

ITEMS REQUIRING BOCC APPROVAL

September 2, 2021

(4 ITEMS)

1. BRIDGE IMPROVEMENTS (B497) 811-U-4148 -- PUBLIC WORKS

FUNDING -- B497 BRIDGE ON RIDGE BTWN 39TH & 47TH S

(Request sent to 46 vendors)

RFB #21-0055 S/C #8000187766

Engineer's Estimate: \$941,425.06	Klaver Construction Co., Inc.	Mies Construction, Inc.
811-U-4148 B497 Bridge on Ridge between 39th and 47th Streets South	\$761,811.75	\$816,934.85
Bid Bond	Yes	Yes
Acknowledge Addendum	Yes	Yes
No Bids	Bob Bergkamp Construction Co., Inc.	Nowak Construction Co., Inc.
	Unruh Excavating	

On the recommendation of Lee Barrier, on behalf of Public Works, Tim Myers moved to **accept the low bid from Klaver Construction Co., Inc. in the amount of \$761,811.75**. Linda Kizzire seconded the motion. The motion passed unanimously.

Project B497 is the replacement of county bridge 811-U-4148, a bridge originally constructed in 1974 on Ridge Road between 39th and 47th Streets South. The existing bridge is structurally deficient on a route that carries approximately 2,000 vehicles per day. The structure was posted for reduced truck loading in 2017 and currently has a sufficiency rating of 50.4 out of 100.

Klaver Construction Co., Inc. is well known to Public Works and has successfully worked on many county

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**2. ON-CALL COMMERCIAL REAL ESTATE BROKER SERVICES -- FACILITIES MAINTENANCE
FUNDING -- FACILITIES MAINTENANCE**

(Request sent to 85 vendors)

RFP #21-0042 Contract

	CBRE, Inc.	ReeceNichols South Central Kansas	Lange Real Estate, LLC
Acquisition Commission Rate	<u>Sales Price</u> \$0 - \$2 Million 3.00% \$2,000,001 - \$10,000,000 2.50% \$10,000,001+ 1.50%		6% of gross price listing commissions (3% paid cooperatively to other side if it's not Lange) upon closing
Disposition Commission Rate	<u>Sales Price</u> \$0 - \$1 Million 6.00% \$1,000,001 - \$5,000,000 5.00% \$5,000,001 - \$10,000,000 3.50% \$10,000,001 - \$20,000,000 1.70% \$20,000,001 - \$30,000,000 1.00% \$30,000,001 - \$50,000,000 0.80% \$100,000,001 + 0.40%	3% of gross price Additional fees for cooperating brokers may be discussed per transaction at the client's discretion and preference.	
Leasing Commission Rate	<u>County As Landlord</u> The county will pay a fair market commission calculated based on gross lease proceeds. This commission will total 7.5% of the first five (5) years of the lease, and 3.75% on the remaining balance of the term. <u>County As Tenant</u> The brokerage fees are typically paid by the landlord (similar to acquisitions). In the rare scenario that a landlord and/or brokerage representation refuses to pay the lease commission then the county will be responsible to pay CBRE a 3% commission for the first 60 months of term and an additional 1.5% commission on the remaining balance of the term. In the event of CBRE representing The county (tenant) on a lease renewal and the landlord refuses to pay CBRE a commission then the county will be billed a 1.5% commission for the entire term.		• 6% of the gross price leasing commissions (3% paid cooperatively to selling side if it's not Lange) upon executed lease and PAID by owner of property (not necessarily the county)
Broker's Price Opinion	MAI Hourly Rate \$350.00 Certified General Hourly Rate \$250.00 Admin. Research Hourly Rate \$200.00 See Purchasing For the Full List of Project Management Fees.	If a Broker Opinion of Value is needed just to obtain a property value, the fee is \$150.00 per hour.	\$250.00 Residential \$500.00 Commercial Properties
Hourly Rate	Director \$200.00 Senior Project Manager \$175.00 Project Manager \$150.00 Associate Project Manager \$124.00 Senior Project Coordinator \$110.00 Project Coordinator \$100.00	Free if hired to work with the county on a disposition or acquisition.	None
Auctioneering Services	N/A	Offer In-House Auctioning Services	10% Buyer's Premium Offer In-House Auctioning Services

On the recommendation of Jaimee Witmer, on behalf of Facilities Maintenance, Margaret Flanders moved to **accept the proposals for On-Call Commercial Real Estate Broker Services from CBRE, Inc., ReeceNichols South Central Kansas, and Lange Real Estate, LLC at the rates listed above for two (2) years with two (2) one (1) year options to renew.** Linda Kizzire seconded the motion. The motion passed unanimously.

An evaluation committee comprised of Andrew Dilts - Facilities Maintenance; Valerie Kaster - Project Services; Lorien Showalter Arie - Budget; Tania Cole - Manager's Office; and Jaimee Witmer - Purchasing evaluated the proposal responses based on criteria set forth in the RFP. The committee unanimously agreed to accept the proposals from all vendors listed above.

The services requested will include assisting the county in the purchase or lease of real property, research on market conditions, preparing price opinions, consulting services including site inspections, and all customary activities and services associated with real estate transactions.

Notes:

This is a proposal not a bid. Proposals are scored based on criteria set forth in our RFP. There are five (5) components to this RFP.

Component	Points
A. Demonstrated ability to perform the scope of work	20
B. Process and strategy for providing required services	20
C. Cost Competitiveness	25
D. Qualifications and References	20
E. Response thoroughness and completeness	15
Total Points	100

Questions and Answers

Russell Leeds: These responses are different, it is hard to compare one from the others. Can we have some insight on how they compare?

Andrew Dilts: While the pricing does vary across all three vendors, traditionally we do not dispose of property. Which is the only time we would pay a commission to the vendors on this contract. The pricing does vary but it will be coming off of the sellers' side, not us as the buyer. There are some hourly rates associated with CBRE that does not necessarily apply to the others. There is a difference in the size of the companies and some of the options they provide. Depending on the situation and the property we are viewing, we may go with one vendor over the others depending on their strength and weaknesses.

Russell Leeds: This gives the county flexibility, the pricing is fair, based on your evaluations and it is appropriate to use all three (3) vendors based on needs?

Andrew Dilts: Correct.

Linda Kizzire: Have we worked with any of these potential vendors before?

Tania Cole: We have worked with Lange Real Estate previously, when we sold the Greyhound Park property three (3) or four (4) years ago.

Linda Kizzire: Will they assist in finding new facilities for the county?

Tania Cole: Absolutely, this proposal is to help us find property.

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**3. ON-CALL HAZARD PREPAREDNESS, PLANNING, CONSULTING & RECOVERY SERVICES -
DIVISION OF FINANCE**

FUNDING -- DIVISION OF FINANCE (AMERICAN RESCUE PLAN ACT - ARPA)

(Joint Governmental Purchase - HGACBuy Contract HP08-21)

#21-2047 Contract

All Hazards Preparedness, Planning, Consulting & Recovery Services	Witt O'Brien's LLC
Labor Category	Hourly Rates
Response Specialist I	\$90.00
Response Specialist II	\$125.00
Response Specialist III	\$150.00
Response Specialist IV	\$170.00
Response Specialist V	\$185.00
Response Specialist VI	\$200.00
Response Specialist VII	\$225.00
Damage Inspector I	\$90.00
Damage Inspector II	\$110.00
Damage Inspector III	\$125.00
Damage Inspector IV	\$135.00
Damage Inspector V	\$150.00
Expert Testimony	\$500.00
Project Executive I	\$225.00
Project Executive II	\$250.00
Project Executive III	\$300.00
Subject Matter Expert I	\$170.00
Subject Matter Expert II	\$190.00
Subject Matter Expert III	\$225.00
Subject Matter Expert IV	\$260.00
Subject Matter Expert V	\$350.00
Project Manager I	\$150.00
Project Manager II	\$165.00
Project Manager III	\$180.00
Project Manager IV	\$200.00
Project Manager V	\$225.00
Project Manager VI	\$250.00
Labor Category - Professional Consulting Services	Hourly Rates
Project Manager VII	\$275.00
Consultant I	\$90.00
Consultant II	\$110.00
Consultant III	\$125.00
Consultant IV	\$135.00
Consultant V	\$150.00

Consultant VI	\$175.00
Consultant VII	\$200.00
Consultant VIII	\$225.00
Technical Specialist I	\$135.00
Technical Specialist II	\$150.00
Technical Specialist III	\$170.00
Technical Specialist IV	\$190.00
Technical Specialist V	\$225.00
Technical Specialist VI	\$240.00
Technical Specialist VII	\$260.00
Admin I	\$40.00
Admin II	\$52.50
Admin III	\$90.00
Admin IV	\$105.00
Labor Category - Debris Monitoring Services	Hourly Rates
Sr. Debris Project Manager	\$75.00
Deputy Debris Project Manager	\$69.00
Project Coordinators	\$35.00
Operations Managers	\$55.00
GIS Analyst	\$45.00
Field Supervisors	\$48.00
Data Manager	\$50.00
Debris Site/Tower Monitors	\$33.00
Crew Monitors	\$33.00
Administrative Support Staff	\$28.00
Billing/Invoice Analyst	\$40.00
Travel expenses such as lodging, airfare (coach class), rental car, and other miscellaneous expenses shall be reimbursed at cost. Per diem shall be reimbursed in accordance with the rates published by General Services Administration (GSA) for the area of operation. If mileage is applicable, mileage shall be reimbursed at the prevailing IRS mileage rate.	Cost Reimbursement

On the recommendation of Joe Thomas, on behalf of Division of Finance, Linda Kizzire moved to **accept the proposal from Witt O'Brien's LLC for the contracted rates listed above during the period, which begins August 1, 2021 through July 31, 2023.** Tim Myers seconded the motion. The motion passed unanimously.

This contract is to secure expert consulting and staff augmentation services to support disaster recovery activity in accordance with applicable Federal funding requirements, including but not limited to Federal Acquisition Requirements. Areas include:

- Cost Recovery and Emergency Management Advisory Services
 - Assessment, Planning and Decision Making
 - Application, Funding and Cost Reimbursement
 - Compliance Monitoring and Reporting
- Public Health

Notes:

Funding for these services will be covered by the American Rescue Plan Act (ARPA).

Questions and Answers

Tim Myers: This is going to be covered by ARPA and not coming out of the budget?

Joe Thomas: Yes sir.

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**4. ON-CALL HAZARD PREPAREDNESS, PLANNING, CONSULTING & RECOVERY SERVICES -
DIVISION OF FINANCE
FUNDING -- DIVISION OF FINANCE (AMERICAN RESCUE PLAN ACT - ARPA)
(Joint Governmental Purchase - HGACBuy Contract HP08-21)**

#21-2048 Contract

All Hazards Preparedness, Planning, Consulting & Recovery Services	Disaster Recovery Services, LLC
Labor Rates	Hourly Rates
Senior Managing Consultant	\$250.00 to \$295.00
Managing Consultant	\$195.00 to \$245.00
FEMA Consultant	\$175.00 to \$225.00
Senior Consultant	\$165.00 to \$190.00
Consultant	\$140.00 to \$160.00
Associate Consultant	\$95.00 to \$135.00
Senior Construction Project Manager	\$230.00 to \$265.00
Senior Building and Equipment Professionals	\$190.00 to \$225.00
Area Construction Manager	\$125.00 to \$185.00
Design Specialist	\$125.00 to \$185.00
Support	\$75.00
DRS.doc Fees	
Set up/maintenance fee	No Charge
Per user fee (non-DRS)	No Charge
Expenses	
Direct expenses, which include reasonable and customary expenses that can be easily traced to this specific engagement such as: travel, hotel, meals, large parcel delivery, DRS.doc, and similar charges. When these costs originate with outside vendors, they will be passed on at their cost to us.	Cost Reimbursement
Time for non-billable professionals to support the project calculated and invoiced (excluding direct expenses).	7.5% of Professional Fees

On the recommendation of Joe Thomas, on behalf of Division of Finance, Tim Myers moved to **accept the proposal from Disaster Recovery Services, LLC (DRS) for the contracted rates listed above during the period, which begins August 1, 2021 through July 31, 2023.** Linda Kizzire seconded the motion. The motion passed unanimously.

Disaster recovery services include formulation of a grant management strategy based on available information including: program design and stand up, grant management system implementation, program implementation including monitoring and reporting, and program closeout.

DRS intends to:

- Discuss the available funding sources including eligibility requirements, procedures, and associated deadlines;
- Suggest means of optimizing the available funding sources to meet internal and external stakeholder needs;
- Develop and stand up grant-specific programs, including determining program metrics and outcomes' reporting requirements;
- Coordinate with Salesforce administrator to stand up and implement a grants management portal;
- Perform grant eligibility assessments for both internal and external programs;
- Provide support with grant procurement requirements;
- Assist with subrecipient monitoring, if applicable, including determining risk levels and the associated monitoring controls and training of subrecipients for allowable costs and reporting requirements;
- Assist in providing project management services for capital projects that include oversight to help ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders per the requirements of 2 CFR 200, including monitoring of contractor personnel and equipment, and verification that work performed aligns with contracted project scope and invoiced services; and
- Prepare the necessary reporting packages as required by the grant.

Notes:

Funding for these services will be covered by the American Rescue Plan Act (ARPA).

Questions and Answers

Russell Leeds: I assume utilizing the joint government purchase contract, the HGACBuy contract satisfies and meets the competitive procurement requirements of ARPA since we are using ARPA funds to do this?

Joe Thomas: Yes. They went through the appropriate advertisement, solicitation, and evaluation committee with a total of 29 proposers and they selected 15 of the 29.