



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 7/16/2019

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**DEPARTMENT:** Parks & Recreation

**STAFF CONTACT:** Michael Meadors and Kathy Rankin

**SUBJECT:** Acceptance of bids and consideration of award of contract to Construction Management Services Inc. for the replacement of all the acoustic ceiling tiles and grids in Parkview Manor.

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**ITEM DESCRIPTION:**

Acceptance of bids and consideration of award of contract to Construction Management Services Inc. for the replacement of all the acoustic ceiling tiles and grids in Parkview Manor.

**SUMMARY:**

The Federal Government allocates Capital Funds to housing authorities that are in good standing and have a United States Department of Housing and Urban Development (HUD) approved 5-Year Action Plan. The plan addresses physical improvement needs identified by HUD during their inspections as well as items identified by tenants, staff and the Board of Housing Commissioners. Olathe Housing Authority continues to make improvements to their public housing units to stay competitive within the local rental market.

On May 24, 2019, two bids were received and opened ranging from \$170,236.00 to \$229,338.00. The project consists of the replacement of all ceiling tiles and grids in 66 apartments in Parkview Manor as well as all common areas in the building.

This project will be funded out of the 2018 Community Development Block Grant (CDBG) and the Olathe Housing Authority's 2018 Capital Improvement funds. Project consultant, Powell CWM., Inc., and staff reviewed the bids and checked references and have identified the bid submitted by Construction Management Services, Inc. as the lowest and most responsive bid for this project. The City of Olathe Board of Housing Commissioners reviewed the bids at their July 24, 2019 and is recommending Construction Managements Services, Inc. The Cost Estimate provided by Powell was \$173,797.20.

The bid tabulation includes:

Construction Management Services, Inc.	\$170,236.00
Infinity Group LLC	\$229,338.00

The Housing Authority reached out to local contractors through the newspaper, public purchasing and regional and national plan rooms. Construction Management Services, Inc. is an Olathe business.

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**FINANCIAL IMPACT:**

The bid of \$170,236.00 for the replacement of the ceiling tiles and grids will be paid out of HUD Capital Improvement and CDBG funds.

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**ACTION NEEDED:**

Council approval of the bid submitted by Construction Management Services, Inc.

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**ATTACHMENT(S):**

None