



Unified Government Clerk's Office

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NOTICE OF SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT MEETING

A meeting of the Self-Supporting Municipal Improvement District (SSMID) of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person on Friday, April 28, 2023, at 9:00 AM. .

We invite you to attend the meeting in person in the Fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, KS 66101.

**SSMID Advisory Board
2024 Budget Review Meeting
AGENDA**

City Hall 701 N. 7th Street, KC. KS 66101
5th Floor Room 515

Friday, April 28th, 2023,
Business at 9am. In person meeting only.

AGENDA

- a) Initiation of SSMID business meeting. Edgar
b) Board Roll Call: Edgar

1. Commissioner Townsend		
2. McKiernan	Jason Glasrud	
3. Ramirez	Albert DeLeon	
4. Johnson	George Gates	
5. Kane	Frank Aguilar	
6. Markley	Jerrell Royal	
7. Stites	Bill Hutton	
8. Davis	TJ Roberts	
9. AL-1 Bynum	Tim Ryan	
10. AL-2 Burroughs	Mike Benitez	
11. Mayor Garner	Edgar Galicia (Chair)	

- c) Budget Tomi
d) Annual report Tomi
e) New Business Edgar
Public Intervention
f) Other Business Edgar
Public Intervention

g) Adjourn Edgar

Notes:

The board meeting will last up to 2 hours. Please be prompt to this meeting thereby respecting everyone's time commitment.

As always, we ask all Board Members to stay on point regarding the topics at hand. If you consider it important for the Board to visit any other subject, please make sure to include the item in the agenda or bring it up during the time the board visits other items, at which time the Chair will determine if there is enough time for discussion or the matter should be handled at a different time.

Special presenters are welcome to attend and wait in the seating area of the 5th Floor Conference Room 515 until their appointed time to present their interest comes as called by the Chair. Special presenters will be given as much time to present as needed. Special accommodation for digital presentations will be extended.

The general public (anyone outside the Advisory Board, Elected Officials or UG Officials) is welcome to attend the meeting and wait in the seating area of the 5th Floor Conference Room 515, until the floor is open for public discussion. Public presenters will have 3 minutes with a 2-minute extension (upon request)

2024 Budget Modeling
Self-Supporting Municipal Improvement District

SSMID Revenue	2023 Baseline	2024 estimated	Increase
3410 Tax Assessment Funds	201,111	212,836	
3420 Other Exempt Share	26,000	26,000	
3430 UG Share	127,500	127,500	-
3440 GSA Share			
3460 BPU Share	17,500	17,500	-
3475 Grants			
3480 Interest			
SSMID Non-tax Revenue	171,000	171,000	
TOTAL SSMID Revenue	372,111	383,836	
Mill Levy Estimate		11.292438	

Property values
KU
0% Requested increase
33% UG Share of total budget

2023 levy	10.917	0.375	Mill levy change	
Statutory Mill Levy Limit	13.1	1.808	Mill levy remaining to limit	

SSMID Expenses	2023 Baseline	2024 Estimated	Increase			
5415 Safety Services	193,893	195,832	1,939			
5416 Trash Services	107,719	108,796	1,077			
5417 SSMID Management Fees to DTS-KCK	39,600	42,000	2,400			
5420 Audit Expense	3,300	4,808	1,508			
5430 Expendable Supplies	200	200	-			
5435 Printing & Reproduction	100	100	-			
5440 Landscaping	500	500	-			
5450 Storage, Rent, and Utilities	4,900	5,400	500			
5455 Building Maintenance & Repairs	-	-	-			
5460 Equipment Maintenance and Repairs	1,000	1,000	-			
5465 Cell Phones	900	1,200	300			
5470 Durable Equipment -Non Capitalized	2,000	6,000	4,000			
5485 Marketing	15,000	15,000	-			
		-				
		-				
Operating Reserve	3,000	3,000	-			
TOTAL SSMID Program Expenses	372,112	383,836	11,724	11,724	Projected Increase 2023 to 2024	

Actual/Estimate
0.01
0.01
3500
6410

450 412.95

100

	Estimated valuation	Non-tax Revenue	Expenses	Tax Revenue	Mill Levy Recommend	% change from previous year
Current Year Estimated valuation (pending protests)	18,847,624	171,000	383,836	212,836	11.2924	5.18%

Previous Year Mill Levy (2023)	10.707026	0.5854	mill levy change 2023 to 2024
Statutory Maximum Mill Levy	13.1	1.8076	mill levy remaining to limit

2024 Recommended Budget Proposal

Kansas City, Kansas Downtown Improvement District/ Self-Supporting Municipal Improvement District

General Comments

This budget recommendation reflects the Advisory Board's request for stable direct funding (\$127,500) from the Unified Government. When the SSMID was first established in 2008, the Unified Government had pledged \$150,000 annually in support of the District's activities to improve Downtown image and safety, in recognition of its exempt status and the fact that it is the single largest property owner in the District. During times of financial pressure in the intervening years, that commitment has been scaled back, resulting in service cutbacks. Understanding the continued budgetary concerns raised by the COVID-19 pandemic still persist, the Advisory Board requests stable funding to allow important services to remain in place.

Budget Overview

This budget reflects the focus of the SSMID on its signature "Clean and Safe" programming, accounting for 79% of SSMID expenditures.

Approximately 11% of budgeted expenditures go to administrative services through the contract that the Unified Government has with the non-profit Downtown Shareholders of Kansas City, Kansas, Inc. organization to provide management and fiscal administration for SSMID operations. Rent and utilities account for approximately 1.4% of SSMID expenses, and about 3.6% is reserved for 'other' expenses, such as equipment maintenance and replacement expenses, costs associated with the annual outside audit, etc. The remaining 4% of the budget supports marketing initiatives, such as our Third Friday Artwalks and Friday TakeOut Series.

Revenue Overview

The SSMID has two main sources of revenue to support its operations: the Property Tax Assessment (as established by the Unified Government Board of Commissioners), and Voluntary Payments made by entities exempt from the property tax.

In 2024, the SSMID anticipates that three tax-exempt agencies will make voluntary payments to the SSMID operating fund: The Unified Government, the Board of Public Utilities, and the University of Kansas Health System. The Unified Government accounts for approximately 33% of the budget, the Property Tax assessments 55%, and the other Voluntary Payments provide 11% of operating funds.

Programs

Clean and Safe:

The main focus of the SSMID is the provision of the "Clean and Safe" program that was the organizing principle of the original SSMID as approved in 2009. In this focus area, the SSMID Advisory Board selects contractors to provide Security and Cleaning Ambassadors within the boundaries of the District. Security Ambassadors, while not considered security 'guards', provide general assistance to the public and local governmental agencies, assist local

businesses in maintaining a safe and pleasant environment for workers and customers, and observe and report on various issues (i.e. Code Enforcement, traffic, vagrancy, etc.) to the proper authorities. Cleaning Ambassadors provide general outdoor cleaning services in public areas in the District. The SSMID also provides a light landscaping program that works in conjunction with the Unified Government Public Works Department on planting and maintaining a healthy and attractive planting program. There has been a continued commitment from the Unified Government and property owners to keep the program intact because of the success in improving downtown's safety and appearance.

Downtown Marketing Activities:

In 2024, the Advisory Board is looking to build upon programs started in 2021. Working within the UG's SOAR framework and based on Downtown community input (from business and property owners, employees, and visitors), in 2022, the SSMID supported the "Friday Take Out Series," a series of performances during the Friday lunch hour from July through August at the southwest corner of 7th and Minnesota, an identified location for activity. Additionally, in conjunction with Downtown Shareholders, Community Housing of Wyandotte County and with the support of LISC and the Kansas Creative Arts Industry Commission (KCAIC), the SSMID supported the start of the Third Friday Art Walk in Downtown Kansas City, Kansas, a summer monthly event hosting local artists, performers, and businesses in an extremely popular activity centered on 6th Street which has had increased attendance every month. An estimated 3,000 people attended the Third Friday Art Walks in 2022. The programs are bringing new people and activity to Downtown, new businesses have also located there as the popularity of the ArtWalk has made the area attractive. New Businesses include the sports bar in the Manor Records space, the new gym and the expansion and relocation of Flagship Books, and others.

For 2024, we recommend continuing these projects in the budget. It budgets \$15,000 in program spending (slightly more than 4% of the recommended budget). This would include approximately \$4500 for performer fees, \$3,000 for professional services that may be required to complete the project, \$4,000 in marketing expenses to promote the Downtown, as well as \$3000 for hardware, equipment and repair.

Looking to the Future

As new construction and businesses open in the Downtown area, the demand for a clean and safe downtown only increases. As such, our Ambassadors are tasked with doing more each year as more and more people come downtown. We only anticipate this to continue, as two residential projects in our neighboring downtown open in 2024-2025, and development continues across downtown. The Advisory Board will continue to work with these operations and our service provider to ensure that the progress that the SSMID has made over the last 13-14 years in community improvement will continue. Overall, the only increases in costs are due to rising labor costs for the Ambassador program, and the budget as presented proposes (depending on final property valuations) to increase the mill levy by nearly 5.18%.

In the upcoming year, we can also expect the changeover from analog to digital and the discontinuation of analog equipment making the upgrade necessary. The transmission equipment currently in use for the SSMID dates from 2009, and is past its reliable lifespan.

Conclusion

The SSMID Advisory Board is proud to be an integral part of the Downtown community, and have worked hard to ensure that the funds entrusted to our care by property owners and the Unified Government reflect the needs and priorities of property and business owners, employees, and visitors in a fiscally responsible way. This budget recommendation, prepared for the Board of Commissioners, meets those goals for 2024.

Unified Government of Wyandotte County and Kansas City, Kansas
Downtown Improvement District/Self-Supporting Municipal Improvement
District Recommended 2024 Proposed Budget

SSMID Revenue	2021 Actual	2022 Approved	2023 Baseline
3410 Tax Assessment Funds	181,196.99	199,468	201,111
3420 Other Exempt Share	26,000	26,000	26,000
3430 UG Share	127,500	127,500	127,500
3440 GSA Share			
3460 BPU Share	17,500	17,500	17,500
3475 Grants			
3480 Interest	2.56		
SSMID Non-tax Revenue	145,028.56	171,000	171,000
TOTAL SSMID Revenue	370,010.14	370,468	372,111

SSMID Expenses	2021 Actual	2022 Approved	2023 Baseline
5415 Safety Services	188,790.20	191,973	193,893
5416 Trash Services	105,980.20	106,652	107,719
5417 SSMID Management Fees to DTS-KCK	39,600.00	39,600	39,600
5420 Audit Expense	2,964.00	3,300	3,300
5430 Expendable Supplies	27.99	200	200

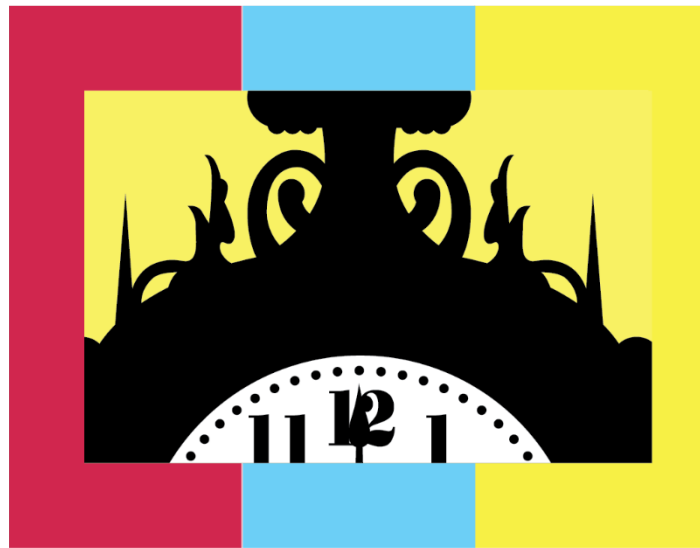
5435 Printing & Reproduction	0	100	100
5440 Landscaping	82.08	500	500
5450 Storage, Rent, and Utilities	4835.40	4,900	4,900
5455 Building Maintenance & Repairs	0	-	-
5460 Equipment Maintenance and Repairs	826.00	1,000	1,000
5465 Cell Phones	839.00	900	900
5470 Durable Equipment -Non Capitalized	1,336.38	2,000	2,000
5485 Marketing	4,228.20	16,343	15,000
Operating Reserve	0	3,000	3,000
TOTAL SSMID Program Expenses	352,199.55	370,468	372,112

DOWNTOWN

IMPROVEMENT DISTRICT

— OF —

KANSAS CITY, KANSAS



2022 Annual Report

Prepared for
The Unified Government of Wyandotte County and Kansas City, Kansas
May 15, 2023

2022 SSMID Annual Report
May 15, 2023

A Brief History of the Downtown Self-Supporting Municipal Improvement District:

In the early 2000s, business owners in the downtown business corridor were increasingly concerned about the effects of crime and neglect in the area and how it negatively impacted their operations. After meeting on an ad hoc basis, these community champions formed The Downtown Shareholders of Kansas City, Kansas, Inc. to coordinate efforts to promote economic development and programs to address the appearance of the downtown area and the safety of downtown patrons and workers. The group and its leadership worked with the Unified Government to establish a Downtown Improvement District, funded in part with a property tax assessment allowed by Kansas State law known as the Self-Supporting Municipal Improvement District (SSMID) on non-residential properties in the area roughly bounded by 4th Street on the east, 18th Street on the west, Washington Boulevard on the north, and Sandusky Avenue on the south. Tax collections began in 2008, and the programs to provide Safety and Cleaning Ambassadors began operations in June 2009.

The Unified Government Board of Commissioners, in order to assure widespread support of the initiative, required that a minimum of 51% of property owners agree to the taxing district by petition. The initiative was successful even beyond that benchmark, with a 62% approval rate; the Commission voted unanimously to form the district in 2008 for an eight-year period ending in 2016. Since then, the SSMID program has successfully met its goals of maintaining a clean and safe place for patrons and employees of downtown businesses to visit and develop economic activity. It was considered successful enough to warrant a renewal of the program in the summer of 2016, this time for ten years, beginning January 1, 2017. At the program's renewal, the boundaries were adjusted slightly, to 12th Street on the west and Tauromee Avenue on the south.

The Commission appoints an eleven-member Advisory Board (one member for each Commission District and one appointed by the Mayor) to oversee the operations of the SSMID.

Through a competitive bidding process and contract award with the Unified Government, SSMID operations are managed by the Downtown Shareholders of Kansas City, Kansas, Inc. (DTS-KCK), which receives the tax receipts into a dedicated fund, engages and supervises the service contractors, and pays all bills related to the SSMID and its operations. The staff also works to implement the other programs of the SSMID, such as the welcome banner program, beautification efforts, and the planning and development of the new Pocket Park initiative. The five-year contract ran through December 31, 2021, and the Unified Government engaged in an option to extend the contract through December 31, 2026.

The Advisory Board, working in conjunction with DTS-KCK, provides this annual report to the Unified Government Board of Commissioners and a monthly statement of financial position.

2022 Activity Report

Safety Ambassador Program

In 2022, the Safety Ambassador program provided 9,547.25 hours of security services to the Downtown area, an average of nearly 184 hours per week. Hours of operation are 7:30 am to 5:30 pm, Monday through Saturday; staffing levels range from two to five Ambassadors on duty at various times of the day and day of the week.

Due to the COVID-19 pandemic, our Ambassadors relied more heavily on exterior building checks than in previous years due to the limited capacities of many local businesses and many businesses being closed to the public in 2021, and slowly reopening in 2022. Ambassadors adapted with great speed and agility to the realities of masks, social distancing, and the changing regulations regarding public health. Despite the constantly shifting understanding of the virus and safety protocols, our Ambassadors continued to provide a clean and safe environment for the residents, workers, businesses and visitors to Downtown Kansas City, Kansas. 2022 was another successful year for the SSMID and the Clean and Safe Ambassador program.

In 2022, Security Ambassadors performed 15,895 calls for service in the District. There are some seasonal differences in service load, which are weather-related, but the need for Security Ambassadors is generally remarkably constant throughout the year. Security Ambassadors report serious criminal activity to the Kansas City Kansas Police Department, and in 2021 filed 122 incident reports, a reduction of 25% from 2020.

As the program has matured since its beginnings in 2008, Security Ambassadors now spend most of their time on preventive services. The program is based on the idea that by being present in the area, being aware of activity in the area, and knowing the people that frequent the area, problems can often be avoided or de-escalated. In 2022, 99% of Safety Ambassador time was focused on preventive activities.

The "Preventative Activities" include the foot and bicycle patrols of the District where Security Ambassadors check in on businesses, buildings, and parking lots, various kinds of assistance to members of the public while making their rounds, and Occasional Watch activities at meetings and events at various locations Downtown at the request of the organizers. The remaining 1% of Ambassador activity is focused on more severe situations, including the rare incidence of activity that requires a report to the KCKPD.

On occasion, the Security Ambassadors are asked to assist Unified Government departments in their activities. This includes reporting on animal complaints, assisting with traffic control at fire and accident scenes, and EMS calls. Security Ambassadors also make referrals on Code Enforcement violations, such as graffiti and tire dumping, in the District.

Before the advent of the Security Ambassador program, loitering and panhandling issues were a constant problem in the Downtown area. One of the ways that we note the program's success is to keep track of current experience in those areas as a general indicator of the perception of the District. Due to unique conditions brought on by the COVID-19 pandemic, its impact on those experiencing homelessness, and an increase in the number of employees working from home and not in their traditional downtown buildings, it was again difficult to quantify the relative nature of these issues in

2022. While there are certain incidents that are not reported to or witnessed by the Ambassadors, we are confident that the presence and activity of the Ambassadors have had an impact on these activities.

Security Ambassadors also visit every business in the district every quarter, with a number of goals in mind. The Ambassadors want to make sure that they are known, know who is working in the district, and find out about any issues of concern to business owners/operators that might need additional attention. There are approximately 283 properties in the District (some with multiple businesses), including vacant lots. Business owners report that they appreciate the contact, as it reminds them of the Ambassadors' services (escorting employees out of the building, who to contact in case of need, etc.). Visits to the empty lots also allow the Ambassadors to notice code enforcement violations and note any changes to other vacant properties that might make them attractive targets for other kinds of crime.

The Security and Cleaning Ambassadors also provide service to certain sponsored special events in the District over the course of the year, with the additional costs paid by the specific events directly. There was some recovery in the number of public events in 2022 as pandemic conditions and public health requirements allowed. The Ambassadors provided significant support for the Mayor's Holiday Lighting event in December 2022 and occasional watches at many meetings and smaller events during the year.

Cleaning Ambassador Program:

In 2022, cleaning crews removed an estimated 33.3 tons of trash and debris from the Downtown area, a 30% increase from 2020. This reflects a return to "normal" activity for businesses in the district and increased activity from the unhoused in the district. Cleaning Ambassadors are on duty from 7:30 am to 5:30 pm, Monday through Saturday, with one to three Ambassadors on duty, depending on the time and day of the week.

Cleaning Ambassadors pick up loose trash in the SSMID service area, provide limited snow removal at crosswalks, and perform other landscape maintenance services in the District. However, they are not responsible for general sidewalk snow removal or for tending the landscaping in the traffic control islands on Minnesota.

Other Activities:

In addition to the Clean and Safe Ambassador Program, the SSMID selects annual plants for installation and maintains planters throughout the District in the spring and summer as part of its beautification program. This is separate from the planting and maintenance program of the Unified Government in the medians and traffic control installations and in certain other sidewalk areas in permanent structures within the District.

The SSMID was proud to support the ongoing program of Downtown Shareholders of Kansas City, Kansas, "Friday Take Out Series," a series of performances during the Friday lunch hour on Unified Government property that ran from July through September in 2022. The series grew in popularity as the season progressed and featured a wide range of performances, including jazz, folk, and marimba music, as well as performances of traditional Spanish dance and a puppet show. The series encourages the downtown community to get outside their offices and buildings, frequent local restaurants, and engage with one another in a safe and clean environment. The increased beneficial activity has the additional impact of reducing calls for service during those hours and enhances the image of the District.

to both visitors and “regulars” downtown. The program will be continued in 2023, with an expanded number of dates running from June to September.

The SSMID is also pleased to support the Third Friday Art Walk program undertaken by Community Housing of Wyandotte County: Affordable Housing and The Downtown Shareholders of Kansas City, KS, Inc. from May to October. Since its inception in 2021, the event has grown dramatically in reach and popularity in the Kansas City area and is successful in promoting downtown kck as a vibrant community.

1:16 PM

01/23/23

Accrual Basis

Downtown Shareholders, Inc

DID ONLY Profit & Loss Budget Performance

December 2022

	Dec 22	Budget	\$ Over Bud...	Jan - Dec 22	YTD Budget	\$ Over Bud...	Annual Bud...
Income							
3300 · DID Unearned Income							
3340 · DID - Tax Assessment Funds	-25,153.64	-53,096.34	27,942.70	-6,862.41	0.00	-6,862.41	0.00
Total 3300 · DID Unearned Income	-25,153.64	-53,096.34	27,942.70	-6,862.41	0.00	-6,862.41	0.00
3400 · DID Earned Revenue							
3410 · DID - Tax Assessment Funds	25,153.64	53,096.34	-27,942.70	251,428.51	199,468.00	51,960.51	199,468.00
3420 · DID - Other Exempt Share	0.00	0.00	0.00	26,000.00	26,000.00	0.00	26,000.00
3430 · DID - UG Share	0.00	0.00	0.00	63,750.00	127,500.00	-63,750.00	127,500.00
3460 · DID - BPU Share	0.00	0.00	0.00	17,500.00	17,500.00	0.00	17,500.00
3480 · DID Interest	1.55	0.00	1.55	6.00	0.00	6.00	0.00
Total 3400 · DID Earned Revenue	25,155.19	53,096.34	-27,941.15	358,684.51	370,468.00	-11,783.49	370,468.00
Total Income	1.55	0.00	1.55	351,822.10	370,468.00	-18,645.90	370,468.00
Gross Profit	1.55	0.00	1.55	351,822.10	370,468.00	-18,645.90	370,468.00
Expense							
5400 · DID Program Expenses							
5415 · DID Safety Services	15,150.00	16,024.00	-874.00	191,330.00	191,973.00	-643.00	191,973.00
5416 · DID Trash Services	6,068.14	11,396.00	-5,327.86	106,811.33	106,652.00	159.33	106,652.00
5417 · DID Management Fees to DTS	3,300.00	3,300.00	0.00	39,600.00	39,600.00	0.00	39,600.00
5420 · DID Audit Expense	0.00	0.00	0.00	1,885.00	3,300.00	-1,415.00	3,300.00
5430 · DID Expendable Supplies	0.00	400.00	-400.00	0.00	400.00	-400.00	400.00
5435 · DID Printing & Reproduction	0.00	243.00	-243.00	0.00	243.00	-243.00	243.00
5440 · DID Landscaping	0.00	0.00	0.00	86.81	500.00	-413.19	500.00
5450 · DID Storage Rent & Utilities	4,129.95	408.34	4,611.61	4,885.40	4,900.00	-14.60	4,900.00
5460 · DID Equipment Maint & Repairs	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	1,000.00
5465 · DID Cell Phones	0.00	225.00	-225.00	146.77	900.00	-753.23	900.00
5470 · DID Durable Equipment	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	2,000.00
5485 · DID Marketing	0.00	19,000.00	-19,000.00	11,250.00	19,000.00	-7,750.00	19,000.00
5495 · DID Depreciation	224.10	0.00	224.10	2,689.20	0.00	2,689.20	0.00
Total 5400 · DID Program Expenses	25,155.19	53,246.34	-28,091.15	358,684.51	370,468.00	-11,783.49	370,468.00
Total Expense	25,155.19	53,246.34	-28,091.15	358,684.51	370,468.00	-11,783.49	370,468.00
Net Income	-25,153.64	-53,246.34	28,092.70	-6,862.41	0.00	-6,862.41	0.00



4901 BRISTOL AVE. * KANSAS CITY, MO. 64129
(816)753-2166 * (816)753-3688

QUOTATION

22947

Bill To: 22947

Downtown Shareholders of KC
Charles Schittler
726 Armstrong Avenue
Suite 201
Kansas City, KS 66101

Ship To:

Downtown Shareholders of KC
726 Armstrong Avenue
Suite 201
Kansas City, KS 66101

QUOTE: 77693 - 00 REP

DATE: 1/12/23

TERMS: NET 30 DAYS

DELIVERY: Best Way

WE ARE PLEASED TO QUOTE YOU THE FOLLOWING:

ITEM	QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	4	CP100d 403-480 4w 16ch Radio Comes With: Battery Single Unit Charger UHF Antenna 2" Belt Clip 2 Year Warranty	362.78	1,451.12
2	4	Remote speaker mic, Mag One	32.25	129.00
3	1	Programming Portable (1st)	40.00	40.00
4	3	Programming Portable (2+)	15.00	45.00
5		Deliver to Attn: Tomi Francis-Ramirez		
Item Summary				1,665.12
Subtotal				1,665.12
Sales Tax				.00
Grand Total				1,665.12

Subject to shipping, sales tax, & credit card fee.

Quotes over \$20K subject to 20% down payment.

Terms subject to credit review

Quote prices are subject to change at any time.

Expires 30 days from Quote Date .

Third party fees added if applicable.

Prepared By: **John McAnany**
(816)663-0288
john.mcanany@commenco.com

Accepted By

Downtown Shareholders of Kansas City, KS, Inc.

P.O. No. _____

LEGAL NAME OF PURCHASER

AUTHORIZED SIGNATURE

TF Ramirez

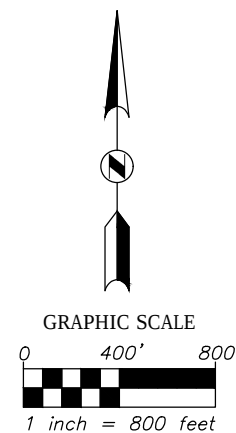
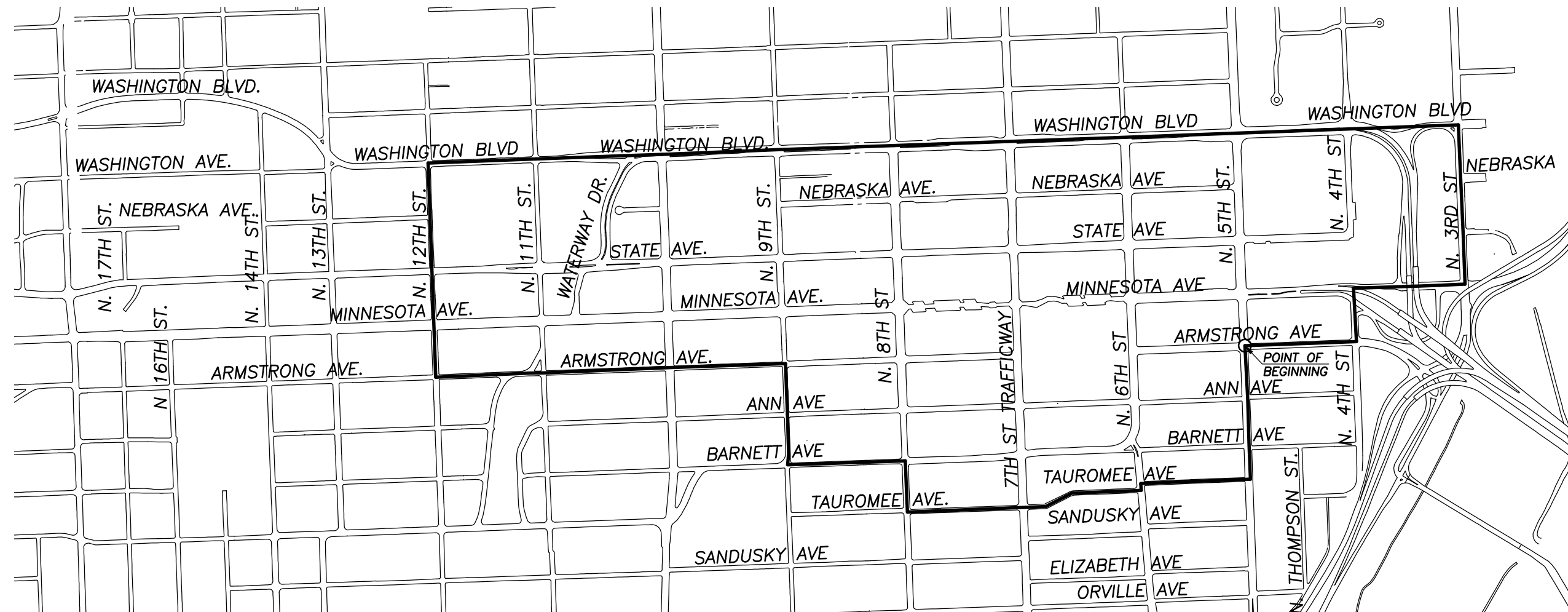
Date **3/24/23**



MOTOROLA SOLUTIONS

Wireless Network Solutions Channel Partner

SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT (SSMID) BOUNDARY EXHIBIT



Project: SSMID BOUNDARY EXHIBIT SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT KANSAS CITY, KANSAS	Client: DOWNTOWN SHAREHOLDERS OF KANSAS CITY, KANSAS 726 ARMSTRONG AVENUE SUITE 201 KANSAS CITY, KANSAS , 66101		 Civil Engineering • Surveying • Utilities 901 N. 8th Street, Suite 100 Kansas City, KS 66 101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brunsford, Hornomichl & Company, P.A.						
	Drawn By: PJS	Project No: PR2014.00.36	Field Date: N/A	Issue Date: 2016-07-22	Sheet:	1	OF	1	
					1	2016-07-22	REMOVE 12TH W-TAUROMEE S		
					Rev.	Date	Description		

Department of Procurement and Contract Compliance

REQUEST FOR PROPOSAL



RFP R26729
For
**“Downtown SSMID Clean & Safe Ambassador
Program”**

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Section 1.09 Implied Requirements	5
Section 1.10 Project Timetable & Contract Term	5
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Section 1.14 Cooperative Procurement	6
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Article I. General Information

Section 1.01 *Method of Source Selection*

Section 29-154 of the Unified Government of Wyandotte County / Kansas City, Kansas Procurement Code and Regulations allows for the use of Competitive Sealed Proposals when it is determined in writing that Competitive Sealed Bidding is either not practicable or not advantageous to the Unified Government.

Section 1.02 *Purpose*

The Unified Government of Wyandotte County/Kansas City, Kansas, is accepting competitive proposals from qualified individuals, firms, partnerships and corporations for the purpose of procuring a fiscal agent and manager for the SSMID.

The Downtown Kansas City, Kansas Self Supported Municipal Improvement District (SSMID) is a municipal entity that provides services and improvements as authorized by K.S.A. 12-1794, et seq. The SSMID was first approved by the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") in October of 2008. In July of 2016 the Unified Government approved an additional 10 year term for the SSMID. The SSMID is comprised of commercial properties within the Kansas City, Kansas central business district. Starting January 1, 2017, the SSMID will stretch from Washington Blvd to Tauromee Ave., north to south, and 3rd Street to 12th Street, east to west.

Vendors providing such services must meet the requirements, as specified herein.

Solicitations from qualified minority, and women owned businesses, firms and individuals are encouraged by the Unified Government of Wyandotte County/Kansas City, Kansas. This encouragement does not infer preference and all solicitations will be evaluated equally.

Section 1.03 *Existing Environment*

The Unified Government of Wyandotte County/Kansas City, Kansas is a consolidated city/county government serving all of the citizens of the City of Kansas City, Kansas, and Wyandotte County. The City of Kansas City, Kansas is located entirely in Wyandotte County and, along with ten other Kansas and Missouri counties, makes up the Metropolitan Kansas City Region with a population of approximately 1.6 million. The Cities of Kansas City, Kansas and Kansas City, Missouri are separated by the Kansas-Missouri border and are independent of one another in all aspects.

Section 1.04 *Required Review*

Offerors should carefully review this solicitation for defects and questionable or objectionable matter. Comments concerning defects and objectionable material must be made in writing and received by the procurement officer at least ten days before the proposal opening. This will allow issuance of any necessary amendments. It will also help prevent the opening of a defective solicitation and exposure of offeror's proposals upon which award could not be made. Protests based on any omission or error, or on the content of the solicitation, will be disallowed if these faults have not been brought to the attention of the contracting officer, in writing, at least ten days before the time set for opening.

Section 1.05 *Protests and Appeals*

Any protest or appeal of the award of the Agreement must be in writing and received by the Director of Purchasing within seven (7) days of the County Administrator's decision. The written communication

must list the specific areas of protest and suggested remedy. The decision of the Purchasing Director on any protest or appeal shall be final.

Section 1.06 *Inquiries - Clarifications*

Any questions regarding the Request for Proposal shall be directed in writing to the attention of the buyer via fax or email, to the Office of Procurement and Contract Compliance, Room 649, 701 North 7th Street, Kansas City, Kansas 66101, ATTN: Teresa Houchins. Fax 913-573-5444 or e-mail thouchins@wycokck.org. All questions must be received no later than the date established in the project timetable. Telephone conversations must be confirmed in writing by the interested party.

Section 1.07 *Amendments & Addendums*

Amendments and addendums will be made by addendum issued only to vendors known to have the Request for Proposal.

Section 1.08 *Alternate Proposals*

Offerors may only submit one proposal for evaluation. Alternate proposals (proposals that offer something different than what is asked for) will be rejected.

Section 1.09 *Implied Requirements*

By submission of the proposal, the Offeror certifies all services proposed meet or exceed all requirements as set forth in the Request for Proposals, unless the proposal specifically states otherwise. Any products and services that are not specifically addressed in the RFP but which are necessary to provide functional capabilities proposed by the offeror must be included in the proposal.

Section 1.10 *Project Timetable & Contract Term*

The project timetable set out herein represents the Unified Government's best estimate of the schedule that will be followed. If a component of the schedule, such as the opening date, is delayed, the rest of the schedule may be shifted by the same number of days.

Date	Event
Sept 9, 2016	Distribution of RFP
September 23, 2016	Last day for respondents to submit written questions (3:00 p.m., CST)
October 7, 2016	Final day answers to questions from respondents will be provided (1:00 p.m. CTS)
October 19, 2016	Proposals due at 2:00 p.m. CST
TBD	Short list Selection Complete (if applicable)
TBD	Interviews (if applicable)
TBD	Notice of Award
January 1, 2017	Contract Start Date

The length of the contract will be from the date of award and continue for a term length of five (5) years with an option to renew for another five (5) years at the UG's sole discretion.

Section 1.11 Location of Work

The location(s) the work is to be performed is within the self-supporting municipal improvement district boundaries.

Section 1.12 Proposals and Presentation Costs

The Unified Government of Wyandotte County/Kansas City, Kansas will not be liable in any way for any costs incurred by the offeror in the preparation of their proposal in response to the RFP nor for the presentation of their proposal and/or participation in any discussions or negotiations.

Section 1.13 Disclosure of Proposal Contents

All proposals and other material submitted become the property of the Unified Government and may be returned only at the UG's option. Kansas Open Records Act requires public records to be open to reasonable inspection. All proposal information, including detailed price and cost information, will be held in confidence during the evaluation process and prior to the time a Notice of Award is issued. Thereafter, proposals will become public information.

Trade secrets and other proprietary data contained in proposals may be held confidential if the offeror requests, in writing, that the procurement officer does so, and if the procurement officer agrees, in writing, to do so. Material considered confidential by the offeror must be clearly identified and the offeror must include a brief statement that sets out the reasons for confidentiality.

Section 1.14 Cooperative Procurement

If the contractor has indicated agreement to participate in the Cooperative Procurement Program, the contractor shall provide equipment, supplies, and/or services as described herein under the terms and conditions, requirements and specifications of the contract, including prices, to other government entities. The contractor shall further understand and agree that participation by other governmental entities is discretionary on the part of that governmental entity and the Unified Government bears no financial responsibility for any payments due the contractor by such governmental entities.

Section 1.15 Independent Contractor Relation

Nothing in this Agreement shall be construed to create a relationship of employer and employee or principal and agent or any other relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the provisions of this Agreement. Nothing in this Agreement shall create any right or remedies in any third party.

The Agreement to be entered into is not intended to be, and will not constitute or otherwise recognize a joint venture, partnership agreement or relationship, or formal business organization or association of any kind between the parties; and, the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties will agree that no persons supplied by the Contractor in

performance of the contract are employees of the Unified Government and further agree that no right of the Unified Government's civil service, retirement, or personnel rules accrue to such persons. The Contractor shall have the total responsibility for all salaries, wages, workers' compensation insurance, unemployment compensation, bonuses, retirement, withholdings, other benefits, and all taxes and premiums appurtenant thereto concerning such persons and shall hold the Unified Government harmless with respect thereto.

Section 1.16 *Determination of Responsibility*

Per § 29-198 (Duty Concerning Responsibility), before awarding a contract the Procurement Officer must be satisfied that the prospective contractor is responsible.

All offerors shall supply information as requested by the Procurement Officer concerning the responsibility of such offeror. The determination of responsibility shall be governed by Section 29-198 of the Unified Governments Procurement Code and Regulations. The contract file shall contain the basis on which the award is made.

Section 1.17 *Evaluation*

The selection committee shall evaluate all proposals submitted and shall classify proposals as: acceptable, potentially acceptable (that is reasonably susceptible of being made acceptable), or unacceptable. Vendors whose proposals are unacceptable shall be notified promptly. More detailed evaluation information will be found in section 8 of this RFP.

Section 1.18 *Equal Treatment*

Offerors will be accorded fair and equal treatment with respect to any opportunity for discussions and revisions of proposals. The Procurement Officer will establish procedures and schedules for conducting discussions. If during discussions there is a need for any substantial clarification of or change in the Request for Proposals, the Request shall be amended to incorporate such clarification or change. Auction techniques (revealing one offeror's price to another) and disclosure of any information derived from competing proposals are prohibited.

Section 1.19 *Award*

The contract shall be awarded in whole or in part to the responsible offeror whose proposal is determined to be the most advantageous to the Unified Government taking into consideration all the evaluation factors set forth in the Request for Proposals. No other factors or criteria shall be used in the evaluation.

The County Administrator retains the sole and complete discretion to select the successful proposer based upon the evaluation of the selection committee's recommendation. The decision of the County Administrator will be final unless an appeal is filed as described in the protest section.

Section 1.20 *Tax Clearance for Taxes Owed to Local Governments*

The Unified Government of Wyandotte County/Kansas City, KS, Johnson County KS, City of Kansas City MO, and Jackson County MO, (collectively the "Local Governments"), have agreed to cooperate with each other to ensure that tax funded contracts are performed by Contractors in compliance with the Tax Laws of the Local Governments. Contractor agrees that the Contractor shall be in compliance with the respective Tax Laws of the Local Governments

throughout the term of this contract and any contract renewals and that proof of Contractor's compliance with the Tax Laws of the Local Governments shall be a condition of award. All Contractors entering into a contract and all subsequent renewals with the Unified Government of Wyandotte County in the amount of \$20,000.00 or more must obtain a Tax Clearance Certification. The Tax Clearance Certification must be signed by an authorized official from all four (4) of the "Local Governments" and submitted to the Unified Government Procurement and Contract Compliance Department. The Tax Clearance Certification shall be valid for a period of one year from the date of issuance and shall not be dated more than sixty (60) days prior to any notice of intent to contract by the County. (Form *will be provided by the Unified Government*).

Section 1.21 *Notification of Award*

Written notice of award shall be sent to the successful Offeror. The successful Offeror shall, within ten (10) days from the date of receipt of the notice of award, perform the following:

- Submit a performance bond, if required, in the total amount of one hundred percent (100%) of the proposal amount (*Bond form format will be provided by the Unified Government*)
- If the Offeror is not a resident of the State of Kansas, submit an executed Appointment of Process Agent Form or a Foreign Corporation form (*Form will be provided by the Unified Government*).
- Submit a certificate of insurance evidencing insurance as required by the Request for Proposal.
- Ensure that all occupation taxes and fees are paid in full. Offerors are hereby directed to contact the Unified Government of Wyandotte County/Kansas City, Kansas License Division at (913) 573-8780 for information regarding Licensing and Occupational Taxes.
- The Contractor will be required to come into compliance with chapter 11 of the Procurement Code and Regulations regarding Affirmative Action and Equal Employment Opportunity as required by Sections 18-86 and 18-87 of the Code of Ordinance of the Unified Government of Wyandotte County / Kansas City, Kansas.
- Contact the Contract Compliance Division located on the 6th Floor of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas 66101, Room 649 or call (913) 573-5098 for information regarding compliance requirements.
- The Unified Government may, at its option, declare the Offeror in default if the Offeror fails to perform all of the above-enumerated conditions, in which case the proposal security shall become the property of the Unified Government.
- All bonds required by this proposal must contain terms and conditions approved by the Unified Government and shall be executed by a surety company authorized to do business in the State of Kansas.

Section 1.22 *Right to Reject Proposals*

The Unified Government reserves the right without contest to accept or reject any proposal. Offerors must comply with all of the terms of the RFP, the Unified Government Procurement Code, and all applicable local, State, and federal laws, codes, and regulations. The procurement officer may reject

any proposal that does not comply with all of the material and substantial terms, conditions, and performance requirements of the RFP.

Offerors may not restrict the rights of the Unified Government or qualify their proposal. If an offeror does so, the procurement officer may determine the proposal to be a non-responsive counter-offer and the proposal may be rejected.

Minor informalities may be waived by the procurement officer if determined that they:

- do not affect responsiveness,
- are merely a matter of form or format,
- do not change the relative standing or otherwise prejudice other offers,
- do not change the meaning or scope of the RFP,
- are trivial, negligible, or immaterial in nature,
- do not reflect a material change in the work; or,
- do not constitute a substantial reservation against a requirement or provision,

If no offerors meet all the mandatory requirements of the Request for Proposals, or if sufficient funds are not available, or if other extenuating circumstances prevail, the Unified Government may choose to make no award and to submit a revised Request for Proposals to offerors at a later date, or may choose to negotiate with those submitting proposals.

Section 1.23 Mistakes in Proposals Discovered Prior to Award

At any time prior to the specified date and time for submission, an offeror may withdraw or modify a proposal in accordance with Section R3-103.10 of the Unified Government's Procurement Code Regulations. Any proposal modification must be in writing, executed by an authorized person, and submitted prior to the proposal submission date. The Unified Government will deal with mistakes in proposals according to Section R3-103.15 of the Unified Government's Procurement Code Regulations.

Section 1.24 Mistakes in Proposals Discovered after Award

The Unified Government will deal with mistakes in proposals according to Section R3-103.15 of the Unified Government's Procurement Code Regulations.

Section 1.25 Ownership of Reports, Drawings, Specifications, etc.

All reports, drawings, designs, specifications, notebooks, tracings, photographs, negatives, finding, recommendations, data and memoranda of every description relating to the services described herein and in completion thereof, shall be the property of the City.

Article II. Standard Proposal Information

Section 2.01 Authorized Signature

All proposals must be signed by an individual authorized to bind the offeror to the provisions of the RFP. Proposals must remain open and valid for at least ninety (90) days from the opening date.

Section 2.02 *Site Inspection*

The Unified Government may conduct on-site visits to evaluate the offeror's capacity to perform the contract. Offerors must agree, at risk of being found non-responsive and having their proposal rejected, to provide the Unified Government reasonable access to relevant portions of their work sites. Site inspection will be made by individuals designated by the procurement officer at the Unified Government's expense.

Section 2.03 *Supplemental Terms and Conditions*

Proposals including supplemental terms and conditions will be accepted, but supplemental conditions that conflict with those contained in this RFP or that diminish the Unified Government's rights under any contract resulting from the RFP will be considered null and void. The Unified Government is not responsible for identifying conflicting supplemental terms and conditions before issuing a contract award. After award of contract:

- [a] if conflict arises between a supplemental term or condition included in the proposal and a term or condition of the RFP, the term or condition of the RFP will prevail; and
- [b] if the Unified Government's rights would be diminished as a result of application of a supplemental term or condition included in the proposal, the supplemental term or condition will be considered null and void.

Section 2.04 *Discussions with Offerors*

The Unified Government may conduct discussions with offerors for the purpose of clarification. The purpose of these discussions will be to ensure full understanding of the requirements of the RFP and proposal. Discussions will be limited to specific sections of the RFP identified by the procurement officer. Discussions may only be held with offerors who have submitted a proposal deemed reasonably susceptible for award by the procurement officer. Discussions, if held, will be after initial evaluation of proposals by the evaluation committee. If modifications are made as a result of these discussions they will be put in writing. Following discussions, the procurement officer may set a time for best and final proposal submissions from those offerors with whom discussions were held. Proposals may be reevaluated after receipt of best and final proposal submissions. Reevaluation will be limited to the specific sections of the RFP opened to discussion by the procurement officer.

Offerors with a disability needing accommodation should contact the procurement officer prior to the date set for discussions so that reasonable accommodation can be made.

Section 2.05 *Evaluation of Proposals*

The procurement officer, or an evaluation committee made up of the procurement officer and at least two Unified Government employees, will evaluate proposals. The evaluation will be based solely on the evaluation factors set out in section eight of this RFP.

Section 2.06 Contract Negotiations

After completion of the evaluation, including any discussions held with offerors during the evaluation, the Unified Government may elect to initiate contract negotiations. The option of whether or not to initiate contract negotiations rests solely with the Unified Government. If the Unified Government elects to initiate contract negotiations, these negotiations cannot involve changes in the Unified Government's requirements or the contractor's proposal which would, by their nature, affect the basis of the source selection and the competition previously conducted.

The offeror will be responsible for all travel and per diem expenses related to contract negotiations.

Section 2.07 Failure to Negotiate

If the selected contractor

- fails to provide the information required to begin negotiations in a timely manner; or
- fails to negotiate in good faith; or
- indicates they cannot perform the contract within the budgeted funds available for the project; or
- the contractor and the Unified Government, after a good faith effort, simply cannot come to terms,

the Unified Government may terminate negotiations with the contractor initially selected and commence negotiations with the next highest ranked offeror.

Article III. Standard Contract Information

Section 3.01 Contract Type

This contract is a Firm and Fixed Pricing contract.

Section 3.02 Contract Approval

This RFP does not, by itself, obligate the Unified Government. The Unified Government's obligation will commence when the contract is approved by the Unified Government County Administrator, the Administrator's designate, or the procurement officer. Upon written notice to the contractor, the Unified Government may set a different starting date for the contract. The Unified Government will not be responsible for any work done by the contractor, even work done in good faith, if it occurs prior to the contract start date set by the Unified Government.

Section 3.03 Proposal as a Part of the Contract

Part or all of this RFP and the successful proposal may be incorporated into the contract.

Section 3.04 *Additional Terms and Conditions*

The Unified Government reserves the right to add terms and conditions during contract negotiations. These terms and conditions will be within the scope of the RFP and will not affect the proposal evaluations.

Section 3.05 *Insurance Requirements*

The successful Respondent must secure the insurance coverage required by the Unified Government. The coverage must be satisfactory to the Division of Risk Management. The Respondent's failure to provide evidence of such insurance coverage is a material breach and grounds for withdrawal of the award or termination of the contract.

Liability insurance coverage shall be considered as primary and not as excess insurance. The carrier(s) shall provide ten (10) days written notice to the Unified Government by registered mail prior to any modification, cancellation, nonrenewal, or other change in coverage. The successful Respondent shall provide the Unified Government with Certificates of Insurance concerning the requirements listed.

The policies must be effective prior to the commencement of work and must remain in force until termination of the work under this contract. In the event of interruption of coverage for any reason, all work under the contract shall cease and shall not resume until coverage has been restored.

If at any time during the term of this contract, or any extension thereof, any required policies of insurance should expire or are canceled, it will be the responsibility of the successful Respondent to furnish to the Unified Government a Certificate of Insurance indicating renewal or an acceptable replacement of the expiring policy prior to expiration or cancellation date so that there will be no lapse in any coverage.

The Unified Government shall be named as an additional insured. The following minimum coverage is generally required of Contractors providing services:

Worker Compensation	
Applicable State	Statutory
General Liability	
Each Occurrence	\$500,000.00
Aggregate	\$1,000,000.00

Section 3.06 *Proposed Payment Procedures*

The Unified Government will make payments based on a negotiated payment schedule. Each billing must consist of an invoice and progress report. No payment will be made until the progress report and invoice have been approved by the project director.

Section 3.07 Proposed Payment Option

A Virtual Payment Option is now available. If you would like to learn contact, Leah Klotz, Accounts Payable, 913-573-5256

Section 3.08 Informal Debriefing

When the contract is completed, an informal debriefing may be performed at the discretion of the project director. If performed, the scope of the debriefing will be limited to the work performed by the contractor.

Section 3.09 Contract Personnel

Any change of the project team members named in the proposal must be approved, in advance and in writing, by the project director. Personnel changes that are not approved by the Unified Government may be grounds for the Unified Government to terminate the contract.

Section 3.10 Contract Changes - Unanticipated Amendments

During the course of this contract, the contractor may be required to perform additional work. That work will be within the general scope of the initial contract. When additional work is required, the project director will provide the contractor a written description of the additional work and request the contractor to submit a firm time schedule for accomplishing the additional work and a firm price for the additional work. Cost and pricing data must be provided to justify the cost of such amendments Unified Government Procurement Code Regulation R7-101.

The contractor will not commence additional work until the project director has secured any required Unified Government approvals necessary for the amendment and issued a written contract amendment, approved by the County Administrator.

Article IV. Required Contractual Terms and Conditions

The following terms and conditions must be agreed to by the successful Offeror and are hereby made a part of the contract entered into between the Unified Government and the successful Offeror, unless specifically modified in writing:

Section 4.01 Agreement with Kansas Law

This agreement is subject to and shall be governed by, and shall be construed according to the laws of the State of Kansas

Section 4.02 Kansas Cash Basis Law

This Agreement is subject to the Kansas Cash Basis Law, K.S.A. 10-1101. Any automatic renewal of the terms of the Agreement shall create no legal obligation on the part of the Unified Government. The Unified Government is obligated only to pay periodic payments or monthly installments under the Agreement as may lawfully be made from (a) funds budgeted and appropriated for that purpose during the Unified Government's current budget year or (b) funds made available from any lawfully operated revenue producing source.

Section 4.03 Payment of Taxes

The Unified Government shall not be responsible for, nor indemnify the Contractor for any federal, state, or local taxes which may be imposed or levied upon the subject matter of this Agreement. The Contractor shall pay the Unified Government occupation tax prior to execution of the Agreement.

Section 4.04 Disclaimer of Liability

The Unified Government shall not hold harmless or indemnify the Contractor for any liability whatsoever.

Section 4.05 Anti-Discrimination Requirements

During the performance of this Agreement, the Contractor agrees as follows:

The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, disability, age, national origin, or ancestry. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, color, sex, disability, age, national origin or ancestry. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; the recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and, selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Unified Government, setting forth the provisions of this nondiscrimination clause.

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, disability, age, national origin, or ancestry.

The Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions shall apply to contracts or subcontracts for standard commercial supplies or raw materials.

The Contractor shall assure that it and all subcontractors will implement the certificate of compliance in connection with this Agreement.

If the Contractor shall fail, refuse, or neglect to comply with the terms of these contractual conditions, such failure shall be deemed a total breach of the contract and such Agreement may be terminated, canceled, or suspended, in whole or in part, and the Contractor may be declared ineligible for any further Unified Government contracts for a period of up to one year. Provided that if an Agreement is terminated, canceled, or suspended for failure to comply with this section, the Contractor shall have no claims for damages against the Unified Government on account of such termination, cancellation, or suspension or declaration of ineligibility.

The Contractor shall assure that it is in compliance with and shall maintain sufficient records to document that, under all aspects of this Agreement, it has acted in a manner which is in full compliance with all applicable sections of the Equal Employment Section of this Agreement, and the following, as applicable: Title VI of the Civil Rights Act of 1964 (as amended) (42 USCS '2000d et seq.); Title VII of the Civil Rights Act of 1964 (42 USCS '2000e et seq.); Title VIII of the Civil Rights Act of 1968 (42 USCS '3601 et seq.); the Americans with Disabilities Act of 1990, 42 U.S.C. '12101, and amendments thereto; the Kansas Act Against Discrimination, K.S.A. '44-1001 through 1004 (1992 Supp.) and amendments thereto; Chapter 11 of the Procurement Code and Regulations of the Unified Government of Wyandotte County/Kansas City, Kansas, and amendments thereto; and, '18-86 and 87 of the 1988 Code of Ordinances of the Unified Government of Wyandotte County/Kansas City, Kansas, and amendments thereto. Such records shall at all times remain open to inspection by an individual designated by the Unified Government for such purpose.

The Contractor and the Unified Government, in carrying out this Agreement, shall also comply with all other applicable existing federal, state and local laws relative to equal opportunity and nondiscrimination, all of which are incorporated by reference and made a part of this Agreement.

The Contractor will be required to conform to Equal Employment Opportunity and Affirmative Action requirements prior to the execution of this Contract.

Section 4.06 Termination for Default

If the Contractor refuses or fails to perform any of the provisions of this Agreement with such diligence as will ensure its completion within the time specified in this Agreement, or any extension thereof, or commits any other substantial breach of this Agreement, the Procurement Officer may notify the Contractor in writing of the delay or nonperformance and, if not cured in ten days or any longer time specified in writing by the Procurement Officer, such officer may terminate the Contractor's rights to proceed with the Agreement or such part of the Agreement as to which there has been delay or a failure to properly perform.

The Unified Government shall pay the Contractor the costs and expenses and reasonable profit for services performed by the Contractor prior to receipt of the notice of termination; however, the Unified Government may withhold from amounts due the Contractor such sums as the Procurement Officer deems to be necessary to protect the Unified Government against loss caused by the Contractor because of the default.

Except with respect to defaults of subcontractors, the Contractor shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms if the Contractor has notified the Procurement Officer within 15 days of the cause of the delay and the failure arises out of causes such as acts of God, acts of the public enemy, act of the Unified Government and any other governmental entity in its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, or other labor disputes. If the failure to perform is caused by the failure of a subcontractor to perform or to make progress,

and if such failure arises out of causes similar to those set forth above, the Contractor shall not be deemed to be in default, unless the services to be furnished by the subcontractor were reasonably obtainable from other sources in sufficient time to permit the Contractor to meet the contract requirements. Upon request of the Contractor, the Procurement Officer shall ascertain the facts and extent of such failure, and, if such officer determines that any failure to perform was occasioned by any one or more of the excusable causes, and that, but for the excusable cause, the Contractor's progress

and performance would have met the terms of the Agreement, the time for completion of the Agreement shall be revised accordingly.

If, after notice of termination of the Contractor's right to proceed under the provisions of this clause, it is determined for any reason that the Contractor was not in default under the provisions of this clause, and both the Unified Government and the Contractor agree, the rights and obligations of the parties shall be the same as if the notice of termination had not been issued.

The following acts committed by the Contractor will constitute a substantial breach of the Agreement and may result in termination of the Agreement:

- If the Contractor is adjudged bankrupt or insolvent;
- If the Contractor makes a general assignment for the benefit of his creditors;
- If a trustee or receiver is appointed for the Contractor or any of his property;
- If the Contractor files a petition to take advantage of any debtor's act or to reorganize under bankruptcy or applicable laws;
- If the Contractor repeatedly fails to supply sufficient services;
- If the Contractor disregards the authority of the Procurement Officer;
- Acts other than those specified may constitute substantial breach of this Agreement.

Section 4.07 Termination for Convenience

The Procurement Officer may, when the interests of the Unified Government so require, terminate this contract in whole or in part, for the convenience of the Unified Government. The Procurement Officer shall give written notice of the termination to the Contractor specifying the part of the contract terminated and when termination becomes effective.

The Contractor shall incur no further obligations in connection with the terminated work and on the date set in the notice of termination the Contractor will stop work to the extent specified.

The Procurement Officer shall pay the Contractor the following amounts:

All costs and expenses incurred by the Contractor for work accepted by the Unified Government prior to the Contractor's receipt of the notice of termination, plus a reasonable profit for said work.

All costs and expenses incurred by the Contractor for work not yet accepted by the Unified Government but performed by the Contractor prior to receipt of the notice of termination, plus a reasonable profit for said work.

Anticipatory profit for work and services not performed by the Contractor shall not be allowed.

Section 4.08 Disputes

All controversies between the Unified Government and the Contractor which arise under, or are by virtue of, this Agreement and which are not resolved by mutual agreement, shall be decided by the

Procurement Officer in writing, within 30 days after a written request by the Contractor for a final decision concerning the controversy; provided, however, that if the Procurement Officer does not issue a written decision within 30 days after written request for a final decision, or within such longer period as may be agreed upon by the parties, then the Contractor may proceed as if an adverse decision had been received.

The Procurement Officer shall immediately furnish a copy of the decision to the Contractor by certified mail, return receipt requested, or by any other method that provides evidence of receipt. Any such decision shall be final and conclusive, unless fraudulent, or the Contractor brings an action seeking judicial review of the decision in the Wyandotte County District Court.

The Contractor shall comply with any decision of the Procurement Officer and proceed diligently with performance of this Agreement pending final resolution by the Wyandotte County District Court of any controversy arising under, or by virtue of, this Agreement, except where there has been a material breach of the Agreement by the Unified Government; provided, however, that in any event the Contractor shall proceed diligently with the performance of the Agreement where the Purchasing Director has made a written determination that continuation of work under the contract is essential to the public health and safety

Notwithstanding any language to the contrary, no interpretation shall be allowed to find the Unified Government has agreed to binding arbitration, or the payment of damages or penalties upon the occurrence of any contingency. Further, the Unified Government shall not agree to pay attorney fees and late payment charges.

Section 4.09 *Representations*

The Contractor makes the following representations:

The price submitted is independently arrived at without collusion.

It has not knowingly influenced and promises that it will not knowingly influence a Unified Government employee or former Unified Government employee to breach any of the ethical standards set forth in Article 12 of the Procurement Regulations.

It has not violated, and is not violating, and promises that it will not violate the prohibition against gratuities and kickbacks set forth in R-12-106 (Gratuities and Kickbacks) of the Procurement Code.

It has not retained and will not retain a person to solicit or secure a Unified Government contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business.

Section 4.10 *Ownership of Materials*

All property rights, including publication rights, in all interim, draft, and final reports and other documentation, including machine-readable media, produced by the Contractor in connection with the work pursuant to this Agreement, shall be in the Unified Government.

Section 4.11 *Availability of Records and Audit*

The Contractor agrees to maintain books, records, documents, and other evidence pertaining to the costs and expenses of the services provided under the Agreement (hereinafter collectively called "records") to the extent and in such detail as will properly reflect all net costs, direct and indirect, of labor, materials, equipment, supplies, and services, and other costs and expenses of whatever nature for which reimbursement is claimed under the provisions of this Agreement. The Contractor agrees to make available at the offices of the Unified Government at all times during the period set forth in the Request for Proposals any of the records for inspection, audit, or reproduction by any authorized representative of the Unified Government. Except for documentary evidence delivered to the offices of the Unified Government, the Contractor shall preserve and make available to persons designated by the Unified Government his records for a period of three years from the date of final payment under the Agreement or until all audit questions have been resolved, whichever period of time is longer.

Section 4.12 *Assignment*

Neither the Contractor nor the Unified Government shall sell, transfer, assign, or otherwise dispose of any rights or obligations created by the Contract Documents or any portion thereof without the written consent of the other party.

Section 4.13 *No Limit of Liability*

Nothing in this Agreement shall be construed to limit the Offeror's liability to the Unified Government as such liability may exist by or under operation of law.

Section 4.14 *Proposed Payment Option*

A Virtual Payment Option is now available. If you would like to learn contact, Debbie Tipton, Accounts Payable, 913-573-5256

Section 4.15 *Indemnification*

Vendor shall indemnify, defend, and hold the Unified Government of Wyandotte County/Kansas City, Kansas harmless from and against all claims, losses, damages, or costs arising from or in any way related to Vendor's breach of the foregoing warranties. This indemnification shall not be subject to any limitations of remedies or warranties which are contained in this or any other agreement and shall survive termination of this or any other agreement between the parties hereto or thereto.

Article V. Background Information**Section 5.01 *Background Information***

The governing body of the Unified Government is the governing body of the SSMID. The Unified Government has appointed an eleven-member SSMID Advisory Board to provide recommendations relating to services, improvements and budgetary matters for the SSMID. SSMID Advisory Board members are representative of the district, and provide an annual report and mill levy recommendation to the Unified Government governing body each year. SSMID Advisory Board members serve 4 year terms.

The SSMID's programs and activities are funded by a special assessment placed on the property tax bills for each property within the district. The budget generated by the assessments varies each year, but has generally been between \$175,000 and \$225,000. Additional money for SSMID services and improvements may be generated through grants and donations.

Article VI. Project Scope

Section 6.01 *Scope of Work*

CLEAN AND SAFE

The goal of the SSMID is to ensure that downtown Kansas City, Kansas is a safe, inviting place to live, work, visit, shop, dine and experience. Ambassadors should be visible, mobile, and responsive. Ambassadors should provide the highest level of hospitality and customer service possible – they are friendly, personable, approachable, knowledgeable, and also able to handle a variety of situations. They greet and welcome visitors, as well as provide directions and other hospitality services as needed. They are the eyes and ears of downtown – reporting problems to be addressed to the appropriate authorities. Services include trash removal, security patrols throughout the district, event assistance and associated services.

The Clean and Safe Ambassador Program is the most comprehensive service offered by SSMID that is specifically designed to enhance the quality of life in downtown by making it clean, safe, and welcoming. The program is responsible for providing clean and safe services to a geographic area shown in Exhibit A.

To encourage transparency, creativity, competition, and a best-practices approach to this program, the Unified Government has adopted a policy of seeking competitive bids every five years to allow the current vendor or a new one to earn this important service for downtown. Our goal is to award the contract in time for the beginning of SSMID's next fiscal year, which begins on January 1, 2017.

The goal of the Clean and Safe Ambassador Program is to make downtown Kansas City, Kansas a clean, safe, and inviting place for living, working, visiting, shopping, dining, and experiencing. Ambassadors should be visible, mobile, and responsive. Ambassadors should provide the highest level of hospitality and customer service possible – they should be friendly, personable, approachable, knowledgeable, and also able to handle situations involving conflict. They should greet and welcome visitors, and provide directions and other hospitality services as needed. They are the eyes and ears of the downtown – reporting problems to be addressed to the appropriate authorities. Services include security patrols on the streets and in parking garages, sidewalk maintenance, trash pick-up, event assistance, safety escorts, and other services.

The Ambassadors work closely with numerous levels of municipal government. These partnerships are a crucial part to managing a successful program.

CLEANING AMBASSADORS

Cleaning Ambassadors are responsible for helping to maintain the appearance of sidewalks and public pedestrian areas within the SSMID and to keep the district free of trash, debris, and graffiti. In 2015, the Cleaning Ambassadors collected approximately 4420 bags of trash, or 12 tons worth. Cleaning Ambassadors are responsible for cleaning all sidewalks and tree beds within SSMID by way of manual collection or with appropriate machinery, including the removal of paper, weeds, cans, bottles, cigarette butts and other debris. Cleaning Ambassadors dispose of all debris in contractor approved bags to designated location. Cleaning Ambassadors also report or remove graffiti within the SSMID, greet visitors and provide directions. Cleaning Ambassadors report issues concerning the physical conditions of public amenities including, but not limited to, trash receptacles, tree beds, planters, benches, street lighting and street signs to the appropriate authority, and perform such other services as the Unified Government and Contractor may agree from time to time.

SAFETY AMBASSADORS

The Safety ambassadors provide a variety of public safety, hospitality and goodwill services. They serve as additional eyes and ears to assist the Kansas City, Kansas Police Department and notify local police of any suspicious or illegal activity. Ambassadors are unarmed and non-confrontational, limiting themselves to observing and reporting suspicious activity. In 2015, Safety Ambassadors assisted on 19,147 Calls for Service, made 171 Reports and provided assistance that led to 4 arrests.

Safety Ambassadors serve the downtown public – residents, workers, visitors – by providing directions and assistance, and advising about downtown amenities such as museums, attractions, retail and restaurant venues, government services, and parking options. Safety ambassadors report to local police or proper authorities any suspicious and/or illegal activity and/or safety and security issues, notify appropriate local authorities or social service agencies of incidences of panhandling, public intoxication, public consumption of alcohol, intimidating public behavior, and other behaviors that discourage the public enjoyment of the downtown area and provide such other Services as the Unified Government and Contractor may agree from time to time.

Section 6.02 Deliverables

The Contractor will also be responsible for implementing and maintaining additional improvements within the SSMID as authorized by the Unified Government's governing body. The Unified Government recently authorized the purchase and installation of new banners and trash receptacles within the SSMID. The Contractor shall be responsible for installing and maintaining the appearance and quality of these improvements and other such improvements in the future.

The Contractor will provide a full time SSMID Director, on-site daily, who will oversee the entire operation, both clean and safe. This employee must have clearly documented skills and experience necessary to excel in this position. The Director should have a proven track record of customer service and leadership. Responsibilities include:

Raising awareness of services offered through numerous approaches including by meeting with businesses and residents. Using flexibility and creativity in deployment to meet changing needs. Responsible for attending all SSMID Advisory Board meetings, coordinating staff meetings with the ambassadors, providing monthly financial reports of the SSMID to the Unified Government, work with

the SSMID Advisory Board to submit an Annual Report on the SSMID's activities by no later than May 15th of each year, and other such Services as the Unified Government and Contractor may agree from time to time.

All Downtown Ambassadors are to receive training at the expense of the Contractor. Training must be at a level deemed sufficient to successfully provide the services described in this RFP. All state licensure costs will be at the expense of the Contractor. Training is expected to be an ongoing and evolving process to ensure that Ambassadors are able to adjust to the changing needs of the SSMID. All members of the Ambassadors shall be cross-trained in customer service and hospitality to ensure that personnel deficiencies do not result in diminished services. Ambassadors are to be experts on downtown.

Highly visible uniform items, distinctive to the SSMID Ambassadors program, conveying a sense of approachability, professionalism, and authority, will be provided to each Ambassador by the Contractor. The uniforms must be comfortable and durable, with seasonal pieces to conform to all types of weather. The Contractor is also responsible for obtaining or replacing any uniform, equipment, or other work-related item from terminated employees.

Regular maintenance and repair of equipment will be the responsibility of the Contractor following the contractual agreement. All equipment used by the Downtown Ambassadors must be for the exclusive purpose of performing SSMID related services. All equipment will be stored in the space provided by Contractor when not in use. The vendor will ensure that all Ambassadors authorized to operate the equipment are properly trained in related safety and operating procedures.

Proposers are responsible for any and all program supplies including fuel, uniforms, gloves, protective clothing, trash bags, and graffiti removal solvents. The vendor will provide the required insurance for equipment.

Article VII. Proposal Format

PROPOSALS WILL NOT BE CONSIDERED UNLESS AN OFFICER AUTHORIZED TO BIND THE OFFERING COMPANY SIGNS THE SIGNATURE PAGE.

A Respondent may submit a complete copy of its response on the Unified Government's e-procurement site which can be accessed at; <https://purchasing.wycokck.org/eProcurement>. Also submit one (1) copy of the complete response must be submitted on a CD in .PDF Format and be included in the hard copy submittal prior to the closing date. If components of the response, such as spreadsheets, pictures, charts or diagrams require the functionality of a non-word-processing application, they must be submitted in Microsoft Excel or Microsoft PowerPoint format.

Any respondent that does not comply with these policies may be disqualified from the procurement

ALL PROPOSALS MUST BE SEALED AND PLAINLY MARKED ON THE OUTSIDE OF EACH SEALED ENVELOPE:

Proposal – RFP “26729, Downtown SSMID Clean & Safe Ambassador Program”

(6) Copies and One (1) original of your proposal and supplementary material should be submitted to:

**Department of Procurement & Contract Compliance
701 North 7th Street, Suite 649
Kansas City, Kansas 66101-3064**

ALL PROPOSALS MUST BE RECEIVED NO LATER THAN THE TIME LISTED IN THE RFP CALENDAR OF EVENTS. LATE PROPOSALS WILL NOT BE CONSIDERED.

Section 7.01 Proposal Format and Content

The Unified Government discourages overly lengthy and costly proposals, however, in order for the Unified Government to evaluate proposals fairly and completely, offerors should follow the format set out herein and provide all of the information requested.

Any respondent that does not comply with these policies may be disqualified from the procurement.

Section 7.02 Introduction

Proposals must include the complete name and address of their firm and the name, mailing address, and telephone number of the person the Unified Government should contact regarding the proposal.

Proposals must confirm that the firm will comply with all of the provisions in this RFP, and if applicable, provide notice that the firm qualifies as a Unified Government bidder. Proposals must be signed by a company officer empowered to bind the company. An offeror's failure to include these items in their proposals may cause their proposal to be determined to be non-responsive and the proposal may be rejected.

Section 7.03 Understanding of the Project

Offerors must provide a comprehensive narrative statement that illustrates their understanding of the requirements of the project and the project schedule.

Section 7.04 Methodology Used for the Project

Offerors must provide a comprehensive narrative statement that sets out the methodology they intend to employ and illustrates how their methodology will serve to accomplish the work and meet the Unified Government's project schedule.

Section 7.05 Management Plan for the Project

Offerors must provide a comprehensive narrative statement that sets out the management plan they intend to follow and illustrates how their plan will serve to accomplish the work and meet the Unified Government's project schedule.

Section 7.06 Experience and Qualifications

Provide an organizational chart specific to the personnel assigned to accomplish the work called for in this RFP, illustrate the lines of authority, designate the individual responsible and accountable for the completion of each component and deliverable of the RFP.

Provide a narrative description of the organization of the project team.

Provide a personnel roster that identifies each person who will actually work on the contract and provide the following information about each person listed:

1. title,
2. resume,
3. location(s) where work will be performed, and
4. itemize the total cost and the number of estimated hours for each individual named above.

Provide reference names and phone numbers for three (3) similar projects your firm has completed.

Section 7.07 Cost Proposal

Offeror's cost proposals must include an itemized list of all direct and indirect costs associated with the performance of this contract including, but not limited to, total number of hours at various hourly rates, direct expenses, payroll, supplies, overhead assigned to each person working on the project, percentage of each person's time devoted to the project, and profit.

Article VIII. Evaluation and Selection

Section 8.01 Selection Criteria

- (a) Understanding of the Project – 10%
- (b) Management Plan for the Project – 40%

(c) Experience and Qualifications – 40%

(d) Contract Cost – 10%

Converting Cost to Points:

The lowest cost proposal will receive the maximum number of points allocated to cost.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

RFP R26729

“Downtown SSMID Clean & Safe Ambassador Program”

PROPOSAL FORM

AUTHORIZED SIGNATURE

By submission of this proposal, the undersigned certifies that:

- 1.0 it has not paid or agreed to pay any fee or commission, or any other thing of value contingent upon the award of this contract, to any Unified Government employee or official or to any current consultant to the Unified Government;
- 2.0 it has not paid or agreed to pay any fee or commission or any other thing of value contingent upon the award of this contract, to any broker or agent or any other person;
- 3.0 it has not violated, is not violating and will not violate the prohibition against gratuities and kickbacks set forth in Chapter 12 of the Unified Government's Procurement Code; and,
- 4.0 the prices contained in this proposal have been arrived at independently and without collusion, consultation, communication or agreement intended to restrict competition.
- 5.0 it has the full authority of the Offeror to execute the proposal and to execute any resulting contract awarded as the result of, or on the basis of, the proposal.

I hereby certify that the attached proposal has been prepared in compliance with the specifications and that the proposals are valid for a period of 120 days.

Authorized Representative: _____

Signature: _____

Title: _____

Company Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

E-mail Address: _____

Federal Tax ID Number: _____

Article IX. Attachments

Exhibit 1 SSMID Legal Description
Intent to Self-Perform

DOWNTOWN SHAREHOLDERS OF KC

Proposal



PREPARED FOR: Tomi Francis-Ramirez
Downtown Shareholders of KC



Solution

Digital Repeater Upgrade



Solution Scope

This solution calls for replacement of existing repeater with one SLR1000 repeater. When the technicians are installing the new repeater, they will test the existing coax and antenna system to make sure that it is functioning properly.

If the antenna and coax are functioning properly, the installation will proceed as quoted. If the antenna and coax are not functioning properly, replacements will be quoted.

The existing FCC license, CallSign#WQNZ755, will be updated to include digital emission.



Solution Estimated Cost

ITEM	QTY	EQUIPMENT	UNIT	TOTAL
1	1	MOTOROLA SLR1000 REPEATER	\$4,630.14	\$4,630.14
		UHF 10-WATT DIGITAL		
		Package Includes: Repeater, 10-Watt Power Option, Duplexer, Cabling, Mounting Brackets Misc Hardware, and other required Misc Parts and Hardware. Manufacturer's 5 year warranty.		
2	1	LOT OF PARTS REQUIRED:	\$200.00	\$200.00
		Parts Include: Power Strips, LMR600 Connectors, and all other Misc Parts and Hardware.		
3	1	INSTALLATION LABOR:	\$509.00	\$509.00
		Includes: programming and staging repeaters, tech travel, and installation		
4	1	FCC LICENSE - Updating FCC License to Include Digital Emissions	\$450.00	\$450.00
5	1	COMMENCO CARE 5 YEAR AGREEMENT	\$360.00	\$1800.00
		Maintenance Service For Duplexer and Repeater		
ESTIMATED SUBTOTAL BASED ON CURRENT PRICING			\$7,589.14	

Additional Notes:

- Order may be subject to additional shipping/handling and sales tax
- Due to market conditions, pricing on this proposal is subject to change



Commenco Care



Why Commenco Care?

We understand the gravity of the investment you are considering and the importance it will have to your organization's overall operation. A properly designed, installed, programmed and routinely maintained communications system can mean tens of thousands of dollars in company savings over the life of the investment, through FCC adherence, increased employee and customer safety, and increased labor efficiencies.

Quality communications equipment and software requires 100's of man hours and skilled training to design, engineer, install, program, and maintain each of the key components. We realize most companies don't have sufficient resources on staff, nor the expertise, nor the required electronic or testing gear to undertake the risk and responsibility to address these tasks. Again, it is the goal of the COMMENCO CARE program to lift those burdens from you, our customer, and to make you have while using your premier communication system one of the easiest and care-free operations providing on-going exceptional value for your investment.

What's Covered?

ON-SITE SERVICE – Head of the Line services. Should your equipment require on-site service, Commenco agrees to a 1 hour phone response time; and a 4 hour on-site service window. On-site service is included in this agreement at no additional charge during Commenco's normal business hours. After hours, weekend or holiday service will be provided at our normal service rate of \$112/hour + \$75 Response/Travel charge instead of our after hours rates of \$156/hour + \$220 Response/Travel charge. Commenco will make every effort to minimize customer downtime and respond to service requirements as soon as possible.

PREVENTIVE MAINTENANCE – Commenco agrees to provide one preventive maintenance (PM) visit per year. PM visits shall include work Commenco deems necessary to assure long-term performance and reliability. Malfunctioning systems will receive corrective service at this time.

PARTS REPLACEMENT – Components listed on the Equipment Exhibit that are deemed to be defective, by an authorized Commenco representative shall be repaired at no additional charge. If components are non repairable, parts will be sold at a 10% discounted rate.

ONLINE/PHONE SUPPORT – Unlimited phone support and if included unlimited online remote support of radio./network infrastructure.

ANNUAL INFRASTRUCTURE SOFTWARE UPDATES – Radio system software updates performed annually during the preventive maintenance checks. This helps ensure your equipment has the latest firmware enhancements.



Commenco Care - Optional

ITEM	QTY	EQUIPMENT	UNIT	TOTAL	
1 year					
1	Commenco Care Warranty				
	1	SLR 1000 Repeater		\$300.00	\$300.00
	1	Duplexer		\$60.00	\$60.00
	Subtotal			\$360.00	
3 year					
1	Commenco Care Warranty				
	1	SLR 1000 Repeater		\$300.00	\$900.00
	1	Duplexer		\$60.00	\$180.00
	Subtotal			\$1,080.00	
5 year					
1	Commenco Care Warranty				
	1	SLR 1000 Repeater		\$300.00	\$1,500.00
	1	Duplexer		\$60.00	\$300.00
	Subtotal			\$1,800.00	



About Us



About Us

Founded in 1951 and still leading the industry.

Commenco was founded in 1951. Today, we employ nearly 50 people at our headquarters at 4901 Bristol Ave. in Kansas City, Missouri.

Due to our long history and trust with the Kansas City and Midwest community, along with our top notch team, Commenco still operates as one of the oldest and largest authorized dealerships for Motorola and Zebra product lines.

Our service center has a team of certified, factory-trained technicians who average over 15 years of experience in technology solutions. Commenco employs specialists in portable radios, mobile radios, security video camera equipment, computer networks, and broadband wireless applications for on-site wi-fi solutions that have to be secure, easily installed and scalable.

The Commenco Benefit

For businesses under pressure to keep up with technology, are using devices that are no longer efficient, or want to improve their scalability, Commenco weeds out the solutions that do not fit your environment, budget, or needs. Our team ensures that what we implement meets your operational and efficiency goals.

Our customers benefit from having one trusted resource for everything from selection and implementation to service management and upgrades. Our history reflects our understanding of customers' industries, needs, and internal processes as if they are our own, and they rely on Commenco to align customized solutions and top products to their budgets and objectives.

From evaluating and implementing to service and solution management, we offer a comprehensive approach for your communication technology. With Commenco, you'll be spared the hassle of comparing the same solutions from different providers, and you'll keep products in service longer, reducing device turnover and capital expenses. Commenco even offers special financing options and system optimization options.

As an example of our reliability and trust, Commenco maintains numerous 9-1-1 emergency networks in the state of Missouri including the entire Kansas City regional 9-1-1 network. Commenco has also used their vast public safety engineering experience of ensuring scalable and dependable communications in designing, installing and maintaining most of the Kansas City metropolitan school districts communications networks to enhance the safety of our school children and creating efficiency for their administrators.

