

**FILED**

APR 11 2024

JEANNIE GOFF  
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0408

ORDINANCE NO.: 24-0185

INTRODUCED BY: COUNCIL MEMBER(s) Tullock

1           **AN ORDINANCE RENEWING THE BID AWARDS FOR CERTAIN**  
2     **PRODUCTS AND SERVICES FOR ON-CALL CONSTRUCTION**  
3     **MANAGEMENT SERVICES, DEPARTMENT OF PUBLIC WORKS.**

4           **WHEREAS**, Pursuant to Ordinance 22-0286 Jefferson County, Missouri entered  
5 into a Contract, known as the On-Call Construction Management Services Contract, with  
6 KAI and M3 Engineering Group; and

7           **WHEREAS**, Jefferson County, Missouri, (hereafter, the "County") recommends  
8 the renewal of the following bid awards at the same terms and conditions as previously bid,  
9 as authorized by the original Invitation for Bid awarded by the County, for an additional  
10 two-year term:

11    BID NAME  
12    On-Call Construction Management Services

13    AWARDED BIDDER  
14    KAI

15    ORDINANCE NUMBER  
16    22-0286

17           **WHEREAS**, the Department of Public Works of Jefferson County, Missouri,  
18 requested renewal from the awarded bidder, KAI to renew the contract for the On-Call  
19 Construction Management Services with the County; and

1           **WHEREAS**, the County will not renew with M3 Engineering due to the company  
2 not having any active construction management projects with the County; and

3           **WHEREAS**, the Jefferson County, Missouri, Council finds it is in the best interest  
4 of the County to renew the bid award for On-Call Construction Management Services for  
5 the term of 5-8-24 to 5-7-26 with KAI up to **\$325,000.00 per term, for total amount not**  
6 **to exceed \$325,000.00 for the term**, subject to budgetary limitations.

7           **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**  
8 **AS FOLLOWS:**

9           Section 1.    The County authorizes the renewal of the bid awards for an  
10 additional two-year term as follows:

11                                 BID NAME

12                                 On-Call Construction Management Services

13                                 TERM

14                                 5-8-24 to 5-7-26

15                                 AMOUNT

16                                 Up to **\$325,000.00 per term,**

17                                 **for total amount not to exceed \$325,000.00 for the term,**

18                                 subject to budgetary limitations

19                                 AWARDED BIDDER

20                                 KAI

21           Section 2.    The Jefferson County, Missouri, Council hereby authorizes the  
22 County Executive to execute a renewal agreement, attached hereto and incorporated herein

1 by reference and attached as Exhibit A. The County Executive is further authorized to take  
2 any and all actions necessary to carry out the intent of this Ordinance.

3 Section 3. Copies of all Invitations for Bid, Requests for Proposals, responses  
4 thereto, and any contracts or agreements shall be maintained by the Department of the  
5 County Clerk consistent with the rules and procedures for the maintenance and retention  
6 of records as promulgated by the Secretary of State.

7 Section 4. This Ordinance shall be in full force and effect from and after its  
8 date of approval. If any part of this Ordinance is invalid for any reason, such invalidity  
9 shall not affect the remainder of this Ordinance.

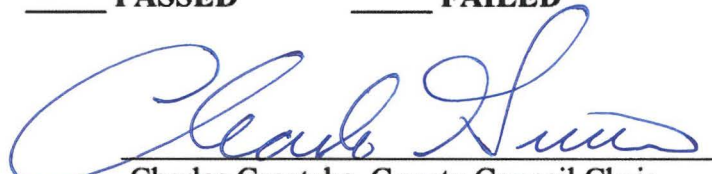
**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene F. Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>absent</u>
Council Member District 6, Daniel Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>

**THE ABOVE BILL ON THIS 8 DAY OF April, 2024:**

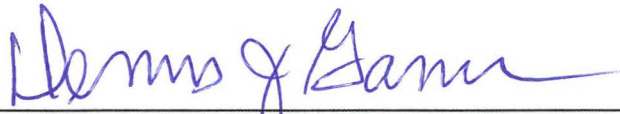
**PASSED**       **FAILED**

  
Charles Groeteke, County Council Chair

  
Cherlynn Boyer, Council Executive Assistant

THIS BILL WAS  APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 11 DAY OF April, 2024.

THIS BILL WAS  VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



\_\_\_\_\_  
Dennis J. Gannon, Jefferson County, Missouri, Executive

**ATTEST:**

  
\_\_\_\_\_  
Jeannie Goff, County Clerk

BY: 

First Reading: 04-08-2024



# County of Jefferson

## State of Missouri

Administration Center  
729 Maple Street · PO Box 100  
Hillsboro, Missouri 63050

RECEIVED BY  
Dennis Gannon  
County Executive  
JAN 29 2024

KAI

### DEPARTMENT OF ADMINISTRATIVE SERVICES

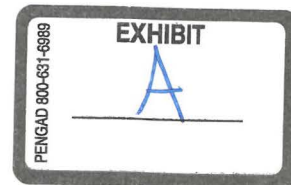
David Courtway - Director

Web Address: www.jeffcomo.org

Dana Downs  
Human Resources Manager  
(636)797-5563 / Fax (636)797-5596

Jackie Doyle  
General Services/Contracts & Grants Manager  
(636)797-5380 / Fax (636)797-5067

KAI  
2060 CRAIGSHIRE RD  
ST. LOUIS MO 63146



January 25, 2024

Attn: BRUCE WOOD

Your company was awarded a bid for "ON-CALL CONSTRUCTION MANAGEMENT SERVICES" for the County of Jefferson, Missouri in May 2022. The Invitation for Bid allows the County to renew your bid award for an additional two-year term with consent of the awarded bidder.

The County of Jefferson, Missouri may desire to renew this bid award for an additional one year with the same terms and conditions, subject to budgetary limitations, subject to approval by the County Council and County Executive. The new award dates shall be from May 8, 2024 to May 7, 2026.

#### PLEASE INCLUDE THE FOLLOWING ITEMS:

- 1) This executed renewal letter
- 2) Updated insurance certificates
- 3) Current paid tax receipts for any real or personal property owned in Jefferson County OR a notarized letter on company letterhead stating that your company does not own any real or personal property in Jefferson County.
- 4) Company Name, Signature, Print, Company Address and Phone completed on next page.

Please sign and return as soon as possible if your company agrees to renew this contract.

Bruce L Wood  
Printed Name of Authorizing Agent

[Signature]  
Signature

3/4/2024  
Date

If your company does not wish to renew this agreement, please advise as soon as possible. Any questions please contact me at (636) 797-5380.

Respectfully,

[Signature]  
Jackie Doyle  
Department of Administrative Services



ORDINANCE NO.  
24-0185

In Witness thereof, the parties hereto have executed this Agreement, in triplicate, as of this 4<sup>th</sup> day of April 2024:

KAI 360 Construction Services, LLC County of Jefferson, State of Missouri  
Company Name

[Signature]  
Signature  
Bruce L. Wood  
Print

[Signature]  
Dennis J. Gannon County Executive

Company Address: \_\_\_\_\_

2060 Craigshire Rd.

St. Louis, MO 63146

Phone: 314.241.8188

I hereby certify under section 50.660 RSMo there is either: (1) a balance of funds, otherwise unencumbered, to the credit of the appropriation to which the obligation contained herein is chargeable, and a cash balance otherwise unencumbered, in the treasury, to the credit of the funds from which payment is to be made, each sufficient to meet the obligation contained herein; or (2) bonds or taxes have been authorized by vote of the people and there is a sufficient unencumbered amount of the bonds yet to be sold or of the taxes levied and yet to be collected to meet the obligation in case there is not a sufficient unencumbered cash balance in the treasury.

[Signature]  
County Auditor

APPROVED AS TO FORM

[Signature]  
County Counselor



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> J.W. Terrill, a Marsh & McLennan Agency LLC Co. 825 Maryville Centre Drive Suite 200 Chesterfield MO 63017	<b>CONTACT NAME:</b> Kristine Sills, CISR	
	<b>PHONE (A/C, No, Ext):</b> 314-594-2683	<b>FAX (A/C, No):</b>
<b>E-MAIL ADDRESS:</b> kristine.sills@marshmma.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> Continental Insurance Company		35289
<b>INSURER B :</b> National Fire Insurance Co of Hartford		20478
<b>INSURER C :</b> Valley Forge Insurance Company		20508
<b>INSURER D :</b> Lexington Insurance Company		19437
<b>INSURER E :</b>		
<b>INSURER F :</b>		

**COVERAGES**                                      **CERTIFICATE NUMBER:** 1026799393                                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:		6072400012	7/25/2023	7/25/2024	EACH OCCURRENCE	\$ 2,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
						MED EXP (Any one person)	\$ 15,000
						PERSONAL & ADV INJURY	\$ 2,000,000
						GENERAL AGGREGATE	\$ 4,000,000
						PRODUCTS - COMP/OP AGG	\$ 4,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY		6072399959	7/25/2023	7/25/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ n		6072399993	7/25/2023	7/25/2024	EACH OCCURRENCE	\$ 10,000,000
						AGGREGATE	\$ 10,000,000
							\$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N    N/A		6072399962	7/25/2023	7/25/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
						E.L. EACH ACCIDENT	\$ 1,000,000
						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D	Professional Liability		031711085	7/25/2023	7/25/2024	Per Claim / Aggregate	\$5,000,000
A	Leased/Rented Equipment		6072400012	7/25/2023	7/25/2024	Per Item	\$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Jefferson County is included as an Additional Insured(s) for General Liability with respect to work performed by the Named Insured, if required by written contract, agreement or permit and subject to the provisions and limitations of the policy.

<b>CERTIFICATE HOLDER</b>  Jefferson County 729 Maple Street Hillsboro MO 63050	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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Transforming  
Communities

February 26, 2024

County of Jefferson  
State of Missouri  
Administration Center  
729 Maple Street  
P.O. Box 100  
Hillsboro, MO 63050

To Whom It May Concern:

This is to confirm that KAI Enterprises does not own property or real estate in Jefferson County, Missouri.

Please let me know if you have any additional questions.

Respectfully,

Bruce Wood  
President

KAI 360 Construction Services LLC  
KAI Build, LLC

RACHEL CLAIRE CLARK Notary Public - Notary Seal St Louis County - State of Missouri Commission Number 21084307 My Commission Expires Sep 21, 2025
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2060 Craigshire Rd | St. Louis, MO 63146 | 314.241.8188