



**Justice Center Complex Project
City Council Study Session
4.8.24**

HOEFER WELKER

- Hoefer Welker's contract is broken into 4 Phases
 - Phase A – Update master plan & space needs assessment
 - Phase B – Concept Design & Site plans
 - Phase C – IUC building design - to move PD into after City Admin vacates
 - Phase D – Design services for the new Justice Center scopes determined in Phase A & B
- Hoefer Welker will invoice monthly in proportion to the services performed in each Phase of work.
 - This is standard industry practice and included in their AIA contract.
- Per the design contract, work can be stopped, paused or terminated at any time without cause. Only work completed to that point would be invoiced.

HOEFER WELKER

Independence Justice Center
3/28/2024

Exhibit A

		TOTAL	REMARKS
PHASE A - UPDATE MASTERPLAN & SPACE NEEDS			
Reference design services matrix (Project Advocates) U.N.O.		49,500	
Existing Building verification and 3D modeling		43,500	
Review cost estimates by others		8,400	
Survey (Site)		53,000	
Phase Total	\$	154,400	
PHASE B - Concept Design & Site (50% Schematic Design)			
Reference design services matrix (Project Advocates) U.N.O.	\$	264,000	0.80%
Eco-Charrette		35,000	Mechanical system options and lifecycle cost analysis
Geobond			
Community Engagement (Attendance at Meetings)		10,000	
Packaging of Concept Designs		4,000	
Phase Total	\$	313,000	
PHASE C - BASIC SERVICES - IUC BUILDING			
Reference design services matrix (Project Advocates) U.N.O.	\$	175,000	5.00%
Furniture & Equipment Design - IUC		70,000	10% of furniture budget
ICC-500 Storm Shelter Design		19,000	
LEED Design and Documentation - IUC		48,000	Assumes up to Silver certification
Phase Total	\$	312,000	
PHASE D - BASIC SERVICES - JUSTICE CENTER			
Reference design services matrix (Project Advocates) U.N.O.	\$	2,376,000	7.20%
Platting		7,800	(Phase D fees reduced due to Phase B services) If required
Stormwater Management		13,000	If required
Traffic Study and Traffic counts		19,000	If required
Preliminary Development Plan (PDP)		14,000	
Final Development Plan (FDP)		11,500	
NOI/SWPPP Permitting		2,500	If required
Furniture & Equipment Design - Justice Center		140,000	10% of furniture budget
LEED Design and Documentation - Justice Center		115,300	Assumes up to Silver certification
Phase Total	\$	2,699,100	
OPTIONAL SERVICES			
Geotechnical Investigation		0	By City
Record Documents (As-Constructed) - IUC		7,000	4% allowance
Record Documents (As-Constructed) - Justice Center		95,040	4% allowance
Phase Total	\$	102,040	
TOTAL FEE (Excluding expenses)	\$	3,580,540	
Reimbursable Expense Allowance			
	4%	80,000	Allowance % of Basic Services
TOTAL FEE + ALLOWANCES/EXPENSES	\$	3,660,540	

Refer to Exhibit A of the Hoefer
Welker AIA B133 contract

Justice Center Campus			Independence, MO						Hourly Rates:	2023	2024	2025	2026	2027	2028	
			Schedule:						Principal	\$245	\$245	\$257	\$270	\$284	\$298	
			Start	Complete	Months	Weeks										
			Due Diligence, Initiation	12/12/2023	1/31/2024	1.5	6									
			Master Planning	2/12/2024	12/31/2024	10.5	45									
			Design Mngmt/Procurement	5/1/2025	2/27/2026	10	43									
			Construction	10/1/2025	12/1/2027	26	113									
			Activation, Close-out	5/4/2026	1/31/2028	3.2	14									
									Partner Adv.	\$220	\$220	\$231	\$243	\$255	\$267	
									Project Adv.	\$195	\$195	\$205	\$215	\$226	\$237	
									Support	\$185	\$185	\$194	\$204	\$214	\$225	
Activity		Duration		Manhours				Total	Reimbursables							
		Wks	Mos	Principal	Partner Adv.	Project Adv.	Support	Hours								
Due Diligence, Initiation (Completed with original contract)		6	1.5 Dec '23 - Jan '24	13	26	0	0	39	included	\$3,185	\$5,720	\$0	\$0	\$8,904	\$228 Avg/Hr	
Master Plan & Concept Design		45	10.5 Feb - Dec '24	91	182	45	0	318	included	\$23,196	\$40,040	\$8,872	\$0	\$72,108	\$226 Avg/Hr	
Design Management/Procurement		43	10.0 May '25 - Feb '26	87	693	217	0	997	included	\$22,293	\$160,148	\$44,359	\$0	\$226,800	\$228 Avg/Hr	
Construction Oversight		113	26.0 Oct '25 - Dec '27	433	433	1,127	0	1,993	included	\$122,896	\$110,356	\$254,311	\$0	\$487,563	\$245 Avg/Hr	
Activation/Occupancy/Closeout		14	3 May '26 - Jan '28	28	222	28	0	277	included	\$7,865	\$56,500	\$6,260	\$0	\$70,625	\$255 Avg/Hr	
TOTAL		217	50.0 Dec '23 - Jan '28	652	1,556	1,416	0	3,625	included	\$179,435	\$372,763	\$313,802	\$0	\$866,000	\$239 Avg/Hr	

Project Advocates fee is paid per Phase above, and on a monthly basis as services are performed.



INDEPENDENCE
★ MISSOURI ★

Fire Station Projects



- WSKF's contract is broken into 4 Phases
 - Phase A – Concept Design & Programming
 - Phase B – Design Services for Fire Station #8 & Indoor Training Facility
 - Phase C – Design Services for Fire Station #11
 - Phase D – Design Services for Fire Station #5
- WSKF will invoice monthly in proportion to the services performed in each Phase of work.
 - This is standard industry practice and included in their AIA contract.
- Per the design contract, work can be stopped, paused or terminated at any time without cause. Only work completed to that point would be invoiced.



FEE SUMMARY

Phase A	\$	163,000
Phase B	\$	884,125
Phase C	\$	509,625
Phase D	\$	509,625
Grand Total - All Phases		\$ 2,066,375

DESIGN TEAM

Architect	WSKF	WSKF, Inc.
Interior Design	WSKF	WSKF, Inc.
Structural Engineer	LOK	Leigh & O'Kane LLC
MEP Engineer	PKMR	PKMR Engineers
Civil Engineering	McC	McClure
Landscape Architecture	McC	McClure
LEED Consulting	GCG	Greenwood Consulting Group

Refer to Exhibit A of the WSKF AIA B133 contract

Fire Station #8 & Training Facility Independence, MO										Hourly Rates:	2023	2024	2025	2026	2027	2028
Schedule:										Principal	\$245	\$245	\$257	\$270	\$284	\$298
Due Diligence, Initiation										Partner Adv.	\$220	\$220	\$231	\$243	\$255	\$267
Design Mngmt/Procurement										Project Adv.	\$195	\$195	\$205	\$215	\$226	\$237
Construction										Support	\$185	\$185	\$194	\$204	\$214	\$225
Activation, Close-out																
Activity	Duration		Manhours				Total Hours	Reimbursables								
	Wks	Mos	Principal	Partner Adv.	Project Adv.	Support										
Due Diligence, Initiation (Completed with original contract)	5	1.1 Jan - Feb '24	10	29	0	0	38	Included	\$2,335	\$6,292	\$0	\$0	\$8,627			\$226 Avg/Hr
Design Management/Procurement	39	9.0 Feb - Nov '24	78	468	117	0	663	Included	\$19,672	\$102,952	\$22,813	\$0	\$145,437			\$219 Avg/Hr
Construction Oversight	61	14.0 Nov '24 - Jan '26	177	177	364	0	719	Included	\$45,617	\$40,962	\$74,523	\$0	\$161,102			\$224 Avg/Hr
Activation/Occupancy/Closeout	9	2.0 Jan - March '26	17	123	17	0	156	Included	\$4,682	\$29,427	\$3,726	\$0	\$37,835			\$243 Avg/Hr
TOTAL	113	26.1 Jan '24 - March '26	282	795	498	0	1,576	Included	\$72,305	\$179,633	\$101,063	\$0	\$353,000			\$224 Avg/Hr
										Project Budget	\$13,000,000		% Project Budget		2.7%	
										Hours	282		795		498	
										FTE's	0.06		0.18		0.11	
											0.00		0.00		0.35	

Project Advocates fee is paid per Phase above, and on a monthly basis as services are performed.

Fire Station #11			Independence, MO				Hourly Rates:		2023	2024	2025	2026	2027	2028		
Schedule:		Start	Complete	Months	Weeks	Principal			\$245	\$245	\$257	\$270	\$284	\$298		
Due Diligence, Initiation		12/12/2023	2/29/2024	2.5	11	Partner Adv.			\$220	\$220	\$231	\$243	\$255	\$267		
Design Mngmt/Procurement		4/3/2024	7/18/2025	9	39				Project Adv.	\$195	\$195	\$205	\$215	\$226	\$237	
Construction		8/11/2025	7/10/2026	11	48					Support	\$185	\$185	\$194	\$204	\$214	\$225
Activation, Close-out		7/13/2026	8/28/2026	1.5	6											
Activity	Duration		Manhours				Total Hours	Reimbursables								
	Wks	Mos	Principal	Partner Adv.	Project Adv.	Support										
Due Diligence, Initiation (Completed with original contract)	11	2.5 Dec '23 - Feb '24	11	22	0	0	32	included	\$2,654	\$4,766	\$0	\$0	\$7,420	\$228 Avg/Hr		
Design Management/Procurement	39	9.0 April '24 - July '25	58	312	78	0	448	included	\$15,943	\$72,066	\$15,969	\$0	\$103,979	\$232 Avg/Hr		
Construction Oversight	48	11.0 Aug '25 - July '26	115	139	238	0	493	included	\$31,197	\$33,794	\$51,235	\$0	\$116,225	\$236 Avg/Hr		
Activation/Occupancy/Closeout	6	1.5 July - Aug '26	13	91	13	0	117	included	\$3,511	\$22,070	\$2,795	\$0	\$28,376	\$243 Avg/Hr		
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Project Advocates fee is paid per Phase above, and on a monthly basis as services are performed.

Fire Station #5			Independence, MO				Hourly Rates		2023	2024	2025	2026	2027	2028		
		Schedule:		Start	Complete	Months			Weeks	Principal	\$245	\$245	\$257	\$270	\$284	\$298
		Due Diligence, Initiation		12/12/2023	5/31/2024	2.5			11	Partner Adv.	\$220	\$220	\$231	\$243	\$255	\$267
		Design Mngmt/Procurement		4/3/2024	1/16/2026	9			39	Project Adv.	\$195	\$195	\$205	\$215	\$226	\$237
		Construction		1/19/2026	12/31/2026	11.5			50	Support	\$185	\$185	\$194	\$204	\$214	\$225
		Activation, Close-out		1/1/2027	2/18/2027	1.5			6							
Activity		Duration		Manhours					Total	Reimbursables						
		Wks	Mos	Principal	Partner Adv.	Project Adv.	Support	Hours								
Due Diligence, Initiation (Completed with original contract)		11	2.5 Dec '23 - May '24	11	22	0	0	32	included	\$2,654	\$4,766	\$0	\$0	\$7,420	\$228	
Design Management/Procurement		39	9.0 April '24 - Jan '26	58	312	78	0	448	included	\$15,241	\$72,066	\$15,969	\$0	\$103,277	\$230	
Construction Oversight		50	11.5 Jan - Dec '26	121	146	249	0	516	included	\$32,615	\$35,330	\$53,564	\$0	\$121,508	\$236	
Activation/Occupancy/Closeout		6	1.5 Jan - Feb '27	13	91	13	0	117	included	\$3,687	\$23,174	\$2,934	\$0	\$29,795	\$255	
TOTAL		106	Dec '23 - Feb '27 24.5	203	570	340	0	1,114	included	\$54,196	\$135,336	\$72,467	\$0	\$262,000	\$235	
Project Budget									\$7,000,000	% Project Budget				3.7%		
		Hours		203	570	340	0	1,114								
		FTE's		0.05	0.13	0.08	0.00	0.26								

Project Advocates fee is paid per Phase above, and on a monthly basis as services are performed.