lane Bryant	11329998	2016.09.30	2021.03.15	
Mod Pizza	23071397	2017.04.20		23
Overstock Furniture & Mattress	22919562	2017.11.07	2019.05.01	
IHOP aka Blue Restaurant	25353306	2018.09.04		26
My Kid's Dentist & Orthodontics	25616951	2019.05.23		N/A
Old Navy	18706266	2020.01.14		30
America's Best Contacts & Eyeglasses	15198979	2020.02.07		10
Dollar Tree	15770427	2020.09.23		13
Aspen Dental	No Sales Tax	2021.03.16		8
Blush Boot Camp Blue Springs	26845903	2021.07.27		5
Nothing Bundt Cakes	27095657	2021.12.27		15
Crowley Furniture	10167749	2022.01.27		13
Barnes & Noble Booksellers	19360991	2022.03.31		25
Gen 3 IV Hydration & Wellness	27369692	2022.05.19		6
KidStrong Blue Springs	No Sales Tax	2022.06.06		1
Chiro One Wellness of Blue Springs	No Sales Tax	2022.08.01		1
Davids Bridal	No Sales Tax	2022.12.28		32
Build-A-Bear Workshop	17340993	2024.08.21		10
McAlisters Deli	21217301	2025.09.29		30

NOTE: Adams Farm TDD 1% Sales Tax was implemented January 1, 2009 for 30 years, ending December 31, 2039.

McAlisters Deli opened on September 29, 2025, which will add an additional $3,429 per year in ADL CID Special Assessment Revenues beginning with the 2026 tax invoices. The last property owned by Blue Springs Development Three was sold to HEB MO LLC and is the future site of Hyper Energy Bar, a drive-thru and walk-up-only fast-food restaurant serving hand-crafted coffee and infused energy drinks.

ADAMS DAIRY LANDING CID				
TAX PARCEL NO	**OWNER**	**BUSINESS NAME**		**SQ FT**
36-500-04-33-00-0-00-000	ADL Retail Associates (Fidelis Realty Partners)	Amy's Hallmark Gold Crown #445	1344 NE Coronado Drive	3,993
		Dollar Tree	1342 NE Coronado Drive	11,710
		CATO #1309	1334 NE Coronado Drive	4,582
		America's Best Contacts & Eyeglasses	1332 NE Coronado Drive	4,537
		Ross Dress for Less #1585	1320 NE Coronado Drive	22,000
		T.J. Maxx & Home Goods #1268	1310 NE Coronado Drive	46,000
		TOTAL		**92,822**
36-500-04-46-00-0-00-000	ADL Retail Associates (Fidelis Realty Partners)	VACANT - Entrance by Golf Course		**N/A**
36-500-04-45-00-0-00-000	Kohl's Department Stores Inc	Kohl's #1350	1280 NE Coronado Drive	**64,015**
36-500-04-44-00-0-00-000	ADL Retail Associates (Fidelis Realty Partners)	Old Navy	1274 NE Coronado Drive	13,770
		Crowley Furniture	1270 NE Coronado Drive	33,858
		Nothing Bundt Cakes	1266 NE Coronado Drive	2,356
		Ulta Beauty Salon	1260 NE Coronado Drive	10,087
		Michaels #1037	1050 NE Coronado Drive	21,390
		TOTAL		**81,461**

ADAMS DAIRY LANDING CID				
TAX PARCEL NO	**OWNER**	**BUSINESS NAME**		**SQ FT**
36-500-03-59-00-0-00-000	ADL Retail Associates (Fidelis Realty Partners)	Sally's Beauty Supply - RELOCATION	1038 NE Coronado Drive	1,623
		GameStop #6284	1036 NE Coronado Drive	2,100
		Famous Footw ear #2860	1034 NE Coronado Drive	5,942
		Maurice's #1712	1032 NE Coronado Drive	5,011
		Barnes & Noble Booksellers	1030 NE Coronado Drive	7,500
		Petco #1684	1020 NE Coronado Drive	13,255
		Five Below #812	1016 NE Coronado Drive	8,292
		Boot Barn #142	1010 NE Coronado Drive	10,000
		TOTAL		**53,723**
36-500-03-58-00-0-00-000	Agree Limited Partnership	Raising Cane's Chicken Fingers	1000 NE Coronado Drive	**3,706**
36-500-04-50-00-0-00-000	1100 NE Coronado LLC	Aspen Dental	1100 NE Coronado Drive	**3,367**
36-500-04-49-00-0-00-000	ADL Retail Associates (Fidelis Realty Partners)	Mod Pizza	1112 NE Coroando Drive	1,645
		General Nutrition Center #2093	1116 NE Coronado Drive	1,421
		Chiro One Chiropractic & Wellness Center	1118 NE Coronado Drive	6,755
		Yogurtini	1122 NE Coronado Drive	1,991
		Adams Dairy Dental Care	1126 NE Coronado Drive	2,447
		Bath & Body Works / White Barn	1142 NE Coronado Drive	3,908
		Davids Bridal	1154 NE Coronado Drive	9,160
		TOTAL		**25,682**
36-500-04-48-00-0-00-000	ADL Retail Associates (Fidelis Realty Partners)	Five Guys Burgers & Fries	1202 NE Coronado Drive	2,567
		KidStrong	1204 NE Coronado Drive	3,851
		Massage LuXe	1208 NE Coronado Drive	3,004
		Gen 3 IV Hydration & Wellness	1210 NE Coronado Drive	1,988
		Chic Nails & Spa	1232 NE Coronado Drive	1,696
		Build-A-Bear Workshop	1238 NE Coronado Drive	2,177
		VACANT	*1242 NE Coronado Drive*	2,815
		Blush Boot Camp	1246 NE Coronado Drive	5,000
		My Kid's Dentist & Orthodontics	1254 NE Coronado Drive	3,124
		TOTAL		**26,222**
36-500-04-47-00-0-00-000	*HEB MO LLC*	*VACANT LOT - Future Hyper Energy Bar*		**N/A**
36-500-04-39-00-0-00-000	Lufti Family, Windy River LLC & Blue Springs Property Management LLC	Mattress Firm #916	1125 NE Coronado Drive	3,750
		Chipotle Mexican Grill #1382	1115 NE Coronado Drive	2,500
		TOTAL		**6,250**
35-500-04-51-00-0-00-000	Shops at Blue Springs LLC	CareSpot	1215 NE Coronado Drive	3,185
		Blue Springs Dentistry	1205 NE Coronado Drive	4,290
		Jersey Mikes Subs	1209 NE Coronado Drive	1,235
		TOTAL		**8,710**
36-500-04-40-00-0-00-000	FATIMA LLC	Blue Restaurants LLC aka IHOP	1135 NE Coronado Drive	4,943
		Beauty Nail Bar	1131 NE Coronado Drive	2,053
		TOTAL		**6,996**
36-500-04-52-00-0-00-000	Trinity-Perl LLC	McAlister's Deli	*1221 NE Coronado Drive*	**3,429**
36-500-04-42-00-0-00-000	MDC Coast 12 LLC	Arby's - RELOCATION	1225 NE Coronado Drive	**2,812**
36-500-04-43-00-0-00-000	*Halle Properties LLC*	*VACANT LOT*	*1305 NE Coronado Drive*	**N/A**
36-500-03-63-00-0-00-000	NADG NNN ATT-SN (MO) LP	Sleep Number Store	705 NE Coronado Drive	3,500
		AT&T Mobility - RELOCATION	715 NE Coronado Drive	3,500
		TOTAL		**7,000**
36-500-03-62-00-0-00-000	Jeong Moc	Olive Garden	801 NE Coronado Drive	**7,441**
36-500-03-65-00-0-00-000	Blue Springs Coronado LLC	Verizon Wireless - RELOCATION	901 NE Coronado Drive	**3,200**
36-500-03-64-00-0-00-000	Chick-Fil-A Inc	Chick-Fil-A	951 NE Coronado Drive	**4,277**
		GRAND TOTAL		**401,113**

Blue Springs, Missouri
Finance Department

February 6, 2026

Honorable Mayor Lievsay
Blue Springs City Council Members

Re: White Oak Special Obligation Bonds – September 30, 2025 Update

This annual update provides a detailed analysis of the White Oak bond issue, a summary of the financial impact of the White Oak Marketplace shopping center on the City's General, Capital Projects, and Public Safety sales taxes, a summary of the benefits of the TIF to the Blue Springs School District and Central Jackson County Fire Protection District, and the status of the businesses in the TIF and CID area.

At the December 19, 2016 City Council meeting, the City Council authorized the issuance of bonds related to the White Oak TIF Project, Series 2016 Special Obligation Revenue Bonds, in the aggregate principal amount of $9,265,000.

Series 2016 TIF Bonds

The City and the White Oak CID entered into a Financing Agreement pursuant to which certain funds will be transferred to pay debt service of the Bonds. A 1% CID Sales Tax was imposed and became effective April 1, 2017.

Per the Trust Indenture, the CID Revenues allocable to pay the Debt Service Requirements for the Bonds shall not exceed 20% of the Debt Service Requirements for the Bonds for each of the calendar years 2019 through 2037 and shall not exceed 24% of the cumulative Debt Service Requirements for the Bonds from the issuance date of the Bonds until the final maturity of the Bonds.

White Oak TIF Special Allocation Funds
Transferred to Trustee for Debt Service

YEAR	CID 145457.5	TIF PILOTS 145457.6	TIF EATS 145457.7	CITY SUP 145457.8	TOTAL
FY 2018	$ 143,308	$ 34,493	$ 170,848	$ 13,027	$ 361,676
FY 2019	154,829	223,976	317,823	51,016	747,643
FY 2020	175,226	232,767	327,044	43,536	778,573
FY 2021	155,687	248,428	317,664	44,725	766,504
FY 2022	171,707	252,202	339,296	50,201	813,406
FY 2023	210,691	253,210	407,037	64,463	935,401
FY 2024	203,102	268,313	397,100	63,534	932,050
FY 2025	214,770	273,154	462,631	77,420	1,027,976
TOTAL	$ 1,429,320	$ 1,786,543	$ 2,739,443	$ 407,923	$ 6,363,229

The accounts listed above are accounts held at UMB Bank for the collection and distribution of revenues as outlined in the Trust Indenture relating to the 2016 bonds.

The bonds were issued in two series of term bonds due May 1, 2027 ($1,635,000) and May 1, 2040 ($7,630,000). The 2027 mandatory redemption bonds are super sinker bonds.

White Oak 2016 Special Obligation Debt Service Payments

PAYMENT DATE	PRINCIPAL	INTEREST	DEBT SERVICE
1-May-17	$ -	$ 153,943	$ 153,943
1-Nov-17	$ -	$ 227,129	$ 227,129
1-May-18	$ -	$ 227,129	$ 227,129
1-Nov-18	$ -	$ 227,129	$ 227,129
1-May-19	$ 75,000	$ 227,129	$ 302,129
1-Nov-19	$ -	$ 225,723	$ 225,723
1-May-20	$ 90,000	$ 225,723	$ 315,723
1-Nov-20	$ -	$ 224,035	$ 224,035
1-May-21	$ 210,000	$ 224,035	$ 434,035
1-Nov-21	$ -	$ 220,098	$ 220,098
1-May-22	$ 600,000	$ 220,098	$ 820,098
1-Nov-22	$ -	$ 205,663	$ 205,663
1-May-23	$ 420,000	$ 205,663	$ 625,663
1-Nov-23	$ -	$ 196,073	$ 196,073
1-May-24	$ 260,000	$ 196,073	$ 456,073
1-Nov-24	$ -	$ 190,848	$ 190,848
1-May-25	$ 565,000	$ 190,848	$ 755,848
TOTAL TO DATE	$ 2,220,000	$ 3,587,333	$ 5,807,333

NOTE: There were two years of PILOTS in the May 2022 debt service payment due to timing of receipts.

FY 2025 paid down $240,000 on the first term bond issuance and $325,000 on the second term bond issuance. The total outstanding balance is $490,000 and $6,555,000 respectively.

TERM BONDS	PRINCIPAL AMOUNT	INTEREST RATE	MATURITY DATE	PAID OFF DATE	INTEREST PAID
First	$ 1,635,000	3.75%	1-May-27		$ 408,716
Second	$ 7,630,000	5.15%	1-May-40		$ 3,178,617
				INTEREST PAID TO DATE	**$ 3,587,333**

White Oak TIF – Impact on City's Revenues

FUND	FY 2025	PROJECT TO DATE TOTAL
Capital Projects		
50% Sales Tax	$ 38,710	$ 203,962
Public Safety Sales Tax		
50% Sales Tax	$ 38,710	$ 196,831
Total City Benefit	$ 77,420	$ 400,792

NOTE: The Parks Sales Tax was not in effect when the White Oak TIF Plan was activated in 2014.

The table above details the revenues the City has received from the White Oak TIF District. These revenues consist of sales taxes and administration fees. The sales taxes are equal to 50% of the 1% and ½% City sales taxes generated within the TIF District at the time the TIF Plan was activated as allowed in RSMO 99.845. However, the City has agreed to transfer the remaining 50% of the City's 1% general sales tax to pay debt services (City Supplemental TIF). The administration fees include 1% of total revenues as included in the City's TIF policy in effect at the time of the TIF approval and as agreed to in the TIF Redevelopment Contract with the developer, and a 1% collection and administration fee from the White Oak CID.

White Oak TIF – Impact on Blue Springs School District and Central Jackson County Fire Protection District

TAXING ENTITY	FY 2025	PROJECT TO DATE TOTAL
Blue Springs School District		
Capital Contribution	$ 20,555	$ 134,920
Central Jackson County Fire Protection District		
EATS*	$ 19,355	$ 101,983
PILOTS*	21,645	$ 134,463
Total CJCFPD Benefit	$ 41,000	$ 236,446

NOTE: CJCFPD receives 50% of the PILOT increment and 50% of 1/2 of EATS according to State Statute.

White Oak Actual Revenues Compared To Revenue Projections

REVENUE	FY 2025			PLAN TO DATE		
	PROJECTED	ACTUAL	VARIANCE	PROJECTED	ACTUAL	VARIANCE
White Oak CID	$ 420,834	$ 453,744	11.03%	$ 3,284,427	$ 3,046,046	-7.26%
TIF PILOTS	$ 212,693	$ 260,919	27.01%	$ 1,588,247	$ 1,840,256	15.87%
TIF EATS	$ 198,458	$ 281,519	1.51%	$ 1,423,799	$ 1,274,759	-10.47%
City Supplemental	$ 73,498	$ 77,420	1.51%	$ 455,616	$ 407,923	-10.47%
TOTAL TO DATE	**$ 905,483**	**$ 1,073,603**	**11.94%**	**$ 6,752,089**	**$ 6,568,984**	**-2.71%**

Actual PILOTS is reported as Gross PILOTS less 10% Capital Contribution to BSSD and 50% Reimbursement to CJCFPD in order to be comparable to the Bond Revenue Study. Actual EATS is reported as 50% of the Gross Sales taxes less Base Sales taxes with a 50% Reimbursement to CJCFPD. However, the Projected EATS was not adjusted for the 50% Reimbursement to CJCFPD. Actual CID Revenue is reported as Gross Sales taxes with no adjustment for the City administrative fee or the 50% transfer to EATS.

Actual sales tax revenue increased by $117,917, or 11%, from FY 2024. The projection called for an 8% increase year over year. Please refer to the final page for a comparison of projected revenues to actual revenues.

Status of Businesses Included in the White Oak Project

BUSINESS NAME	SALES TAX ID	OPENED	CLOSED	JOBS
Cosentino's Price Chopper	10483322	4-Oct-17		191
White Oak Dental Group	No Sales Tax	16-Oct-17		7
Johnny's Tavern	23186763	3-Nov-17		50
First Watch Restaurant	19289499	12-Nov-18		29
The Cellular Connection aka Verizon	18290621	16-Nov-18		7
Luxury Nail & Spa	No Sales Tax	21-Jan-20		7

White Oak Actual Revenues Compared to Revenue Projections

Based on the Bond Revenue Study by PGAV Planners on December 6, 2016

FISCAL YEAR	PILOTS			EATS			CITY SUPPLEMENTAL			CID			TOTAL		
	PROJECTED	ACTUAL	VAR %	PROJECTED	ACTUAL	VAR %	PROJECTED	ACTUAL	VAR %	PROJECTED	ACTUAL	VAR %	PROJECTED	ACTUAL	VAR %
2017		$ 618	0.00%		$ -	0.00%			0.00%	$ 182,481	$ 20,116	-88.98%	$ 182,481	$ 20,734	-88.64%
2018	$ 184,882	$ 34,285	-81.46%	$ 134,802	$ 40,711	-69.80%	$ 43,137	$ 13,027	-69.80%	$ 360,113	$ 279,635	-22.35%	$ 722,934	$ 367,658	-49.14%
2019	$ 191,530	$ 230,792	20.50%	$ 140,429	$ 159,424	13.53%	$ 44,937	$ 51,016	13.53%	$ 363,714	$ 322,328	-11.38%	$ 740,610	$ 763,559	3.10%
2020	$ 191,530	$ 247,938	29.45%	$ 154,407	$ 136,834	-11.38%	$ 49,410	$ 43,787	-11.38%	$ 372,660	$ 364,413	-2.21%	$ 768,007	$ 792,972	3.25%
2021	$ 198,377	$ 255,986	29.04%	$ 168,732	$ 138,981	-17.63%	$ 53,994	$ 44,474	-17.63%	$ 381,828	$ 363,556	-4.79%	$ 802,931	$ 802,997	0.01%
2022	$ 198,377	$ 259,885	31.01%	$ 183,413	$ 156,880	-14.47%	$ 58,692	$ 50,201	-14.47%	$ 391,223	$ 376,580	-3.74%	$ 831,705	$ 843,547	1.42%
2023	$ 205,429	$ 260,919	27.01%	$ 198,458	$ 201,447	1.51%	$ 63,507	$ 64,463	1.51%	$ 400,853	$ 445,057	11.03%	$ 868,247	$ 971,885	11.94%
2024	$ 205,429	$ 268,313	30.61%	$ 213,878	$ 198,545	-7.17%	$ 68,441	$ 63,534	-7.17%	$ 410,721	$ 420,617	2.41%	$ 898,469	$ 951,009	5.85%
2025	$ 212,693	$ 281,519	32.36%	$ 229,680	$ 241,939	5.34%	$ 73,498	$ 77,420	5.34%	$ 420,834	$ 453,744	7.82%	$ 936,705	$ 1,054,622	12.59%
TOTAL	$ 1,588,247	$ 1,840,256	15.87%	$ 1,423,799	$ 1,274,759	-10.47%	$ 455,616	$ 407,923	-10.47%	$ 3,284,427	$ 3,046,046	-7.26%	$ 6,752,089	$ 6,568,984	-2.71%

NOTES:

> Actual PILOTS is reported as Gross PILOTS less 10% Capital Contribution to BSSD and 50% Reimbursement to CJCFPD in order to be comparable to the Bond Revenue Study, which did not adjust for Jackson County or City administrative fees.,

> Actual EATS is reported as 50% of the Gross Sales taxes less Base Sales taxes with no adjustment for the City administrative fee. However, the Projected EATS did not exclude the 50% Reimbursement to CJCFPD.

> Actual CID is reported as Gross Sales taxes with no adjustment for the City administrative fee or the 50% transfer to EATS.

VARIANCE ANALYSIS:

2017	Projection was based on six months of sales; however, there are no EATS or City Supplmental due to sales tax revenue not meeting baseline. Projection included six months of CID sales tax revenue; however, Price Chopper did not open until October 2017. A small amount of CID use tax was earned in fiscal year 2017.
2018	PILOTS Projection was based on assessed value of $2.9M; however, actual assessed value was $926K, with only one parcel meeting baseline. Sales were projected to be $37M; however, actual sales were only $27M. EATS baseline was only met for one month.
2019	Although general sales tax revenue was over projection, the projection did not include the additional businesses in the retail/service pad sites.
2020	Actual sales tax revenue decreased from 2019 due to COVID-19 shutdowns; assessed values increased 17% from the 2018 tax year to the 2019 tax year.
2021	Actual sales tax revenue remained flat from 2020 compared to an approximately 2% annual growth rate in the projection.
2022	Actual sales tax revenue has increased over 2021 but is still lower than projection.
2023	EATS baseline was met for five months, and only 3% under projection.; EATS should have been reported as $201,447 instead of $192,495 which is 1% higher than the projection.
2024	Actual sales tax revenue has decreased slightly from 2023; projection included an 8% year-over-year increase.
2025	Actual sales tax revenue has increased 11% over 2024, higher than the 8% year-over-year increase used for the projection.

THE EXAMINER

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jan 21, 2026
- Jan 28, 2026
- Feb 4, 2026
- Feb 11, 2026

Printer's Fee: $190.51

Yuade Moore

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 02/11/2026

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
The City Council of the City of Blue Springs, Missouri, will hold a public hearing on Wednesday, February 18, 2026 at 6:00 p.m., in the Council Chambers of the Howard L. Brown Public Safety Building, 1100 SW Smith, Blue Springs, Missouri, regarding Annual Tax Increment Financing and Economic Development Incentive updates.
Anyone desiring further information is invited to contact Senior Finance Director, Karen VanWinkle by calling (816) 228-0106 Monday through Friday 8:00 a.m. to 5:00 p.m.
CITY COUNCIL
CITY OF BLUE SPRINGS
BY CINDY RUBINO, ECONOMIC DEVELOPMENT ACCOUNTANT

Published in the Examiner, Jan 21, 28, Feb 4, 11, 2026
4210370

BLUE SPRINGS

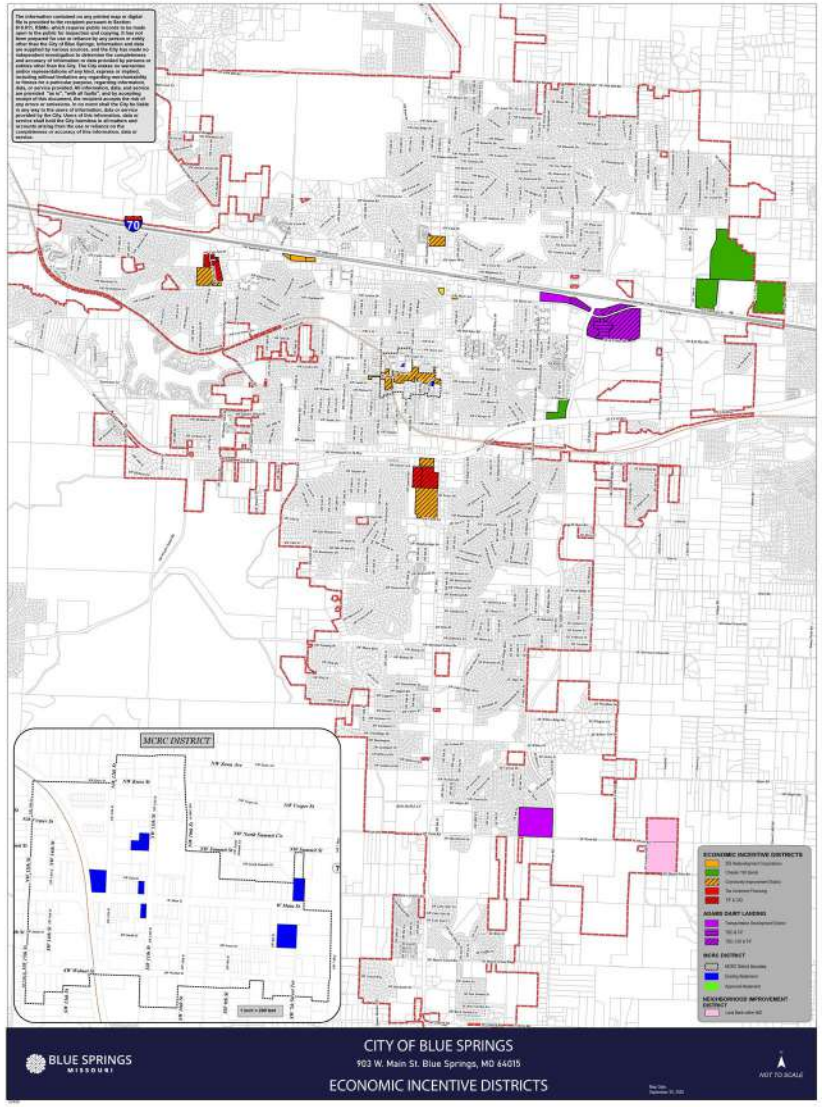
MISSOURI

TAX INCREMENT FINANCING & ECONOMIC DEVELOPMENT INCENTIVE ANNUAL UPDATE

CITY OF BLUE SPRINGS
TAX INCREMENT FINANCING & ECONOMIC DEVELOPMENT INCENTIVE ANNUAL UPDATE

- Missouri Revised Statutes 99.865
- Public Hearing required on all TIF projects, every 5 years
- Review existing TIFs and other incentives approved in FY 2025
- 2025 TIF Annual Report

TAX INCREMENT FINANCING & ECONOMIC DEVELOPMENT INCENTIVE ANNUAL UPDATE



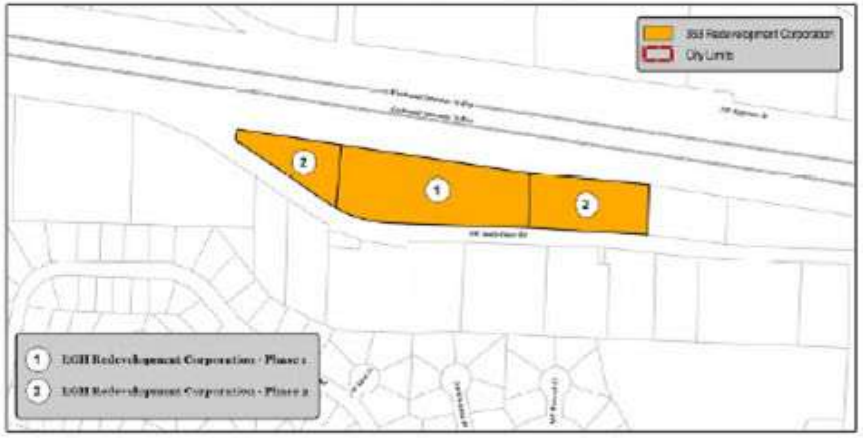
TAX INCREMENT FINANCING & ECONOMIC DEVELOPMENT INCENTIVE ANNUAL UPDATE



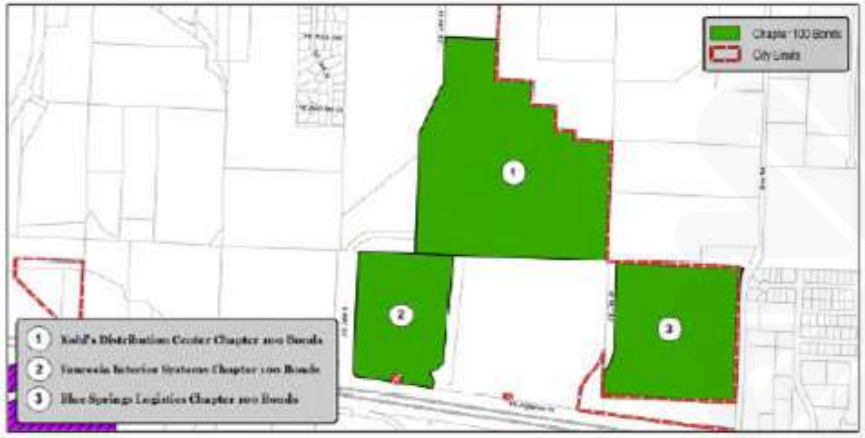
Woods Chapel TIF & CID



Adams Farm TIF, TDD & CID



RGH Chapter 353 (Fun Run & Curling Rink)



Kohls, Faurecia & Blue Springs Logistics Chapter 100s

TAX INCREMENT FINANCING & ECONOMIC DEVELOPMENT INCENTIVE ANNUAL UPDATE



North Blue Springs CID



Durvet Chapter 100



Whataburger & Village Gardens Chapter 353



Sunset Plaza CID, White Oak TIF & CID & Fall Creek CID

TAX INCREMENT FINANCING & ECONOMIC DEVELOPMENT INCENTIVE ANNUAL UPDATE



Downtown Blue Springs CID



Colonial Gardens CID

Tax Increment Financing

- Three active TIF projects:

TIF DISTRICT	DATE APPROVED	INCENTIVE APPROVED	PERCENT REIMBURSED	TERM	FINANCING METHOD	TYPE OF INCENTIVES
Adams Farm	20-Feb-2007	$ 49,100,000	57.62%[1]	2007 - 2039	Bonds	TIF, TDD & CID
Woods Chapel	7-Jul-2008	$ 8,915,000	Developer - 100%[2] City - 63.47%[3]	2008 - 2037	PAYG	TIF & CID
White Oak	17-Nov-2014	$ 9,265,000	23.96%[1]	2014 - 2040	Bonds	TIF & CID
		$ 1,352,600	41.65%		PAYG	TIF[4]

NOTE1: Percent of Debt Service paid as of September 30, 2025
NOTE 2: I-70 Partners LLC received maximum 50% of TIF reimbursement as grocery store was not built
NOTE 3: Excludes Inner Ring Road Project Costs
NOTE 4: PILOTS from the Senior Living project

Community Improvement Districts

- Eight active CID projects:

CID DISTRICT	DATE APPROVED	INCENTIVE APPROVED	EFFECTIVE DATE	TERM	PERCENT REIMBURSED	FINANCING METHOD
Fall Creek	5-Jun-2000	$ 2,400,000	26-Mar-2001	2001 - 2015	100.00%	Bonds
		$ 1,100,000	20-Jul-2015	2015 - 2018	100.00%	Loan
		$ 844,101	1-Oct-2018	2018 - 2038	100.00%	PAYG
		$ 250,000	District Services	2018 - 2038	53.75%[1]	PAYG
Adams Dairy Landing	21-Jul-2008	$ 3,910,000	2010	2010 - 2032	34.14%[2]	Bonds
Woods Chapel	7-Jul-2008	$ 1,422,610	1-Jul-2014	2014 - 2041	Developer - 100%[3] City - 64.41%	PAYG
White Oak	17-Nov-2014	$ 9,265,000	1-Apr-2017	2017 - 2040	23.96%[4]	Bonds
Sunset Plaza	16-Jul-2018	$ 1,788,220	1-Apr-2019	2019 - 2039	19.47%	PAYG
North Blue Springs	20-May-2019	$ 5,720,062	1-Jan-2020	2020 - 2042	17.68%	PAYG
Downtown Blue Springs	20-Jul-2020	N/A	1-Jan-2021	2021 - 2043	N/A	PAYG
Colonial Gardens	15-Apr-2024	Developer - N/A City - $750,000	1-Oct-2024	2024 - 2051		PAYG

NOTE 1: Top Star has been fully reimbursed; began reimbursement of District Services ($250,000 maximum) in September 2024

NOTE 2: Percent of Debt Service paid as of September 30, 2025

NOTE 3: I-70 Partners LLC received maximum 50% of CID reimbursement as grocery store was not built

NOTE 4: White Oak CID sales tax revenue is transferred to TIF to pay down debt service

Downtown Blue Springs CID

- Cash Available for District Projects

DESCRIPTION	FY 2025	FY 2024	FY 2023	Prior Yrs	TOTAL
Sales Tax Revenue	$ 56,970	$ 77,657	$ 60,362	$ 83,190	$ 278,179
Less: City Administrative Fees	$ 570	$ 777	$ 604	$ 832	$ 2,782
Less: District Operating Expenses	$ 6,046	$ 5,874	$ 5,600	$ 9,222	$ 26,741
Less: Reimbursements	$ 43,095	$ 26,601	$ 12,349	$ 7,900	$ 89,945
Total Cash Available	$ 158,711	$ 151,451	$ 107,046	$ 65,236	$ 158,711

- District Project Costs Reimbursed

DESCRIPTION	FY 2025	FY 2024	FY 2023	Prior Yrs	TOTAL
Holiday Lights	$ 22,074	$ 12,216	$ 7,900	$ 7,900	$ 50,090
Seasonal Decorations	$ 2,465	$ 11,460	$ 1,050	$ -	$ 14,975
Mural & Art Supplies	$ 3,863	$ -	$ 1,786	$ -	$ 5,650
Banners & Installation	$ 2,154	$ 2,925	$ 1,213	$ -	$ 6,293
Social Media Contract & Advertising	$ 9,640	$ -	$ 400	$ -	$ 10,040
Historic Walking Tour	$ 2,898	$ -	$ -	$ -	$ 2,898
Total Reimbursement	$ 43,095	$ 26,601	$ 12,349	$ 7,900	$ 89,945

Whataburger Reimbursement Agreement

- Reimbursement is made from City Property Taxes on parcel and City's General Sales Tax and Transportation Sales Tax

Reimbursement Agreement By and Between the City of Blue Springs, Missouri and Whataburger Restaurants, LLC Financial Activity Report							
DATE	**CITY SALES TAX**	**CITY TRANS TAX**	**PROPERTY TAX**	**TOTAL RECEIPTS**	**REIMBURSED PROJECT COSTS**	**INTEREST**	**PROJECT COSTS BALANCE**
3/17/2023	***TOTAL PROJECT COSTS CERTIFIED***						**$ 581,844**
FY 2023	$ 41,222	$ 20,611	$ 2,171	$ 64,005	$ 46,253	$ 17,752	$ 535,591
FY 2024	$ 27,581	$ 13,790	$ 2,455	$ 43,826	$ 11,829	$ 31,997	$ 523,762
FY 2025	$ 22,693	$ 11,347	$ -	$ 34,040	$ 2,843	$ 31,197	$ 520,919
TOTAL	**$ 91,496**	**$ 45,748**	**$ 4,626**	**$ 141,870**	**$ 60,925**	**$ 80,945**	**10.47%**

Chapter 100 Industrial Development Bonds

- Four active Chapter 100 projects:

PROJECT	BONDS			ANNUAL PILOTS	TAX ABATEMENT		LEASE TERM	PROJECTED VALUE OF INCENTIVE	STATUS
	DATE	SERIES	APPROVED		PERSONAL PROPERTY	REAL PROPERTY			
Kohl's Distribution Center	2017	Series 2017	$ 7,550,000	Varies	100% Personal Property Tax	N/A	12 Years 2017 - 2029	$ 305,810	Active
Faurecia Interior Systems	2018	Series 2018A Project Site	$ 36,000,000	Varies	N/A	100% Real Estate Tax Abatement	15 Years 2018 - 2033	$ 11,335,193	Active
	2018	Series 2018B Equipment	$ 33,000,000	Varies	100% Personal Property Tax	N/A	15 Years Staggered 2019 - 2035	$ 3,808,005	Active
Durvet	2019	Series 2020	$ 9,600,000	Varies	N/A	100% Real Estate Tax Abatement	10 Years 2020 - 2030	$ 1,593,697	Active
Blue Springs 70 Logistics Center	2020	Series 2020	$ 30,000,000	Varies	N/A	100% Real Estate Tax Abatement	10 Years 2022 - 2032	$ 5,672,203	Active

NOTE: Faurecia Project Site tax abatement runs from 2018 - 2033; Project Equipment tax abatement is staggered from 2019 - 2035, based on purchase date of equipment.

Chapter 100 Industrial Development Bonds

- Completed and/or Terminated Chapter 100 projects:

PROJECT	BONDS			ANNUAL PILOTS	TAX ABATEMENT		LEASE TERM	ESTIMATED VALUE OF INCENTIVE	STATUS
	DATE	SERIES	APPROVED		PERSONAL PROPERTY	REAL PROPERTY			
Kohl's Distribution Center	1998	Series 1999	$ 37,000,000	$ 120,568	Partial Tax Abatement	100% Real Estate Tax Abatement	12 Years 1999 - 2011	$ 4,822,094	Expired
Durvet	2003	Series 2003	$ 2,900,000	$ 38,649	N/A	100% Real Estate Tax Abatement	10 Years 2003 - 2013	$ 554,147	Expired
Meyer Lab	2003	Series 2004	$ 3,500,000	$ 38,068	N/A	100% Real Estate Tax Abatement	15 Years 2004 - 2020	$ 925,747	Paid Off in 2017
Walnut Street Partners	2013	Series 2013	$ 800,000	N/A	N/A	100% Real Estate Tax Abatement	10 Years 2013 - 2023	$ 638,254	Terminated
Novel Place	2019	Series 2019	$ 23,000,000	$ 24,306	N/A	100% Real Estate Tax Abatement	2 Years 2019 - 2020	$ 48,612	Expired

Chapter 353 Redevelopment Corporations

- Three[1] active Chapter 353 projects:

PROJECT	DATE	TYPE OF INCENTIVE APPROVED	TERM	PROJECT VALUE	INCENTIVE %	PROJECTED VALUE OF INCENTIVE	STATUS
Adams Pointe Redevelopment Corporation Hotel Tract	1997	100% Real Estate Tax Abatement for 10 years + Additional 100% Abatement for 10 years	20 Years 2000 - 2009 2011 - 2024	$ 5,600,000	58.48%	$ 3,274,706	Completed
Main Center Redevelopment Corporation[1]	Varies	Varies per Plan and Project	Varies per Plan/Project	$ 7,710,332	42.97%	$ 3,313,321	Active
Village Gardens Redevelopment Corporation Phase 1 - Lot 2 Retail (JW Larkin Properties)[2]	2006	100% Real Estate Tax Abatement for 10 years and 50% Real Property Tax Abatement for 15 years	25 Years 2007 - 2031	$ 1,651,440	36.85%	$ 608,492	Active
RGH Redevelopment Corporation	2020	100% Real Estate Tax Abatement 75% PILOTS to CJCFPD	20 Years 2022 - 2041	$ 5,090,444	32.95%	$ 1,677,068	Active
		100% Real Estate Tax Abatement 75% PILOTS to CJCFPD	20 Years	$ 2,000,000	32.28%	$ 645,563	Not Started

NOTE 1: MCRC is listed as one project; however, there are 7 individual active projects in the MCRC district. See the following MCRC details.
NOTE 2: Village Gardens Phase 1 Chapter 353 Agreement was transferred to JW Larkin Properties via ORD 4968 approved on 12/07/2020.

- The Hotel Tract of the Adams Pointe tax abatement ended with the 2024 tax year and became fully taxable for 2025.

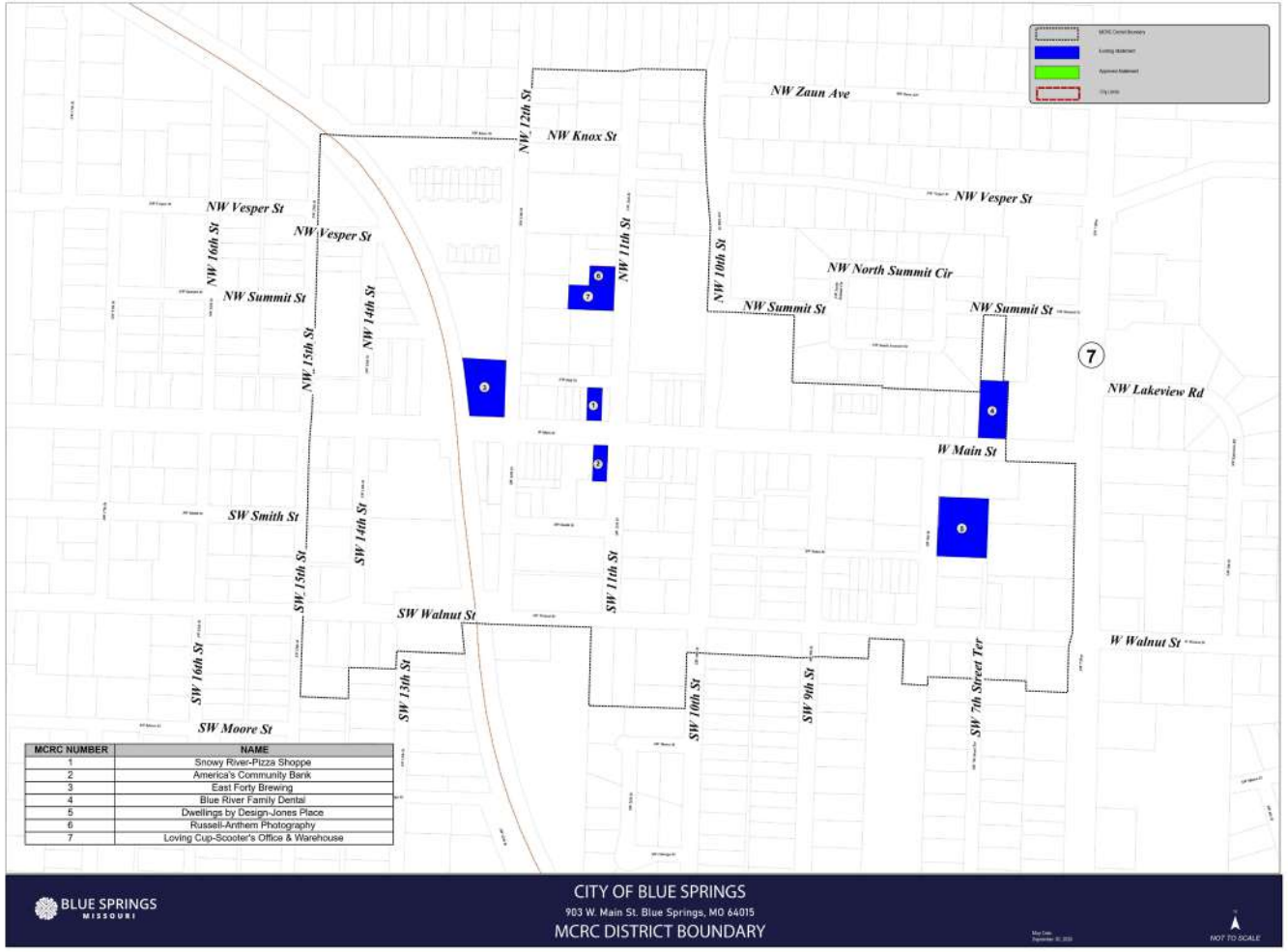
Chapter 353 Redevelopment Corporations

- Completed and/or Terminated Chapter 353 projects:

PROJECT	DATE	TYPE OF INCENTIVE APPROVED	TERM	PROJECT VALUE	INCENTIVE %	PROJECTED VALUE OF INCENTIVE	STATUS
Adams Dairy Parkway Corridor Phase I Redevelopment Corporation aka Haldex	1993	100% Real Estate Tax Abatement for 10 years and 50% Abatement for 15 years	25 Years 1995 - 2019	$ 3,326,700	67.78%	$ 2,254,975	Completed
Adams Dairy Parkway Corridor Phase II Redevelopment Corporation	1993	100% Real Estate Tax Abatement for 10 years and 50% for 15 years	25 Years				Never Activated
Adams Pointe Redevelopment Corporation Harmon Tract	1997	100% Real Estate Tax Abatement for 10 years, 50% Abatement for years 11-20, and 25% for years 21-25.	25 Years 1999 - 2023	$ 3,200,000	45.24%	$ 1,447,590	Completed
Adams Dairy Redevelopment Corporation	1999	100% Real Estate Tax Abatement	10 Years 2000 - 2009	$ 4,965,426	27.76%	$ 1,378,593	Completed
19th & 40 Redevelopment Corporation Meineke Muffler	2003	100% Real Estate Tax Abatement	10 Years 2004 - 2013	$ 777,900	28.10%	$ 218,611	Completed
Brizendine NEQ Redevelopment Corporation	2004	100% Real Estate Tax Abatement	10 Years 2006 - 2015	$ 1,330,472	27.47%	$ 365,472	Completed
Blue Springs Rentals Redevelopment Corporation	2004	100% Real Estate Tax Abatement	10 Years 2005 - 2014	$ 570,000	23.71%	$ 135,123	Completed
Village Gardens Redevelopment Corporation Phase 2 - Lot 1 Restaurant	2009	100% Real Estate Tax Abatement for 10 years and 50% Real Property Tax Abatement for 15 years	25 Years 2011 - 2035	$ 1,132,058		$ 417,119	Waived (RES 27-2011)
Target Time Defense Redevelopment Corporation	2015	100% Real Estate Tax Abatement Less PILOTS	10 Years 2016 - 2025	$ 1,128,539	12.80%	$ 144,441	Terminated

Chapter 353 Redevelopment Corporations

- Main Center Redevelopment Corporation (MCRC)



Main Center Redevelopment Corporation

- Seven active MCRC projects:

PROJECT	DATE APPROVED	ORDINANCE	TYPE OF INCENTIVE APPROVED	TERM	PROJECT VALUE	INCENTIVE %	PROJECTED VALUE OF INCENTIVE
Pizza Shoppe 1103 W Main Street	18-Nov-2013	Ord 4467	50% Real Property Tax Abatement for 15 years	15 Years 2014 - 2028	$ 236,000	32.98%	$ 77,841
America's Community Bank 1100 W Main Street	18-Nov-2013	Ord 4468	100% Real Estate Tax Abatement for 10 years and 50% Real Property Tax Abatement for 15 years	25 Years 2014 - 2038	$ 325,935	46.34%	$ 151,026
East Forty Brewing 1201 W Main Street	20-Nov-2017	Ord 4699	100% Real Estate Tax Abatement for 10 years and 50% Real Property Tax Abatement for 15 years (75% PILOTS to CJCFPD)	25 Years 2018 - 2042	$ 350,000	84.25%	$ 294,860
Blue River Family Dental 709 W Main Street	18-Mar-2019	Ord 4802	100% Real Estate Tax Abatement for 25 years (75% PILOTS to CJCFPD)	25 Years 2020 - 2044	$ 1,540,820	22.72%	$ 350,000
Jones Place Townhomes 120 - 156 SW 8th Street	20-May-2019	Ord 4823	100% Real Estate Tax Abatement for 5 years and 50% Real Property Tax Abatement for 5 years (75% PILOTS to CJCFPD)	10 Years 2022 - 2032	$ 1,528,000	9.90%	$ 151,202
Anthem Photography 209 NW 11th Street	4-Nov-2019	Ord 4867	100% Real Estate Tax Abatement for 10 years (75% PILOTS to CJCFPD)	10 Years 2020 - 2029	$ 50,000	60.60%	$ 30,301
Scooters' Office & Warehouse 201 NW 11th Street	16-May-2022	Ord 5115	100% Real Estate Tax Abatement for 10 years and 50% Real Property Tax Abatement for 15 years (75% PILOTS to CJCFPD)	25 Years 2023 - 2044	$ 660,000	74.63%	$ 492,580

South Area Neighborhood Improvement District

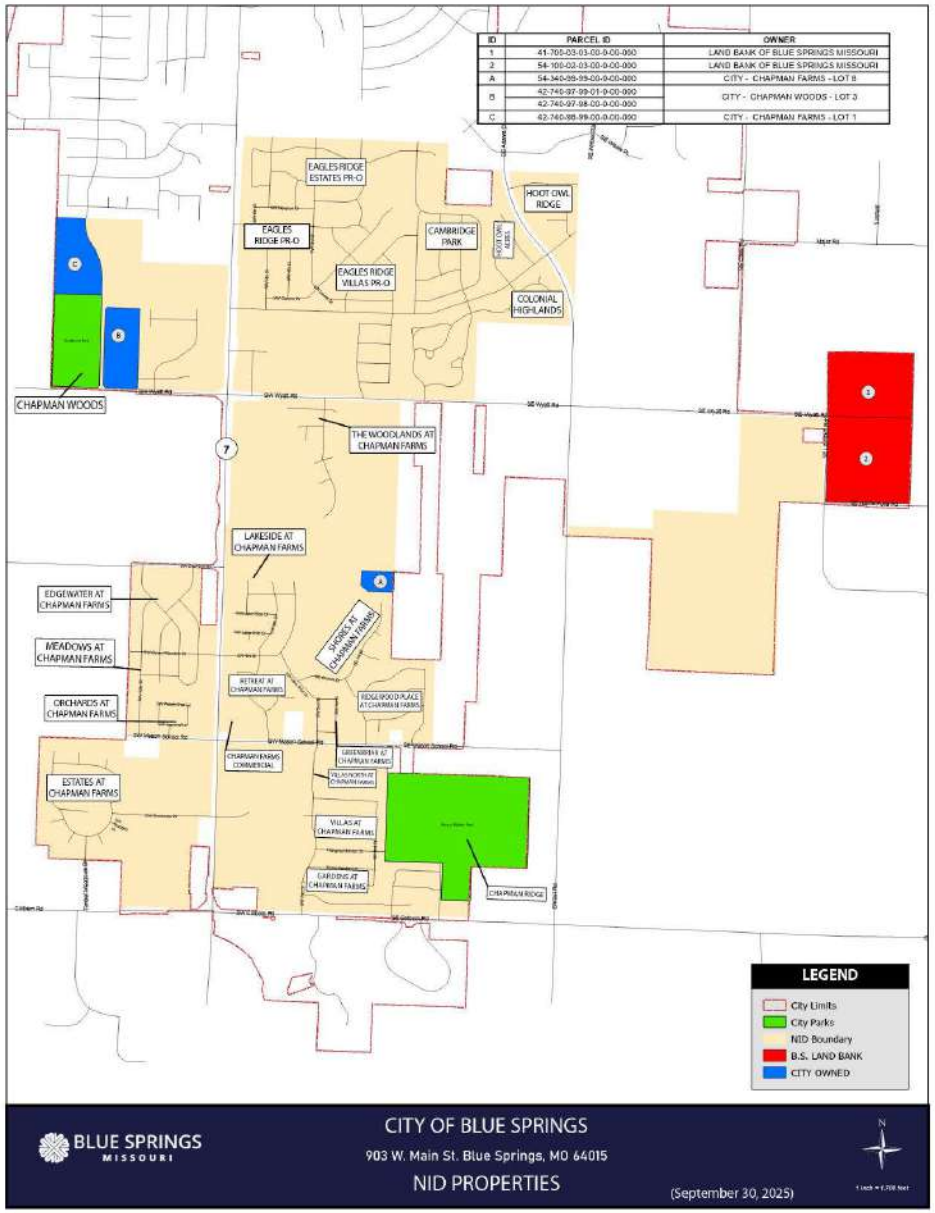
- In 2005, a group of developers owning 17 parcels in southern Blue Springs approached the City about forming a NID.
- In 2006, the South Area NID was created.
- In 2008, a Lump Sum Prepayment Assessment was offered on 552 parcels. Only 12 chose the prepayment offer.
- In 2009, the City issued $18,725,000 in Limited Obligation bonds for the NID sewer improvements to be repaid with special assessments over 20 years. (Ord. 4217 02.02.2009)
- In 2018, the City issued $9,625,000 in Limited General Obligation Refunding Bonds. (Ord. 4781 12.03.2018)
- It is estimated that the average annual reduction in debt service will be approximately $350,000.

South Area Neighborhood Improvement District

- The 2025 assessments were added to 2,007[1] parcels affecting 1,139 different property owners.
- $29,256 in prior year assessments, remains unpaid as of September 30, 2025.
- Total of 2,007[1] parcels, including exempt parcels, is an increase of 41 parcels, or 2.09%, from 2024, due to parcel splits associated with new development.
- New residential development included Hoot Owl Acres.

NOTE: Total includes 14 exempt parcels that were removed by Jackson County's elimination of certain common area street islands.

South Area Neighborhood Improvement District



Funding Agreements & Future Projects:

- Adams Dairy Parkway Mixed Use Development
  RES 23-2025 (04/21/2025) – Griffin Riley Property Group

- Lumberyard Mixed Use Development
  RES 24-2025 (04/21/2025) – Flaherty & Collins Properties

- Transit Parking Lot Redevelopment
  RES 100-2025 (11/17/2025) – Luxe One LLC

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: December 4, 2025
ITEM TYPE: Ordinance
SUBMITTED BY: Jake Farrell
CONTRACT NUMBER: N/A
DEPARTMENT: City Development
STRATEGIC PLAN PRIORITY: Balanced Growth

ITEM DESCRIPTION

Passage of a Bill amending various Sections of Chapter 500 Building Codes of the Code of Ordinances, City of Blue Springs, Missouri, to adopt International Building Codes and National Electrical Codes and make exceptions thereto and to amend the application provisions.

BACKGROUND

Staff has determined that it is necessary and desirable, for the welfare, protection, and safety of the residents of the City to adopt updated building codes. The 2024 International Codes Council Building Codes and 2023 National Electrical Code are the current editions being utilized by the surrounding metro area jurisdictions.

The City currently operates under the 2018 International Code Council Building Codes and National Fire Protection Association 2017 National Electrical Code. The new Code adoptions will contribute to the City's ISO rating and provide builders, and residents,

with updated building safety codes.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	February 18, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Development Advisory Commission

Date: January 20, 2026

Action: Approved; 3 Aye, 0 No

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill amending Code related to Chapter 500 Building Code.

REVIEWED BY

Requesting Director: Nic Hutchison

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

Introduced by Councilmember _____ BILL 5381

ORDINANCE_____

AN ORDINANCE AMENDING CHAPTER 500 SECTIONS 500.010, 500.020, 500.090, 515.450, 515.960 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, TO ADOPT INTERNATIONAL BUILDING CODES AND NATIONAL ELECTRIC CODE AND MAKE EXCEPTIONS HERETO

WHEREAS, staff has determined that it is necessary and desirable, for the welfare, protection, and safety of the residents of the City, to adopt updated building codes; and

WHEREAS, the Development Advisory Commission has considered amendments made to the nationally recognized codes and standards and has determined that it would be in the best interest of the residents of the City to adopt an updated version of said codes; and

WHEREAS, staff and the Development Advisory Commission recommend that the changes in the following Code of Ordinance provisions be adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Chapter 500 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

Section 500.010. Adoption Of International Building Codes. [R.O. 1996 § 500.010; CC 1968 § 5-1; Ord. No. 530 § 1, 3-1-1971; Ord. No. 607 § 1, 4-17-1972; Ord. No.

860 § 1, 10-18-1976; Ord. No. 1410 § 1, 6-3-1985; Ord. No. 1713 § 1, 4-4-1988; Ord. No. 2255 § 1, 9-21-1992; Ord. No. 2428 §§ 1— 2, 3-7-1994; Ord. No. 3079 §§ 1 — 2, 9-21-1998; Ord. No. 3487 § 1, 7-15-2002; Ord. No. 3557 § 1,4-7-2003; Ord. No. 3797 § 1, 7-7-2004; Ord. No. 4028 § 1, 2-5-2007; Ord. No. 4396 § 1, 7-2-2012; Ord. No. 5021, 7-19-2021]

A. There is hereby adopted by the City Council of the City of Blue Springs, Missouri; the following Uniform Codes, subject to the exceptions set forth herein and in Section 500.020, for the purpose of prescribing, regulating and governing the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, maintenance and all matters relating thereto for the prevention of conditions hazardous to life and property, and for the common welfare, protection and benefit of the residents of the City.

1. International Building Code 20~~18~~24, with a publication date of August 20~~17~~23.

~~a. Section 105.2 Work exempt from permit delete item number 9 and include new item 9 as follows:~~

~~9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than twenty-four (24) inches (610mm) deep."~~

a Section 901.4.4 Fire walls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas per section 903.2. The most restrictive occupancy classification applied to automatic fire suppression system thresholds shall be applied to the entire building. Fire barriers are permitted to be considered when

determining allowable building height and area limits per section 508 of the International Building Code as adopted and amended.

b Section 903.2 Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In addition, all occupancies shall be provided with an automatic sprinkler system whenever the building has a total combined building area of 12,000 Square feet or greater or is more than two stories. Firewalls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas, as per Section 903.2. Fire barriers are permitted to be considered when determining allowable building height and area limits per section 503.3.1 of the International Building Code as adopted and amended.

~~b.~~c. CHAPTER 13, ENERGY EFFICIENCY, SECTION 1301, GENERAL, [E] 1301.1 Scope and [E] 1301.1.1 Criteria shall be amended to read as follows:

"[E] 1301.1 Scope. This Chapter governs the design and construction of buildings for energy efficiency.

[E] 1301.1.1 Criteria. Buildings may be designed and constructed in accordance with the International Energy Conservation Code."

2. International Fire Code 20~~18~~24, including Appendices B, C, D, E, F, H, I, and O with a publication date of August 20~~17~~23, except for the following modifications.

a. Section 105.5.34 A Heart of America (HOA) operational inspection sticker is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease laden vapors

b. Section 110.3 Records of all system inspections, tests, and maintenance (ITM) of the following must be submitted electronically through who has been contracted with the fire authority have jurisdiction, and track compliance of the fire code as it pertains to the following:

    1 Automatic Sprinkler Systems

    2 Special Suppression Systems

    3 Fire Pumps

    4 Standpipes

    5 Paint Booths

    6 Hood and Ducts

    7 Cleaning of Hood and Ducts

    8 Commercial Fire Alarms

    9 Fire doors

    10 Emergency Responder Radio Coverage equipment

c. Section 503.1.1 Buildings And Facilities. Approved fire apparatus shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this

Section and shall extend to within one hundred fifty (150) feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The approved apparatus access road will be designed to withstand the weight of a ninety thousand pounds (90,000) pound vehicle.

d. Section 506.1 Any business with an automatic sprinkler system or fire alarm system shall install a Knox Box Key Box

e. Section 506.1.2 Key boxes for elevator keys. Key boxes provided for elevator keys shall comply with Section 506.1 and all of the following:

1 The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.

2 The front cover shall be permanently labeled with the words "Fire Department Use Only-Elevator Keys."

3 The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.

4 The key box shall be mounted 5 feet 6 inches above the finished floor and within 10 feet of the elevator bank. The mounting location shall not be visually obstructed.

5 Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information

pertinent to emergency planning or elevator access shall be permitted where authorized by the fire code official.

6 In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet. Additional key boxes shall be provided for each individual elevator or elevator bank by more than 30 feet.

f. 506.2 Key box maintenance. The key box shall be maintained in working order by the operator of the building. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box."

g. Section 507.3 Fire-Flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by using the current adopted IFC code Appendix ~~C~~B.

h. Section 507.5.1.1 The minimum number of hydrants shall be determined by using the current adopted IFC code appendix C. Number of hydrants can be reduced by code official if deemed appropriate.

~~i. Section 507.5.1.2. Four (4) buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be six hundred (600) feet (183 m). The minimum number of hydrants shall be determined by using the current adopted IFC code Appendix C.~~

~~Number of hydrants can be reduced by the Fire Code Official if deemed appropriate. Example: Building with automatic extinguishing system.~~

i. Section 510.1.2 Emergency Responder Radio Coverage.

Any building meeting the following criteria will produce signal strength test as described in IFC 510:

1. Any structure with an overall square footage of twelve thousand (12,000) square feet.

2. Any structure with a height of thirty (30) feet or more above grade level.

3. Any structure with a level below grade.

4. Any structure determined to be of concern of proper radio communication, ~~Central Jackson County Fire Protection District~~ the fire authority having jurisdiction can request a signal strength study to be completed.

   If a signal strength test is required it shall not be performed until all walls, roof, windows with glass, doors, and operational equipment has been completed and in place.

~~A field test will be performed by Central Jackson County Fire Protection District personnel at the time of Certificate of Occupancy utilizing Central Jackson County Fire Protection District portable two-way communications. If that test fails, a Temporary Certificate~~

~~of Occupancy may be signed with an obligation to enhance the emergency radio communications coverage within six (6) months.~~

~~All other requirements for Emergency Responder Radio Coverage will follow IFC 510, NFPA 72, NFPA 1221, and UL 2425 as written in the current adopted code.~~

~~All BDA installations will include the following:~~

~~Cover 700 and 800 megahertz Install an annunciator~~

~~Install a document box that contains installation plans, and pre- and post-survey test results~~

~~A field test will be performed by Central Jackson County Fire Protection District personnel at the time of Certificate of Occupancy utilizing Central Jackson County Fire Protection District portable two-way communications. If that test fails, a Temporary Certificate of Occupancy may be signed with an obligation to enhance the emergency radio communications coverage within six (6) months.~~

~~All other requirements for Emergency Responder Radio Coverage will follow IFC 510 and NFPA 72 as written in the current adopted code.~~

j. Section 510.4.1.1 A minimum signal strength of -95 dBm shall be available within the building in 95 percent of general areas and 99 percent of critical areas. A DAQ score may be provided with signal testing, however the DAQ score will not be utilized to determine the need for an Emergency Responder Communication Enhancement

System (ERCES). An equivalent bit error rate (BER) of ≤ 2.5%, and a signal-to-interference-plus-noise ratio (SINR) of ≥ 18 dB can be used to predict acceptable coverage in areas not meeting the negative -95 dBm requirement.

k. Section 510.4.1.2 A minimum signal strength of -95 dBm shall be received by the agency's radio system when transmitted from within the building. A DAQ score may be provided with signal testing, however the DAQ score will not be utilized to determine the need for an Emergency Responder Communication Enhancement System (ERCES). An equivalent bit error rate (BER) of ≤ 2.5%, and a signal-to-interference-plus-noise ratio (SINR) of ≥ 18 dB can be used to predict acceptable coverage in areas not meeting the negative -95 dBm requirement.

Should a radio coverage survey show a received signal strength of less than -95 dBm OR an equivalent bit error rate (BER) of ≤ 2.5%, and a signal-to-interference-plus-noise ratio (SINR) of ≥ 18 dB resulting in the inability for speech to be understandable without repetition, an ERCES shall be installed to provide sufficient usable radio communication throughout the coverage area.

All other requirements for Emergency Responder Radio Coverage will follow IFC 510, NFPA 72, NFPA 1225, and UL 2524 as written in the current adopted code.

All BDA installation will follow the following:

i. Cover 700 and 800 megahertz

ii. Install an annunciator

iii. Install a document box that contains installation plans, and pre- and post-survey test results

l. Section 901.4.4 Fire walls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas per section 903.2. The most restrictive occupancy classification applied to automatic fire suppression system thresholds shall be applied to the entire building. Fire barriers are permitted to be considered when determining allowable building height and area limits per section 508 of the International Building Code as adopted and amended.

m. Section 901.6.3.2 Records.

Contractors who perform inspection, testing and/or maintenance service on fire and life safety systems must submit those records of service to the Fire Code Official.

Records of all system inspections, tests, and maintenance (ITM) of the following must be submitted electronically through ~~Central Jackson County Fire Protection District~~ the fire authority having jurisdiction or the contractor it chooses to collect and maintain ITM reports and track compliancy of the Fire Code as it pertains to the following and the Compliance Engine Software used by ~~Central Jackson County Fire Protection District~~ the fire authority having jurisdiction or its contractor used to collect and maintain ITM reports and track compliancy of the Fire Code as it pertains to the following:

Automatic Sprinkler Systems

Special Suppression Systems

Fire Pumps

Standpipes

Paint Booths

Hood and Ducts

Cleaning of Hood and Ducts

Commercial Fire Alarms

Fire doors

Emergency Responder Radio Coverage equipment.

n. Section 903.1 Any building requiring an automatic sprinkler system as required by IFC 903 or is voluntarily installed and meets the following criteria, must install a separate water flow switch that is addressable through the fire alarm system.

    1. Any building that has an automatic sprinkler system with multiple addresses or suites that is greater than two (2)

    2. Any building requiring an automatic sprinkler system as required by IFC 903 or is voluntarily installed shall have a permanent, maintained water source within 100’ of the fire department connection.

o. ~~Section 903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Any building requiring an automatic sprinkler system as required by IFC 903, which meets the following criteria, must install a separate water flow switch that is addressable through the fire alarm system.~~

~~1. Any building that has an automatic sprinkler system with multiple addresses or suites that is greater than two (2).~~

~~2. Any building requiring an automatic sprinkler system as required by IFC 903 shall have a permanent, maintained water source within one hundred (100) feet of the Fire Department connection.~~

Section 903.2 Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In addition, all occupancies shall be provided with an automatic sprinkler system whenever the building has a total combined building area of 12,000 Square feet or greater or is more than two stories. Firewalls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas, as per Section 903.2. Fire barriers are permitted to be considered when determining allowable building height and area limits per section 503.3.1 of the International Building Code as adopted and amended.

p. Section 903.4.2 An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices

shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler systems shall actuate the building fire alarm system.

q. Section 903.4.~~2~~3.1 Notification Devices. Where an automatic extinguishing system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows:

1. Audible notification appliances shall be installed so as to be audible at 15 dBa above average sound pressure level throughout the building.

2. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.

3. Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the code official.

Exception: The requirements of this Section do not apply to Group R-3 occupancies."

r. Section 904.5.1 System Test. Systems shall be inspected and tested for proper operation following the recommended schedule shown in NFPA 96. Tests shall include a check of the detection system, alarms and releasing devices, including manual stations and other associated equipment. Extinguishing system units shall be weighed, and the

required amount of agent verified. Stored pressure-type units shall be checked for the required pressure. The cartridge of cartridge-operated units shall be weighed and replaced at intervals indicated by the manufacturer.

s. Section 905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.7. Standpipe systems are allowed to be combined with automatic sprinkler systems.

   Exception: Standpipe systems are not required in Group R-3 occupancies and Group R-2 occupancies 3 stories or less that have individual units' egress directly to the exterior, or unenclosed stairwells.

t. Section 907.2.7.1.1 Delete

u. Section 907.6 Installation And Monitoring. A fire alarm system shall be installed and monitored in accordance with Sections 907.6.1 through 907.6.6.2 and NFPA 72. Fire alarm systems required by the International Fire Code or by the International Building Code shall be monitored by a listed central station as defined in NFPA 72. A certificate or placard shall be issued by a recognizing organization that has listed the prime contractor for the newly installed fire alarm systems in commercial occupancies in accordance with NFPA 72. This regulation shall apply to all fire alarm systems that are newly installed in commercial occupancies that reside within ~~Central Jackson County Fire Protection District~~ the City of Blue Springs boundaries on or after January 1, 2021. Any existing fire alarm system in a commercial occupancy wherein the

fire alarm control panel and/or alarm system components are to be replaced shall be considered newly installed for the purpose of this Section. Also, where there is reasonable cause due to non-compliance or faulty conditions, the Fire Code Official may require an existing fire alarm system meet the same requirements as a newly installed system. Central station service in full compliance with the 2016 Edition of NFPA 72, Chapter 26, shall be maintained at the protected property, so long as the requirement for the fire alarm exists.

v. Appendix B - Table B105.2 Change Chart value to 50% from 25

3. ~~ICC Electrical Code (Administrative Provisions) 2006, with a publication date of May 2009.~~

3. National Electrical Code NFPA 70, 20~~17~~23 Edition.

4. International Plumbing Code 20~~18~~24, with a publication date of ~~August 2017~~ May 2024, except for the following modification to Section 607.2 of the International Plumbing Code 20~~12~~24:

   a. Section 607.2 Hot Or Tempered Water Supply To Fixtures. The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed one hundred (100) feet (15,240 mm). Recirculating system piping and heat-traced piping shall be considered to be sources of hot or tempered water.

   b. Section 607.2.1 Delete.

5. International Mechanical Code 20~~18~~24, with a publication date of ~~August 2017~~ May 2024.

6. International Fuel Gas Code 20~~18~~24 with a publication date of ~~August 2017~~ October 2023.

7. International Residential Code 20~~18~~24 (for One- and Two- Family Dwellings) including Appendices BB, BC & BO, with a publication date of ~~August 2017~~ May 2024, except for the following modifications to the International Residential Code 20~~18~~24:

    a. Table R301.2(1) Climatic and Geographic Design Criteria add the following items to this table.

Ground Snow Load	20
Wind Speed (mph)	115
Topographic Effects	No
Special Wind Region	No
Windborne Debris Zone	No
Seismic Design Category	A
Weathering	Severe
Frost Line Depth	36"
Termite	M-H
Winter Design Temp	6° F.
Ice Barrier Underlayment Required	Yes

Air Freezing Index	927
Mean Annual Temp	55° F.

b. Section ~~R303.7~~ R325.7. Light Activation shall have added a new exception number 2; which shall read as follows:

"2.Sunken or raised area with steps and only one (1) access direction to the space; lighting may be activated at only one (1) point in the access area to the steps and space."

c. Section 318.3.2 Floor elevations at other exterior doors.

Exception: An exterior landing or floor is not required at the exterior doorway where a stairway of not more than three (3) risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

d. Section R908.1 Shall be amended to include the following.

Re-roofing includes any repairs of more than 10% of the total roof covering in any three-year period. A repair of 10% or less of the total roof covering in any three-year period may utilize approved roofing materials comparable to the existing roofing materials.

e. Part IV — Energy Conservation, CHAPTER 11 [RE], ENERGY, EFFICIENCY, SECTION N1101, GENERAL, N1101.1 Scope is amended to read:

"N1101.1 Scope. This Chapter is adopted for reference purpose only, and compliance with this Chapter is not required but can be voluntarily partially or completely followed.

Note: The text of the following Sections N1101.2 through N1105 is extracted from the 2018 Edition of the International Energy Conservation Code — Residential Provisions and has been editorially revised to conform to the scope and application of this code. The Section numbers appearing in parenthesis after each Section number are the Section numbers of the corresponding text in the International Energy Conservation Code — Residential Provisions."

f. Part IV — Energy Conservation, CHAPTER 11 [RE], ENERGY, EFFICIENCY, SECTION N1101, GENERAL, N1101.2 (R101.3) Intent is amended to read:

"N1101.2 (R101.3) Intent. This Chapter may regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This Chapter is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This Chapter is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances."

~~g. R317.1.1 Delete.~~

~~h. R318.1.2 Delete.~~

~~i. E3901.9 Basements, Garages And Accessory Buildings. Not less than one (1) receptacle outlet, in addition to any provided for specific equipment, shall be installed in each separate unfinished portion of a basement; in a vehicle bay not more than five and five-tenths (5.5) feet (1,676 mm) above the floor in attached garages; in a vehicle bay not more than five and five-~~

~~tenths (5.5) feet (1,676 mm) above the floor in detached garages that are provided with electric power and in accessory buildings that are provided with electric power.~~

g. E3902.2.~~1~~ Garage And Accessory Building Receptacles. 125-volt single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. With the exception of electrical receptacles dedicated to serve refrigerators, freezers, alarm, garage door openers, sump pumps, irrigation controls, to be non-GFCI.

h. E3902.5 Exceptions:

1. A receptacle supplying only a permanently installed fire alarm, burglar alarm, or sump pump system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9.

2. All receptacles installed in finished areas of the basement unless further restricted by a specific location listed in section 3902.

i. Section E3902.6 Exception: A receptacle supplying only permanently installed appliances such as dishwashers, disposals, refrigerators, hood/range fans, ice makers, wine coolers, microwaves, etc.

j. E3902.10 Delete.

k. E3902.12 Amend exception to delete items 3 through 9.

l. Section E3902.18 Amend to include the following:

5. Air condition units

m. Section E3905.6.3 Amend to read as follows:

Weight-supporting ceiling receptacles (WSCR) and weight-supporting attachment fittings (WSAF). Outlet boxes required in Section E3905.6 that are located in the center of the room in bedrooms, living spaces and recreation rooms, shall be permitted to support listed weight-supporting ceiling receptacles (WSCR). A WSCR shall be used in combination with compatible weight-supporting attachment fittings (WASF) that are identified for the support of equipment within the weight and mounting orientation limits of the listing. Where the WSCR is installed within a box, it shall be included in the fill calculation covered in Section E3905.12.1. Listed WSCR used in combination with compatible WSAF shall be permitted to be installed in outlet boxes for the sole support of ceiling-suspended (paddle) fans, in accordance with Section E3905.8. [314.27(E)]

8. Standard For Accessible And Usable Buildings And Facilities, ICC A117.1-20~~09~~17.

9. International Existing Building Code 20~~18~~24, with a publication date of August 20~~17~~24.

10. 20~~18~~24 International Energy Conservation Code, with publication date of June 20~~18~~24 is adopted for reference purposes only, and compliance with that code is not required but can be voluntarily partially or completely followed.

Section 500.020 Exceptions To the International Building Code and Related Codes. [R.O. 1996 § 500.020; CC 1968 § 5-1.1; Ord. No. 2255 § 2, 9-21-1992; Ord. No.

2402 § 1, 12-20-1993; Ord. No. 2503 § 1, 10-5-1994; Ord. No. 3079 § 3, 9-21-1998; Ord. No. 3487 § 2, 7-15-2002; Ord. No. 3557 § 2, 4-7-2003; Ord. No. 3797 § 1, 7-7-2004; Ord. No. 4028 § 2, 2-5-2007; Ord. No. 4396 § 2, 7-2-2012; Ord. No. 5021, 7-19-2021]

A. The following Sections of the 20~~18~~24 International Building Code and related codes are modified or amended in the following respects:

1. Chapter 1, Section 105, Permits, of the 20~~18~~24 International Building Code is amended as follows:

a. Permits Required. Except as specified in Subsection (b) of this section, no building or structure regulated by this chapter shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Community Development Department.

b. Work Exempt from Permit. A building permit shall not be required for the following:

(1) One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected floor area does not exceed two hundred fifty (250) square feet.

(2) Oil derricks.

(3) Movable cases, counters and partitions not over five (5) feet nine (9) inches high.

(4) Retaining walls which are not over four (4) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class 1, 11 or 111A liquids.

(5) Platforms, decks and walks without any overhead structure that are not more than thirty (30) inches above grade and not over any basement or story below.

(6) Painting, papering and similar finish work.

(7) Temporary motion picture, television and theater stage sets and scenery.

(8) Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than fifty-four (54) inches.

(9) Prefabricated swimming pools accessory to a Group R-3 occupancy that is less than twenty-four (24) inches (610mm) deep."

(10) Monument signs that are less than 6 feet in height and do not have wiring for power supply

(11) Projecting signs over a public walkway that are less than 2.5 square feet

2. Section R309, Automatic Fire Sprinkler Systems, of the 20~~18~~24 International Residential Code is deleted in its entirety as required by Section 67.281, RSMo., and a builder of a one- or two-family dwelling or townhouse shall offer to any purchaser on or before entering into the purchase contract the

option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling or townhouse.

Section 500.090 Application — Plans to Accompany.
[R.O. 1996 § 500.090; CC 1968 § 5-12; Ord. No. 228 Art. I § 2, 9-6-1960; Ord. No. 4396 § 4, 7-2-2012; Ord. No. 5021, 7-19-2021]

Application for such permits shall be made to the Community Development Department and shall be accompanied by plans and specifications as required by the Codes Administration showing the work to be done; such plans shall be verified by the signature of either the owner of the premises or by the architect, engineer or the contractor in charge of the operations. Commercial project plans shall be signed and sealed on all pages by a Missouri licensed architect or engineer unless deemed unnecessary by the Code's Administrator.

Section 515.450 Definitions.
[R.O. 1996 § 515.450; Ord. No. 4517 § 2, 11-3-2014]

As used in this Chapter, the following terms shall have the meanings indicated:

STRUCTURE

That which is built or constructed, or a portion thereof (examples: houses, buildings, detached buildings, ~~wells~~ walls, fences, etc.).

Section 515.960 Use Of Insurance Proceeds For Reimbursement Of City's Costs.
[R.O. 1996 § 515.960; Ord. No. 4517 § 2, 11-3-2014]

A. If there are proceeds of any insurance policy based on a covered claim payment for damage or loss to a building or other structure arising out of or caused by fire, explosion or other casualty loss, and the covered claim payment exceeds fifty percent (50%) of the face value of the policy covering such building or other structure, then the insurer shall pay to the Department of Finance a sum equal to twenty-five percent (25%) of the covered claim, within thirty (30) days of the determination of coverage, to be held by the City in an interest-bearing account. The proceeds shall be used to reimburse the City for its costs in the removal of such building or other structure, if necessary.

B. The City shall release the proceeds paid to it pursuant to Subsection (A) of this Section to the insured or in accordance with the provisions of the insurance policy and endorsements thereto as directed by the insurer unless, within thirty (30) days after receipt of the insurance proceeds, the designated official of the City has commenced an action under Section 515.830 et seq., for the building or other structure to be repaired, secured or demolished. <u>If the designated official of the City has commenced an action under Section 515.830 et seq., the City shall release such proceeds after substantial completion of the required repairs or demolition as determined by the Code's Administrator.</u>

C. The City shall apply the insurance proceeds first to the cost of the removal of any building or other structure found to be a nuisance under this Article, less any salvage value, prior to the expenditure of any City funds. Should any balance of insurance proceeds remain in the interest-bearing account after the expense of removal of such building or structure has been paid, the balance shall be paid over to the insured.

D. Nothing in this Section shall be construed to affect the priority of a named mortgagee on the insurance policy to the proceeds of the policy.

E. It shall be unlawful for an insurance carrier to fail to pay insurance proceeds to the City after being notified pursuant to this Article.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: February 2, 2026
ITEM TYPE: Ordinance
SUBMITTED BY: Christine Cates
CONTRACT NUMBER: N/A
DEPARTMENT: Administration
STRATEGIC PLAN PRIORITY: Community Safety

ITEM DESCRIPTION

Approval of two Resolutions supporting State efforts to regulate 1.) Intoxicating Hemp products 2.) Kratom products and passage of a Bill amending the Code of Ordinances prohibiting the sales of Intoxicating Hemp and Kratom products to any person under the age of 21.

BACKGROUND

At the December 15, 2025 City Council meeting, Councilmembers Kaylor and Ericson lead a discussion about Intoxicating Hemp Products. The City Council directed staff to research and create an Ordinance or Ordinances to regulate hemp products and various cannabinoids, as well as kratom products and bring it back before Council by the second meeting in February.

The two proposed Resolutions related to Intoxicating Hemp and Kratom serve to support and encourage the Missouri State Legislature and Missouri Governor Mike

Kehoe to pass legislation into law as a matter of public safety to keep children safe and protect our community. State elected officials have proposed House Bill 2641 and Senate Bill 904 to restrict intoxicating help products. State elected officials have proposed House Bill 2894 and Senate Bill 927 to restrict Kratom products. The Resolutions show Mayor and Council support for these Bills.

The Bill amending the Code of Ordinances prohibits the sales of Intoxicating Hemp and Kratom products to any person under the age of 21.

In evaluating potential local regulation options, staff consulted with the Police Department and City Prosecutor regarding enforcement feasibility. Regulating these products through prohibition would require chemical testing to determine product composition and potency, as well as expert laboratory testimony to support enforcement actions. These requirements would be costly, time-consuming, and difficult to sustain, particularly in the absence of clear state statutes and testing standards. Without such statutory clarity, enforcement actions would be unlikely to meet thresholds for state-level prosecution.

Staff believes that restricting sales to individuals 21 years of age and older is a reasonable and enforceable step that reduces youth access and provides clear expectations for retailers while the state legislature is considering statewide restrictions.

If approved, the ordinance will take effect 15 days after adoption, on March 6, 2026. Upon adoption, the Police Department will notify all gas stations, vape shops, and liquor stores of the change in the law. A copy of the notification letter is attached. Within two weeks of the effective date, the Police Department will conduct site visits to ensure compliance. Businesses found not in compliance will receive a copy of the notification letter and be provided an additional seven days to come into compliance. A follow-up visit will occur after the seven-day period. If a business remains out of compliance at

that time, a citation will be issued.

This approach allows the City to take some immediate action while recognizing that comprehensive regulation of these products is more appropriately addressed through statewide legislation that establishes consistent definitions, testing standards, and enforcement authority.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	February 18, 2026
Estimated End Date	N/A

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Letter to be distributed to local business owners
2. Resolution supporting State efforts to regulate Intoxicating Hemp products
3. Resolution supporting State efforts to regulate Kratom products
4. Bill amending the Code of Ordinances related to sale to minors

REVIEWED BY

Requesting Director: Christine Cates

Legal: Jennifer Baird

Administration: George Schmitz

City Administrator: Christine Cates

Budget: N/A

Blue Springs Police Department

1100 SW Smith Street, Blue Springs, MO 64015
Phone: (816) 228-0150
Email: police@bluespringsgov.com

Robert Muenz
Chief of Police

February 19, 2026

Dear Community Business Partner,

Last night, at the February 18th meeting, the Blue Springs City Council passed an ordinance prohibiting the sale of Kratom and Intoxicating Hemp products to individuals under 21 years of age. The ordinance also requires that these products be stored behind a counter or in a locked display case and not be accessible for pre-purchase possession.

This letter serves as formal notice of the new ordinance and its requirements. In the coming weeks, our officers will be conducting inspections of businesses known to sell these products to ensure compliance and to answer any questions regarding the new regulations.

If you have any questions, please contact our office. The applicable section of the ordinance is included below.

Thank you for your cooperation and for helping us keep our community safe.

Section 225.195 Intoxicating Hemp and Intoxicating Kratom Products

1. Sale to Persons Under 21 Prohibited. It shall be unlawful for any person, retailer, or business entity to sell, provide, or distribute any Regulated Intoxicating Product to any person under the age of twenty-one (21) years.

2. Proof of Age Required. It shall be a specific requirement of this Chapter that any person selling Regulated Intoxicating Products must verify the age of the purchaser by inspecting a valid government-issued photo identification card containing the bearer's date of birth.

3. Purchase or Possession by Persons Under 21 Prohibited. It shall be unlawful for any person under the age of twenty-one (21) years to purchase, attempt to purchase, or possess any Regulated Intoxicating Product within the City.

4. Regulated Intoxicating Products may only be displayed for sale in such a manner that a person cannot have possession of the Regulated Intoxicating Product prior to the sale of the Regulated Intoxicating Product, including, but not limited to, behind the register counter or in a closed and locked cabinet, etc.

Respectfully,

Chief Robert Muenz
Blue Springs Police Department

RESOLUTION 016-2026

A RESOLUTION SUPPORTING MISSOURI STATE OFFICIALS BANNING HEMP RELATED PRODUCTS

WHEREAS, the City of Blue Springs is aware that intoxicating hemp products are unregulated and pose a threat to the youth of our community; and

WHEREAS, intoxicating hemp products are often packaged to resemble candy, cookies, cereal and other items typically marketed to children; and

WHEREAS, intoxicating hemp-derived cannabinoid products are readily available outside of the regulated medical and comprehensive marijuana system, creating enforcement challenges and inconsistent consumer protections; and

WHEREAS, the Missouri General Assembly has introduced Senate Bill 904 and House Bill 2641, which establish the Intoxicating Cannabinoid Control Act to address these concerns; and

WHEREAS, these bills would classify hemp-derived intoxicating cannabinoid products as marijuana and require that their cultivation, production, manufacturing, testing, transportation, and retail sale be conducted only by entities licensed and regulated by the Missouri Department of Health and Senior Services; and

WHEREAS, the proposed legislation clarifies that hemp and industrial hemp, as defined in state law, are not subject to marijuana regulation, while ensuring intoxicating products are brought under a consistent regulatory framework; and

WHEREAS, the legislation provides enforcement authority to the Attorney General and other state agencies, establishes criminal penalties and fines for unlawful sales, and restricts misuse of the term “dispensary” to protect consumers and reduce confusion; and

WHEREAS, the City of Blue Springs supports reasonable, statewide regulation that prioritizes child safety, public health, and clear enforcement standards for intoxicating products.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Mayor and City Council of the City of Blue Springs, Missouri, support and encourage the Missouri General Assembly and Governor of the State of Missouri to enact Senate Bill 904, House Bill 2641, or similar legislation to regulate intoxicating hemp-derived cannabinoid products as a matter of public safety and community protection.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

RESOLUTION 017-2026

A RESOLUTION SUPPORTING MISSOURI STATE OFFICIALS BANNING KRATOM PRODUCTS

WHEREAS, the City of Blue Springs recognizes that kratom products are currently unregulated at the federal level and present potential public health and safety concerns, particularly for youth and young adults; and

WHEREAS, kratom products have been marketed and packaged in ways that may appeal to children, including forms that resemble candy or other familiar consumer products; and

WHEREAS, proposed state legislation would prohibit the sale of kratom products to individuals under twenty-one (21) years of age and require retail storage practices that restrict youth access; and

WHEREAS, proposed legislation would prohibit adulterated or contaminated kratom products, limit the concentration of certain alkaloids associated with increased risk, and ban combustible or vaporized kratom products; and

WHEREAS, proposed legislation would require clear product labeling, consumer disclosures, and truthful advertising, and would establish penalties for violations to protect consumers and communities; and

WHEREAS, the Missouri General Assembly is considering House Bill 2894, known as the “Kratom Consumer Protection Act,” and Senate Bill 927, both of which establish statewide standards for the sale, labeling, and distribution of kratom products.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The Mayor and City Council of the City of Blue Springs support and encourage the Missouri General Assembly and Governor Mike Kehoe to enact legislation regulating kratom products as a matter of public health and safety, including age restrictions, product safety standards, labeling requirements, and enforcement provisions to protect children and the community at large.

Section 2. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

Introduced by Councilmember _____ BILL 5382

ORDINANCE_____

AN ORDINANCE AMENDING SECTION 225.010 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRINGS, MISSOURI, AND ADDING SECTION 225.195, REGULATING THE SALE, PURCHASE AND POSSESSION OF INTOXICATING HEMP-DERIVED CANNABINOIDS AND KRATOM-DERIVED PRODUCTS

WHEREAS, the Agriculture Improvement Act of 2018 (Farm Bill) legalized industrial hemp, defined as cannabis with a Delta-9 tetrahydrocannabinol (THC) concentration of not more than 0.3 percent on a dry weight basis; and

WHEREAS, the market has seen proliferation of chemically modified hemp products containing isomers and derivatives such as Delta-8 THC, Delta-10 THC, and HHC, which produce intoxicating effects similar to marijuana; and

WHEREAS, there has also been an emergence of products containing 7-Hydroxymitragynine (7-OH), a potent alkaloid derived from the Kratom plant (*Mitragyna speciosa*), which is distinct from hemp but produces potent psychoactive and intoxicating effects; and

WHEREAS, these products are currently sold in the United States with little oversight, regulation, or enforcement and pose health and public safety concerns; and

WHEREAS, the City Council seeks to protect the youth of Blue Springs from accessing these intoxicating substances, regardless of their botanical origin.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE INTO BE ADDED IS <u>UNDERLINED</u>. LANGUAGE TO BE DELETED IS SHOWN AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Section 225.010 Definitions, of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding the following definitions:

Section 225.010 Definitions.

For the purposes of this Chapter, the following words and phrases shall have the meanings given herein:

EXEMPT HEMP PRODUCTS

Products containing cannabinoids derived from industrial hemp that are not psychoactive or intoxicating, specifically including Cannabidiol (CBD), Cannabigerol (CBG), and Cannabinol (CBN), provided they do not contain Intoxicating Hemp-Derived Cannabinoids or Intoxicating Kratom-Derived Products.

INTOXICATING HEMP-DERIVED CANNABINOID

Any cannabinoid derived from industrial hemp that has a psychoactive or intoxicating effect on the human body, including but not limited to:

1. Delta-8 Tetrahydrocannabinol;
2. Delta-10 Tetrahydrocannabinol;
3. Hexahydrocannabinol (HHC);
4. Tetrahydrocannabinol acetate (THC-O);
5. Tetrahydrocannabiphorol (THC-P);
6. Any other chemical substance derived from hemp that is capable of inducing a psychoactive or intoxicating effect comparable to Delta-9

THC.

INTOXICATING KRATOM-DERIVED PRODUCT

Any product containing alkaloids derived from the plant Mitragyna speciosa (Kratom) that have been isolated, extracted, or concentrated to produce a psychoactive or intoxicating effect, specifically including:

1. 7-Hydroxymitragynine (7-OH);

2. Pseudoindoxyl;

3. Concentrated Mitragynine extracts.

POSSESSION OR POSSESS

Having control or dominion over a Regulated Intoxicating Product, which can be actual or constructive. Possession involves both physical custody and the intent to control the regulated intoxicating product.

REGULATED INTOXICATING PRODUCT

Any product containing an Intoxicating Hemp-Derived Cannabinoid or an Intoxicating Kratom-Derived Product.

SELL OR SALE

To transfer, give, exchange, or barter for any consideration.

Section 2. That the following new Section, Section 225.195 be added to the Code of Ordinances, City of Blue Springs, Missouri, to read as follows:

Section 225.195 Intoxicating Hemp and Intoxicating Kratom Products

1. Sale to Persons Under 21 Prohibited. It shall be unlawful for any person, retailer, or business entity to sell, provide, or distribute any Regulated Intoxicating Product to any person under the age of twenty-one (21) years.

2. Proof of Age Required. It shall be a specific requirement of this Chapter that any person selling Regulated Intoxicating Products must verify the age of the purchaser by inspecting a valid government-issued photo identification card containing the bearer's date of birth.

3. Purchase or Possession by Persons Under 21 Prohibited. It shall be unlawful for any person under the age of twenty-one (21) years to purchase, attempt to purchase, or possess any Regulated Intoxicating Product within the City.

4. Regulated Intoxicating Products may only be displayed for sale in such a manner that a person cannot have possession of the Regulated Intoxicating Product prior to the sale of the Regulated Intoxicating Product, including, but not limited to, behind the register counter or in a closed and locked cabinet, etc.

Section 3. Severability: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That this Ordinance shall be in full force and effect from on March 6, 2026, 15 days after its passage and approval.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature

that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

BLUE SPRINGS
MISSOURI

CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: January 13, 2026

ITEM TYPE: Contract

SUBMITTED BY: George Schmitz

CONTRACT NUMBER: 2026-029

DEPARTMENT: Administration

STRATEGIC PLAN PRIORITY: Organizational Health

ITEM DESCRIPTION

Passage of a Bill approving a contract for legal services between the City of Blue Springs, Missouri, and Jackson Lewis P.C. to provide representation of the City in labor relations advice and counsel.

BACKGROUND

On March 6, 2023, by Ordinance No. 5195, the City entered into an agreement by engagement letter with the law firm Jackson Lewis P.C. for representation of the City in collective bargaining negotiations. That agreement needs to be updated to reflect current terms and hourly rates. The new engagement letter will supersede the prior agreement.

The fee is increasing from $465/hour to $535/hour.

FINANCIAL IMPACT

Contractor:	Jackson Lewis P.C.
Amount of Request/ Contract:	$535/Hour
Amount Budgeted:	$5,000
Budget Year:	FY 2025-26
Funding Source/Account #:	100-12200-530120
Account Balance:	$10,000 Date: 2/3/2026

PROJECT TIMELINE

Estimated Start Date	February 18, 2026
Estimated End Date	Ongoing

STAFF RECOMMENDATION

Staff recommends approval.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill with contract for legal services attached as Exhibit A.

REVIEWED BY

Requesting Director: George Schmitz

Legal: James Newell

Administration: George Schmitz

City Administrator: Christine Cates

Budget: Lori Turner

SUPPORTING DOCUMENTS

Document	**Required**	**If not required, explain**
Certificate of Insurance:	Yes	
E-Verify:	Yes	
Bond:	No	
IRS Form W-9	Yes	Finance Review: February 3, 2026
Bid/RFP/RFQ and Tabulation	N/A	
Bid Waiver: (less than three bids)	N/A	
Contractor address and email:	Yes	Jeffrey M. Place Jeff.place@jacksonlewis.com 913-251-3739
Project Exemption Certificate needed:	No	

Introduced by Councilmember _____ BILL 5383

ORDINANCE_____

AN ORDINANCE APPROVING A CONTRACT FOR LEGAL SERVICES BETWEEN THE CITY OF BLUE SPRINGS AND THE LAW FIRM OF JACKSON LEWIS P.C.

WHEREAS, on March 6, 2023, by Ordinance No. 5195, the City entered into a contract with the law firm Jackson Lewis P.C. to provide representation for the City in collective bargaining negotiations; and

WHEREAS, Jackson Lewis P.C. and the City wish to enter into a new contract to reflect updated fees for ongoing representation; and

WHEREAS, the new contract supersedes the 2024 contract; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

Section 1. The City Administrator is hereby authorized to enter into a contract with Jackson Lewis P.C. to provide representation in collective bargaining negotiations, a copy of which is attached hereto as Exhibit "A" and incorporated herein.

Section 2. City staff is directed to perform all necessary tasks to implement said contract.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator

without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 18th day of February 2026.

CITY OF BLUE SPRINGS

_____

Chris Lievsay, Mayor

ATTEST:

_____

Erin Ford, City Clerk

1st Reading: _____

2nd Reading: _____

EXHIBIT A

CONTRACT NO. 2026-029

JacksonLewis

Jackson Lewis P.C.
7101 College Blvd, Suite 1200
Overland Park KS 66210
(913) 981 1018 Main
(913) 981 1019 Fax
jacksonlewis.com

Via E-mail Only: ccates@bluespringsgov.com

January 12, 2026

Christine Cates
City of Blue Springs, Missouri
903 W Main Street
Blue Springs, MO 64015

PERSONAL AND CONFIDENTIAL; ATTORNEY-CLIENT AND ATTORNEY WORK-PRODUCT PRIVILEGED MATERIAL

Re: Confirmation of 2026 Fee Arrangement

Dear Christine:

We are pleased that the City of Blue Springs, Missouri (the "City") has decided to continue working with Jackson Lewis P.C. (herein "the Firm") in connection with the City's needs for ongoing labor and employment law advice and counsel. This letter details the scope of our client relationship and outlines the fees for our services.

A. Scope of Services

As we discussed, we will continue our representation of the City by providing labor relations and employment law advice and counsel. We will do our best to serve the City efficiently. While we cannot guarantee the success or outcome of any given matter, we will strive to vigorously represent the City. I will have primary responsibility for handling these matters and will utilize other attorneys and legal assistants in the firm in the best exercise of my professional judgment. If, at any time, you have any questions, concerns or comments, please contact me.

B. Fees

We charge for our time on an hourly basis, in one-tenth hour increments. We will invoice the City at our regular hourly rates for the work performed on the City's behalf. Our schedule of hourly rates for attorneys and other members of our professional staff is based on years of experience, level of professional attainment and geographic location. Currently, our hourly rates in the Kansas City office range from $425.00 to $860.00 for attorneys. During 2025, my regular hourly rate is $860.00 per hour, but I have arranged a discounted hourly rate for municipal clients of $535.00 per hour. Our hourly rates may be subject to periodic increases over time, typically in January of each year. Any changes in billing rates must be approved by the

City and will be reflected in the invoice after any revised rates go into effect. We charge for all services rendered, including but not limited to, telephone calls, conferences, court and agency hearings, and other proceedings. Our entire billing process is explained in "A Word About Our Invoices," a copy of which is enclosed.

These discounted hourly rates, however, will not apply to complex matters which include, but are not limited to, class actions, multi-plaintiff litigations, and unfair competition litigation. For these matters, our regular hourly rates will apply.

C. Client Cooperation

The City understands and agrees that, in order for us to represent it effectively, it is necessary for the City to assist and cooperate with the Firm. The City agrees to (1) make itself (including its employees if applicable) available to discuss issues as they arise in this matter; (2) attend and participate in meetings, preparation sessions, court proceedings and other activities in connection with the representation; (3) provide complete and accurate information and documents to us on a timely basis; (4) make timely payment to any experts or vendors retained in connection with our services; and (5) advise whether there is an agreement to arbitrate the subject claim(s), either as set forth in a stand-alone arbitration agreement, an employee handbook, an employment application or otherwise.

D. Protection of Client Confidences –Communication Devices

We are always mindful of our central obligation to preserve the secrets and confidences of our clients. To that end, it is important that we agree from the outset what kinds of communications technology we will employ in the course of this Engagement. Unless the City specifically directs us to the contrary, for purposes of this Engagement, we agree that it is appropriate for us to use e-mail in the course of the Engagement without any encryption or other special protections. In that regard, if there is a specific e-mail address which you would like us to use to communicate with you, other than your current City e-mail address, please let us know. Please also notify the Firm if the City has any other requests or requirements in connection with the methods of telecommunication, or persons to be included or copied in the circulation of documents relating to the Engagement.

E. Termination of Representation

The City may terminate this representation at any time, with or without cause. We also reserve the right to withdraw at any time to the fullest extent permitted by the applicable ethical rules. Any termination of our representation of the City would be subject to such approval as may be required from any court(s) in which we are appearing on the City's behalf. In the event of termination by either of us, fees and costs for work performed prior to termination will still be payable as provided for in this letter.

Following any termination of representation, client files will be released only following delivery to the Firm of a signed release letter containing appropriate directions and an acknowledgment of the obligation to pay outstanding fees. The City will be charged for the reasonable costs of retrieval, assembly, copying, processing and transfer of all files or materials, including Electronically Stored Information ("ESI").

Upon termination of representation, the Firm reserves the right to maintain the City's legal file in electronic format only.

F. Preservation of Documentation

Should a claim be received by the City, the City must take immediate steps to identify, preserve and collect all relevant information until the matter is completely resolved. This information includes all paper and all ESI related to the claim. ESI includes, but is not limited to, the following: e-mails, text messages and other electronic communications, word processing files, spreadsheets, PowerPoints, photos and other images, SharePoints, voicemail, databases, data files and archive files, regardless of whether the information is contained on servers, laptop and desktop computers, back-up tapes, home and personal computers, cloud storage systems, or portable ESI storage devices such as iPhones, Android phones, Blackberries and other smart phones, iPads, iPods, thumb drives, CD's, DVD's, and portable hard drives. This also will likely include any and all relevant surveillance tapes and recordings.

The City must also immediately suspend any document retention/destruction policy and put in place a "Litigation Hold." This Litigation Hold is designed to ensure that relevant electronic evidence is preserved and not destroyed, altered, modified, disposed of, or in any way compromised. Therefore, any individuals who may have relevant information or documents related to a matter must comply with this litigation hold.

Although this may seem like an onerous task, document retention is critical for the defense of a matter and to ensure the City complies with its legal obligation to preserve and produce relevant information. A failure to preserve documents or electronic data could have dire consequences in a matter. For example, in addition to monetary sanctions, the City may be precluded from using certain evidence at trial or the court may allow a jury to draw negative inferences against the City. Under a worst case scenario, the court may award a judgment in favor of the claimant. Therefore, if the City has any doubt regarding whether paper or electronic data falls within the scope of a "Litigation Hold", it should err on the side of preservation and contact us.

G. Advance Conflict of Interest Waiver

Because of the size, geographical reach and the broad scope of the Firm's legal practice, it is possible that attorneys in one or more of the Firm's offices or departments may now or in the future represent parties in matters in which their interests are adverse to those of the City or its affiliates, or have contractual or other dealings with the City. As a condition of our representation, the City agrees that the Firm may represent other parties in matters in which their interests are adverse to those of the City or its affiliates and waives any conflict that would otherwise exist in such matters, provided that (i) any matter in which the Firm represents an adverse party is not substantially related to the Firm's work for the City, and (ii) if appropriate, an ethical wall is created to separate the other matter from the matters the Firm is handling for the City.

H. Potential Insurance Coverage

As employment defense counsel, the Firm cannot provide an opinion with respect to the extent or terms of the City's coverage under any employment practices liability insurance, directors and officers or other insurance policies or programs (on an ongoing basis or otherwise). We urge the City to review this matter with its internal counsel, insurance broker or anyone else with whom it wishes to discuss the possibility of other insurance being applicable, e.g., an excess liability insurance policy, homeowners or personal insurance or any other form or kind of insurance including workers compensation insurance. As with any insurance policy, prompt and complete notice should be given, as required by the policy and by applicable law. Failure to do so could adversely affect the existence of or eligibility for any insurance coverage.

Further, please note that, in many instances, punitive damages may not be covered by the City's insurance policies. There may also be other policy exclusions, as well as limits respecting any coverage(s). Again, please address any exclusions, or limits on coverage for the subject claim(s), with the City's carrier(s), insurance broker, or legal counsel.

* * * *

If the foregoing is acceptable to the City, please sign below and return a copy of this letter to me.

If you have any questions at any time regarding the scope of our representation, the handling of any matter or the content of any invoice, please contact me at once. We are pleased to be of service to the City.

Sincerely,

/s/ Jeffrey M. Place

Jeffrey M. Place
Attorney at Law
(913) 251-3739 Direct
jeff.place@jacksonlewis.com
Jackson Lewis P.C.

Enclosure

Agreed to and Accepted by:

City of Blue Springs, Missouri

_____

By: _____

Title: _____

Date: _____