

4. PRICING PAGE

Contractor shall furnish all required mobilization, materials, supplies, equipment and tools; perform all necessary labor and supervision; install, erect, equip, and complete all work stipulated in, required by, and in accordance with RFP, RFP exhibits, attachments, contract documents and documents referred to herein (as altered, amended, or modified by all addenda hereto) for and in consideration of the prices stated herein.

Performance, Labor and Materials bonding and Prevailing Wage requirements shall apply.

Bidder shall provide Firm, Fixed Pricing for the following line items

Line Item	Description	QTY	Unit	Unit Pricing	Total
1	Base Bid B1: Firm, Fixed Price for Homes built per specifications (B1), plan sheets, stormwater and contract documents described herein.	1	Lump Sum (LS)	381,447	381,447
2	Base Bid B2: Firm, Fixed Price for Homes built per specifications (B2), plan sheets, stormwater and contract documents described herein.	1	LS	381,447	381,447
3	Option 2: Base bid with ceramic for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/- 389,651	389,651
4	Option 3: Base bid stained, finished and sealed concrete for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/- 389,548	389,548
5	Option 4: Base bid with Heat Pump – Heat Pump	1	LS	+/- 383,631	383,631
OPTIONAL PRICING – FOR ADDITIONAL HOMES					
6	Base Bid B1: Firm, Fixed Price for Homes built per specifications, plan sheets, and contract documents described herein.	1	LS	433,319	433,319
7	Base Bid B2: Firm, Fixed Price for Homes built per specifications, plan sheets, and contract documents described herein.	1	LS	433,319	433,319
8	Base Bid A1: Firm, Fixed Pricing for Homes built per specifications, plan sheets and contract documents described herein	1	LS	435,431	435,431

9	Base Bid A2: Firm, Fixed Pricing for Homes built per specifications, plan sheets and contract documents described herein	1	LS	435,431	435,431
10	Base Bid C: Firm, Fixed Pricing for Homes built per specifications, plan sheets and contract documents described herein	1	LS	435,431	435,431
11	Option 2: Base bid with ceramic for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/- 445,988	445,988
12	Option 3: Base bid stained, finished and sealed concrete for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/- 443,890	443,890
13	Option 4: Base bid with Heat Pump – Heat Pump	1	LS	+/- 437,758	437,758



Michelle Sorensen <michelle.sorensen@como.gov>

121/2024 Construction of Affordable Homes at Cullimore Cottages

2 messages

Michelle Sorensen <Michelle.Sorensen@como.gov>
To: Wade Horn <whorn@pce-mo.com>

Tue, Oct 15, 2024 at 11:43 AM

Good Morning







Please see attached.

Thank You

Michelle Sorensen, CPPB

Procurement Officer
573-874-6317
michelle.sorensen@CoMo.gov

6 attachments

-  **BAFO -PCE.pdf**
134K
-  **Certification - Lobbying.pdf**
446K
-  **Domestic Products Procurement.pdf**
97K
-  **Non-Segregated Facilities.pdf**
136K
-  **PCE Response.pdf**
5485K
-  **2024 Bid Bond Form.pdf**
117K

Steven Stepanovic <SStepanovic@pce-mo.com>
To: "michelle.sorensen@como.gov" <michelle.sorensen@como.gov>
Cc: Wade Horn <whorn@pce-mo.com>, Jess Caprio <office@pce-mo.com>

Thu, Oct 17, 2024 at 3:17 PM

Michelle,

Thank you for the opportunity to provide you with our best and final offer, PCE has no pricing changes to our original bid. I've attached the following documents per your request:

- Detailed description of timeline for work, this is presented as an overall project scheduled
- Calendar days for completion of each home, the attached schedule provides the completion time for a type A or B home
- Calendar days for lead time on materials, given the design and products utilized for these homes there are no significant material lead times. Any lead times have been incorporated into the attached construction schedule
- PCE has no relevant licenses or certificates to provide

- A list of previous projects completed with the City of Columbia has been provided
- Completed lobbying form
- Completed domestic products procurement form
- Original bid bond

Thank you,

Steven Stepanovic


Vice President/Project Manager

(573) 673-3746





[Quoted text hidden]


6 attachments


 **Initial Schedule with Durations - RFP121 2024.pdf**
62K

 **Municipal Experience.pdf**
53K

 **Certification - Lobbying.pdf**
452K

 **Domestic Products Procurement.pdf**
106K

 **Non-Segregated Facilities.pdf**
148K

 **RFP121 2024 - Bid Bond.pdf**
283K

ARPA Project Number

CERTIFICATION REGARDING LOBBYING

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-contracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31 U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Wade Horn COO

Typed Name & Title of Authorized Representative

Wade Horn
Digitally signed by Wade Horn
DN: C=US, E=whorn@pce-mo.com, O=Professional
Contractors & Engineers, CN=Wade Horn
Date: 2024.10.15 13:08:50-0500

Signature and Date of Authorized Representative

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503

Domestic Products Procurement Act – RSMo 34.350 – 34.359 Certification

Each contract for the purchase or lease of manufactured goods or commodities by any public agency, and each contract made by a public agency for construction, alteration, repair, or maintenance of any public works shall contain a provision that any manufactured goods or commodities used or supplied in the performance of that contract or any subcontract thereto shall be manufactured or produced in the United States. (34.353.1 RSMo)

Project Name: Construction of Affordable Homes at Cullimore Cottages

Project Number: RFP121/2024

Contract Name: _____

Please check one of the following and sign where indicated.

- All of the manufactured goods used in the project are produced in the United States.
- A waiver is being requested from the _____ to the domestic
_____ (owner)
products provision due to the following exception:
 - The specified products are not manufactured or produced in the United States in sufficient quantities or manufactured or produced in the United States within the necessary time frames in sufficient quantities.
 - The cost for the specified products would increase the contract by more than 10 percent*; or
 - Only one line of a product is manufactured or produced in the United States.

Documentation of at least one of the cases above must be provided. List below the materials that cannot comply with the Domestic Product Procurement Act provisions.

Additional sheets (attach if necessary)

PCE

Name of Contracting Firm

Wade Horn

Digitally signed by Wade Horn
DN: C=US, E=whorn@pce-mo.com,
O=Professional Contractors & Engineers,
CN=Wade Horn
Date: 2024.10.15 13:17:12-05'00'

Signature

Date

CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to federally assisted construction contracts and related sub-contracts exceeding \$10,000 which are not exempt from the Equal Opportunity clause.)

The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed subcontractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

Signature Wade Horn

Digitally signed by Wade Horn
DN: C=US, E=w horn@pce-mo.com, O=Professional
Contractors & Engineers, CN=Wade Horn
Date: 2024.10.15 13:10:45-0800

Date 10/18/24

Name and Title of Signer Wade Horn COO
(Print or Type)

Firm Name PCE

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

BID BOND
(Bid Security)

KNOW ALL MEN BY THESE PRESENTS, that we, Professional Contractors & Engineers, Inc. as PRINCIPAL and Arch Insurance Company as SURETY, are held and firmly bound unto the City of Columbia, Missouri, ("City") in the sum of Five Percent of Amount Bid Dollars (\$ 5%) ("Bid Security"), for the payment of which sum well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, successors, and assigns, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas Principal has submitted a bid dated October 18, 2024, to enter into a contract in writing for the Construction of Affordable Homes at Cullimore Cottages Project No. 121/2024 Project;

NOW, THEREFORE,

IF said Bid shall be rejected, or in the alternate,

IF Principal shall not withdraw the bid within the period specified therein after the opening of bids, or, if no period be specified, within ninety (90) days after the bid opening, or in the alternate,

IF said Bid shall be accepted and the Principal shall execute and deliver a contract in the form of contract attached hereto, properly competed with all attachments and requirements pertaining thereto, and shall furnish a bond for the faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, shall in all other respects perform the agreement created by the acceptance of said Bid within twenty (20) days after such Contract Documents are presented to Principal for signature, or in the alternate,

In the event of the withdrawal of the Bid within the period specified, or the failure to enter into such contract within the time specified, then the Bid Security shall immediately become due and payable and forfeited to the City as liquidated damages. Principal and Surety agree that this is a fair and reasonable approximation of the actual damages incurred by the City for the Principal's failure to honor its bid and that the liquidated damages in this section are not penal in nature but rather the parties' attempt to fairly quantify the actual damages incurred by the City for the Principal's refusal to honor its bid.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by the extension of the time within which the City may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals, and such of them as or corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year set forth herein.

Professional Contractors & Engineers, Inc.

PRINCIPAL

By: 

(Signature)

Printed Name: Wade Horn

Title: COO

Date: October 18, 2024

I hereby certify that (1) I have authority to execute this document on behalf of Surety; (2) Surety is named in the current list of "Companies Holding Certificates of Authority as Acceptable Reinsuring Companies": as published in Circular 570 (most current revision) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury; and (3) Surety is duly licensed to issue bonds in the State of Missouri and in the jurisdiction in which the Project is located.

Arch Insurance Company

SURETY

By: 

(Signature)

Printed Name: Susan E. Miranda

Title: Attorney-in-Fact

Date: October 18, 2024

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Susan E. Miranda

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One hundred and Fifty Million Dollars (150,000,000.00). Any and all bonds, undertakings, recognizances and other surety obligations.

Surety Bond Number: Bid Bond

Principal: Professional Contractors & Engineers, Inc.

Obligee: City of Columbia

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

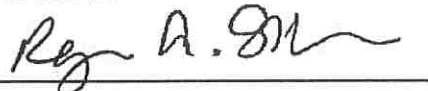
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 1st day of February, 2024

Attested and Certified



Regan A. Shulman, Secretary



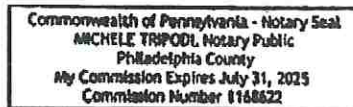
Arch Insurance Company

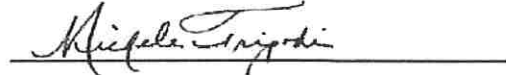


Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



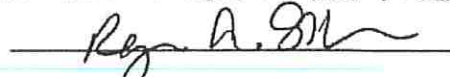


Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated February 1, 2024 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said **Stephen C. Ruschak**, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 16th day of August, 2024.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.





5900-C NORTH TOWER DR.
COLUMBIA, MO 65202
(573)442-1113

October 18, 2024

City of Columbia
Economic Development Department
c/o Michelle Sorensen, CPPB
701 E. Broadway, 5th Floor
Columbia, MO 65202
573-874-6317
michelle.sorensen@como.gov

RE: Experience with Municipalities

Dear Ms. Sorensen,

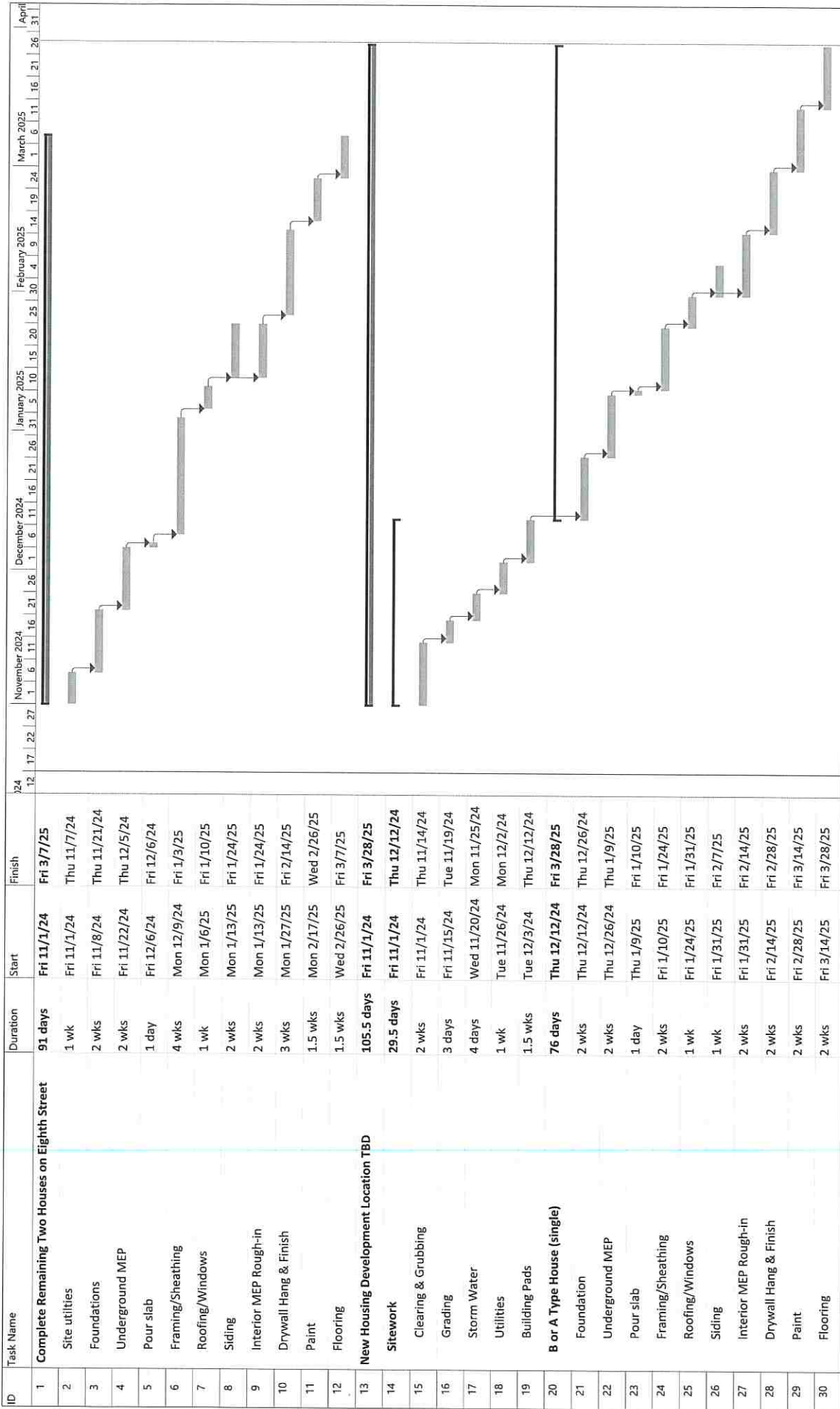
In response to the Best and Final Offer (BAFO) request sent to us on October 15, 2024 in accordance with RFP 121/2024, Professional Contractors & Engineers, Inc. (PCE) would like to submit the following record of experience with municipalities. These past and present projects serve as evidence of our ongoing working relationship with the City of Columbia.

<u>Contract</u>	<u>Project Name</u>	<u>Value</u>	<u>Scope of Work</u>
77-2017	Columbia Police Department	\$866,987	Renovation
73-2018	Columbia Sports Fieldhouse	\$5,395,561	New Construction
82-2019	Molly Bowden Police Station	\$7,485,762	New Construction
103-2022	5 th & Walnut Parking Garage	\$423,178	Façade Renovation
42-2022	Columbia Fire Station #11	\$4,176,649	New Construction
12-2024	AFSS Building at Columbia Regional Airport	\$3,131,628	Renovation

In addition, PCE has also provided small interior construction services to the City of Columbia since 2017. This agreement allows PCE to perform various small jobs for the City and is renewed annually.

Sincerely,


Wade Horn, COO
Executive Vice President
(573)442-1113 ext. 230
whorn@pce-mo.com



Proposal Prepared By: Jess Caprio
(573) 442-1113
Office@pce-mo.com

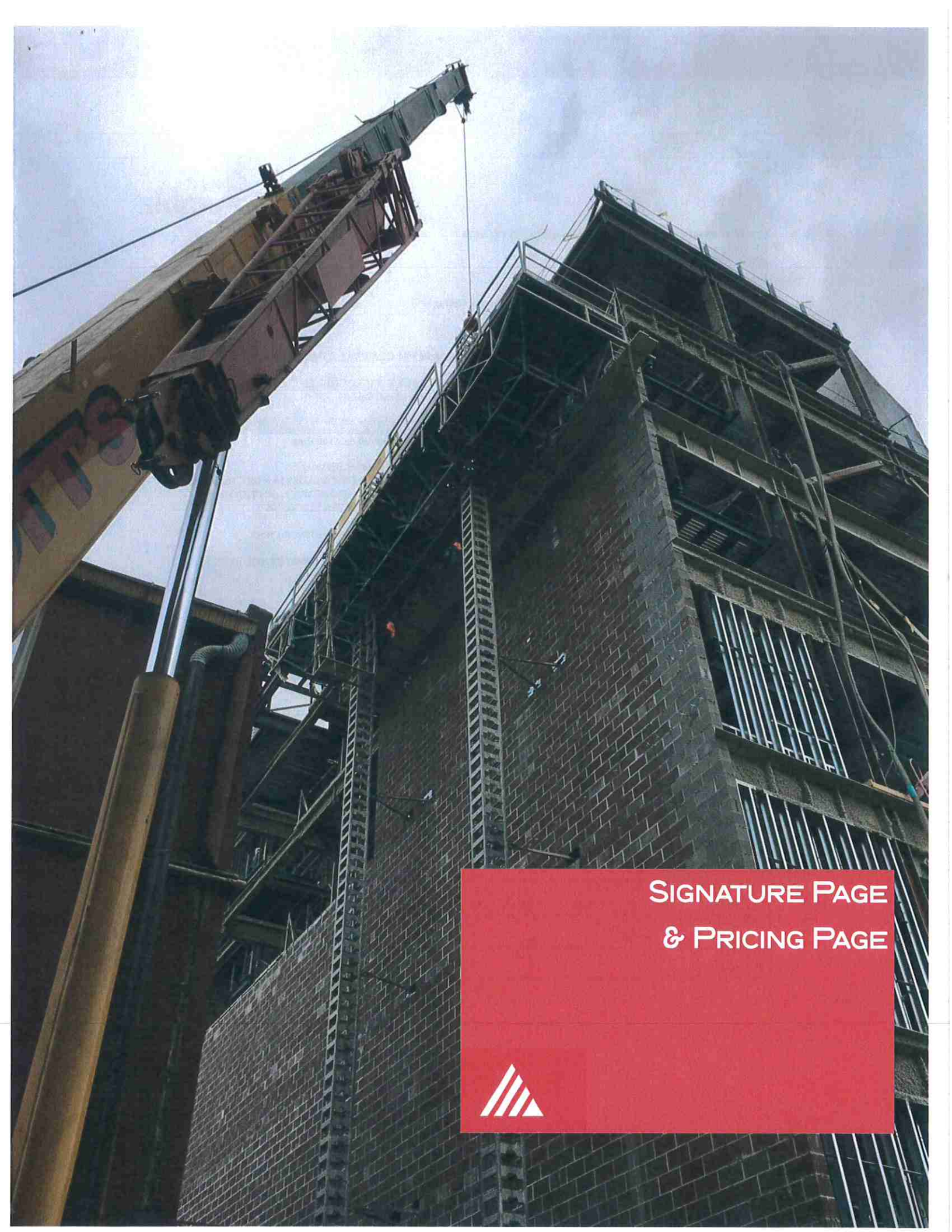


**RFP 121/2024 - CONSTRUCTION
OF AFFORDABLE HOMES AT
CULLIMORE COTTAGES**

 **PCE**
CONSTRUCTION

CONTENTS

Signature Page & Pricing Page	3
Exhibit A: Offeror Information	7
FIRM HISTORY:	8
SERVICES & CAPABILITIES:	9
CURRENT CONTRACTS & CLIENTS:.....	10
Exhibit B: Current/Prior Experience	11
Arthur Center - Hope Center Residential Facility.....	12
Our Lady of Lourdes Interparish School.....	13
OHM Professional Offices	14
YMCA of Callaway County Facility Addition & Renovation.....	15
Walnut Professional Building.....	16
State Tech CMaR.....	17
Exhibit C: Expertise of Key Personnel	18
Exhibit D: Documentation of Intent to Participate	21
Exhibit E: Method of Performance	23
Pre-Construction:.....	25
Cost Estimating & Budgeting:	26
PCE's Approach to Safety:.....	27
Table of Contents of Safety Manual:	28
Construction:.....	29
Self-Performed Work:	30
Construction Documentation:	31
Warranty Program:	32
Why PCE:	33
Exhibit F: Notice to Offerors	34
Exhibit G: Miscellaneous Information.....	36
Exhibit H: Bid Bond.....	39



SIGNATURE PAGE
& PRICING PAGE





SOLICITATION NO.: Request for Proposal (RFP) 121/2024
 BUYER: Michelle Sorensen
 PHONE NO.: (573) 874-6317
 E-MAIL: Michelle.Sorensen@COLUM.MO

TITLE: Construction of Affordable Homes at Cullimore Cottages

ISSUE DATE: July 9, 2024

RETURN PROPOSAL NO LATER THAN: August 16, 2024 AT 5:00 PM CENTRAL TIME (END DATE)

OFFERORS ARE ENCOURAGED TO RESPOND ELECTRONICALLY THROUGH THE CITY'S E-BIDDING WEBSITE BUT MAY RESPOND BY HARD COPY (See Mailing Instructions Below)

MAILING INSTRUCTIONS: Print or type Solicitation Number and End Date on the lower left hand corner of the envelope or package. Delivered sealed proposals must be in the Purchasing Division office (701 E. Broadway, 5th Floor) by the return proposal date and time.

(U.S. Mail)	(Courier Service)
RETURN PROPOSAL TO: CITY OF COLUMBIA PURCHASING	or CITY OF COLUMBIA PURCHASING
PO BOX 6015	701 E. BROADWAY, 5 th FLOOR
COLUMBIA MO 65205	COLUMBIA MO 65201

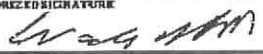
CONTRACT PERIOD: Date of award through completion of project. Contract shall not to exceed five (5) years.

DELIVER SUPPLIES/SERVICES FOB (Free On Board) DESTINATION TO THE FOLLOWING ADDRESS:

City of Columbia, Economic Development Department
 Various Locations
 Columbia, MO 65201

The offeror hereby declares understanding, agreement and certification of compliance to provide the items and/or services, at the prices quoted, in accordance with all requirements and specifications contained herein. The offeror further agrees that the language of this RFP shall govern in the event of a conflict with their proposal. The offeror further agrees that upon receipt of an authorized purchase order from the Purchasing Division or when a Contract is signed and issued by an authorized official of the City of Columbia, a binding contract shall exist between the offeror and the City of Columbia.

SIGNATURE REQUIRED

FIRM NAME Professional Contractors & Engineers, Inc.	
MAILING ADDRESS 5900-C North Tower Drive	
CITY, STATE, ZIP CODE Columbia, MO 65202	
CONTACT PERSON Wade Horn	EMAIL ADDRESS whorn@pce-mo.com
PHONE NUMBER 573-442-1113 ext. 230	FAX NUMBER
OFFEROR TAX FILING TYPE WITH IRS (CHECK ONE) <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Individual <input type="checkbox"/> State/Local Government <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> IRS Tax-Exempt	
AUTHORIZED SIGNATURE 	DATE 8/16/24
PRINTED NAME Wade Horn	TITLE Executive Vice President

4. PRICING PAGE

Contractor shall furnish all required mobilization, materials, supplies, equipment and tools; perform all necessary labor and supervision; install, erect, equip, and complete all work stipulated in, required by, and in accordance with RFP, RFP exhibits, attachments, contract documents and documents referred to herein (as altered, amended, or modified by all addenda hereto) for and in consideration of the prices stated herein.

Performance, Labor and Materials bonding and Prevailing Wage requirements shall apply.

Bidder shall provide Firm, Fixed Pricing for the following line items

Line Item	Description	QTY	Unit	Unit Pricing	Total
1	Base Bid B1: Firm, Fixed Price for Homes built per specifications (B1), plan sheets, stormwater and contract documents described herein.	1	Lump Sum (LS)		567,468
2	Base Bid B2: Firm, Fixed Price for Homes built per specifications (B2), plan sheets, stormwater and contract documents described herein.	1	LS		567,468
3	Option 2: Base bid with ceramic for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/-	569,468
4	Option 3: Base bid stained, finished and sealed concrete for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/-	568,968
5	Option 4: Base bid with Heat Pump – Heat Pump	1	LS	+/-	569,500
OPTIONAL PRICING – FOR ADDITIONAL HOMES					
6	Base Bid B1: Firm, Fixed Price for Homes built per specifications, plan sheets, and contract documents described herein.	1	LS		567,468
7	Base Bid B2: Firm, Fixed Price for Homes built per specifications, plan sheets, and contract documents described herein.	1	LS		567,468
8	Base Bid A1: Firm, Fixed Pricing for Homes built per specifications, plan sheets and contract documents described herein	1	LS		531,567

9	Base Bid A2: Firm, Fixed Pricing for Homes built per specifications, plan sheets and contract documents described herein	1	LS		531,567
10	Base Bid C: Firm, Fixed Pricing for Homes built per specifications, plan sheets and contract documents described herein	1	LS		527,786
11	Option 2: Base bid with ceramic for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/-	529,900
12	Option 3: Base bid stained, finished and sealed concrete for the floors in kitchen, bath, entry and finish floor under sink base.	1	LS	+/-	529,900
13	Option 4: Base bid with Heat Pump – Heat Pump	1	LS	+/-	528,800

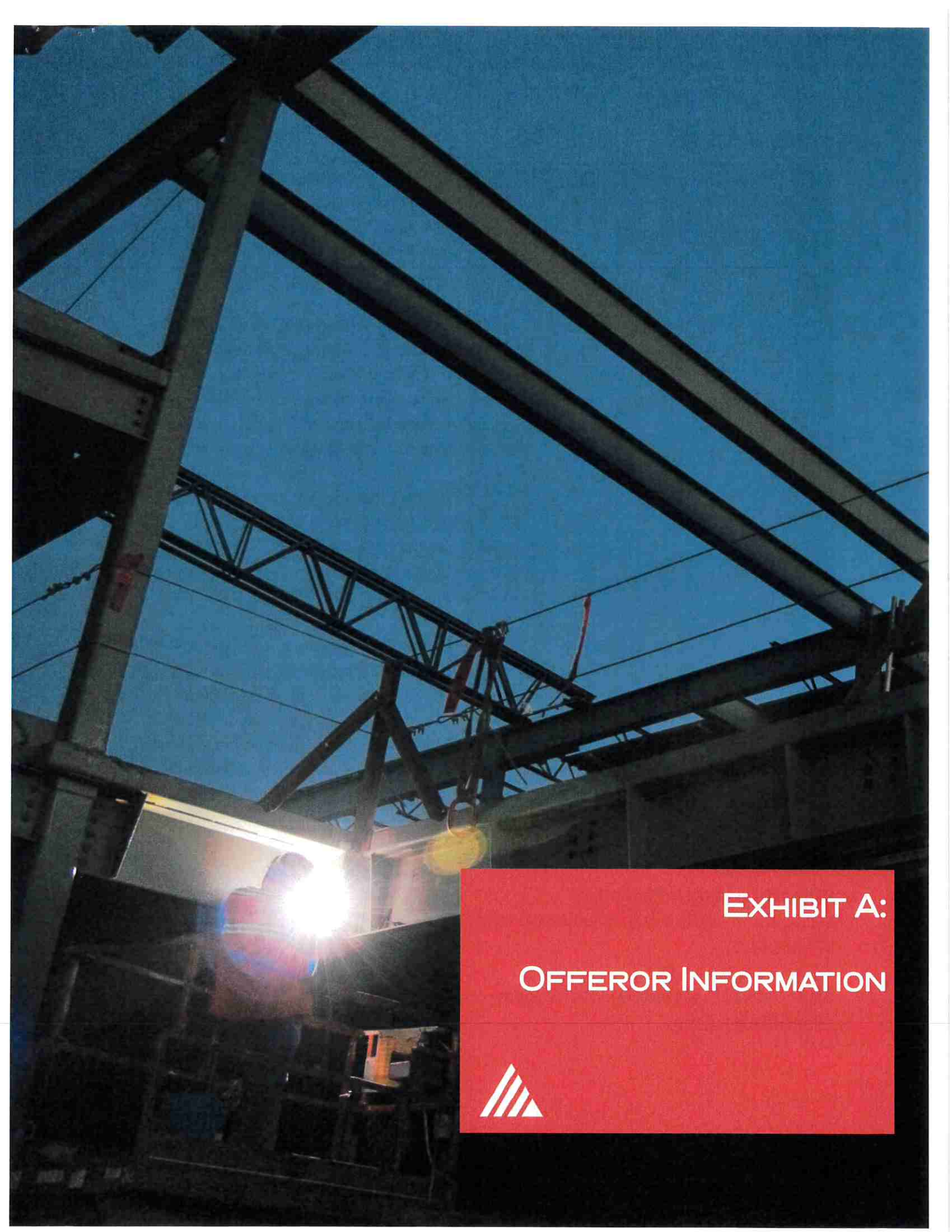
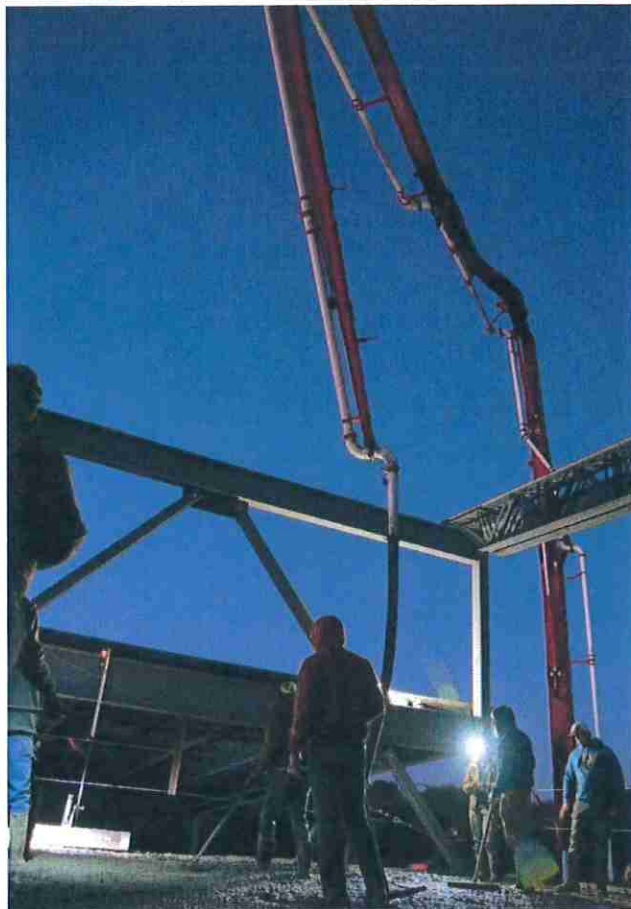


EXHIBIT A:

OFFEROR INFORMATION



FIRM HISTORY:



State Tech Golf Clubhouse

Professional Contractors & Engineers (PCE) is a commercial builder based in Columbia, Missouri. We were founded in 1989 with the mission of being the premier builder in central Missouri.

Over the past 30 years, we have had the opportunity to serve a variety of clients throughout Missouri, including Our Lady of Lourdes Interparish School, CMMG Inc., State Technical College of Missouri, the University of Missouri, and the City of Columbia.

100% of the work we have completed over the past three decades has been within a 120-mile radius of the City of Columbia. PCE depends on the local industry, and we make it our mission to serve our community well.

One of the key factors in our success is our commitment to self-performing work with skilled craftsmen and women. When you visit one of our job sites, you will see PCE

employees actively working to complete the project. This sets us apart from other general contractors who rely wholly on subcontractors, and ensures that our projects are completed to the highest standard.

Primary Contact Information:

5900-C North Tower Drive, Columbia, MO 65202

573.442.1113

C Corp, Founded in 1989

Wade Horn, COO & Executive Vice President

WHorn@pce-mo.com

SERVICES & CAPABILITIES:

PCE, Inc. has over 30 years of experience in the central Missouri construction industry. We have a proven track record of working closely with clients to develop their projects and deliver them on time and within budget.

Our firm has experience providing the following project delivery methods:

- Design Build
- Construction Management at Risk
- Construction Management as Agent
- General Contracting

One of our key strengths is our ability to self-perform crucial work packages, such as the foundation and carpentry. This gives us better control over the quality and timeline of these important elements of the project.

PCE self performs the following work and would competitively bid these work packages against subcontractors during the bidding phase of these projects:

- Foundation Construction
- Rough Carpentry
- Finish Carpentry
- Specialties
- Toilet Partitions
- Toilet Accessories



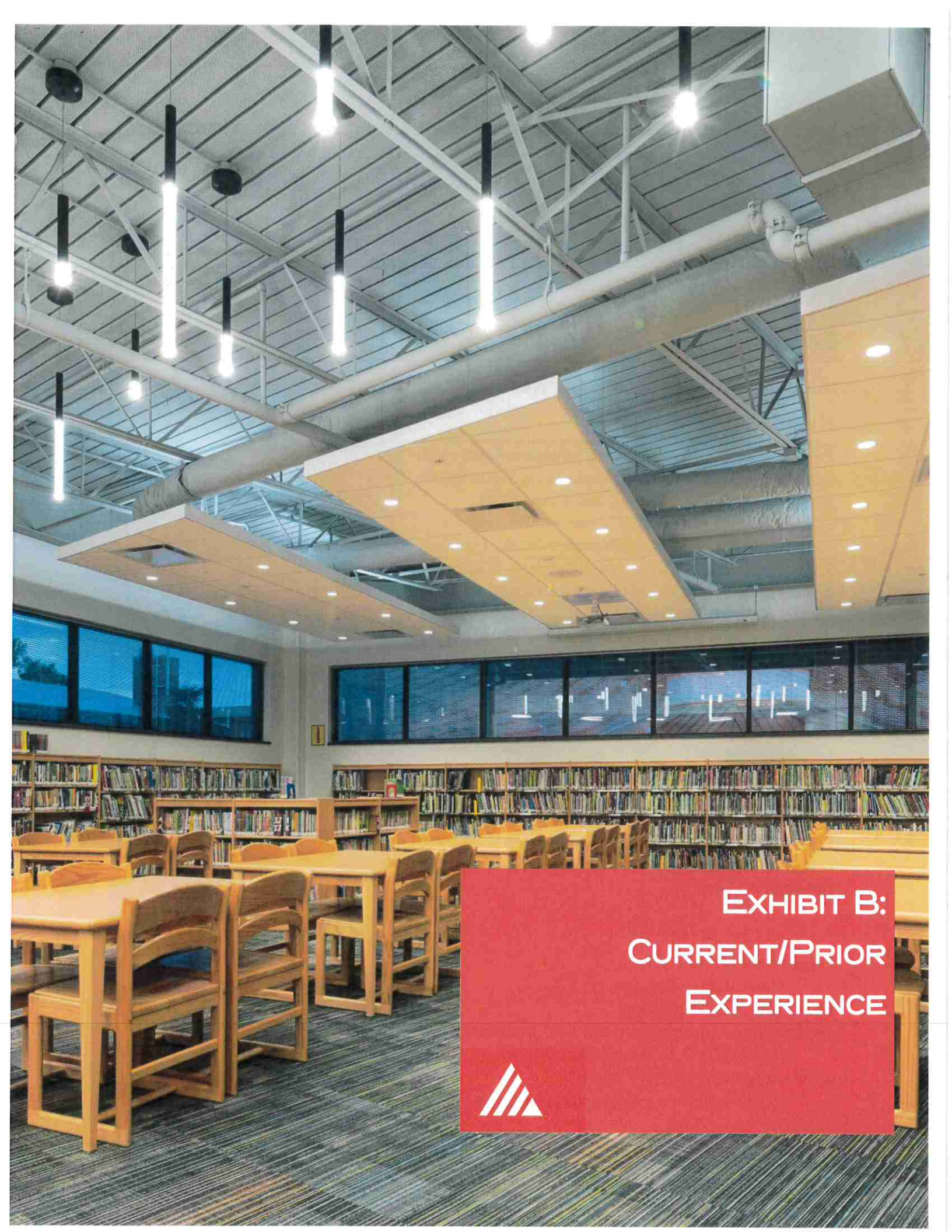
Hope Center - Arthur Center Community Health

KEYS TO PCE SUCCESS:

- FULL TIME ON-SITE SUPERINTENDENT
- DEDICATED PROJECT MANAGER
- SELF-PERFORMED WORK
- CLEAR COMMUNICATION

CURRENT CONTRACTS & CLIENTS:

Description	Contract Amount	Billed Amount	% Complete
State Tech Golf Clubhouse	\$ 12,017,552	\$ 11,967,868	100%
Kapilana Condo Repairs	\$ 1,861,380	\$ 1,393,336	75%
LaCrosse Lumber Storage Bldg	\$ 568,043	\$ 548,315	97%
Sacred Heart Activity Bldg	\$ 928,221	\$ 848,987	91%
CACC Foundation	\$ 660,361	\$ 80,580	12%
Sedalia School District	\$ 4,718,477	\$ 3,844,125	81%
State Tech Safety Village	\$ 2,371,000	\$ 2,227,900	94%
State Tech Infill Bldg	\$ 13,109,368	\$ 145,821	1%
SFCC New Residence Hall	\$ 13,925,762	\$ 5,100,244	37%
Tri-Delta 2024	\$ 414,485	\$ 310,983	75%
LOZ Developmental Center	\$ 708,797	\$ 324,703	46%
Hokkaido Ramen Restaurant Reno	\$ 479,307	\$ 467,865	98%
CCMO Site Upgrade	\$ 890,939	\$ 765,847	86%
State Tech Nilges	\$ 12,795,711	\$ 1,509,417	12%
Delta Tau Delta	\$ 1,362,750	\$ 73,226	5%
Repurposed AFSS Bldg	\$ 3,131,628	\$ -	0%
A Good Start Preschool	\$ 1,479,379	\$ -	0%
	\$ 71,423,160	\$ 29,609,217	41%



**EXHIBIT B:
CURRENT/PRIOR
EXPERIENCE**





Arthur Center - Hope Center Residential Facility

The Arthur Center is a not-for-profit behavioral health care provider that has been serving six counties in East Central Missouri for more than 35 years. The Arthur Center selected SOA and PCE to design a new transitional group home. Through a collaborative process, PCE/SOA and the Arthur Center designed a new free standing 8,388 square foot community health building located on a 2-acre site in Mexico, Missouri.

The Hope Center is a 15 bed transitional psychiatric group home. They provide intensive CPR Services in an Intensive Residential Treatment Setting (IRTS). They serve clients with a wide variety of complex and co-occurring conditions and challenging needs, including serious and persistent mental illness, who require stability, assistance and support before they can successfully transition back into the community. This new facility enables the Arthur Center to expand their services, adapt to future growth and continue to provide access and care to an underserved population in East Central Missouri.

CONTACT INFORMATION:

Client / Project Owner Contact

Terry Mackey, CEO, 573.581.1196

MEP Engineer: CM Engineering

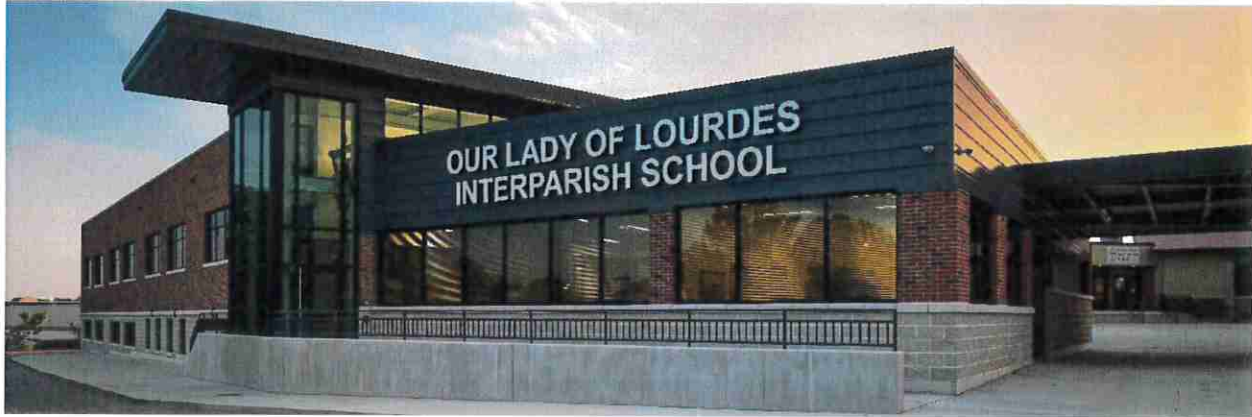
Fire Suppression (Delegated Design): B.I.C. Design Co.
816.221.0551, bicdesign@bicdesign.net

Architectural Design: SOA Architecture

Brad Stegemann, stegemann@soa-inc.com

Building Type: Transitional
Psychiatric Group Home
Construction Type: Wood Framed
Size: 8,388 Square Foot
Construction Cost: \$1,890,000
Construction Start: December 2014
Completion: July 2015





Our Lady of Lourdes Interparish School

Continuing PCE's rich history with the Diocese of Jefferson City, in 2017, the Interparish Committee selected PCE & SOA to lead the design process for a 25,500 square foot building addition. The addition removed the need for trailers, added new media center, music, science and maker spaces, and enhanced the school's overall safety. Additionally, the project scope included the renovation of 400 square feet of existing administration office and classroom space.

SOA's design and phasing plan allowed the school to remain in session during the school year, a challenging task given the tight building site and peak parking lot usage at student drop-off and pick-up times. SOA's use of three-dimensional software enabled the production of numerous renderings and fly-through videos that OLLIS used extensively in their fund-raising efforts

Building Type: Education
Construction Type: Structural Steel, Masonry
Size: 25,500 Square Foot Addition, 400 Square Foot Renovation
Cost At Bid: \$6,567,779
Changes: \$30,690
Construction Cost: \$6,598,469
Construction Start: May 2018
Completion: August 2019



CONTACT INFORMATION:

Client / Project Owner Contact

Elaine Hassemer, Principal, 573.864.8311

MEP Engineer: McClue Engineering Co.

Jim Dove, 5738750045, jdove@moengineering.com

Fire Suppression (Delegated Design): HFS Design

636.332.9573, hfsdesign@centurtytel.net

Architectural Design: SOA Architecture



Nick Borgmeyer, borgmeyer@soa-inc.com

OHM Professional Offices

OHM Professional Offices showcase many green-building strategies and contain three tenant spaces, one of which is SOA's office. The other tenant spaces house an engineering firm and a furniture dealership. With all of the occupants being design professionals, featuring sustainable products and practices was a high priority for the project. The building site demonstrates many resource-conserving strategies.

The parking lot contains 18 geothermal wells to heat and cool the building and all exterior lighting is both LED and 'Dark Sky' compliant. Stormwater runoff from the parking lot is channeled into a bioswale planted with native and adapted vegetation to filter pollutants before entering the storm sewer system. Runoff from the roof, however, is captured in a 10,000-gallon tank buried underground. The water from this reservoir is then used for landscape irrigation and flushing toilets; OHM is the only commercial building in Columbia with such a system.

Building Type: Office
Construction Type: Structural Steel And Masonry
Size: 12,000 Square Foot New Construction
Cost At Bid: \$2,000,000
Changes: -\$14,315
Construction Cost: \$1,985,685
Construction Start: March 2014
Completion: November 2014



CONTACT INFORMATION:

Client / Project Owner Contact
 OHM Holdings
 MEP Engineer: CM Engineering
 Architectural Design: SOA Architecture
 Brad Stegemann, stegemann@soa-inc.com



YMCA of Callaway County Facility Addition & Renovation

When YMCA of Callaway County (YOCC) worked with SOA on their original building design in 2000. Some of their programmatic goals (including an indoor pool facility) were identified as infeasible, so it was designed and constructed to support the future vision of expansion. In recent years YOCC reached a capacity that supported expansion and again turned to SOA and PCE, the original Design / Build team, for plans to expand their wellness room, add new venues including a pool, racquetball court, multipurpose space, and enlarged support spaces. The planned addition more than doubled the size of the existing facility.

SOA and PCE led the YOCC through the development and assessment of several site and floor plan options that incorporated multi-phased construction sequencing. Upon completion of the Facility Addition, the existing building was renovated and more parking added. The design and construction of this phase also accommodates a future pool addition. Additional work included utility upgrades and replacement of worn and dated finishes.

CONTACT INFORMATION:

Client / Project Owner Contact

Sara McDaniel, CEO of YOCC, 573.581.1196

Architectural Design: SOA Architecture

Brad Stegemann, stegemann@soa-inc.com

Building Type: Athletic Facility
Construction Type: Structural Steel And Masonry
Size: 15,100 Square Foot Addition
Cost At Bid: \$2,917,054
Changes: \$21,777
Construction Cost: \$2,938,831
Construction Start: March 2020
Completion: March 2021





Walnut Professional Building

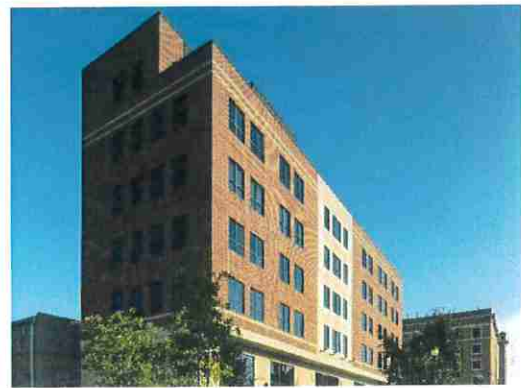
The Walnut Professional Building project began spring of 2016 and is home to six floors. The building is mixed use office and restaurant. The pent house floor is home to an upscale bar with a large open-air patio.

PCE encountered unique challenges during the construction of the Walnut Building. The buildings foot print is only 140'x40' and is flanked by an occupied building and the busy courtyard of the Boone County courthouse. Special care was taken to prevent the public from accessing the job site and considerable coordination was required when pouring the 60' deep piers in such a tight job site.

CONTACT INFORMATION:

Architectural Design: SOA Architecture
 Brad Stegemann, stegemann@soa-inc.com

Building Type: Offices
Construction Type: Structural Steel
Size: 37,500 Square Foot New Building
Construction Cost: \$7,100,100
Completion: 2017





State Tech CMaR

While completing the State Tech Golf Clubhouse PCE was awarded a construction manager at risk contract with the technical college. Through a competitive qualification process PCE was selected by the college to provide CMaR services for this \$40,000,000 project.

The project consists of two new PEMB buildings to house their precision machining, electrical, HVAC, and robotics departments. Along with the new structures four building remodels will take place to accommodate State Tech's growing enrolment.

The two new buildings will reshape State Tech's existing facilities and create a keystone quad for the college and it's students. Insulated metal panels, Kalwall, and large sections of storefront provide a modern look for the new quad.

This major project reflects the tremendous growth and success of State Technical College of Missouri has accomplished over the past sixty-two years.

Building Type: Educational
Construction Type: PEMB & Existing Remodel
Size: Multiple Buildings, 70,000sf, Two New PEMB Buildings, Remodel Two Existing Buildings
Construction Cost: \$40,000,000
Construction Start: Summer 2023
Completion: Summer 2025



CONTACT INFORMATION:

Client / Project Owner Contact

Brad Crede, State Technical College Facility Director, brad.crede@statetechmo.edu

Architect

Michelle Muir AIA, Incite Design Studio, Director, mmuir@incitedesignstudio.com

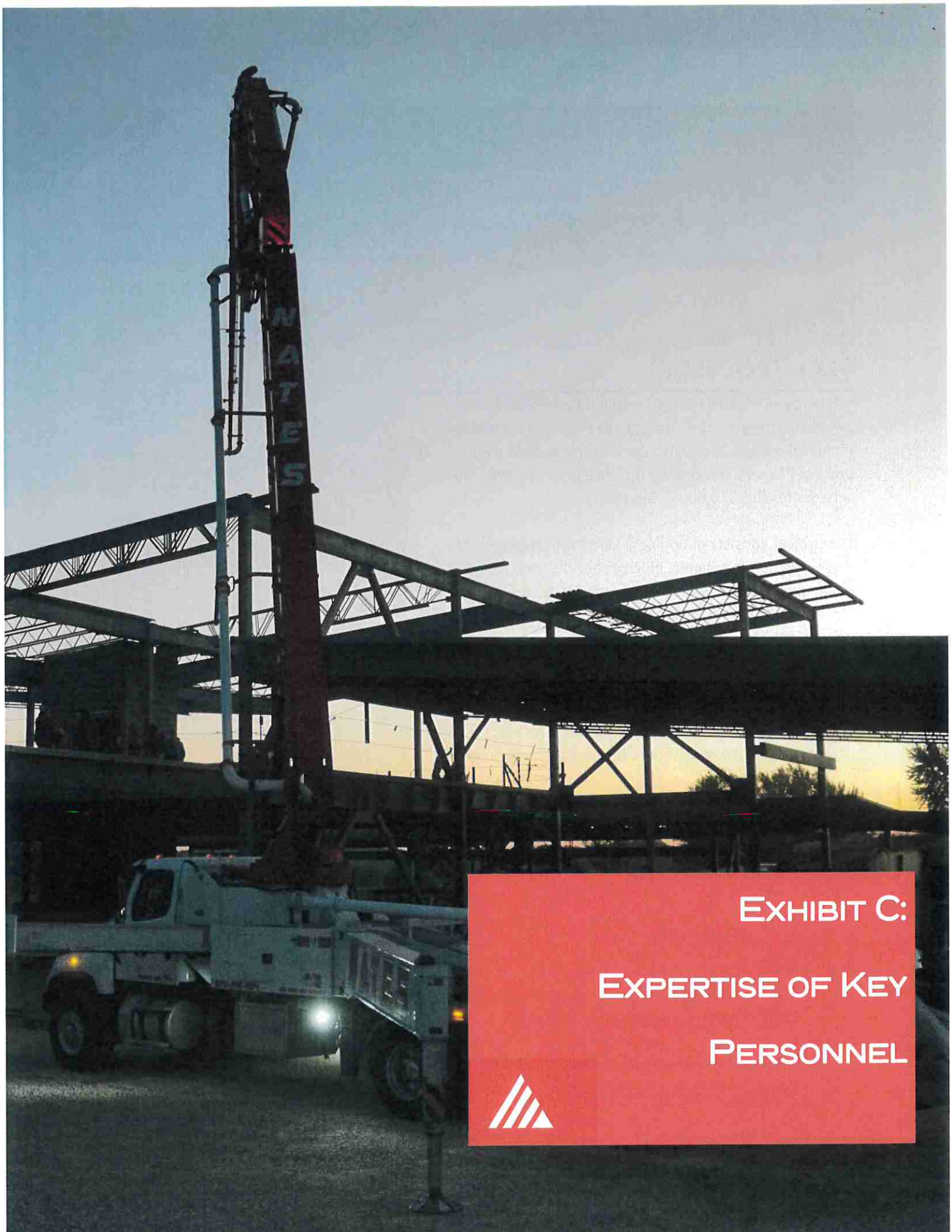


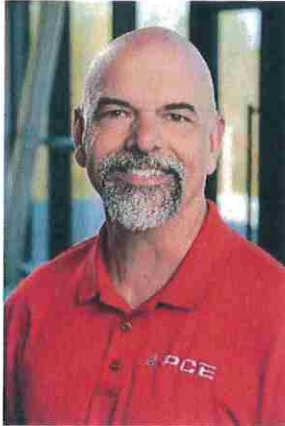
EXHIBIT C:

EXPERTISE OF KEY

PERSONNEL



WADE HORN PRINCIPAL IN CHARGE



*COO and Executive Vice President
Shareholder Since 2000*

Wade Horn began his career in construction as an intern at B.D. Simon Construction in 1984 and has been with PCE since its inception. Under the tutelage of experienced company owners Wade learned to become an effective communicator and leader. Today he is the Executive Vice-President/COO of PCE and will serve as the principal in charge for this project. As principal in charge, Wade will coordinate directly with the City of Columbia and PCE's project manager. Wade will be present throughout the project and his years of experience be key in the successful completion of the project.

Our Lady of Lourdes Interparish School
Expansion & Renovation (29,000 sf)

ThermAvant - Columbia
Renovation (35,000 sf)

Father Tolton Catholic High School
Original Building (86,000sf)

Missouri Employers Mutual
Headquarters (69,000sf)

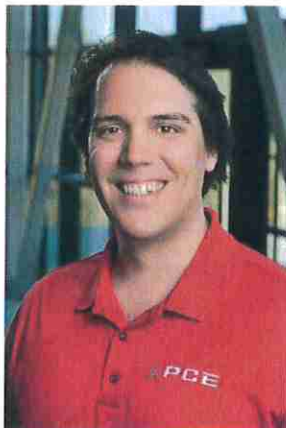
Goodwill Excel Center
Renovation (19,500sf)

Watlow Manufacturing - Columbia,
Addition and Renovation (20,000sf)

State Technical College of Missouri
CMaR Multiple Projects (70,000+ sf)
Renovation (35,000 sf)

Orschlen Properties
Various Additions & Renovations

STEVEN STEPANOVIC VPI PROJECT MANAGER



*Vice President
BS Civil Engineering - Mizzou
Shareholder Since 2016*

Steven is an experienced project manager who has been with PCE since 2014. He brings a wealth of knowledge and expertise to the company, having earned a degree in civil engineering from the University of Missouri. Throughout his career, Steven has worked closely with clients to understand their needs and ensure that their projects are completed to their satisfaction. He has successfully managed a wide range of projects, including those in the education, manufacturing, and healthcare sectors.

As a Columbia native, Steven is committed to the local community and takes great pride in working with local businesses to help grow and develop the area. Outside of work, he is a volunteer who is passionate about giving back to the community. In his free time, Steven enjoys spending time with his family and exploring the great outdoors in Missouri.

State Tech CMaR - Linn
Multiple Projects (70,000+ sf)

MU Healthcare - PCT 1st Floor MRI
Remodel (5,000 sf)

State Tech Golf Clubhouse - Linn
New Construction (25,000 sf)

Danuser Manufacturing - Fulton
Addition and Renovation (12,400sf)

BHC Cath Lab Remodel - Columbia
Multi-phase remodel (18,000 sf)

Watlow Manufacturing - Columbia, Missouri
Addition and Renovation (20,000sf)

JACK MATHESON  SPECIAL PROJECTS PM/ESTIMATOR



Joined PCE in 2022

Jack is an Air Force veteran, and spent his time there as a structural specialist. After leaving the Air Force in December 2020, he began working on large commercial construction projects in the private sector primarily as a framer in Montana.

In 2022 he moved to Jefferson City to be closer to family. Jack plays a critical role in each project by assisting the project managers in various tasks during the pre-construction and construction phases of projects. Jack works closely with the project management team and field superintendents.

State Tech CMaR - Linn
Multiple projects (70,000+ sf)

TIM WILSON  SUPERINTENDENT



Joined PCE in 2023

Tim Wilson joined PCE in 2023 and brings over thirty years of carpenter experience to our team. Before joining the PCE team Tim spent the past 27 years as a union carpenter, with the last eight as a superintendent. His years of carpentry experience have given him an excellent understanding of how commercial construction comes together.

As a superintendent Matt oversees all aspect of the construction project and serves as the client's primary point of contact.

When Tim isn't leading PCE's projects he enjoys fishing and golfing.

State Tech CMaR - Linn
Multiple projects (70,000+ sf)

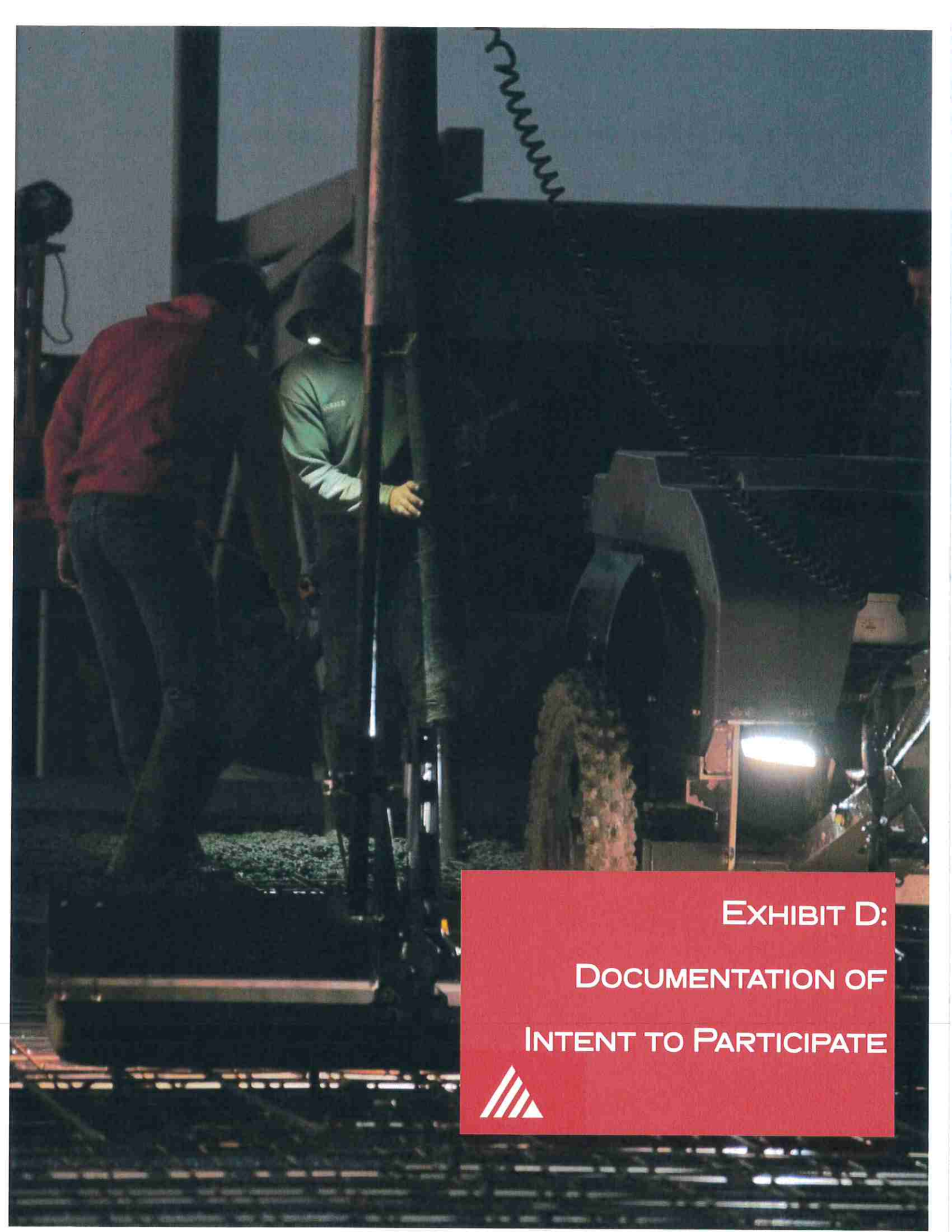


EXHIBIT D:
DOCUMENTATION OF
INTENT TO PARTICIPATE



The PCE team will submit Exhibit D to Michelle Sorensen with the City within 24 hours of the bid.



OUR LADY OF LOURDES
INTERPARISH SCHOOL

EXHIBIT E:
METHOD OF PERFORMANCE



Days to Completion: 365 **Calendar Days**

PCE’s approach to construction management focuses on bringing value to the customer, we begin each project by developing an understanding the owner needs and preferences, as well as budget constraints. We understand that it can be challenging for owners to effectively convey their complex needs, which is why we prioritize empowering them throughout the design process. At each stage of the project our project management team will work closely with the owner to ensure that their expectations are met.

Pre-construction phase: PCE works with the owner and the design team to develop the project scope, schedule, and budget. During this phase PCE reviews early plans and specifications, performs value engineering, and provides cost estimates.

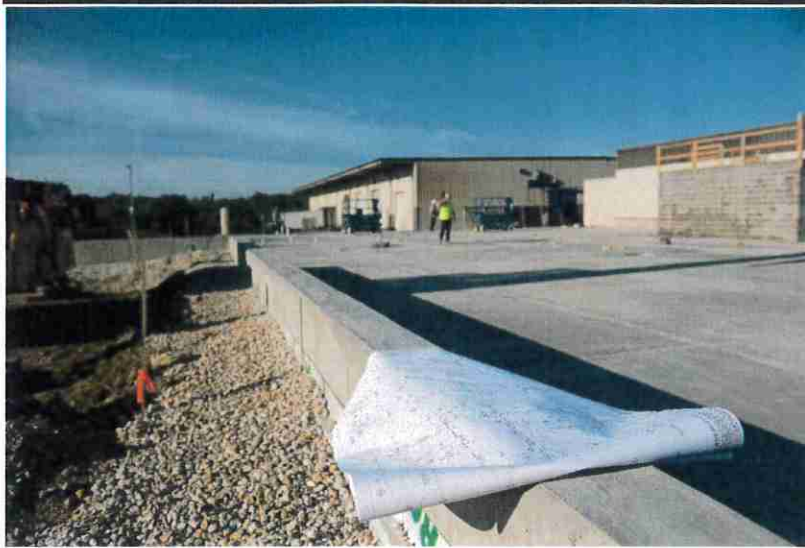
Construction phase: Our project management team coordinates and manages the construction process, including hiring subcontractors, purchasing materials, and ensuring that the project is completed on time and within budget.

Closeout phase: During this phase PCE completes any remaining tasks, such as final inspections, punch lists, and obtains final acceptance from the owner. All warranties and maintenance manuals are delivered to the owner at this phase.



Walnut Professional Building

Pre-Construction:



Danuser Machine

PCE begins each project by providing a clear picture of what is possible within the budget restraints of the owner while still meeting the project requirements.

We leverage years of experience and our up-to date construction cost database to provide accurate initial budgets and schedules.

PCE will begin by working directly with the owner and the design team to produce the following key items:

- Create an overall project schedule
- Create milestones for construction
- Determine how quickly building upgrades and renovations can begin

PCE understands the importance of getting this project done quickly and efficiently. Our goal is to empower the owner and improve communication between the design team and PCE, in order to ensure the success of this project.

Cost Estimating & Budgeting:

On-screen take-off using Bluebeam is the crucial first step in the cost estimation process for any construction project. It allows estimators to quickly and accurately measure quantities from plans and specifications, which is essential for determining the cost of materials, labor, and equipment.



State Tech Golf Clubhouse

Once a take-off has been generated the quantities are placed into Sage Estimating. PCE uses Sage 300, a fully integrated estimating and accounting software which

improves the efficiency and accuracy of our cost estimation process. Sage 300 helps us to streamline the cost estimation process by allowing us to easily track and reconcile costs, generate reports, and collaborate with team members. Its integration with our accounting software also helps us to reduce the risk of errors and provide more accurate and transparent budgeting.

PCE also utilizes HH2 Remote Payroll which allows us to track employee time and labor costs in real-time, ensuring that they are accurately allocated to the appropriate cost codes. By using HH2 Remote Payroll and Sage 300, PCE allocates employee time and labor costs to specific cost codes throughout every job. This helps to ensure that labor costs are accurately reflected in project estimates and budgets, and that the company stays within budget.



PCE's Approach to Safety:

PCE has a unified safety plan that is executed on each project. Each PCE employee completes the OSHA ten-hour course and completes the PCE training program. Our comprehensive safety plan prepares our employees for common safety concerns that arise on our jobsites. Each week our project superintendents lead a jobsite safety talk to discuss potential risks based on that week's activities. Additionally, PCE's safety manager makes biweekly safety audits to ensure that safety meetings are occurring and tours the project site to identify any safety risks that need to be mitigated.

EMR History:

12/14/23	0.78
12/14/22	1.08
12/14/21	1.11



Danuser Manufacturing

Table of Contents of Safety Manual:

TABLE OF CONTENTS

Company Safety Policy	
General Safety Rules & Responsibilities	1
PCE Management Responsibilities	
Employee Responsibilities	
Non-Supervisory Employee	
Supervisor	
General Field Work Safety Rules	
Management Policies & Procedures	3
Training	
Project Inspection Procedure	
Incident Investigation & Reporting	
Disciplinary Action Procedure	
Return to Work/Restricted Duty Procedure	
Media Statement Policy	
New Employee Orientation	
OSHA Requirements	7
Fall Protection	
Personal Protection (PPE)	
Hand Tools	
Power Tools & Machinery	
Excavation Work	
Scaffolding, Railings & Ladders	
Hazardous Materials & Material Storage	
First Aid/CPR Training	
Emergency Procedures	
Silica Control Plan	
Fleet Safety Program	10
Substance Abuse Policy	11
Hazard Communication Program & 3E MSDS Program	12
President's Closing Statement	13
Subcontractor Management	
Employee Acknowledgement	
Medical Facilities (Emergency & Non)	14

Construction:

Effective management of the construction phase is crucial to the success of a project. PCE relies on three key team members to provide thorough supervision and attention to detail: an experienced on-site superintendent, a project engineer, and a project manager.

As the construction manager, PCE is responsible for the overall success of the project and will lead and control all aspects of the construction phase. We do this by having an on-site superintendent who coordinates directly with all subcontractors and material suppliers and is responsible for the schedule, daily coordination, and project safety.

The project manager will be the primary point of contact during the construction phase and will provide weekly updates to the project team and owner, lead OAC meetings, and provide biweekly overall project schedule updates. The project manager will also oversee all shop drawings, submittals, and manage any changes or Requests for Information (RFI's). The project engineer supports both the office and jobsite, creating coordination drawings, reviewing shop drawings and submittals, and assisting with precise project layout.



State Tech Golf Clubhouse

Self-Performed Work:

We pride ourselves on our work in the field. We employ skilled craftsmen to self-perform work, specifically we choose to self-perform our foundation work. Leading our own foundation crew allows us to meet tight schedules and ensure that our projects start off on the right foot.

PCE self performs the following work and would competitively bid these work packages against subcontractors during the bidding phase of these projects:

- Foundation construction
- Rough carpentry
- Finish carpentry
- Specialties
- Toilet partitions
- Toilet accessories
- Lockers



Simon Oswald Architecture

By maintaining a workforce to self-perform we stay up to date with the latest issues in our industry. The skills PCE has developed executing our own work carry on beyond the construction phase and guide us during the pre-construction phases of all our future projects.

Construction Documentation:

Effective project documentation is crucial for keeping all stakeholders informed about the project, including the owner, contractors, subcontractors, and regulatory agencies. It also helps to identify and resolve issues that may arise during the construction process, such as changes in scope, delays, or disputes.

PCE improves the process of managing project documentation is by using PlanGrid. PlanGrid is a cloud-based platform that allows users to store, access, and collaborate on construction documents in real time. It provides a centralized repository for all project documents, enabling all team members to view and comment on the latest versions of documents, as well as track changes and create reports.

Using PlanGrid helps streamline the documentation process and improves communication and collaboration among team members. It can also help to reduce the amount of paper used on a project, improving efficiency and reducing environmental impact.

Throughout the project the owner and the design team have full access to Plangrid.



Warranty Program:

PCE does not release payment past 50% of the contract amount to its subcontractors prior to receipt of operation and maintenance materials and warranty information.

Once O&M material has been received we digitize the documents and provide a full digital copy of all project documents including:

- O&M information
- Warranty information
- Submittal records
- Red line as-built drawings



State Tech Golf Clubhouse

As a local CM we will staff a superintendent as required to ensure that all warranty items are executed. PCE is local and available 24/7. At the center of all successful projects is trust. Trust in a construction team is built over time and it starts with communication.

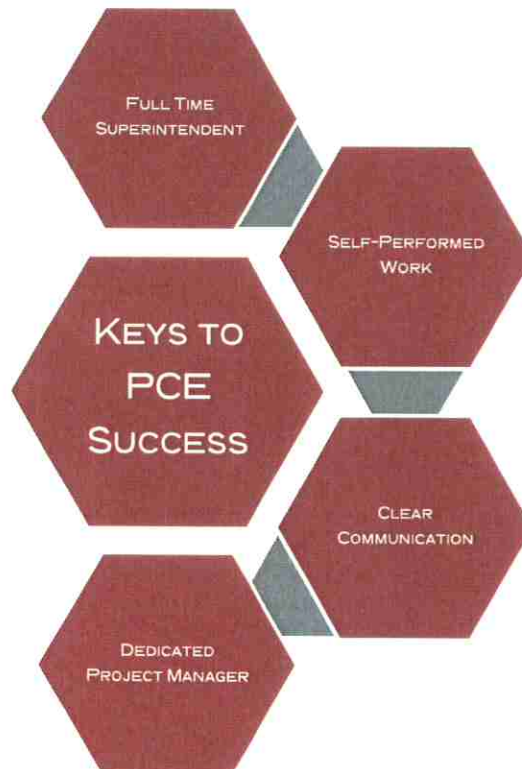
PCE sets itself apart by our approach to project leadership. When an owner selects PCE as a construction partner they will receive a full-service project management team lead by a principal of our company.

Why PCE:

Our experience, reputation, and capabilities make PCE the ideal partner for this complex and important project. With over 30 years of experience in the industry we have a proven track record of completing successful projects on time and within budget. In addition, we are known for delivering high-quality work and excellent customer service.



One of our key strengths is our ability to self-perform key work packages, such as the foundation and carpentry. This allows us to have better control over the quality and timeline of these important elements of the project. Our extensive experience in the field also helps to inform the design process, as we are able to provide valuable insights and recommendations based on our knowledge of construction best practices.



A photograph of a modern, single-story commercial building with a large glass entrance and a prominent 'DANUSER' sign. The building has a light-colored facade and a dark overhang above the entrance. The sky is clear and blue. A blue handicapped parking sign is visible near the entrance.

DANUSER

EXHIBIT F:

NOTICE TO OFFERORS



PCE complies with 285.530 (1) RSMo. and will provide the City of Columbia with the Work Authorization Affidavit as a condition for the award of the contract.



EXHIBIT G:
MISCELLANEOUS
INFORMATION



EXHIBIT G

MISCELLANEOUS INFORMATION

Employee/Conflict of Interest:

Offerors who are elected or appointed officials or employees of the City of Columbia or any political subdivision thereof, serving in an executive or administrative capacity, must comply with sections 105.450 to 105.458, RSMo, regarding conflict of interest. If the offeror or any owner of the offeror's organization is currently an elected or appointed official or an employee of the City of Columbia or any political subdivision thereof, please provide the following information:	
Name and title of elected or appointed official or employee of the City of Columbia or any political subdivision thereof:	N/A
If employee of the City of Columbia or political subdivision thereof, provide name of City or political subdivision where employed:	N/A
Percentage of ownership interest in offeror's organization held by elected or appointed official or employee of the City of Columbia or political subdivision thereof:	N/A %

Registration of Business Name (if applicable) with the Missouri Secretary of State

The offeror should indicate the offeror's charter number and company name with the Missouri Secretary of State. Additionally, the offeror should provide proof of the offeror's good standing status with the Missouri Secretary of State. If the offeror is exempt from registering with the Missouri Secretary of State pursuant to section 351.572, RSMo., identify the specific section of 351.572 RSMo., which supports the exemption.

00325465, Created 3/8/1989 Good Standing	Professional Contractors & Engineers, Inc.
<i>Charter Number (if applicable)</i>	<i>Company Name</i>
If exempt from registering with the Missouri Secretary of State pursuant to section 351.572 RSMo., identify the section of 351.572 to support the exemption:	



John R. Ashcroft

Missouri Secretary of State

MISSOURI ONLINE BUSINESS FILING

MY ACCOUNT
HOME
SEARCH
MISC INFO
UCC FILING
Help

Search for a Business Entity

Exact Match searches should include corporate designations (inc., llc, etc.) and punctuation.
We recommend you do not include these for other searches.

Search ▼

Search for a Business Entity

Business Name *

Includes names Starting With ▼ Only Active Corporations

SEARCH

Search Results as of 1/11/2024 12:54 PM

Business Name	Charter No.	Type	Status	Created	Registered Agent Name
PROFESSIONAL CONTRACTORS & ENGINEERS, INC.	00325465	Gen. Business - For Profit (Domestic)	Good Standing	3/8/1999	Robe, Matthew W.



EXHIBIT H:

BID BOND



Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Professional Contractors & Engineers, Inc.
5900-C North Tower Drive
Columbia, MO 65202

SURETY:
(Name, legal status and principal place of business)

Arch Insurance Company
Harborside 3, 210 Hudson Street Suite 300
Jersey City, NJ 07311-1107

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

City of Columbia
701 E. Broadway, 5th Floor
Columbia, MO 65201

BOND AMOUNT: \$ 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Construction of Affordable Homes at Cullimore Cottages Project No. 121/2024

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of August, 2024

(Witness)

Professional Contractors & Engineers, Inc.
(Principal) *(Seal)*

By:
(Title)

(Witness)

Arch Insurance Company
(Surety) *(Seal)*

By:
(Title) C. LaVonne Engeman Attorney-in-Fact
Surety Phone No. 201-743-4000



S-0054/AS B/10

TSBA2024

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

C. LaVonne Engeman

its true and lawful Attorney-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed. Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One hundred and Fifty Million Dollars (150,000,000.00). Any and all bonds, undertakings, recognizances and other surety obligations.

Surety Bond Number: Bid Bond
Principal: Professional Contractors & Engineers, Inc.
Obligee: City of Columbia

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect.

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 1st day of February, 2024

Attested and Certified

Regan A. Shulman, Secretary

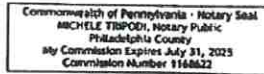


Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated February 1, 2024 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 16th day of August, 2024

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.



AICPOA02052024

Printed in U.S.A.

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Professional Contractors & Engineers, Inc.
5900-C North Tower Drive
Columbia, MO 65202

SURETY:

(Name, legal status and principal place of business)

Arch Insurance Company
Harborside 3, 210 Hudson Street Suite 300
Jersey City, NJ 07311-1107

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

City of Columbia
701 E. Broadway, 5th Floor
Columbia, MO 65201

BOND AMOUNT: \$ 5%

Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Construction of Affordable Homes at Cullimore Cottages Project No. 121/2024

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of August, 2024

(Witness)

Professional Contractors & Engineers, Inc.

(Principal)

(Seal)

By:

(Title)

Arch Insurance Company

(Surety)

(Seal)

By:

C. LaVonne Engeman

(Title) C. LaVonne Engeman Attorney-in-Fact

Surety Phone No. 201-743-4000



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

C. LaVonne Engeman

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One hundred and Fifty Million Dollars (150,000,000.00). Any and all bonds, undertakings, recognizances and other surety obligations.

Surety Bond Number: Bid Bond
Principal: Professional Contractors & Engineers, Inc.
Obligee: City of Columbia

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 1st day of February, 2024

Attested and Certified

Handwritten signature of Regan A. Shulman

Regan A. Shulman, Secretary



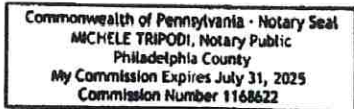
Arch Insurance Company

Handwritten signature of Stephen C. Ruschak

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Handwritten signature of Michele Tripodi

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated February 1, 2024 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate, and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 16th day of August, 2024

Handwritten signature of Regan A. Shulman

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.



3:50 pm

[Handwritten signature]

[Handwritten signature]

REVD

AUG16'24pm3:52



PROFESSIONAL CONTRACTORS
& ENGINEERS INCORPORATED

5900-C NORTH TOWER DRIVE • COLUMBIA, MO 65202

RFP 12/1/2024 - Construction
of Affordable Homes at Collimore
Cottages