



City Commission Special Meeting Agenda
Monday, June 29, 2026, 4:00 PM
City Commission Chambers, 950 S. Grant Ave.

- Call to Order
- 1. "State of the City" Address
- 2. Splash Park Bid Fee Summary
- ADJOURNMENT



**CITY OF LIBERAL
CITY COMMISSION MEETING
June 29, 2026
AGENDA ITEM # 1.**

To: Mayor Jose Lara
Vice Mayor Matt Landry
Commissioner Ron Warren
Commissioner Janeth Vazquez
Commissioner Jeff Parsons

Date: June 29, 2026

From: Keeley Young, Chief Communications Officer

RE: "State of the City" Address

The "State of the City" address is scheduled for noon on Wednesday, July 15th at the Randall Girl Scout Building in Light Park. Commissioners have shared interest in further discussing the delivery method and content for the presentation.

Recommendation:



**CITY OF LIBERAL
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June 29, 2026
AGENDA ITEM # 2.**

To: Mayor Jose Lara
Vice Mayor Matt Landry
Commissioner Ron Warren
Commissioner Janeth Vazquez
Commissioner Jeff Parsons

Date: June 29, 2026

From: Matt Quint, Recreation Director

RE: Splash Park Bid Fee Summary

Following the June 23, 2026 Regular Commission Meeting, City Staff opted to gain further clarification on the design-build bids by both Hutton Construction and LK Architecture. The attached document shows a side-by-side comparison of fees, which are percentage based on a target \$5MM budget. These percentages have not changed from the original bids; however, the format should provide an overall better understanding of the fee proposals for each company.

Because the Guaranteed Maximum Price (GMP) will be determined once City Commissioners, Staff Members, and the public have been consulted on the overall design concept, the target budget can change, but the fee percentage will remain constant.

Recommendation:

City Staff request Commission review of these numbers, with a final vendor being chosen based on both cost and professional partnership.

SPLASH PARK BID - FEE SUMMARY

BASED ON \$5,000,000 CONSTRUCTION VALUE

HUTTON			
DESIGN SERVICES			
Architectural & Engineering Services	7.75%	\$387,500	
Reimbursable Expenses		\$12,000	
TOTAL DESIGN SERVICES FEE		\$399,500	(7.75%)
CONSTRUCTION-RELATED FEES			
Construction Fee (5.00%)		\$250,000	
Builder's Risk & General Liability Insurance (0.75%)		\$37,500	
Performance & Payment Bond (0.84%)		\$42,000	
TOTAL CONSTRUCTION-RELATED FEES		\$329,500	(6.59%)
TOTAL PROJECT FEE (DESIGN + CONSTRUCTION RELATED)		\$729,000	(14.34%)

LK ARCHITECTURE			
DESIGN SERVICES			
Architectural & Engineering Services	9.75%	\$487,500	
TOTAL DESIGN SERVICES FEE		\$487,500	(9.75%)
CONSTRUCTION-RELATED FEES			
Construction Fee (5.00%)		\$250,000	
Builder's Risk & General Liability Insurance (0.50%)		\$25,000	
Performance & Payment Bond (0.725%)		\$36,250	
Reimbursable Expenses (Preconstruction Estimating)		\$10,000	
TOTAL CONSTRUCTION-RELATED FEES		\$321,250	(6.43%)
TOTAL PROJECT FEE (DESIGN + CONSTRUCTION RELATED)		\$808,750	(16.18%)

COMPARISON SUMMARY			
DESCRIPTION	HUTTON	LK ARCHITECTURE	DIFFERENCE (HUTTON - LK)
Design Services Fee	\$399,500 (7.75%)	\$487,500 (9.75%)	-\$88,000 (-2%)
Construction-Related Fees	\$329,500 (6.59%)	\$321,250 (6.43%)	+\$8,250 (+0.16%)
Total Project Fee	\$729,000 (14.34%)	\$808,750 (16.18%)	-\$79,750 (-1.84%)

NOTES:

- Percentages are calculated based on the \$5,000,000 construction value.
- Hutton's total design services fee is \$399,500, which includes \$12,000 in reimbursable expenses.
- LK architecture reimbursement of \$10,000.



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From:

RE: ADJOURNMENT

Recommendation: