

**REQUEST FOR QUALIFICATIONS
AND
PRICE PROPOSAL
FOR
DESIGN AND CONSTRUCTION
OF
SHAWNEE TOWN, 1929**



FEBRUARY 3, 2010

A. INTRODUCTION

The City of Shawnee Parks & Recreation Department (Owner) is requesting Qualification Statements and Price Proposals from prospective design-build teams (Design-Builder) with demonstrated experience in historic renovation, and in the design and construction of high-quality, cost-effective facilities.

1. Background. In 2002, the City of Shawnee recognized the need to develop a plan to build on the assets established by the Shawnee Historical Society, to provide a vision for the future, and to establish a clear plan of action to guide the Museum into a new phase of development, growth, and programming. The City of Shawnee and the Shawnee Historical Society committed time and resources to develop a strategic plan. Representatives of the City Council, the Shawnee Historical Society, the civic and business community, City staff, and volunteers worked for over 18 month with area historians, a museum program specialist, and a landscape architect to complete the planning process.

The planning process resulted in the preparation of “Shawnee Town, 1929; Strategic Plan; 2004-2014” which was adopted by the Shawnee City Council in February 2004. Two key goals of the Strategic Plan were to:

“Provide opportunities for Shawnee Town visitors to learn what life was like in the City of Shawnee in 1929 through a menu of historically-accurate and research-based programs that offer memorable, evocative experiences in a unique setting.”

and to:

“Broaden Shawnee Town’s base of support in the community and to serve a greater number of Shawnee Town’s visitors in a meaningful way each year.”

The Strategic Plan envisioned major changes to the physical site to create a “farm” site distinct from the “town” site, and to offer improved visitor services.

2. Project Overview. A site plan for Shawnee Town, 1929 is included in the Appendix B showing a preliminary layout for the “farm” site and the “town” site.

The farmstead will be an assembly of representative truck garden buildings and will include a house that was built by Joseph Scudder Hart and his wife Wilhannah in 1877 (Hart Home). The farmstead will also include the Shawnee area Bender Barn, a Market Shed, a Smokehouse, and several other structures. A rendering of the proposed farmstead is included in Appendix B.

The town will include several buildings and stores representative of Shawnee businesses in 1929. Fisher’s Chevrolet will provide a sense of transportation in the era, while other buildings such as Goddard’s Electric Store, Tom Davis’ Dry Goods, and the Barber Shop will be representative of retail businesses during this period in time.

3. Research and Construction Documents Completed to Date. The City, in conjunction with local museum consultants, have completed a significant amount of research to date to ensure the interior, exterior, furnishings, environment, and landscaping for the proposed buildings are historically accurate. Research reports documenting the above work are included in Appendix B. After the above research was completed, the City hired David Greer (Greer Architecture) to prepare drawings for the Hart Home, Market Shed, and Bender Barn. Drawings prepared by Greer Architecture are also included in Appendix B.

The working relationship between the City and Greer Architecture has worked well and the City desires to have Greer Architecture involved in the remaining phases of the project. Subsequently, the City is requiring all Design-Builders to retain the services of Greer Architecture as the architect-of-record for the remaining work to be completed on the project.

Contact information for Greer Architecture is:

David J. Greer
Greer Architecture, P.A.
5711 Cottonwood
Shawnee, KS 66216
Office: 913-248-0099
Fax: 913-268-4647
Email: greerarch@sprintmail.com

B. PROJECT SCOPE

The scope of work for which the City is requesting design-build services is described in the following section. The scope is not all inclusive and other work may be required to provide complete and fully functional facilities.

1. Farmstead. The farmstead will be located in the northwest corner of the site as shown on the Preliminary Site Plan (Appendix B) in the area formerly occupied by the East Pool and Bathhouse. The farmstead will include construction of twelve (12) structures as indicated in the following table.

| NO. | NAME | SIZE |
|------------|-------------------|---|
| 1. | Hart Home | Refer to drawings in Appendix B |
| 2. | Market Shed | Refer to drawings in Appendix B |
| 3. | Bender Barn | Refer to drawings in Appendix B; Pen: 25' x 30' |
| 4. | Root Cellar | 10' x 15' |
| 5. | Smokehouse | 10' x 11' |
| 6. | Tool Shed | 18' x 24'; three (3) bays |
| 7. | Garage | 12' x 20' |
| 8. | Outhouse | 4' x 4' ; two (2) hole |
| 9. | Chicken Coop | Coop: 14' x 20'; Pen: 10' x 20' |
| 10. | Well with Pump | To be Determined |
| 11. | Cistern with Pump | To be Determined |
| 12. | Garden | 85' x 85' |

The Hart Home, Bender Barn, and Smokehouse structures are currently located on the eastern portion of the site and must be moved west to the farmstead. The existing foundations for the above buildings will be demolished by the Owner.

Drawings have been completed by Greer Architecture for additions and renovations to the Hart Home, Market Shed, and the Bender Barn and are included in Appendix B. The Hart Home and Market Shed construction drawings are complete. The construction drawings for the Bender Barn currently show an addition on the east side of the structure. This addition is scheduled to be removed from the Bender barn and will be functionally replaced by the Tool Shed.

Demolition of the East Pool and Bathhouse was completed in 2008. The East Pool and Bathhouse facilities, prior to demolition, are shown on the Topographic Survey and the plans for "Swimming Pool Improvements" included in Appendix B. The scope of the demolition work is shown on the "East Pool and Bathhouse Demolition Plan" also included in Appendix B. During the demolition work, it was discovered the floor slab of the bathhouse was supported on drilled concrete piers. The piers were cut off and removed to an elevation 6-feet below the floor slab.

2. Town. The town will include construction of five (5) structures as indicated in the following table and as shown on the Preliminary Site Plan (Appendix B).

| NO. | NAME | SIZE |
|------------|------------------------|----------------------------------|
| 1. | Dr. Sullivan's | 25' x 40' (includes front porch) |
| 2. | Jail | 12' x 16' |
| 3. | Barber Shop | 18' x 25' |
| 4. | Yotz Typewriter Repair | 22' x 24' |
| 5. | Ice House | 12' x 16' |

The existing Blacksmith Shop and Chapel currently located on the east side of the site will be demolished (including foundations) by the Owner to accommodate construction of the new town buildings.

3. Surveying. The City completed a Topographic Survey of the site (Kaw Valley Engineering, Inc.; April 4, 2007) and a copy is included in Appendix B. The Design-Builder may use the survey for the project with the following modifications:
 - Demolition of the East Pool and Bathhouse changed grades in the area where the farmstead will be constructed. Design-Builder shall complete additional survey work as necessary to reflect current grades in this area.
 - Design-Builder shall locate and depict on the survey all existing utilities on the site in accordance with Subsurface Utility Engineering (SUE) Level B. The utilities of concern are sanitary sewer, gas, and electric. Utility location will impact placement of the proposed town buildings.
 - The perimeter fence on the east side of the site adjacent to the creek was moved after the survey was completed. Design-Builder shall complete additional survey work as necessary to show the current fence location.
4. Geotechnical Investigations. The Design-Builder shall complete geotechnical investigations as required for design and construction of the facilities.
5. Site Work. Site work will include, but is not be limited to, grading, drives, and sidewalks.

The layout of the farmstead and town has been researched for historical accuracy and the City does not anticipate the locations of the buildings to change from that shown on the Preliminary Site Plan. However, the City requests the Design-Builder review the layout and provide suggested improvements or omissions, if any, in the layout.

The existing parking lots located on the north side of the site will serve as visitor and employee parking, and no improvements are anticipated at this time for these parking lots.

6. Utilities. Proposed utilities anticipated for the farmstead site include:

- water, sanitary sewer, gas, and electric to serve the Hart Home;
- water and electric (interior and exterior lighting) to serve the Market Shed;
- electric (interior and exterior lighting) for the Bender Barn;
- site lighting adjacent to the farmstead drives and along the site perimeter for safety and evening events.

Utility requirements for the town buildings have not been determined at this time.

7. Drainage Facilities. Storm sewers and stormwater detention facilities, if necessary, shall be constructed in accordance with the City's design and construction standards included in Appendix B.

An overflow swale shall be installed to provide a non-damaging pathway for the 100-year event from an existing 105 acre off-site drainage area located northwest of the site. The drainage area is shown on the "Plans for Street Improvements: Cody Street (Johnson Drive to 57th Street)" included in Appendix B.

8. Floodplain Requirements. The proposed town buildings are not habitable structures and therefore the City's open-channel setback requirements will not apply. In regard to building elevations, good engineering practice should be used to protect the proposed town buildings to the greatest practical from flood damage. The current floodplain limits are shown on the "Storm Drainage Improvements, Turkey Creek at Johnson Drive" included in Appendix B.

9. Post-Construction Stormwater Quality Facilities. Post-construction stormwater quality facilities, if necessary, shall be installed in accordance with the City's design and construction standards included in Appendix B.

10. Owner Furnished - Owner Installed Items. Items of work to be furnished and installed by the City include:

- interior finishes;
- plumbing and lighting fixtures;
- loose furnishings;
- telephone, computer, and security system for Hart Home;
- fencing (interior, animal pens, perimeter);
- site furnishings (ie: bike racks, educational signing);
- irrigation system;
- work associated with the Garden (soil preparation, plant materials);
- seeding and sodding;
- landscaping.

In addition to the above items, Owner may elect to complete other work on the buildings such as electrical, plumbing, and drywall. The above items will need to be discussed and finalized during Phase I Services.

11. Permits and Approvals. Design-Builder shall obtain the following City of Shawnee permits and approvals for the project. The following list is preliminary and other permits may be necessary:

- Building Permit;
- Land Disturbance Permit;
- Stormwater Management Permit, if necessary;
- Planning Commission Approval.

Design-Builder will be required to meet with Codes Division, Planning Department, and Development Services Department to confirm their requirements for design and construction of the facilities.

Design-Builder will be required to obtain permit from Johnson County Wastewater, if necessary, for installation of the sanitary sewer service line for the Hart Home.

City will obtain NPDES Land Disturbance Permit from the Kansas Department of Health and Environment.

12. LEED. The City does not intend to pursue LEED certification for the project, however, energy efficient and environmentally friendly facilities are desirable.

13. Review of Construction Documents prepared by Greer Architecture. The Owner has prepared construction drawings for the Hart Home, Market Shed, and Bender Barn, and also desires to construct the above facilities in accordance with the drawings prepared by Greer Architecture.

The Design-Builder will be required to review the construction drawings prepared by Greer Architecture for errors, finish the design as necessary, and upon finishing the design shall warrant the completeness of the design to the Owner.

C. DESIGN - BUILD SERVICES

Services provided by the Design –Builder will be divided into two phases as described in the following paragraphs.

1. Phase 1 Services. Phase 1 scope of services will include, but is not limited to, geotechnical investigations, surveys, professional services, specifications, and schematic design documents for the proposed facilities. Based on the above information and documents, the Design-Builder shall develop and present a design-build guaranteed maximum price (GMP) and schedule proposal for the proposed facilities that meets the City's objectives for budget, schedule, and quality.

Two (2) GMP proposals shall be provided by the Design-Builder. The Design-Builder shall provide a GMP proposal for the entire project (farmstead and town), and a separate, stand alone GMP proposal for the farmstead.

An itemized breakdown of all construction packages shall be developed by the Design-Builder during Part 1 Services, and shall be procured in accordance with the City's Purchasing Manual. For construction packages less than \$50,000, a minimum of three (3) competitive quotes shall be obtained through informal solicitations and the recommended vendor approved by the City Manager. For construction packages greater than \$50,000, sealed bids shall be required. Bids shall be opened jointly by representatives of the Design-Builder and Owner, and the recommended vendor approved by City Council.

If the City does not contract for Phase 2 Services, the City has no further obligation to the Design-Builder other than payment for Phase 1 Services.

Standard Form of Preliminary Agreement Between Owner and Design-Builder (DBIA Document No. 520) will be utilized for Phase 1 Services and is included in Appendix B for review. Proposed modifications to the Preliminary Agreement have been made by striking through (deletions) or underline (additions).

2. Phase 2 Services. Phase 2 scope of services will include, but is not limited to, final design, specifications, construction documents, and construction of the facilities.

Standard Form of Agreement Between Owner and Design Builder, Cost Plus Fee with an Option for a Guaranteed Maximum Price (DBIA Document No. 530) and Standard Form of General Conditions of Contract between Owner and Design-Builder (DBIA Document No. 535) will be utilized for Phase 2 Services and are included in Appendix B for review. Proposed modifications to the Agreement and General Conditions have been made by striking through (deletions) or underline (additions).

D. BUDGET

The design and construction budget for the project is \$600,000. Separate funds have been established by the City for procurement of Owner Furnished-Owner Installed items of work.

E. SCHEDULE

The City anticipates the notice to proceed for the project will be issued on approximately April 1, 2010. Assuming 60 calendar days to complete Phase 1 Services, City anticipates construction to start June 1, 2010 and desires to have the final completion of the facilities by December 1, 2010.

F. SELECTION PROCESS

This is a one-step selection process. The successful design-build team will be

selected on a combination of qualifications and price that provides the best overall value to the City. No design effort is intended to be performed with this selection process.

Design-build teams will submit two (2) envelopes; one with qualifications and one with price information. Qualifications will be scored first and the envelope with price information will remain sealed until scoring for qualifications is completed. The three (3) Design-Builders initially scoring highest in their qualifications will be short-listed and interviewed to confirm and clarify their qualifications. Qualification scores for the interviewed Design-Builders will be finalized after the interviews and reference check. Price proposal information will then be opened and scored for the interviewed Design-Builders. Qualification and price scores will be combined to indicate the total weighted score. The highest total weighted score will indicate the overall best value to the Owner and the apparent successful Design-Builder.

No compensation will be made to the Design-Builder for preparation of their submittals or for participation in interviews. Price proposals of the Design-Builders not short-listed will remain sealed and will be returned to the Design-Builder.

G. EVALUATION CRITERIA

1. Qualifications. The City will evaluate the design-build team's qualifications in accordance with the following criteria. The total maximum score for qualifications is 100 points.
 - Project Team Organization (*10 points*). Evaluation will include proposed project staffing plan, and functional roles and responsibilities of proposed personnel.
 - Qualifications (*40 points*). The City will evaluate the qualifications and experience of the proposed design-build team with historic renovation and design-build projects.

Desirable, but not mandatory, that the design-build contractor has completed a minimum of one (1) historic renovation project in past 5-years. Professional staff must be licensed in the state of Kansas. LEED accreditation of the design-build team members is desirable but not mandatory.

The design-build team will also be evaluated on general (overall) construction experience, previous experience with public-sector projects, ability to manage subcontractors, ability to provide required bonds and insurance, and licensing. Response from references will also be evaluated.

- **Design-Build Projects (20 points).** Number of previous projects on which the proposed design-build team members worked together and functioned as the Design-Builder.
 - **Project Understanding and Approach (20 points).** The design-build team will be evaluated on their understanding of the scope of work, approach to completing the project, process for making key decisions, method for communicating with City regarding progress and upcoming tasks, and design and construction quality control program. Ability of the design-build team to bring Innovative and green features (energy and environmental) to the project will also be evaluated.
 - **Schedule (10 points):** Method for establishing and monitoring project design and construction schedule.
2. **Price Proposal.** Price proposals will be scored in reverse proportion to the lowest price proposal. The lowest price proposal will receive the maximum available points. A proposal, for example, that is 10% above the lowest price proposal will be awarded 90% of the maximum available points. The total maximum score for the price proposal is 100 points.

The Price Proposal is included in Appendix A. Please note the following:

- a. The design-build team shall attach their proposed scope of work for Phase 1 Services to the Price Proposal and also indicate the number of staff-hours anticipated for each task.
- b. For the sole purpose of evaluating price proposals, the Cost of the Work is assumed to be \$475,000. Items included in the Cost of the Work are set forth in the Agreement (DBIA Document No. 530).

- c. General Conditions Fee includes:
- wages (or salaries) and expenses of Design-Build Contractor's supervisory (excluding foreman) and administrative personnel engaged in the performance of the Work at the Site, or working off-site to assist in the production or transportation of material and equipment necessary for the Work;
 - cost less salvage value of consumable materials, supplies, hand tools, and equipment not customarily owned by the workers that are not fully consumed in the performance of the Work and remain the property of the Design-Build Contractor;
 - reasonable costs and expenses required for establishing, operating and demobilizing the Design-Build Contractor's field office;
 - temporary facilities (ie: sanitary, parking, security);
 - temporary utilities;
 - fuel costs.
- d. Overhead & Profit Fee includes:
- wages (or salaries) and expenses of Design-Build Contractor's personnel located at the Design-Build Contractor's principal or branch offices engaged in managing company operations which support the Project;
 - costs incurred by Design-Build Contractor for employee benefits, premiums, taxes, insurance, contributions required by law, collective bargaining agreements, or costs customarily paid by the Design-Build Contractor to the extent such costs are based on wages and salaries paid to employees of the Design-Build Contractor;
 - cost of the Design-Build Contractor's capital used in the performance of the Work;
 - other general overhead expenses;
 - profit or loss associated with completing the Project.
- e. In establishing the above fees, the Design-Builder shall take all Agreement provisions into consideration including those applicable to liquidated damages and sharing of savings between the Owner and the Design-Builder. Liquidated damages and formula for sharing of savings are included in the Agreement (DBIA Document No. 530)

- f. The design fee for Phase 2 Services will be negotiated during performance of Phase 1 Services as the scope of work for the project is developed, and will be incorporated in the GMP proposal.
3. Total Weighted Score. The total score for qualifications and price proposal will be weighted as follows. Total maximum weighted score is 100 points
 - Qualifications score times 70 %
 - Price proposal score times 30 %

H. INSTRUCTIONS TO DESIGN-BUILDERS

1. City's Contact. All questions and requests should be directed to:

Bert Schnettgoecke, P.E.
City of Shawnee
Development Services Department
11110 Johnson Drive
Shawnee, Kansas 66203
Office: 913-742-6271
Fax: 913-248-2314
Email: bschnettgoecke@cityofshawnee.org

2. Addenda. City will respond to all questions and clarifications by written addendum. All addenda will be issued through the City's web site.
3. Notification. All Design-Build teams submitting on the project are required to notify the City's contact person listed above so their name can be placed on the plan holders list for purposes of issuing addenda.
4. Submittal Requirements.
 - a. Qualification Statement. Submit six (6) copies of the qualification statement in a sealed envelope marked "Qualification Statement for Shawnee Town, 1929" to the City's contact person listed above.

Qualification statements shall include following:

- Cover Letter. Provide a one (1) page cover letter on company letterhead with the contact person for the design-build team (name, and other key information the design-build team wishes to convey to the City regarding their qualifications.
- Project Understanding and Approach. Provide a concise description of the Design-Build team's understanding of the project, proposed approach to completing the work including critical and key issues, and innovative ideas for the project.
- Organizational Chart. Include an organizational chart clearly indicating the lead firms for design and construction. Identify all key personnel, their firm name, and primary role or responsibility on the project.

Please note all design-build teams are required to retain the services of David Greer (Greer Architecture) and must list Mr. Greer as the architect in the organizational chart.

The design-build team selected for the project will be required to utilize the key personnel listed in organizational chart. Changes in personnel will be subject to approval of the City.

- Firm Profiles. Provide a one (1) page profile of each firm including, but not limited to, the firm's role in the project, place of business, years in business, number of professional staff, and total number of employees.
- Resumes. Provide a one (1) page resume for all key personnel listed in the organizational chart.
- Project Experience. Provide descriptions and photographs of previously completed projects of similar scope, cost, and complexity. Include in each description the names of the key personnel from the design-build team that worked on the project.
- References. Provide a minimum of three (3) references each for the Design- Build Contractor and all design firms.

- Bonding Capacity. Provide a letter from the Design-Build Contractor's surety certifying the Contractor will be able to provide the required bonds for the project, and listing the Design-Builder's maximum bonding capacity.

- b. Price Proposal. The Price Proposal must be submitted on the form provided in Appendix A. Submit one (1) copy of the Price Proposal in a sealed envelope marked "Price Proposal for Shawnee Town, 1929" to the City's contact person listed above.

5. Schedule

| <u>Item</u> | <u>Date</u> |
|--|---------------------------------------|
| Issue Request for Qualifications and Price Proposal | February 3, 2010 (Wednesday) |
| Pre-Submittal Meeting Shawnee Civic Centre 13817 Johnson Drive | 2:00 p.m., February 22, 2010 (Monday) |
| Final Request for Information or Clarifications | February 24, 2010 (Wednesday) |
| Issue Final Addendum | February 26, 2010 (Friday) |
| Submit Qualification Statements and Price Proposals | 12:00 noon; March 5, 2010 (Friday) |
| Evaluate Qualification Statements | March 8-10, 2010 |
| Interviews | March 12, 2010 (Friday) |
| Open Price Proposals and Select Design-Builder | March 15, 2010 (Monday) |
| City Council Award | March 22, 2010 (Monday) |

6. Special Conditions

- a. The City reserves the right to amend or cancel this Request for Qualifications and Price Proposal at any time.
- b. The information contained in the submittals provided by the design-build teams will remain confidential during the evaluation period but will become public record after the Agreement for Phase 1 Services is executed.
- c. The City reserves the right to conduct other investigations as deemed necessary to establish the qualifications and financial capability of the Design-Builder to perform the work.

APPENDIX A

PRICE PROPOSAL

PRICE PROPOSAL
(To be Completed and Submitted by Design-Builder)

PROJECT: Shawnee Town, 1929

SUBMITTED TO: City of Shawnee; Johnson County, Kansas

SUBMITTED BY: _____

A. OBLIGATIONS AND REPRESENTATIONS

1. The undersigned Design-Builder has visited the site and has become familiar with the general, local, and site conditions that may affect cost, progress, and performance of the work.
2. The undersigned Design-Builder has become familiar with all applicable federal, state, and local laws and regulations that may affect cost, progress, and performance of the work.
3. The undersigned Design-Builder has carefully studied all data relating to existing surface and subsurface conditions at the site which have been furnished or made available by City that may affect cost, progress, and performance of the work.
4. The undersigned Design-Builder proposes and agrees that prices provided herein are firm, include all escalation and contingencies, and comply with the terms and conditions of the Agreements for Phase 1 Services and Phase 2 Services, as applicable.

5. The City will secure an Exemption Certificate for this project permitting the Design-Builder to purchase materials without payment of the sales or compensating tax. Design-Builder shall make allowance for this exemption and shall prepare their Price Proposal to reflect the exemption from sales and compensating taxes.
6. This Price Proposal shall remain valid for a period of ninety (90) calendar days from the date of submittal.
7. This Price Proposal is genuine and is not made in the interest of or on behalf of any undisclosed individual or entity.
8. Design-Builder shall execute and deliver the Agreement for Phase 1 Services and all supporting documentation within fifteen (15) calendar days from the date of the Notice of Award.
9. Percentages provided in the Price Proposal for General Conditions and Overhead & Profit shall be utilized as multipliers against the actual Cost of the Work developed by the Design-Builder in the GMP Proposal presented to the City during Phase 1 Services.
10. The design-build contract will be awarded by the Governing Body of the City of Shawnee at the sole and complete discretion of such Governing Body. The City of Shawnee reserves the right to reject any or all submittals, to waive technical deficiencies, and to accept any submittal deemed to be in the best interests of the City.
11. The undersigned Design-Builder has examined and acknowledges receipt of the following addenda:

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

C. SIGNATURE

Dated in _____, this _____ day of _____ 2010.

Signature of Bidder (If an Individual) _____ doing business as

By _____

Signature

Print Name

(If a Partnership)

Name of Partnership

By _____

Signature

Print Name

(If a Corporation)

Name of Corporation

By _____

Signature

Print Name

Title

Business Address

Telephone

.....

Attach Here Proposed Scope of Work and Staff Hours for Phase I Services

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APPENDIX B

BACKGROUND DOCUMENTS

**THE FOLLOWING BACKGROUND DOCUMENTS ARE AVAILABLE FOR
DOWNLOADING FROM THE CITY'S WEB SITE.**

Preliminary Site Plan; Shawnee Town, 1929
Farmstead Rendering

Topographic Survey, Old Shawnee Town, Cody Street and 57th Street, Shawnee,
Kansas; Kaw Valley Engineering, Inc.; April 4, 2007

Standard Form of Preliminary Agreement Between Owner and Design-Builder (DBIA
Document No. 520)

Standard Form of Agreement Between Owner and Design Builder, Cost Plus Fee with
an Option for a Guaranteed Maximum Price (DBIA Document No. 530)

Standard Form of General Conditions of Contract between Owner and Design-Builder
(DBIA Document No. 535)

Plans for Street Improvements: Cody Street (Johnson Drive to 57th Street); Shafer, Kline
& Warren, Inc.; August 9, 2000

Storm Drainage Improvements, Turkey Creek Tributary at Johnson Drive; BHC Rhodes;
February, 26, 2008

Swimming Pool Improvements; Shawnee, Kansas; Larkin Associates Consulting
Engineers; 1987

East Pool and Bathhouse Demolition Plan; City of Shawnee Public Works-Engineering;
January 2, 2008

City of Shawnee Design Manual

City of Shawnee Design Standards Revision, Modification to Existing Design Criteria
Division 4600, Adopted by City Council on 11-13-2007

Land Disturbance Activity, Division 4100 – Grading, Erosion and Sediment Control
Standards, Adopted by City Council on 11-13-2007

Manual of Best Management Practices for Stormwater Quality; March 2008; Mid-
America Regional Council

Post-Construction Stormwater Quality Treatment, Shawnee Municipal Code – Chapter
11.16, Adopted by City Council 10-22-07

Land Disturbance Activity, Shawnee Municipal Code - Chapter 11.20, Adopted by City
Council 10-22-07

Shawnee Town, 1929; Strategic Plan 2004-2014; Jean Svadlenak & Associates,
Museum Consulting
Farmhouse Furnishings Research Report and Plan; Shawnee Town, 1929, Shawnee,
Kansas; July 1, 2008; Shannon Hsu, Curator of Collections
Outbuilding Furnishings Research Report and Plan; Shawnee Town' 1929, Shawnee,
Kansas; April 9, 2009; Shannon Hsu. Curator of Collections
Shawnee Town, 1929; Farmstead Outbuilding Research; October 22, 2007 (Draft);
Susan Jezak Ford, CitySearch Preservation, Architectural and Historical Research
Shawnee Town, 1929; Sullivan House Report; May 14, 2008; Susan Jezak Ford,
CitySearch Preservation, Architectural and Historical Research

Historic Renovation & Addition to Hart-DeCaeny House; January 15, 2008; Greer
Architecture
New Building, Market Shed; July 14, 2008; Greer Architecture
Reconstruction of Existing Building, Bender Barn, August 26, 2008; Greer Architecture