



Procurement Division  
111 E Maple, PO Box 1019  
Independence, MO 64051-0519

**REQUEST FOR QUALIFICATIONS #23102**  
**Space Needs Assessment and Concept Planning Services for Justice Center**

***ATTENTION RESPONDENT – COMPLETE AND RETURN WITH RESPONSE***

Responding Firm Hoefer Welker Phone Number 913-307-3700  
(Please print or type)

Address 4622 Pennsylvania Ave Suite 1400 City Kansas City State MO Zip 64112

Name of Authorized Agent Ken Henton Email ken.henton@hoeferwelker.com

The only authorized source for Request for Qualifications (RFQ) forms, addenda, and information regarding this RFQ is [www.publicpurchase.com](http://www.publicpurchase.com). Using RFQ forms, addenda, and information not obtained from [www.publicpurchase.com](http://www.publicpurchase.com) creates the risk of not receiving necessary information about the RFP that may eliminate your proposal from consideration.

Submit questions regarding this RFQ online at [www.publicpurchase.com](http://www.publicpurchase.com) by deadline in the RFQ schedule.

Proposals shall be submitted online via [www.publicpurchase.com](http://www.publicpurchase.com) by the date and time indicated. Paper, fax, or email responses will NOT be accepted and will not be returned to sender. Proposals are sealed in a virtual lockbox that can only be opened after the Request for Qualifications (RFQ) closing date and time, to maintain confidentiality of the proposal. All proposals are subject to the terms and conditions herein.

Submission of a proposal shall be deemed a firm offer and is not revocable within 120 days after response deadline.

December 1, 2023

City of Independence  
Procurement Division  
111 E. Maple, PO Box 1019  
Independence, MO 64051-0519

**RE: Request for Qualifications #23102 | Space Needs Assessment and Concept Planning Services for Justice Center**

Dear Respected Selection Committee Members,

The City of Independence is embarking on an exciting journey -a space needs assessment and concept planning for a new justice center. **Hoefer Welker has extensive experience with this project, having completed two assessments for the City in the last 12 years.** From these assessments, we master planned the entire City-owned site, located at 23rd Street and ERD Mize Road, and successfully designed and built the **Independence Communications Center.**

Since then, our company has experienced tremendous growth. **Last year, two of our new police/justice centers received national design awards from Officer Magazine,** exemplifying our commitment to delivering highly functional design solutions. The North Little Rock Justice Center was awarded project of the year and even featured on the magazine cover. Additionally, we are proud to have been ranked **#19 Top Justice Facility Firms by Building Design + Construction 2023 Giants Report.** We are excited to bring our knowledge and lessons learned to collaborate with you to get this project off the ground.

**Throughout our qualifications, we have outlined experiences and processes that have proven results. Additionally, we wanted to highlight several other advantages our team offers to the City of Independence:**

- **CONSENSUS BUILDING/TOURS – We have designed over 50 public safety facilities in Kansas City, which gives us the opportunity to tour similar projects with you.** Our suggested tours include the Leawood Justice Center, the Lawrence Police Headquarters, and the Lee’s Summit Justice Center. These tours will help us kick-start our communication process and provide valuable insights into your needs, budget, design, operations, safety, and durability requirements. Through these shared experiences, we can better understand and meet your expectations.
- **FUNDING ASSISTANCE/BOND ELECTION -** We have teamed with Steven Wolf, funding and community engagement specialist, to help your vision move forward for this important project. Over the past 40 years he has successfully helped clients **pass more than 100 bond measures.** We recently teamed with Steven to help two communities pass bonds for their public safety projects: Council Bluffs, Iowa and Grain Valley, Missouri. Through extensive research and community engagement, these communities passed bonds on the first attempt with little or no opposition. This was Council Bluff’s first bond election to pass on the first try in more than 30 years!
- **PROVEN TRACK RECORD & BUDGET MANAGEMENT -** As one of the most experienced civic design firms in the region, our in-depth knowledge benefits our clients. Because of our knowledge in the programming and design of civic projects, our cost control strategy is proactive, and we are diligent in our early cost analysis to identify cost savings wherever possible. **Additionally, 95% of our civic projects have bid at or below budget.**

While our proposal may only cover certain aspects of our expertise, we look forward to speaking with you further about our qualifications. Should you have any questions in the meantime, please don’t hesitate to contact me at [ken.henton@hoeferwelker.com](mailto:ken.henton@hoeferwelker.com) or 816.536.2731

Sincerely,

**Hoefer Welker**



Ken Henton, AIA, NCARB, LEED AP  
Partner

# 1. PROJECT UNDERSTANDING

The Independence Police Headquarters, built in 1937, is currently facing multiple age and safety issues. Extensive water damage and asbestos have affected all floors, making repairs impractical. Additionally, significant growth in the last five decades has resulted in space limitations. The department has even claimed they have resorted to using air vent spaces as storage areas for crucial documents and evidence, a practice that compromises safety and conflicts with modern recommendations for evidence storage in policing. Despite efforts to remodel specific areas of the facility, it is evident that these measures only provide temporary solutions to a much larger problem.

The current annual expenditure on maintenance of the facility for the Independence Police headquarters amounts to nearly \$1.8 million. By constructing a new building, several key aspects would be enhanced,

including **recruitment efforts, parking facilities, and the potential addition of a dedicated training facility.** This comprehensive upgrade would significantly contribute to the overall efficiency and effectiveness of the police department.

A space needs assessment and concept planning is the first step in preparing for the future. **Hoefler Welker has extensive knowledge of your building and previously collaborated with the City to create a police and court master plan.** While the plan is almost eight years old, our analysis considered a 25-year growth window for the police force in relation to projected population growth. We acknowledge that certain elements in our master plan are outdated and require updating. Our intention is to build upon our knowledge and provide you with a comprehensive solution. This gives our team a head start.

## *THERE COMES A POINT IN A BUILDINGS' LIFE WHERE OCCUPANTS SAY, "THIS IS JUST NOT WORKING ANYMORE."*

The below photos were taken during our tour of your existing building in 2018. These photos were instrumental in creating the master plan and conducting the space needs assessment. Additionally, we have included some examples of our past projects for you to envision the potential of a new facility.



YOUR FACILITY



LAWRENCE POLICE HQ



YOUR FACILITY



NORTH LITTLE ROCK JUSTICE CENTER



YOUR FACILITY



NORTH LITTLE ROCK JUSTICE CENTER



YOUR FACILITY



NORTHGLENN JUSTICE CENTER



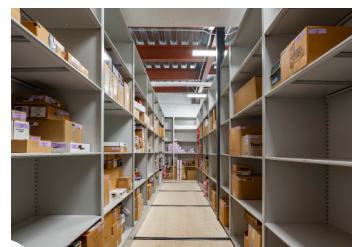
YOUR FACILITY



LAWRENCE POLICE HQ

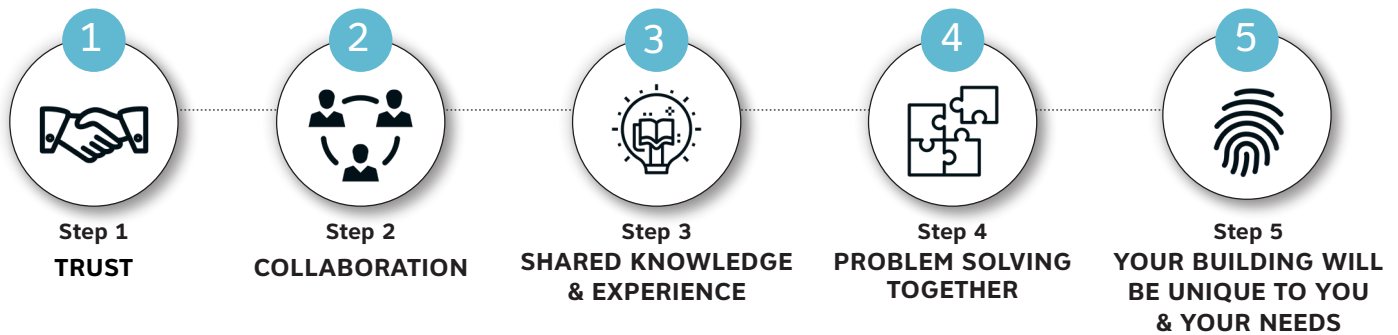


YOUR FACILITY



LAWRENCE POLICE HQ

# 2. PROJECT APPROACH



## IDENTIFY DECISION MAKERS

At the start of design services, the project team will identify key decision makers responsible for global and day-to-day issues. It is imperative to identify the individuals responsible for making project decisions in a timely manner to maintain the project schedule.

## FACILITY TOURS

Our goal is to customize your space to meet specific needs and help manage expectations. To jump-start this process, we will take you on tours of facilities comparable to your new facility. These tours also allow us to discuss materials, finishes, maintenance and durability, while ultimately, defining project expectations.

## SPACE NEEDS ASSESSMENT/PROGRAM VERIFICATION

Determining space needs is one of the most critical parts of project development. A well-developed needs assessment sets the path for a project's success. Our abundance of recent experience will allow us to reflect upon decisions made, answer questions and offer a second opinion if necessary.

## PROGRAM DEVELOPMENT

After we have obtained a thorough understanding of all the goals identified in the preceding steps, we will develop the project program (a written document that identifies the space requirements for your new building). This document will identify room sizes, current and future staff counts.

## ECO-CHARRETTE

**Hoefler Welker will conduct an eco-charrette at the beginning of the project - a process unique to our firm.**

This single day "think-tank" allows us to dive into some of the items that represent a large part of your overall budget: sustainability, MEP systems and building materials.

Hoefler Welker designs every facility with cost-effective, sustainable solutions in mind. For example, prior to design, we will perform a cost-payback-analysis of 4-5 mechanical systems and solar that are most appropriate for your building.

## SITE & BUILDING ASSESSMENT

Our team will conduct a comprehensive assessment of your site(s) & current facilities. This is critical to a project's success and maximizing a design's effectiveness. We will walk your current facility as a team to discuss any obstacles and identify opportunities. We will also engage county engineers to help us understand public utility information so we can evaluate utility extensions (if appropriate). This step is critical in determining the best option for your future facilities.

## COST ESTIMATE

We will combine the knowledge we obtain together through tours, discussions, and working sessions, to develop a range-cost estimate. We will use our track record with projects of similar size and scope to help determine the cost of your facility.

## CHARRETTE / CONCEPT DESIGN

Our team will conduct a highly-interactive planning and design charrette. This preferably on-site, interactive, design workshop involves the client, stakeholders, design team, engineers and members of the community, and generally takes place over a two to three-day period at the client's offices. The goal of a charrette is to brainstorm, exchange ideas, understand the client's vision and project requirements, prepare options and, ultimately, create a conceptual design layout and a preliminary design direction.



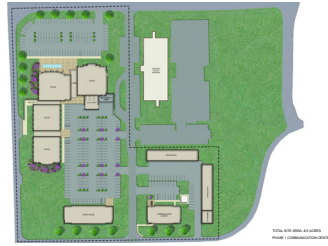
# 3. RELEVANT EXPERIENCE



## INDEPENDENCE NEEDS ASSESSMENT & COMMUNICATIONS CENTER INDEPENDENCE, MISSOURI

Hoefler Welker conducted a comprehensive assessment of the City of Independence’s police facility, taking into account both current and future space requirements based on a 25-year projection of population growth. Our evaluation encompassed the existing facility, considering its potential for expansion, longevity, energy efficiency, and maintenance needs. In addition, we evaluated a city-owned site as a potential location for the new police station and courthouse. To assist in decision-making, we developed cost comparisons to establish a suitable budget for both options. After careful analysis, we recommended a phased relocation of the police and court facilities to a new site. This approach, with an estimated cost of approximately \$20 million for Phase 1, would provide the department with the necessary infrastructure to accommodate more than a century of growth, while allowing for future expansion as needed.

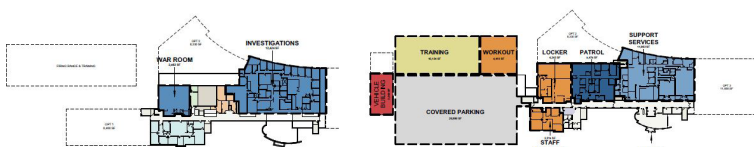
It was also determined that a new communications center would be built for the city - this project was completed by Hoefler Welker in 2019.



## W. JACK SANDERS JUSTICE CENTER PROGRAMMING STUDY OVERLAND PARK, KANSAS

Hoefler Welker conducted a building planning and expansion study in collaboration with specialty consultants Vargas Associates and the National Center for State Courts (NCSC). The primary focus of the study was a space needs assessment for the police and courts with a comprehensive planning study for the renovation and expansion of the W. Jack Sanders Justice Center.

The study set out to achieve multiple goals, which were identified at the start of the process. These goals included creating safe and efficient workspaces, planning for long-term growth, improving parking for the public and staff, enhancing the facilities’ image, accommodating both genders appropriately, making informed decisions, increasing security and safety measures, optimizing available funds, and devising a practical strategy for project implementation.





## NORTH LITTLE ROCK JUSTICE CENTER NORTH LITTLE ROCK, ARKANSAS | 85,000 SQ. FT.

The North Little Rock Police Department is comprised of more than 218 employees housed in five campuses and four substations spread across the city. The Patrol Division, which is the largest division within the department is divided into four patrol areas with a substation in each area.

North Little Rock has not built a new police facility in more than 50 years and as the city continued to grow, the outdated facilities became more apparent and did not support current policing trends and needs. In the summer of 2017, residents of North Little Rock approved a one-cent sales tax to support the need of a new justice center.

The new site, located at 2900 Poplar Street, includes office space, courtrooms, court public lobby, conference rooms, holding cells, police public lobby, a large community room, sleeping/quiet rooms, administration, interview spaces, the investigations division, patrol division, special operations, support services, training, property and evidence, and weapons screening among several other amenities. The new facility was designed to accommodate future growth and last for the next 50 years.



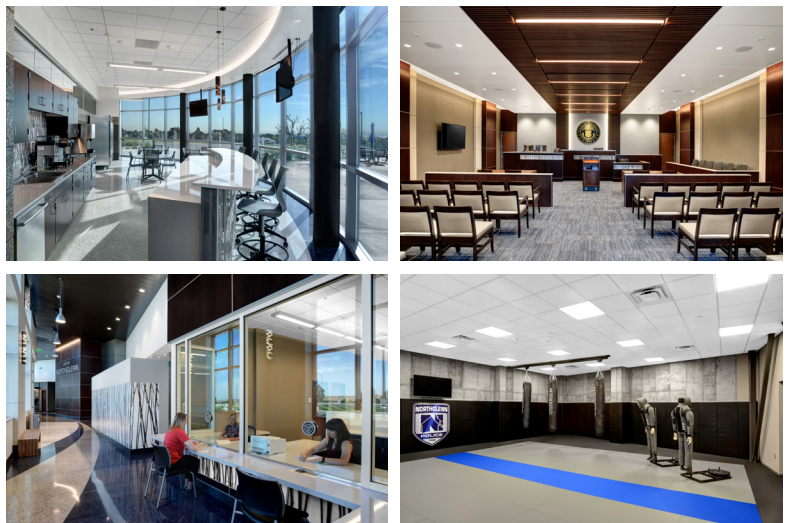
## NORTHGLENN JUSTICE CENTER NORTHGLENN, COLORADO | 48,000 SQ. FT.

After competing in a design competition, Hofer Welker was selected by the city of Northglenn to design the new justice center. Our team launched our collaborative process by taking key stakeholders on tours of our recently completed facilities that were similar to their desired police/courts facility.

The Northglenn Justice Center reflects the best trends in modern justice design. Not only will the justice center serve its community for the next 100+ years, but the facility offers a variety of publicly accessible areas, advanced security systems and open contemporary collaboration spaces. The efficient layout is a significant improvement from their previous facility.

After our site analysis, we realized that soil conditions were not ideal and significant grading would need to be done to meet the two-story building our client desired as well as the separation of public and private parking.

Following an internal “think tank” we were able to save money by reducing the overall grading which allowed the building sit more naturally into the site. The building addresses the public, by facing the entry road and is fully visible from I-25



# ADDITIONAL PROJECTS

 = Space Needs Assessment Completed



**Leawood Justice Center**  
Leawood, Kan.



**Council Bluffs Police Headquarters**  
Council Bluffs, Iowa



**Lawrence Police Headquarters**  
Lawrence, Kan.



**Gladstone Police & City Hall**  
Gladstone, Mo.



**KCPD South Patrol Campus**  
Kansas City, Mo.



**KCK South Patrol Station**  
Kansas City, Kan.



**Grain Valley Police Headquarters**  
Grain Valley, Mo.



**KCPD Metro Patrol Station**  
Kansas City, Mo.



**Missouri River Courthouse**  
Great Falls, Mont.



**St. Peters Justice Center**  
St. Peters, Mo.



**Branson Police Headquarters Renovation**  
Branson, Mo.



**Olathe Public Safety Campus**  
Olathe, Kan.



**Shawnee Justice Center**  
Shawnee, Kan.



**Midlothian Police & Courts**  
Midlothian, Texas



**Platte City Police & City Hall**  
Platte City, Mo.

# 4. STAFF

## HOEFER WELKER | ARCHITECTURE, INTERIOR DESIGN & M.E.P. ENGINEERING

**KEN HENTON**  
Principal-In-Charge/  
Design Lead

**NICK LAWLER**  
Project Manager

**CHRIS KRUMREI**  
Project Designer

**KATHERINE WALDROP**  
Project Architect

**AMY WILLIAMS**  
Director of Interiors

**JON LEE**  
MEP Project Manager

**BHC**  
CIVIL ENGINEER

**BOB D. CAMPBELL**  
STRUCTURAL ENGINEER

**LANDWORKS STUDIO**  
LANDSCAPE ARCHITECT

**FIDES MUNUSQUE FIDELE. INC**  
COMMUNITY ENGAGEMENT SPECIALIST

**MIKE MAKRIS**  
Project Engineer

**JEFFREY L. WRIGHT**  
Structural Engineer

**BRIAN STRUM**  
Landscape Architect

**STEVEN WOLF**  
Community Engagement/  
Bond Specialist



Hoefer Welker has worked with Steven to successfully pass two bonds which resulted in two new police stations!



## KEN HENTON AIA, NCARB, LEED AP

Ken Henton brings more than 30 years of proven experience managing the design of civic facilities throughout the U.S. As a committed and thorough public safety planning specialist, he leads all of Hoefer Welker's public safety and municipal projects. Throughout every stage of the project, his primary objective is to ensure that the firm's core philosophies and values for delivering state-of-the-art, innovative projects to clients in a timely and cost-effective manner is implemented. Ken manages projects using a hands-on approach and will be integral and engaged throughout the project.

### ROLE IN PROJECT

Principal-In-Charge/  
Design Lead

### EDUCATION

Bachelor of Science -  
Architectural Engineering,  
Kansas State University

### REGISTRATIONS/AFFILIATIONS

AIA  
NCARB Certified  
LEED Accredited Professional

### RELEVANT EXPERIENCE

**Independence Police Master Plan/  
Needs Assessment**  
Independence, Mo.

**North Little Rock Justice Center**  
North Little Rock, Ark.  
85,000 sq. ft.

**Northglenn Justice Center**  
Northglenn, Colo.  
48,000 sq. ft.

**Leawood Justice Center**  
Leawood, Kan.  
106,500 sq. ft.

**Shawnee Justice Center**  
Shawnee, Kan.  
80,000 sq. ft.

**Basehor City Hall**  
Basehor, Kan.  
9,000 sq. ft.

**Independence  
Communications Center**  
Independence, Mo.  
6,000 sq. ft.

**Olathe Public Safety Facility**  
Olathe, Kan.  
130,600 sq. ft.

**Lawrence Police Headquarters**  
Lawrence, Kan.  
55,000 sq. ft.

**Council Bluffs Police Headquarters**  
Council Bluffs, Iowa  
52,000 sq. ft.





## NICK LAWLER AIA, NCARB, LEED AP, BC+C

Nick brings extensive experience and has managed and supervised multiple judicial, commercial, and institutional projects for both private and government clients. He has worked closely with contractors to bring designs that reflect the client’s vision and mission from charrette to completed construction. He enjoys the challenge of configuring a building on a unique site and then delivering a facility that supports its operation and enhances employees’ overall performance with functionality and flexibility.

### ROLE IN PROJECT

Project Manager

### EDUCATION

Bachelor of Architecture,  
University of Kansas

### REGISTRATIONS/AFFILIATIONS

AIA

NCARB Certified

LEED Accredited Professional

### RELEVANT EXPERIENCE

#### North Little Rock Justice Center

North Little Rock, Ark.  
85,000 sq. ft.

#### Northglenn Justice Center

Northglenn, Colo.  
48,000 sq. ft.

#### Basehor City Hall

Basehor, Kan.  
9,215 sq. ft.

#### Olathe Public Safety Facility

Olathe, Kan.  
130,600 sq. ft.

#### Missouri River Courthouse

Great Falls, Mont.  
61,000 sq. ft.

#### Lawrence Police Headquarters

Lawrence, Kan.  
55,000 sq. ft.

#### Grain Valley Police Headquarters

Grain Valley, Mo.  
20,000 sq. ft.

#### Council Bluffs Police Headquarters

Council Bluffs, Iowa  
52,000 sq. ft.

#### Gladstone Police & City Hall Renovation & Expansion

Gladstone, Mo.  
19,000 sq. ft. addition  
8,000 sq. ft. renovation



## KATHERINE WALDROP AIA, NCARB

An experienced architect and leader, Katherine’s technical focus includes building science, space planning, project management, and design continuity. She continuously strives to improve quality for the owner while respecting the budget. She is an advocate of intelligent design and is dedicated to delivering an exceptional facility that meets the owner’s goals. From early concept through design and construction, Katherine remains focused on maximizing value and performance. She leverages her proficiency with 3D visualization tools to convey complex design concepts to stakeholders, which translates into early consensus building and informed decision-making.

### ROLE IN PROJECT

Project Architect

### EDUCATION

Bachelor of Architecture,  
Kansas State University

### REGISTRATIONS/AFFILIATIONS

AIA

NCARB Certified

### RELEVANT EXPERIENCE

#### Independence Police Master Plan/ Needs Assessment

Independence, Mo.

#### Independence Communications Center

Independence, Mo.  
6,000 sq. ft.

#### Lawrence Police Headquarters

Lawrence, Kan.  
55,000 sq. ft.

#### Basehor City Hall

Basehor, Kan.  
9,000 sq. ft.

#### Council Bluffs Police Headquarters

Council Bluffs, Iowa  
52,000 sq. ft.

#### Midlothian City Hall

Midlothian, Texas  
55,000 sq. ft.

#### Gladstone Police & City Hall Renovation & Expansion

Gladstone, Mo.  
19,000 sq. ft. addition  
8,000 sq. ft. renovation



## CHRIS KRUMREI AIA, NCARB

Chris Krumrei’s comprehensive project experience includes roles within all areas of planning, design, and construction documentation. He is talented in creating virtual 3D representations of the design, which aids in early conceptual analysis and design development options. Chris also understands the importance of adapting the project design to the client’s needs, both functionally and aesthetically.

### RELEVANT EXPERIENCE

#### ROLE IN PROJECT

Project Designer

#### EDUCATION

Bachelor of Architecture, Kansas State University

#### Independence Police Master Plan/Needs Assessment

Independence, Mo.

#### North Little Rock Justice Center

North Little Rock, Ark.  
85,000 sq. ft.

#### Northglenn Justice Center

Northglenn, Colo.  
48,000 sq. ft.

#### Leawood Justice Center

Leawood, Kan.  
106,500 sq. ft.

#### Independence Communications Center

Independence, Mo.  
6,000 sq. ft.

#### Belton Courts & Police

Belton, Mo.  
35,600 sq. ft.



## AMY WILLIAMS NCIDQ, LEED AP BD+C

Amy, an accomplished interior design professional with over 30 years of experience, has a wealth of expertise in civic architecture, education, and hospitality markets. Her profound understanding of sustainable design projects empowers her to deliver innovative, sustainable, and visually appealing solutions that prioritize community well-being and create captivating civic spaces.

### RELEVANT EXPERIENCE

#### ROLE IN PROJECT

Director of Interiors

#### EDUCATION

Bachelor of Science - Interior Design, Kansas State University

#### North Little Rock Justice Center

North Little Rock, Ark.  
85,000 sq. ft.

#### Lawrence Police Headquarters

Lawrence, Kan.  
55,000 sq. ft.

#### Basehor City Hall

Basehor, Kan.  
9,000 sq. ft.

#### Grain Valley Police Headquarters

Grain Valley, Mo.  
20,000 sq. ft.

#### Gladstone Police & City Hall Renovation & Expansion

Gladstone, Mo.  
19,000 sq. ft. addition  
8,000 sq. ft. renovation



## JON LEE PE, DBIA, KCAHE

Jon’s background in electrical systems and integrated lighting design fuels his passion for creating spaces that respond to program and personnel needs. Jon has worked on various projects in various market sectors as a lead electrical engineer, project manager, and lighting and controls commissioning agent.

### RELEVANT EXPERIENCE

#### ROLE IN PROJECT

MEP Project Manager

#### EDUCATION

Bachelor of Science - Architectural Engineering, Kansas State University

#### Basehor City Hall

Basehor, Kan.  
9,000 sq. ft.

#### Branson Fire Station No. 4

Branson, Mo.  
11,000 sq. ft.

#### Empower Office Remodel Aspiria Campus

Overland Park, Kan.  
33,000 sq. ft.

#### Branson White House Theater Renovation (Police, Fire Admin and EOC)

Branson, Mo.  
40,000 sq. ft.

#### Multi-Tenant Office Remodel Aspiria Campus

Overland Park, Kan.  
150,000 sq. ft.

## 5. AVAILABILITY

The team presented to the City of Independence, Missouri for this project are available to begin work with your team immediately and will be committed to the project from start to finish. We can leverage the expertise and staff resources of our entire 160+ employee organization to ensure the highest quality for this project.

## 6. COMMUNICATIONS/PR

### COMMUNITY ENGAGEMENT SPECIALIST & FUNDING YOUR PROJECT

We understand a large part of this project is getting it funded. Over the past 27 years, Hoefler Welker has led city, county and federal projects to obtain partial or complete funding. Some of these projects are nearly identical to your project. As a part of our process, **we have developed an 8-12 week program, utilized to build community awareness.** This process takes advantage of the tools developed during the preliminary stage of the project, including photos of your existing facility, to inform the public why the need exists.

We will work with you to determine the most appropriate venues, but our process typically stems around community interaction and Town Hall meetings to inform the public so they feel part of the project's success.

We have teamed with **Steven Wolf, funding and community engagement specialist,** to help your vision move forward for this important project. Over the past 40 years he has successfully helped clients pass more than 100 bond measures.

### CASE STUDIES



#### COUNCIL BLUFFS POLICE HQ

Community Engagement & Bond Passage

Hoefler Welker conducted a needs assessment/master plan of the old police headquarters and determined that the police department had outgrown its facilities. To secure funding for a new facility, Hoefler Welker enlisted the expertise of Steven Wolf. Steven proposed forming a community study group of influential stakeholders to accurately represent the community's needs and advocate for a new police headquarters.

**The team successfully engaged the community and achieved bond passage, marking the City's first successful bond election in over 30 years!**



#### GRAIN VALLEY POLICE HQ

Community Engagement & Bond Passage

Hoefler Welker, in collaboration with Steven Wolf, created a community study group to analyze the need for a new police facility. The group spent nearly 3 months touring police stations, including the current Grain Valley station, and analyzed various design and construction features to form its recommendations. The study group reached unanimous agreement on 9 recommendations that address the need, the timing, the design, and the acceptable cost for the new police station. **In April 2022, the Citizens of Grain Valley voted to pass a no levy increased bond measure for the construction of a new police facility!**

## 7. REFERENCES



### CASEY COOPER, MAJOR

City of Lawrence, Kansas  
785.830.7402  
cooper@lkpd.org  
Project: Lawrence Police Headquarters



### MARY BETH BOWMAN, DIR. OF COMMERCE

City of North Little Rock, Arkansas  
501.975.8881  
mbowman@nlr.ar.gov  
Project: North Little Rock Justice Center



### TRAVIS FORBES, CHIEF OF POLICE

City of Lee's Summit, Missouri  
816.969.1080  
travis.forbes@cityofls.net  
Project: Lee's Summit Police  
& Courts Renovation



### KEN MURPHY, CITY ADMINISTRATOR

The City of Grain Valley  
816.847.6291  
kmurphy@cityofgrainvalley.org  
Project: Grain Valley Police Headquarters

## 8. CONTRACT MODIFICATIONS

Hoefer Welker is requesting the below modifications to the standard contract:

- Opening line – Hoefer Welker is a Limited Liability Company, accordingly, we would request that be shown in lieu of the reference to “Corporation”.
- Article 4 – we request the ability to invoice monthly on a percent complete basis instead of the hourly process defined.
- Article 10 – insurance
  - The language in the 5th line indicates that the Hoefer Welker insurance is required to cover its consultants. This is not possible, however, we will require each consultant to carry their own applicable insurance.
  - The language in the “Loss” definition indicates that “penalty, fine” are included, however, these items are specifically excluded from the Hoefer Welker insurance coverage. These items can be generally covered by “damages”, but should not be identified specifically.
  - The language in the “Indemnification and Hold Harmless” section is both redundant and conflicts with the language in Article 9. The language in Article 9 is agreeable, so we’d request that the related language in Article 10 be deleted.





# CERTIFICATE OF LIABILITY INSURANCE

2/12/2024

DATE (MM/DD/YYYY)

2/7/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	<b>CONTACT NAME:</b> _____	
	<b>PHONE (A/C, No, Ext):</b> _____	<b>FAX (A/C, No):</b> _____
<b>E-MAIL ADDRESS:</b> _____		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
INSURER A: The Charter Oak Fire Insurance Company		25615
INSURER B: The Travelers Indemnity Company		25658
INSURER C: Travelers Property Casualty Company of America		25674
INSURER D: Allianz Underwriters Insurance Company		36420
INSURER E:		
INSURER F:		

**INSURED**  
 1443907 HOEFER WELKER, LLC  
 4622 PENNSYLVANIA AVENUE, SUITE 1400  
 KANSAS CITY MO 64112

**COVERAGES**                      **CERTIFICATE NUMBER:** 16141369                      **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: _____	N	N	680-9W317349	2/12/2023	2/12/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/PROP AGG \$ 4,000,000 \$
B	AUTOMOBILE LIABILITY  <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	BA-4R137037	2/12/2023	2/12/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	N	N	CUP-7C902052	2/12/2023	2/12/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ XXXXXXXX
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	09W389369	2/12/2023	2/12/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	PROFESSIONAL LIABILITY	N	N	USF007677	2/12/2023	2/12/2024	\$5,000,000 PER CLAIM AND ANNUAL AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: EVIDENCE OF COVERAGE

### CERTIFICATE HOLDER

### CANCELLATION

16141369  
 EVIDENCE OF COVERAGE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Joseph M. Amello*

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