

RESOLUTION NO. 2024-31

**AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT
FOR ASBESTOS ABATEMENT AND DEMOLITION AT
K1-18 ROSEDALE TOWERS WITH B & R INSULATION INC.**

WHEREAS asbestos abatement and demolition service is needed at Rosedale Towers on floors 10-12; and

WHEREAS bids for asbestos abatement and demolition service at Rosedale Towers floors 10--11 and partially on floor 12 were solicited and received on August 8, 2024; and

WHEREAS bids were received from:

B & R Insulation, Inc.	Lenexa, Kansas
Titan Environmental	Kansas City, Missouri
American Asbestos Abatement, LLC dba Midwest Service Group	St. Peters, Missouri

WHEREAS bids were opened and tabulated by Kansas City, Kansas Housing Authority staff; and

WHEREAS staff reviewed the bids and determined B & R Insulation, Inc. was the low bidder; and

WHEREAS staff recommends acceptance of the responsive low bid submitted by B & R Insulation, Inc. and authorizing a contract in the amount of the base bid of \$384,884 for the abatement of asbestos containing material and demolition at Rosedale Towers in preparation of the modernization of floors 10—12.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the bid submitted by B & R Insulation, Inc. in the amount of the base bid of \$384,884 for the abatement of asbestos containing material and demolition at Rosedale Tower in preparation for modernization of floors 10—12 is hereby accepted.

BE IT RESOLVED the Housing Authority of Kansas City, Kansas is authorized to enter into a contract with B & R Insulation, Inc. in the amount of the base bid of \$384,884.00 for the abatement of asbestos containing material and demolition at Rosedale Tower in preparation for modernization of floors 10—12.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2024-31

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
September 19, 2024

New Business Consent Item: Authority to accept the bid and authorize a contract for asbestos abatement and demolition at K1-18 Rosedale Towers with B & R Insulation Inc.

Resolution No. 2024-31

Background:

As previously approved by the Kansas City, Kansas Housing Authority's 5-Year Plan which includes the renovation and modernization of Rosedale Towers. Per HUD guidelines the property was tested by Hernly Environmental in August of 2022 for lead and asbestos containing materials. Asbestos was found in the black floor mastic, cream floor tile and mastic as well as ceiling texture and drywall seams, nail holes and patches. The floors will also need to be demolished in preparation for the work to begin.

Current Issue:

Staff following KCKHA's Procurement Policy hired an Architect to design and modernize three floors of Rosedale Towers starting with the 12th floor down to the 10th floor. The plans include removal of select walls and ceilings, and floor tiles that contain asbestos and demolishing the remaining units to prepare for complete modernization. The asbestos abatement must be completed by a Kansas licensed abatement contractor per State of Kansas environmental regulations.

The Invitation to Bid was advertised in the Kansas City Star, The Globe, and Dos Mundos. The Invitation to Bid was posted on the Housing Authority's website and mailed directly to 55 licensed abatement companies.

A Pre-Bid Conference was held August 8, 2024, to answer questions and give contractors an opportunity to visit Rosedale Towers to view and walk all three floors, enter units, and ask questions.

Bids were opened August 22, 2024, at 2:00 p.m. Three contractors bid on the asbestos and demolition portion of the project:

B & R Insulation, Inc.	Lenexa, Kansas
Titan Environmental	Kansas City, Missouri
American Asbestos Abatement, LLC	St. Peters, Missouri
dba Midwest Service Group	

The low bidder was determined by the sum of the bid as prepared following the Architect's design. American Asbestos Abatement, LLC dba Midwest Service Group's bid was determined to be non-responsive because it arrived on August 23, 2024, which was after the formal bid opening on August 22, 2024.

B & R Insulation Inc. is the apparent responsive low bidder with a bid of \$384,884. The bid tab sheet is attached.

B & R Insulation Inc. has been in business for 43 years. The Housing Authority has no previous experience with this contractor. Staff have checked references with positive comments received. There are funds available in the 2023 Capital Fund Program budget for this project.

B & R Insulation Inc. and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement programs. The principal is:

Richard Hall

Owner

The Kansas City Kansas Housing Authority's Procurement Policy requires all contracts in excess of \$75,000 be approved by the KCKHA Board of Commissioners.

Staff is recommending acceptance of the responsive low bid submitted by B & R Insulation, Inc. and authorizing a contract in the amount of the base bid of \$384,884 for the demolition and abatement of asbestos containing materials at Rosedale Tower in preparation for modernization of floors 10—12.

Attached is a resolution that will authorize acceptance of the bid and authorize a contract with B & R Insulation, Inc. at Rosedale Towers in the amount of \$384,884.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution No. 2024-31, if appropriate.



DAVIDSON & ASSOCIATES, INC.
 ARCHITECTURE, ENGINEERING, PLANNING, DESIGN/BUILD, ENERGY & CONSTRUCTION MANAGEMENT

BID TABULATION SHEET

KANSAS CITY KANSAS HOUSING AUTHORITY
 PROJECT II OF THE FY2023 CAPITAL FUND PROGRAM
 KANSAS CITY KANSAS HOUSING AUTHORITY

KCKHA CONTRACT NEW NUMBER PER ADDENDUM 1 24-09-56 (18)

KI-56 (18) ROSEDALE TOWER

INTERIOR MODERNIZATION – PHASE 1

2:00 PM CDT, AUGUST 22, 2024, KCKHA BOARD ROOM

(*Note Columns 5 and 6 information required within three (3) business days to KCKHA modernization office)

COMPANY NAME (Column 1)	ACKNOWLEDGE ADDENDUM NO. 1 (Column 2)	COMPLETED BID FORM (Column 3)	COMPLETED BID BOND (Column 4)	CURRENT UG OCCUPATIONAL LICENSE, NON- COLLUSIVE AFFIDAVIT, PREVIOUS PARTICIPATION CERTIFICATE (Column 5)	REPRESENTATIONS CERTIFICATIONS & OTHER STATEMENTS, CONTRACTOR'S QUALIFICATION STATEMENT (Column 6)	BID FORM DIVISION SUBMITTING ON (Column 7)	BID FORM DIVISION BASE BID (\$) (Column 8)
1) One Time Electric LLC	X	NO	NO	Not Included	Not Included	Div. 26 Electrical	\$ 957,240.00

COMPANY NAME (Column 1)	ACKNOWLEDGE ADDENDUM NO. 1 (Column 2)	COMPLETED BID FORM (Column 3)	COMPLETED BID BOND (Column 4)	CURRENT UG OCCUPATIONAL LICENSE, NON- COLLUSIVE AFFIDAVIT, PREVIOUS PARTICIPATION CERTIFICATE (Column 5)	REPRESENTATIONS CERTIFICATIONS & OTHER STATEMENTS, CONTRACTOR'S QUALIFICATION STATEMENT (Column 6)	BID FORM DIVISION BIDDING SUBMITTING ON (Column 7)	BASE BID (\$) (Column 8)
2) B & R Insulation, Inc.	YES	YES	YES	YES	YES	Div. 2 Demolition	\$ 384,884.00
3) Titan Environmental Services, Inc.	YES	YES	YES	Not Included	Not Included	Div. 2 Demolition Too many Exclusions	\$ 436,825.67
4) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 6	\$ 201,438.00
5) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 8 Doors	\$ 1,031,937.00
6) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 9 Finishes, Wall Assemblies	\$ 880,272.00
7) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 9 Finishes, Flooring	\$ 278,676.00
8) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 9 Finishes, Painting	\$ 347,849.00
9) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 10 Specialties	\$ 94,914.00

COMPANY NAME (Column 1)	ACKNOWLEDGE ADDENDUM NO. 1 (Column 2)	COMPLETED BID FORM (Column 3)	COMPLETED BID BOND (Column 4)	CURRENT UG OCCUPATIONAL LICENSE, NON- COLLUSIVE AFFIDAVIT, PREVIOUS PARTICIPATION CERTIFICATE (Column 5)	REPRESENTATIONS CERTIFICATIONS & OTHER STATEMENTS, CONTRACTOR'S QUALIFICATION STATEMENT (Column 6)	BID FORM DIVISION SUBMITTING ON (Column 7)	BASE BID (\$) (Column 8)
10) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 12 Furnishings	\$ 145,927.00
11) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 21 Fire Suppression	\$ 156,702.00
12) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 22 Plumbing	\$ 461,907.00
13)							
14)							
15)							
16)							
17)							

Note TME for all their bids except electrical, windows, demo, security = \$ 3,599,662.00

Original KCKHA estimate 2022 is \$ 1,243,959. Davidson & Associates, Inc. estimate include increase exterior walls, electrical scope and windows \$ 4,029, 319.

DAVIDSON & ASSOCIATES, INC.
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**AUTHORITY TO ACCEPT THE BIDS AND AUTHORIZE A CONTRACT
FOR INTERIOR MODERNIZATION PHASE 1 ON FLOORS 10,11 AND 12
AT ROSEDALE TOWERS WITH TAILOR MADE EXTERIORS**

WHEREAS Interior Modernization is needed at Rosedale Towers; and

WHEREAS bids for Interior Modernization Phase 1 on floors 10, 11, and 12 at Rosedale Tower were solicited and received on August 22, 2024; and

WHEREAS Tailor Made Exteriors bid on nine of the 17 divisions and staff is recommending approval of five divisions:

Division 6 Carpentry	\$201,436
Division 9 Flooring, (labor only)	\$278,676
Division 9 Painting, (labor only)	\$347,849
Division 10 Specialties-Signage	\$94,914
Division 12 Furnishings (labor only)	\$145,927
Grant Total	\$1,024,068

WHEREAS bids were opened and tabulated by the Architect and Kansas City Kansas Housing Authority staff; and

WHEREAS staff and Architect have evaluated the five Division bids submitted and are recommending acceptance of the bids submitted by Tailor Made Exteriors in the amount of \$1,024,068 for the Interior Modernization Phase 1 of floors 10, 11 and 12 at Rosedale Towers.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the five Divisions submitted by Tailor Made Exteriors totaling \$1,024,068 be approved.

BE IT RESOLVED the Housing Authority of Kansas City, Kansas is authorized to enter into a contract with Tailor Made Exteriors for Interior Modernization Phase 1 of floors 10,11 and 12 at Rosedale Towers in the amount of \$1,024,068.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2024-32.

X

Matthew Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
September 19, 2024

New Business Consent Item: Authority to accept the bids and authorize a contract for Interior Modernization Phase 1 on Floors 10,11 and 12 at Rosedale Towers with Tailor Made Exteriors

Resolution No. 2024-32

Background:

The interior dwelling units at K1-18 Rosedale Towers need modernization. The interiors surfaces and equipment are original to the building, except for minor unit turnover and repairs. The interior modernization work consists of plumbing updates (new faucets, sinks, stops, and garbage disposals); electrical updates (new breaker panels, plugs, switches, and lighting); new kitchen cabinets and bath vanities, new countertops, new interior door replacement, new floor coverings, new windows, ceiling and wall repair and painting, and new hardware.

Current Issue:

Staff following Kansas City, Kansas Housing Authority's Procurement Policy hired an Architect to design and prepared plans. The plans would demolish and remove the existing fixtures, finishes and equipment, and replace them with new fixtures, finishes and equipment. Modernization staff acted as General Contractor and bid the Divisions separately. There are seventeen divisions and contractors could bid on the divisions separately.

The Invitation to Bid was advertised in the Kansas City Star, The Globe, and Hispanic News. The Invitation to Bid was posted on the Housing Authority's web site, and mailed directly to:

7 Demo Companies
10 Doors
44 Electricians
53 Environmental Companies
3 Air Quality Testing
197 General Contractors
71 HVAC
70 Painters
37 Plumbers
17 Sprinklers & Fire
15 Windows

There were four bidders for the project. One bidder bid multiple disciplines or divisions. There were fourteen plan holders, eleven were contractors and the remaining three were plan holder rooms.

A Pre-Bid Conference was held on August 8, 2024, to answer questions and give contractors an opportunity to visit Rosedale Towers to view the available vacant dwelling units for existing conditions.

A public bid opening was held on August 22, 2024 at 2:00 pm. Five contractors bid on this project.

Tailor Made Exteriors bid on nine of the 14 Divisions, staff is requesting approval of five Divisions.

Division 6 Carpentry	\$201,436
Division 9 Flooring, (labor only)	\$278,676
Division 9 Painting, (labor only)	\$347,849
Division 10 Specialties-Signage	\$94,914
Division 12 Furnishings (labor only)	\$145,927
Grand Total	\$1,068,802

Tailor Made Exteriors has been in business for 20 years. The Housing Authority has worked with this contractor on several projects with positive outcomes. There are funds budgeted for this project in CFP 2023 and 2024 fund years. The Architect's estimate for the awarded Divisions for all three floors is \$1,010,000.

Tailor Made Exteriors and its principal do not appear on the List of Parties Excluded from Federal Procurement or Non-procurement Programs. The principals are:

Richard Mullin	Owner/President
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The Kansas City Kansas Housing Authority's Procurement Policy requires that all contracts in excess of \$75,000 must be approved by the Board of Commissioners of the Housing Authority.

Since only one bid was received per Division, HUD Regulations and Housing Authority's Procurement Policy require a cost analysis be conducted of the bid. Staff and Architect reviewed and compared typical industry costs for each division. Tailor Made's bids are within an acceptable amount of the industry cost.

Therefore, staff and Architect are recommending acceptance of the responsive bid submitted by Tailor Made Exteriors and authorizing a contract in the amount of \$1,068,802 for five of the 17 Divisions for Interior Modernization Phase 1 on floors 10—12 at K1-18 Rosedale Towers.

Attached is a resolution that will authorize the acceptance of the bid and authorize a contract with Tailor Made Exteriors

Staff recommends approval of this resolution.

Board Action:

Approve Resolution 2024-32, if Appropriate.



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 ARCHITECTURE, ENGINEERING, PLANNING, DESIGN/BUILD, ENERGY & CONSTRUCTION MANAGEMENT

BID TABULATION SHEET

KANSAS CITY KANSAS HOUSING AUTHORITY
 PROJECT II OF THE FY2023 CAPITAL FUND PROGRAM
 KANSAS CITY KANSAS HOUSING AUTHORITY

KCKHA CONTRACT NEW NUMBER PER ADDENDUM I 24-09-56 (18)
 K1-56 (18) ROSEDALE TOWER

INTERIOR MODERNIZATION - PHASE 1
 2:00 PM CDT, AUGUST 22, 2024, KCKHA BOARD ROOM

(*Note Columns 5 and 6 information required within three (3) business days to KCKHA modernization office)

COMPANY NAME (Column 1)	ACKNOWLEDGE ADDENDUM NO. 1 (Column 2)	COMPLETED BID FORM (Column 3)	COMPLETED BID BOND (Column 4)	CURRENT UC OCCUPATIONAL LICENSE, NON- COLLUSIVE AFFIDAVIT, PREVIOUS PARTICIPATION CERTIFICATE (Column 5)	REPRESENTATIONS CERTIFICATIONS & OTHER STATEMENTS, CONTRACTOR'S QUALIFICATION STATEMENT (Column 6)	BID FORM DIVISION BIDDER IS SUBMITTING ON (Column 7)	BID FORM DIVISION BASE BID (S) (Column 8)
1) One Time Electric LLC	X	NO	NO	Not Included	Not Included	Div. 26 Electrical	\$ 957,240.00

COMPANY NAME (Column 1)	ACKNOWLEDGE ADDENDUM NO. 1 (Column 2)	COMPLETED BID FORM (Column 3)	COMPLETED BID BOND (Column 4)	CURRENT UG OCCUPATIONAL LICENSE, NON- COLLUSIVE AFFIDAVIT, PREVIOUS PARTICIPATION CERTIFICATE (Column 5)	REPRESENTATIONS CERTIFICATIONS & OTHER STATEMENTS, CONTRACTOR'S QUALIFICATION STATEMENT (Column 6)	BID FORM DIVISION SUBMITTING ON (Column 7)	BASE BID (\$) (Column 8)
2) B & R Insulation, Inc.	YES	YES	YES	YES	YES	Div. 2 Demolition	\$ 384,884.00
3) Titan Environmental Services, Inc.	YES	YES	YES	Not Included	Not Included	Div. 2 Demolition Too many Exclusions	\$ 436,825.67
4) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 6	\$ 201,438.00
5) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 8 Doors	\$ 1,031,937.00
6) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 9 Finishes, Wall Assemblies	\$ 880,272.00
7) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 9 Finishes, Flooring	\$ 278,676.00
8) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 9 Finishes, Painting	\$ 347,849.00
9) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 10 Specialties	\$ 94,914.00

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COMPANY NAME (Column 1)	ACKNOWLEDGE ADDENDUM NO. 1 (Column 2)	COMPLETED BID FORM (Column 3)	COMPLETED BID BOND (Column 4)	CURRENT UG OCCUPATIONAL LICENSE, NON- COLLUSIVE AFFIDAVIT, PREVIOUS PARTICIPATION CERTIFICATE (Column 5)	REPRESENTATIONS CERTIFICATIONS & OTHER STATEMENTS, CONTRACTOR'S QUALIFICATION STATEMENT (Column 6)	BID FORM DIVISION BIDDER IS SUBMITTING ON (Column 7)	BASE BID (\$) (Column 8)
10) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 12 Furnishings	\$ 145,927.00
11) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 21 Fire Suppression	\$ 156,702.00
12) Tailor Made Exteriors, LLC	YES	YES	YES	No UG License but has everything else	YES	Div. 22 Plumbing	\$ 461,907.00
13)							
14)							
15)							
16)							
17)							

Note TME for all their bids except electrical, windows, demo, security = \$ 3,599,662.00

Original KCKHA estimate 2022 is \$ 1,243,959. Davidson & Associates, Inc. estimate include increase exterior walls, electrical scope and windows \$ 4,029, 319.

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RESOLUTION NO. 2024-33

**AUTHORITY TO REJECT THE BIDS RECEIVED FROM TAILOR MADE EXTERIORS
AND ONE TIME ELECTRIC FOR INTERIOR MODERNIZATION PHASE1
OF FLOORS 10, 11 AND 12 AT ROSEDALE TOWERS**

WHEREAS Interior Modernization is needed at Rosedale Towers; and

WHEREAS bids for Interior Modernization Phase 1 of floors 10, 11, and 12 at Rosedale Tower were solicited and received on August 22, 2024; and

WHEREAS Tailor Made Exteriors bid on nine of the 17 Divisions and staff is requesting rejection of four divisions listed below

Division 8 Openings, Doors	\$1,031,937
Division 9 Drywall Assemblies, Framing Soffits	\$880,272
Division 21 Fire Suppression	\$156,702
Division 22 Plumbing	\$461,907; and

WHEREAS bids were opened and tabulated by the Architect and Kansas City Kansas Housing Authority staff; and

WHEREAS staff and Architect have evaluated and are recommending rejection of four Division bids submitted by Tailor Made Exteriors for the Interior Modernization Phase 1 of floors, 10, 11 and 12 at Rosedale Towers; and

WHEREAS staff and Architect have evaluated and are recommending rejection of one Division bid submitted by One Time Electric for the Interior Modernization Phase 1 of floors 10, 11 and 12 at Rosedale Towers.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the four Divisions submitted by Tailor Made Exteriors and one bid submitted by One Time Electric is hereby rejected.

BE IT RESOLVED the Housing Authority of Kansas City, Kansas is authorized to reject bids received by Tailor Made Exteriors and One Time Electric for Interior Modernization Phase 1 (Floors 10,11 and 12) project at Rosedale Towers.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners does hereby approve Resolution Number 2024-33.

X

Matthew Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
September 19, 2024

New Business Consent Item: Authority to reject the bids received from Tailor Made Exteriors and One Time Electric for Interior Modernization Phase 1 for floors 10,11 and 12 at Rosedale Towers .

Resolution No. 2024-33

Background:

The interior dwelling units at K1-18 Rosedale Towers need modernization. The interiors surfaces and equipment are original to the building, except for minor unit turnover and repairs. The interior modernization work consists of plumbing updates (new faucets, sinks, stops, garbage disposals); electrical updates (include new breaker panels, plugs, switches, lighting); new kitchen cabinets and bath vanities, new countertops, new interior door replacement, new floor coverings, new windows, ceiling and wall repair and painting, and new hardware.

Current Issue:

Staff following Kansas City, Kansas Housing Authority's Procurement Policy have hired an Architect to design and prepared plans. The plans would demolish and remove the existing fixtures, finishes and equipment and replace it with new fixtures, finishes and equipment. Modernization staff acted as General Contractor and bid the Divisions separately. There are seventeen divisions and contractors could bid on the divisions separately.

The Invitation to Bid was advertised in the Kansas City Star, The Globe, and Hispanic News. The Invitation to Bid was posted on the Housing Authority's web site, and mailed directly to:

7 Demo Companies
10 Doors
44 Electricians
53 Environmental Companies
3 Air Quality Testing
197 General Contractors
71 HVAC
70 Painters
37 Plumbers
17 Sprinklers & Fire
15 Windows

There were four bidders for the project. One bidder bid multiple disciplines or divisions. There were fourteen plan holders, eleven were contractors and the remaining three plan holder rooms.

A Pre-Bid Conference was held on August 8, 2024, to answer questions and give contractors an opportunity to visit Rosedale Tower to view the available vacant dwelling units for existing conditions.

A public bid opening was held on August 22, 2024 at 2:00 pm. Five contractors bid on this project:

Tailor Made Exteriors bid on nine of the 14 Divisions, staff is requesting rejection of four of those bids listed below:

Division 8	Openings, Doors	\$1,031,937
Division 9	Drywall Assemblies, Framing Soffits	\$880,272
Division 21	Fire Suppression	\$156,702
Division 22	Plumbing	\$461,907

One Time Electric submitted one Division bid and staff is recommending rejection of their bid listed below:

Division 26	Electrical	\$957,240
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Therefore, staff and Architect are recommending rejecting four Division bids submitted by Tailor Made Exteriors and one bid submitted by One Time Electric for the Interior Modernization Phase 1 of floors 10,11 and 12 at K1-18 Rosedale Towers.

Attached is a resolution to authorize the rejection of bids submitted by Tailor Made Exteriors and One Time Electric.

Staff recommends approval of this resolution.

BOARD ACTION:

Approve Resolution 2024-33, if Appropriate.



DAVIDSON & ASSOCIATES, INC.
 ARCHITECTURE, ENGINEERING, PLANNING, DESIGN/BUILD, ENERGY & CONSTRUCTION MANAGEMENT

BID TABULATION SHEET
KANSAS CITY KANSAS HOUSING AUTHORITY
PROJECT II OF THE FY2023 CAPITAL FUND PROGRAM
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1) One Time Electric LLC	X	NO	NO	Not Included	Not Included	Div. 26 Electrical	\$ 957,240.00

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RESOLUTION NO. 2024-34

**AUTHORIZE THE NEW POSITION OF
ASSISTANT DIRECTOR FOR PUBLIC SAFETY**

WHEREAS this resolution authorizes the Kansas City, Kansas Housing Authority to create the position of Assistant Director of Public Safety; and

WHEREAS the Assistant Director of Public Safety is be responsible for aiding the Director of Public Safety with the supervision of staff, training and scheduling the Public Safety Department for the department to run efficiently; and

BE IT RESOLVED the Board of Commissioners of the Housing Authority of Kansas City, Kansas authorizes creating the position and hiring an Assistant Director for Public Safety.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution Number 2024-34.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
September 19, 2024

New Business Consent Item: Authorize the new position of Assistant Director for Public Safety

Resolution No. 2024-34

Background:

The Kansas City, Kansas Housing Authority (KCKHA) started its own Public Safety Department in December of 2023 consisting of one Director and four Officers. The Public Safety Department would be responsible for the safety and welfare of residents and employees of KCKHA.

Current Issue:

The Public Safety Department created the Access Guard Position for Wyandotte Towers in August of 2024. This position was created to serve the residents of Wyandotte Towers with entry and exit traffic, and to verify that guests along with residents are following the rules and regulations set forth by KCKHA and their lease.

The Access Guard Position will consist of eight new employees for KCKHA and will fall under the umbrella of the Public Safety Department. Public Safety will be responsible for the hiring, training, scheduling, disciplining and termination of staff. The addition of these positions brings the number of individuals supervised by the Public Safety Director to 12. The average span of control for the industry standards is around seven.

We are requesting approval of the Assistant Director of Public Safety position to assist the Director of Public Safety in the supervision of the Public Safety Department and to fill in when the Director is unavailable.

Board Action:

Approve Resolution No. 2024-34, if appropriate.

RESOLUTION NO. 2024-35

**AUTHORITY TO ACCEPT THE BID AND AUTHORIZE A CONTRACT
FOR A MATERIAL AND PERSONNEL HOIST ELEVATOR AT
K1-18 ROSEDALE TOWERS WITH BRANDSAFWAY INDUSTRIES, LLC**

WHEREAS a personnel and material lift are needed at Rosedale Towers in preparation for the modernization of floors 10-12; and

WHEREAS bids were received from:

BrandSafway.	Kansas City, Kansas
Century Elevators	Webster Texas
Fraco Industrial Elevators	Detroit, Michigan
KC Lift and Elevator	Lenexa, Kansas; and

WHEREAS bids were opened and tabulated by the Kansas City, Kansas Housing Authority staff; and

WHEREAS staff has reviewed the bids and determined BrandSafway Industries, LLC to be the low responsive bidder; and

WHEREAS staff is recommending acceptance of the responsive low bid submitted by BrandSafway Industries, LLC and authorizing a contract in the amount of the base bid of \$305,508 for the erection of a temporary elevator to lift personnel and materials at Rosedale Towers in preparation of the modernization of floors 10-12.

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of Kansas City, Kansas that the bid submitted by BrandSafway Industries, LLC in the amount of the base bid of \$305,508 for the erection of a temporary elevator to lift personnel and materials at Rosedale Towers in preparation of the modernization of floors 10-12, be accepted.

BE IT RESOLVED the Housing Authority of Kansas City, Kansas is authorized to enter into a contract with BrandSafway Industries, LLC in the amount of the base bid of \$305,508 for the erection of a temporary elevator to lift personnel and material at Rosedale Towers in preparation of the modernization of floors 10-12.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Board of Commissioners does hereby approve Resolution No. 2024-35.

X

Matthew T. Watkins
Chairman

X

Andrea Tapia
Executive Director/CEO

Kansas City, Kansas Housing Authority
Board of Commissioner's Meeting
September 19, 2024

New Business Consent Item: Authority to accept the bid and authorize a contract for a material and personnel hoist elevator at K1-18 Rosedale Towers with BrandSafway Industries, LL

Resolution No. 2024-35

Background:

This work was approved in the Kansas City, Kansas Housing Authority's (KCKHA) 5-Year Plan which includes the renovation and modernization of Rosedale Towers. The Modernization Department will be the General Contractor for the work at Rosedale Towers, which requires an outside lift elevator to transport personnel and materials to the designated floors under construction.

Current Issue:

Staff following KCKHA's Procurement Policy reached out to four vendors who supply temporary elevators and received a total of four bids. Two of the bids were non-responsive.

BrandSafway Industries, LLC
Century Elevators
Fraco Industrial Elevators
KC Lift and Elevator

Kansas City, Kansas
Webster, Texas
Detroit, Michigan
Lenexa, Kansas

The low bidder was determined by the sum of the bid as prepared following the Architect's design. BrandSafway Industries, LLC was the apparent low bidder in the amount of \$305,508 for three years. The bid tab sheet is attached.

BrandSafway Industries, LLC has been in business nearly 100 years. KCKHA has used this company in the past with good results. Additionally, references were checked, and positive comments were received. There are funds available in the 2023 Capital Fund Program budgeted for this project.

BrandSafway does not appear on the list of Parties Excluded from Federal Procurement or Non-procurement programs. Brandsafway is known nationally and operates in 360 locations in 30 countries.

The KCKHA's Procurement Policy requires all contracts in excess of \$75,000 be approved by its Board of Commissioners.

Therefore, staff is recommending acceptance of the responsive low bid submitted by BrandSafway Industries, LLC and authorizing a contract in the amount of the base bid of \$305,508 for a personnel and material lift installed at Rosedale Towers in preparation for modernization of floors 10-12.

Attached is a resolution that will authorize acceptance of the bid and authorize a contract with BrandSafway Industries, LLC in the amount of \$305,508.

Staff recommends approval of this resolution.

Board Action:

Approve Resolution No. 2024-35, if appropriate.

Bid Tabulation for Personnel/Material Hoist - Rosedale Towers Modernization Project

Company Name	Quote Received	Notes
BrandSafway Industries LLC	\$101,836 per year	Provided Hoist for Plaza Towers previously
Century Elevators	\$163,511 per year	-
Fraco Industrial Elevators	No quote provided	Repeated attempts to request a quote
KC Lift & Elevator	No quote provided	No response to email request