

Aaron Martin

From: Aaron Martin
Sent: Friday, July 28, 2023 10:07 AM
To: Alli Kisner; April Agate; Bryan Dennie; cwaldschmidt@firstbusiness.com; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Scott Fullerton; Susan Scott; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

Board Members:

Thank you for your votes supporting the first phase of improvements at Yuma! I'll keep you posted on progress.

Have a great weekend!

Aaron

From: Aaron Martin
Sent: Tuesday, July 25, 2023 12:02 PM
To: Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; cwaldschmidt@firstbusiness.com; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>
Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <cflores@jobonekc.org>
Subject: Interior painting and flooring bids-board approval needed

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Attached, and described below, are two bids, one flooring and one painting. I'd need board approval to move forward with them. Please note, in keeping with our existing purchasing policies we have received at least three bids for each of these projects and a team of staff members reviewed them and approved taking to the board for approval.

1. Joski Flooring-\$43,655 to install LVT tile in common areas and restrooms, and carpeting in 2 offices and in the two areas currently being used by Community Based Day Services. Joski has agreed to donate \$2,655 in-kind to the project, bringing our cash outlay to \$41,000
2. Certapro Painting-\$36,481 to paint the entire interior of the building, less the area that was improved back in 2021 (entryway and conference room). Certapro will keep the same colors throughout (white walls, grey trim) and will donate \$2,481 in-kind, bringing the cash outlay to \$34,000.

Please let me know by noon on Friday, July 28 if you approve this expenditure or if you have questions.

I expect to have bids for asphalt and concrete (\$40-50K) and window coverings (\$10-15k) in the next couple of weeks. These 4 projects will total about \$140,000 leaving a little over \$100k in reserve for maintenance.

We are looking forward to getting started on these projects!

Thank you,

Aaron

From: Aaron Martin

Sent: Monday, July 24, 2023 9:40 AM

To: Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Matt Denton <mdenton@jobonekc.org>; David Denton <ddenton@jobonekc.org>; Chelsi Flores <Cflores@jobonekc.org>

Subject: RE: Flooring bids

Good morning:

Here is the painting recommendation, CertaPro  [CERTAPRO](#)

Below is the spreadsheet showing the painting bids we received

Vendor	Scope of Work	Cost	Other/Notes
Luke Kush	Interior painting	\$38,750.00	More basic quote- beams get painted white
Certa Pro	Interior painting	\$36,481.00	Two color paint- Lowered price to \$36,000 even and will 'comp' \$2,000, bringing our cash outlay to \$34,000
BV Contracting	Interior painting	\$81,840.00	Two color paint- too expensive

CertaPro is proposing working nights and weekends to avoid too much painting during the day while staff, participants and employees are in the building. Also, they are offering to comp \$2,000 of the reduced \$36,000 bid.

Please let me know by noon tomorrow if you have questions or concerns and/or if you are OK with this recommendation.

Once I hear back from everyone on both of these recommendations I'll get these to the board for approval.

Thank you!

From: Aaron Martin

Sent: Monday, July 24, 2023 7:18 AM

To: Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Matt Denton

<mdenton@jobonekc.org>; David Denton <ddenton@jobonekc.org>; Chelsi Flores <Cflores@jobonekc.org>

Subject: Flooring bids

Yuma facility team:

Joski Flooring is the first recommended contractor I'd like you to take a look at. File containing their first bid, final revised bid, and email correspondence is in this sharepoint link [JOSKI FLOORING](#)

Also, below is a spreadsheet detailing the three flooring bids we received

Vendor	Scope of Work	Cost	Other/Notes	recommendati
Apex	removal of old epoxy and new concrete coating throughout north side addition of facility	\$28,620.00	Epoxy like product.	
Joski Flooring	Tile squares and carpet squares	\$43,655.00	Vendor offers variety of flooring types, including epoxy, tiles, carpet, hardwood. Able to craft a more customized approach	Contractor agree the \$43,655 pro production area Program office squares feel les floors
Commercial Floor Works	Epoxy, same as APEX	\$64,205.00	Too expensive	

Joski proposes putting LVT tiles in the lunch room, hallway, locker room, and restrooms (small 'staff' breakroom, back men's and women's, and production restrooms). They will install carpet squares in the staff break room, both CBDS rooms and connecting office, as well as the program office. Joski has agreed to an in-kind donation to Job One of \$2,655.

In lieu of a proper facility improvement/renovation bidding policy (currently in the early stages of development), I want to have a transparent process that also follows our established purchasing policies. In order to move this first project forward, I'd like for everyone to consider this recommendation and get back with me no later than noon on Tuesday, July 25, letting me know if there are any questions or concerns with the recommendation. If you support moving forward with Joski, just respond and let me know that you are good with the selection.

I'll likely have a painting contractor recommendation sometime on Monday and we will repeat this process. I'll then send them both to the board for approval, via e-vote.

Thanks for all of your help and input!

Aaron Martin
President and CEO
Job One
M: 816-898-1212
www.JobOneKC.org



COMMERCIAL SURFACES INC.

Flooring Specialists

4707 College Blvd. Suite 200 Leawood, KS 66211
Phone: 913.859.0222 • Fax: 913.859.0226

Submitted To: **Job One**
1085 S. Yuma Ave., Independence, Missouri 64056
Attention: **Aaron Matrin**
Cell Phone: 816-898-1212

Architect:
Date of Plans:

07102310250
July 20, 2023
unknown

PROPOSAL

To Furnish Material and Labor for

Job One New Flooring

Addendums: 0

1085 S. Yuma Ave., Independence, Missouri 64056

We Propose hereby to furnish material and labor complete in accordance with the specifications below

Floor preparation will consist of light diamond grinding and a complete skim coat with portland based floor patch.
Furnish and install Patcraft Typograghy luxury vinyl tile and 4" vinyl cove base in Lunch room, Staff lunch room, Locker room, Hallway, Men and Women restroom's, and Day Services. \$33,320.00
Credit for changing LVT flooring in small breakroom and day service room to carpet tile. (\$-3,260.00)
Add LVT and 4" cove base in 2 restrooms. Carpet tile and 4" cove base in Program room, Game room, and Game office. \$10,875.00
Remove existing sheet vinyl, flashcove stick, flashcove metal in 2 restrooms and existing carpet and cove base in program office and game office. \$2,720.00

we hereby to complete in accordance with the above specifications, for the sum of \$43,655.00

Exclusions: Major Floor Preparation, Cleaning, Waxing, Vacuuming, Sealing and Floor Protection.

Terms: NET 30

PROPOSAL PRICE VALID FOR 30 DAYS

This bid is conditioned on the use of the American Institute of Architect's A401-1997 subcontract form, and on the exclusion of any requirement to name additional insurers or to waive rights of subrogation for claims against workers' compensation, employers' liability or commercial general liability insurance.

Work to be performed during normal and customary working hours. No allowance has been made for overtime or other acceleration costs. Costs would have to be modified to cover labor mobilization in addition to other costs associated with disruption to the planned base contract work.

Proposal submitted by Andrew Joski



ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____

All contractors are responsible to have debris cleared and areas ready when flooring contractor is scheduled to begin.



Greg Nezarke
 3888 Plummer Road
 Lenexa, KS 66215
 (913) 302-3183

<http://SawneeMission.certaapro.com>

COMMERCIAL INTERIOR
 Proposal #: Job One - Comm-Int - JOB-1371-2686
 Job #: JOB-1371-2686
 Date: 07/20/2023

JOB SITE

Job One - Comm-Int - JOB-1371-2686

1085 South Yuma Avenue
 Independence, MO 64068
 (816) 898-1212
 amartin@jobonekc.org

PREPARED BY

Brandon Brock
 Commercial Sales Associate
 (816) 560-0912
 brandonbrock@certapro.com

CLIENT

Job One

1085 South Yuma Avenue (816) 898-1212
 Independence, MO 64056 amartin@jobonekc.org

CLIENT CONTACTS

Aaron Martin
M: (816) 898-1212
E: amartin@jobonekc.org

PRICING:

Back Room Behind Warehouse -	\$2,394.63
Big Break Room -	\$3,046.37
Breakout Room -	\$1,972.39
Hallway and Offices Behind Reception Desk -	\$6,727.11
Main Locker Room -	\$798.65
Main Warehouse -	\$13,368.91
Main Warehouse - Bathrooms	\$1,235.95
Offices Connected to Warehouse & Breakout Room -	\$2,005.50
Smaller Locker Room Area/Hallway -	\$2,470.39
Smaller Locker Room Area/Hallway - Bathrooms	\$981.09
Third Break Room -	\$1,181.45
Third Break Room - Bathrooms	\$298.16
Subtotal:	\$36,480.59
Total:	\$36,480.59
Balance	\$36,480.59

SURFACE PREPARATION

CertaPro Will Cover and Protect:

CertaPro will mask off or cover any areas or surfaces not to be worked on.

SET-UP

Client To:

- Customer to move any furniture, file cabinets, shelving units, cubicles, credenzas, or any other items at least three feet away from the walls to be worked on.
- Customer to remove any artwork, electronics, white boards, signage, or any other items from the walls to be worked on.
- Customer to ensure CertaPro has full access to all areas to be worked in.
- Customer to provide access to water and electricity on site. If Customer cannot provide these items then CertaPro will provide them at an additional cost to this proposal

CertaPro Will:

CertaPro will provide all labor and materials to complete the work, unless specifically noted otherwise in this proposal.

CLEAN UP

- Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies.
- Upon Completion: All tools, supplies & equipment will be removed from the property.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Back Room Behind Warehouse -			
Prep and paint walls to the correct color			
prep and paint accent/support beams			
prep and paint man doors, door frames, and window frames			
mask off areas not to be painted			
work to be done after work hours and on weekends if needed			
Excludes: anything not listed above			
Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White 7005
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Accent Beams	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Big Break Room -			
Prep and paint walls to the correct color			
prep and paint accent/support beams			
prep and paint man doors, door frames, and window frames			
mask off areas not to be painted			
work to be done after work hours and on weekends if needed			
Excludes: anything not listed above			
Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Beams	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Buy Up Option (Pure White)	SuperPaint Sanitizing Technology-Acrylic-Satin	2 / 0	
Breakout Room -			
Prep and paint walls to the correct color			
prep and paint man doors, door frames, and window frames			
mask off areas not to be painted			
work to be done after work hours and on weekends if needed			
Excludes: anything not listed above			
Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Hallway and Offices Behind Reception Desk -			
Prep and paint walls to the correct color			
prep and paint accent/support beams			
prep and paint hvac, water system, doors and door frames			
mask off areas not to be painted			
work to be done after work hours and on weekends if needed			
Excludes: anything not listed above			
Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Accent Color Grizzle Gray (Beams, Water Fixture, Window Frames, Air Conditioner/Vents)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068

Main Locker Room -

Prep and paint walls to the correct color
 prep and paint door frame
 mask off areas not to be painted
 work to be done after work hours and on weekends if needed

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068

Main Warehouse -

Prep and paint walls to the correct color
 prep and paint accent/support beams
 prep and paint man doors, door frames, and window frames
 mask off areas not to be painted
 work to be done after work hours and on weekends if needed
 Alift will be needed to preform the work

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Accent Support Poles	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Accent Beams	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
26' Electric Scissor Lift	26' Electric Scissor Lift (1W)--	1 / 0	

Main Warehouse - Bathrooms

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
-------	------------------------------------	-------	-------------------

Offices Connected to Warehouse & Breakout Room -

Prep and paint walls to the correct color
 prep and paint man doors, door frames, and window frames
 work to be done after work hours and on weekends if needed

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068

Smaller Locker Room Area/Hallway -

Prep and paint walls to the correct color
 prep and paint accent/support beams
 prep and paint man doors, door frames, and window frames
 mask off areas not to be painted
 work to be done after work hours and on weekends if needed

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Accent Beams	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068

Smaller Locker Room Area/Hallway - Bathrooms

Prep and paint ONLY the walls
 Mask off areas not to be painted
 work to be done after work hours and on weekends if needed

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
-------	------------------------------------	-------	-------------------

Third Break Room -

Prep and paint walls to the correct color
 prep and paint accent/support beams
 prep and paint man doors, door frames, and window frames
 mask off areas not to be painted
 work to be done after work hours and on weekends if needed

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
Accent Beam	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Window Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068
Door Frame(s)	Pro Industrial Waterbased Alkyd Urethane-Alkyd (waterborne)-Semi-Gloss	2 / 0	Grizzle Gray SW7068

Third Break Room - Bathrooms

Prep and paint ONLY the walls
 Mask off areas not to be painted
 work to be done after work hours and on weekends if needed

Excludes: anything not listed above

Walls	ProMar 200 Zero VOC-Latex-Eggshell	2 / 0	Pure White SW7005
-------	------------------------------------	-------	-------------------

ADDENDUM - ALL PICTURES



Main Warehouse -



Breakout Room -



Big Break Room -



Big Break Room -



Big Break Room -



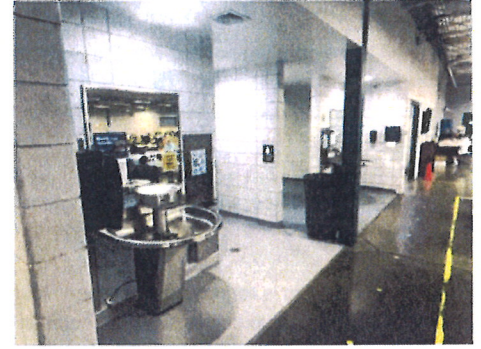
Hallway and Offices Behind Rec...



Hallway and Offices Behind Rec...



Main Warehouse -



Main Warehouse - Bathrooms



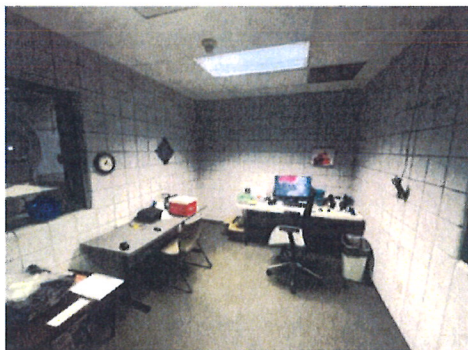
Main Locker Room -



Main Warehouse - Bathrooms



Offices Connected to Warehouse...



Offices Connected to Warehouse...



Third Break Room -

NOTES

*CertaPro will repair minor cracks, dents, dings, and holes that are larger than a dime on the walls to be worked on.

*If an extreme color change is made on any surface an additional coat may be required for an additional fee.

*Work to be completed during normal business hours of Monday-Saturday from 8:00 am to 6:00 pm.

*If work is to take place after hours CertaPro will require a company representative to be present, or full access given to our crew, as we do not get locked in to properties after hours.

*Any items left hanging on the walls to be worked on will be masked off and painted around. Any hooks, anchors, or nails left in the walls will be left and painted around. Any holes from nails, anchors, or hooks will be repaired and painted over.

*Customer to provide access to water and electricity on site. If Customer cannot provide these items then CertaPro will provide them at an additional cost to this proposal.

*There will be an odor associated with the work until the paint fully dries.

Includes:

Interior walls, doors, door frames, window frames, bathrooms,

Excludes:

Ceilings, vinyl cove base, windows, trim, handrails, step stringers and kick plates, storage rooms, closets, signage, or any areas or surfaces not listed in this proposal.

In the event CertaPro is requested to perform "touch-up" work in any areas, we will not warranty this work, as we recommend against it and advise to paint the entire wall from corner to corner to insure color uniformity.

CertaPro will attempt to match the existing color(s), as requested by Customer, but can not guarantee an exact match.

ADDITIONAL NOTES

Thank you for allowing CertaPro the opportunity to provide you with a Proposal for your Project. We will communicate with you on a daily basis to update you on the progress of the project. Our goal from start to finish is to provide you with an "Excellent Painting Experience."

PLEASE CAREFULLY REVIEW ALL OF THE ITEMS, AREAS AND COMPONENTS THAT ARE INCLUDED AS WELL AS THOSE THAT ARE EXCLUDED TO ENSURE THAT THERE IS NO MISUNDERSTANDINGS AS TO THE SCOPE OF THE PROJECT. ANY ITEMS, AREAS, AND COMPONENTS NOT SPECIFICALLY INCLUDED ARE EXCLUDED.

This Proposal is for an Interior Painting Project. During your project you will be assigned a Job Site Supervisor (JSS). The JSS is on site to paint, run the painting crew and to be available to address any of your concerns throughout the project. CertaPro will also provide a Project Manager to supervise and insure the project is being handled as promised and proceeding on schedule to your satisfaction.

The number of coats of paint are noted on the proposal and additional coats will be an additional charge.

At the end of the project we will fully clean up and then do a final walk through with you to inspect the work performed if you are available when the crew has finished their work and if necessary finish the final touch ups. CertaPro Painters at the end of your project is hoping to receive an excellent review from you when you evaluate our work. Through this rating we hope to earn the privilege of doing additional work and for you to recommend us to other businessmen, your family, friends and neighbors.

CertaPro complies with all local, state and federal laws; including but not limited to the EPA Lead-Safe program. If you suspect lead please notify us immediately. Paint is included in the cost of the project.

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

WARRANTY ON ALL WORK: We warranty all our work for 2 years against blistering and peeling. This is not just a "handshake" warranty. This is a legal document; please see back of proposal for details. ***Please note that water damage, nail pops, and moving cracks/joints are structural issues, and are not painting related warranty issues***.

CertaPro Painters would be honored to be awarded your painting project!

This offer is valid for 60 days.

ACCENT WALLS:

If a customer decides to add an accent wall anytime after receipt of this proposal, an extra fee of \$95 per Accent


3rd COAT OF PAINT:

There are certain paint colors (especially bold deep colors) that require more than two (2) coats of paint to achieve proper hiding. At the time of the estimate CertaPro Painters does not know what customer's final color choice will be, therefore, should customer select one of these hard to cover colors CertaPro Painters reserves the right to amend the proposal for the additional labor and materials.

PAYMENT TERMS:

A deposit will be required on all jobs exceeding \$10,000.00 or at CertaPro Painters' discretion.

SIGNATURES



07/20/2023

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller Greg Nezerka

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature) (Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.

- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse.
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

Aaron Martin

From: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>
Sent: Tuesday, July 25, 2023 12:13 PM
To: Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Scott Fullerton; Susan Scott; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

If a motion is needed, I move to approve, and vote to approve following a second. Regards, Christine



Christine Waldschmidt, JD

Vice President - Trust Advisor

Office: 913-717-4436 | Mobile: 913-669-4532

cwaldschmidt@firstbusiness.bank | firstbusiness.com

11300 Tomahawk Creek Parkway, Suite 100, Leawood, KS 66211

From: Aaron Martin <amartin@jobonekc.org>

Sent: Tuesday, July 25, 2023 12:02 PM

To: Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Christine Waldschmidt <cwaldschmidt@firstbusiness.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>

Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <Cflores@jobonekc.org>

Subject: Interior painting and flooring bids-board approval needed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Aaron Martin

From: Scott Fullerton <scott.fullerton@bergankdv.com>
Sent: Tuesday, July 25, 2023 12:16 PM
To: Christine Waldschmidt; Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Susan Scott; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

I will second and vote to approve both.

Scott Fullerton, CPA

Director, Tax

scott.fullerton@bergankdv.com

Direct: 816.875.1424 | Cell: 816.820.0004

www.creativeplanning.com

10401 Holmes Road, Ste 400, Kansas City, MO 64131



BerganKDV is proud to be part of Creative Planning.

[Click Here](#) to send me a document securely.

BerganKDV's advisory, consulting, and tax practices became part of Creative Planning Business Services on July 1, 2023, and I am now an employee of Creative Planning. For more information regarding our recent transaction and related reorganization, please visit this link. [bergankdv attest and nonattest services](#)

From: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>

Sent: Tuesday, July 25, 2023 12:13 PM

To: Aaron Martin <amartin@jobonekc.org>; Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>

Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <cflores@jobonekc.org>

Subject: RE: Interior painting and flooring bids-board approval needed

This message originated from outside your organization.

If a motion is needed, I move to approve, and vote to approve following a second. Regards, Christine

Aaron Martin

From: Nancy Nicolaus <nancynic70@gmail.com>
Sent: Tuesday, July 25, 2023 12:16 PM
To: Aaron Martin
Subject: Re: Interior painting and flooring bids-board approval needed

I second. Nancy

On Tue, Jul 25, 2023 at 12:15 PM Aaron Martin <amartin@jobonekc.org> wrote:
Will you please second since you already voted?

Sent from my iPhone

Begin forwarded message:

From: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>
Date: July 25, 2023 at 12:13:25 PM CDT
To: Aaron Martin <amartin@jobonekc.org>, Alli Kisner <alli@treomarketing.com>, April Agate <aprilagate@gmail.com>, Bryan Dennie <bryandennie@me.com>, Dawn Bloss <dawnbloss@gmail.com>, Gary Abram <garyabram@comcast.net>, Jay Bell <jay.bell@udcusa.com>, John Fellows <john.fellows@broadridge.com>, Kim Roam <KRoam@blueridgebank.net>, Nancy Nicolaus <nancynic70@gmail.com>, Rosemary Mereness <rjmeren.7@yahoo.com>, Sarah Kinder <sarahgreer110@hotmail.com>, Scott Fullerton <scott.fullerton@bergankdv.com>, Susan Scott <susan@scottcrs.com>, Yolanda Branch <branchy@umkc.edu>, Liz Ogle <liz.ogle@grandviewmochamber.com>, Terrie Fox <terrie@foxware.com>, Xander Winkel <xwinkel@mymcpl.org>
Cc: Kelly Logan <klogan@jobonekc.org>, Anne Hochstein <ahochstein@jobonekc.org>, Rebeca Swank <rswank@jobonekc.org>, Jeffrey Carpenter <jcarpenter@jobonekc.org>, Chelsi Flores <Cflores@jobonekc.org>
Subject: RE: Interior painting and flooring bids-board approval needed

If a motion is needed, I move to approve, and vote to approve following a second. Regards, Christine



Christine Waldschmidt, JD
Vice President - Trust Advisor

Aaron Martin

From: Nancy Nicolaus <nancynic70@gmail.com>
Sent: Tuesday, July 25, 2023 12:10 PM
To: Aaron Martin
Subject: Re: Interior painting and flooring bids-board approval needed

I approve the expenditures for the proposed flooring and painting projects. Nancy

On Tue, Jul 25, 2023 at 12:01 PM Aaron Martin <amartin@jobonekc.org> wrote:

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Attached, and described below, are two bids, one flooring and one painting. I'd need board approval to move forward with them. Please note, in keeping with our existing purchasing policies we have received at least three bids for each of these projects and a team of staff members reviewed them and approved taking to the board for approval.

1. Joski Flooring-\$43,655 to install LVT tile in common areas and restrooms, and carpeting in 2 offices and in the two areas currently being used by Community Based Day Services. Joski has agreed to donate \$2,655 in-kind to the project, bringing our cash outlay to \$41,000
2. Certapro Painting-\$36,481 to paint the entire interior of the building, less the area that was improved back in 2021 (entryway and conference room). Certapro will keep the same colors throughout (white walls, grey trim) and will donate \$2,481 in-kind, bringing the cash outlay to \$34,000.

Please let me know by noon on Friday, July 28 if you approve this expenditure or if you have questions.

I expect to have bids for asphalt and concrete (\$40-50K) and window coverings (\$10-15k) in the next couple of weeks. These 4 projects will total about \$140,000 leaving a little over \$100k in reserve for maintenance.

We are looking forward to getting started on these projects!

Aaron Martin

From: Rosemary Mereness <rjmeren.7@yahoo.com>
Sent: Tuesday, July 25, 2023 12:30 PM
To: Scott Fullerton
Cc: Christine Waldschmidt; Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Sarah Kinder; Susan Scott; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel; Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: Re: Interior painting and flooring bids-board approval needed

Approve.
Rosemary Mereness

Sent from my iPhone

On Jul 25, 2023, at 12:22 PM, Scott Fullerton <scott.fullerton@bergankdv.com> wrote:

I will second and vote to approve both.

Scott Fullerton, CPA

Director, Tax

scott.fullerton@bergankdv.com

Direct: 816.875.1424 | Cell: 816.820.0004

www.creativeplanning.com

10401 Holmes Road, Ste 400, Kansas City, MO 64131

<image003.png>

BerganKDV is proud to be part of Creative Planning.

[Click Here](#) to send me a document securely.

BerganKDV's advisory, consulting, and tax practices became part of Creative Planning Business Services on July 1, 2023, and I am now an employee of Creative Planning. For more information regarding our recent transaction and related reorganization, please visit this link. [bergankdv attest and nonattest services](#)

From: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>

Sent: Tuesday, July 25, 2023 12:13 PM

To: Aaron Martin <amartin@jobonekc.org>; Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>

Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswan@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores

Aaron Martin

From: Branch, Yolanda <branchy@umkc.edu>
Sent: Tuesday, July 25, 2023 12:41 PM
To: Christine Waldschmidt; Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Scott Fullerton; Susan Scott; Liz Ogle; Terrie Fox; Xander Winkel
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

I approve...this is exciting!

Yolanda Y. Branch, MBA

Sr. Executive Assistant to the Chancellor

Office of the Chancellor
University of Missouri-Kansas City
Administrative Center, Room 301
5115 Oak Street
KCMO 64112
branchy@umkc.edu

Phone: [816.235.1079](tel:816.235.1079) | Fax: [816.235.5588](tel:816.235.5588)

Visit us at <https://www.umkc.edu/chancellor/>

"People will forget what you said, people will forget what you did, but people will never forget how you made them feel."
Maya Angelou

From: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>
Sent: Tuesday, July 25, 2023 12:13 PM
To: Aaron Martin <amartin@jobonekc.org>; Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Branch, Yolanda <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>
Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <cflores@jobonekc.org>
Subject: RE: Interior painting and flooring bids-board approval needed

Aaron Martin

From: Alli Kisner <alli@treomarketing.com>
Sent: Tuesday, July 25, 2023 1:22 PM
To: Aaron Martin
Subject: Re: Interior painting and flooring bids-board approval needed

Yes from me.

ALLI KISNER

PARTNER

816.812.3721



On Tue, Jul 25, 2023 at 12:01 PM Aaron Martin <amartin@jobonekc.org> wrote:

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Attached, and described below, are two bids, one flooring and one painting. I'd need board approval to move forward with them. Please note, in keeping with our existing purchasing policies we have received at least three bids for each of these projects and a team of staff members reviewed them and approved taking to the board for approval.

1. Joski Flooring-\$43,655 to install LVT tile in common areas and restrooms, and carpeting in 2 offices and in the two areas currently being used by Community Based Day Services. Joski has agreed to donate \$2,655 in-kind to the project, bringing our cash outlay to \$41,000
2. Certapro Painting-\$36,481 to paint the entire interior of the building, less the area that was improved back in 2021 (entryway and conference room). Certapro will keep the same colors throughout (white walls, grey trim) and will donate \$2,481 in-kind, bringing the cash outlay to \$34,000.

Aaron Martin

From: Sarah Kinder <sarahgreer110@hotmail.com>
Sent: Tuesday, July 25, 2023 1:22 PM
To: Aaron Martin
Subject: Re: Interior painting and flooring bids-board approval needed

I approve.

I trust your research on the bids. :)

Sarah Kinder

On Jul 25, 2023, at 12:22 PM, Scott Fullerton <scott.fullerton@bergankdv.com> wrote:

I will second and vote to approve both.

Scott Fullerton, CPA

Director, Tax

scott.fullerton@bergankdv.com

Direct: 816.875.1424 | Cell: 816.820.0004

www.creativeplanning.com

10401 Holmes Road, Ste 400, Kansas City, MO 64131



BerganKDV is proud to be part of Creative Planning.

[Click Here](#) to send me a document securely.

BerganKDV's advisory, consulting, and tax practices became part of Creative Planning Business Services on July 1, 2023, and I am now an employee of Creative Planning. For more information regarding our recent transaction and related reorganization, please visit this link. [bergankdv attest and nonattest services](#)

From: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>

Sent: Tuesday, July 25, 2023 12:13 PM

To: Aaron Martin <amartin@jobonekc.org>; Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle

Aaron Martin

From: Kim Roam <KRoam@blueridgebank.net>
Sent: Tuesday, July 25, 2023 1:49 PM
To: Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; cwaldschmidt@firstbusiness.com; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Scott Fullerton; Susan Scott; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

I vote to approve both bids, as recommended by administration and staff.

Kim Roam

Executive Vice President & Division Manager
Wealth Management Group
Blue Ridge Bank and Trust Co.
4200 Little Blue Parkway
Independence, MO 64057

(816) 795-4011

kroam@blueridgebank.net

From: Aaron Martin <amartin@jobonekc.org>
Sent: Tuesday, July 25, 2023 12:02 PM
To: Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; cwaldschmidt@firstbusiness.com; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <KRoam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>
Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <cflores@jobonekc.org>
Subject: [EXTERNAL] Interior painting and flooring bids-board approval needed

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Attached, and described below, are two bids, one flooring and one painting. I'd need board approval to move forward with them. Please note, in keeping with our existing purchasing policies we have received at least three bids for each of these projects and a team of staff members reviewed them and approved taking to the board for approval.

Aaron Martin

From: Fellows, John H <John.Fellows@broadridge.com>
Sent: Tuesday, July 25, 2023 3:25 PM
To: Gary Abram; 'Scott Fullerton'; 'Christine Waldschmidt'; Aaron Martin; 'Alli Kisner'; 'April Agate'; 'Bryan Dennie'; 'Dawn Bloss'; 'Jay Bell'; 'Kim Roam'; 'Nancy Nicolaus'; 'Rosemary Mereness'; 'Sarah Kinder'; 'Susan Scott'; 'Yolanda Branch'; 'Liz Ogle'; 'Terrie Fox'; 'Xander Winkel'
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

I approve both as well.

From: Gary Abram <garyabram@comcast.net>
Sent: Tuesday, July 25, 2023 2:41 PM
To: 'Scott Fullerton' <scott.fullerton@bergankdv.com>; 'Christine Waldschmidt' <cwaldschmidt@firstbusiness.com>; 'Aaron Martin' <amartin@jobonekc.org>; 'Alli Kisner' <alli@treomarketing.com>; 'April Agate' <aprilagate@gmail.com>; 'Bryan Dennie' <bryandennie@me.com>; 'Dawn Bloss' <dawnbloss@gmail.com>; 'Jay Bell' <jay.bell@udcusa.com>; Fellows, John H <John.Fellows@broadridge.com>; 'Kim Roam' <kroam@blueridgebank.net>; 'Nancy Nicolaus' <nancynic70@gmail.com>; 'Rosemary Mereness' <rjmeren.7@yahoo.com>; 'Sarah Kinder' <sarahgreer110@hotmail.com>; 'Susan Scott' <susan@scottcrs.com>; 'Yolanda Branch' <branchy@umkc.edu>; 'Liz Ogle' <liz.ogle@grandviewmochamber.com>; 'Terrie Fox' <terrie@foxware.com>; 'Xander Winkel' <xwinkel@mymcpl.org>
Cc: 'Kelly Logan' <klogan@jobonekc.org>; 'Anne Hochstein' <ahochstein@jobonekc.org>; 'Rebeca Swank' <rswank@jobonekc.org>; 'Jeffrey Carpenter' <jcarpenter@jobonekc.org>; 'Chelsi Flores' <Cflores@jobonekc.org>
Subject: RE: Interior painting and flooring bids-board approval needed

This Message Is From an Unknown Sender

You have not previously corresponded with this sender.

Add my vote—Approval of both--Gary

From: Scott Fullerton <scott.fullerton@bergankdv.com>
Sent: Tuesday, July 25, 2023 12:16 PM
To: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>; Aaron Martin <amartin@jobonekc.org>; Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>
Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <Cflores@jobonekc.org>
Subject: RE: Interior painting and flooring bids-board approval needed

I will second and vote to approve both.

Aaron Martin

From: Dawn Bloss <dawnbloss@gmail.com>
Sent: Tuesday, July 25, 2023 3:50 PM
To: Gary Abram
Cc: Scott Fullerton; Christine Waldschmidt; Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Susan Scott; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel; Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: Re: Interior painting and flooring bids-board approval needed

Approve

Sent from my iPhone

On Jul 25, 2023, at 2:41 PM, Gary Abram <garyabram@comcast.net> wrote:

Add my vote—Approval of both--Gary

From: Scott Fullerton <scott.fullerton@bergankdv.com>
Sent: Tuesday, July 25, 2023 12:16 PM
To: Christine Waldschmidt <cwaldschmidt@firstbusiness.com>; Aaron Martin <amartin@jobonekc.org>; Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Susan Scott <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>
Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <cflores@jobonekc.org>
Subject: RE: Interior painting and flooring bids-board approval needed

I will second and vote to approve both.

Scott Fullerton, CPA

Director, Tax

scott.fullerton@bergankdv.com

Direct: 816.875.1424 | Cell: 816.820.0004

www.creativeplanning.com

10401 Holmes Road, Ste 400, Kansas City, MO 64131

<image001.png>

BerganKDV is proud to be part of Creative Planning.

Aaron Martin

From: April Agate <aprilagate@gmail.com>
Sent: Tuesday, July 25, 2023 3:53 PM
To: Aaron Martin
Subject: Re: Interior painting and flooring bids-board approval needed

I approve

On Tue, Jul 25, 2023 at 12:01 PM Aaron Martin <amartin@jobonekc.org> wrote:

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Attached, and described below, are two bids, one flooring and one painting. I'd need board approval to move forward with them. Please note, in keeping with our existing purchasing policies we have received at least three bids for each of these projects and a team of staff members reviewed them and approved taking to the board for approval.

1. Joski Flooring-\$43,655 to install LVT tile in common areas and restrooms, and carpeting in 2 offices and in the two areas currently being used by Community Based Day Services. Joski has agreed to donate \$2,655 in-kind to the project, bringing our cash outlay to \$41,000
2. Certapro Painting-\$36,481 to paint the entire interior of the building, less the area that was improved back in 2021 (entryway and conference room). Certapro will keep the same colors throughout (white walls, grey trim) and will donate \$2,481 in-kind, bringing the cash outlay to \$34,000.

Please let me know by noon on Friday, July 28 if you approve this expenditure or if you have questions.

I expect to have bids for asphalt and concrete (\$40-50K) and window coverings (\$10-15k) in the next couple of weeks. These 4 projects will total about \$140,000 leaving a little over \$100k in reserve for maintenance.

We are looking forward to getting started on these projects!

Aaron Martin

From: susan scottcrs.com <susan@scottcrs.com>
Sent: Tuesday, July 25, 2023 4:04 PM
To: Aaron Martin; Alli Kisner; April Agate; Bryan Dennie; cwaldschmidt@firstbusiness.com; Dawn Bloss; Gary Abram; Jay Bell; John Fellows; Kim Roam; Nancy Nicolaus; Rosemary Mereness; Sarah Kinder; Scott Fullerton; Yolanda Branch; Liz Ogle; Terrie Fox; Xander Winkel
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

Approve. Thanks!

Susan Scott

Director – Kansas City

RE/MAX State Line Commercial Real Estate

816-668-7276

11251 Nall Avenue

Leawood, KS 66211

susan@scottcrs.com

www.scottcrs.com

If you are not interested in receiving more emails like this one, please REPLY with UNSUBSCRIBE in the subject line.

CONFIDENTIAL: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system.

From: Aaron Martin <amartin@jobonekc.org>

Sent: Tuesday, July 25, 2023 12:02 PM

To: Alli Kisner <alli@treomarketing.com>; April Agate <aprilagate@gmail.com>; Bryan Dennie <bryandennie@me.com>; cwaldschmidt@firstbusiness.com; Dawn Bloss <dawnbloss@gmail.com>; Gary Abram <garyabram@comcast.net>; Jay Bell <jay.bell@udcusa.com>; John Fellows <john.fellows@broadridge.com>; Kim Roam <kroam@blueridgebank.net>; Nancy Nicolaus <nancynic70@gmail.com>; Rosemary Mereness <rjmeren.7@yahoo.com>; Sarah Kinder <sarahgreer110@hotmail.com>; Scott Fullerton <scott.fullerton@bergankdv.com>; susan scottcrs.com <susan@scottcrs.com>; Yolanda Branch <branchy@umkc.edu>; Liz Ogle <liz.ogle@grandviewmochamber.com>; Terrie Fox <terrie@foxware.com>; Xander Winkel <xwinkel@mymcpl.org>

Cc: Kelly Logan <klogan@jobonekc.org>; Anne Hochstein <ahochstein@jobonekc.org>; Rebeca Swank <rswank@jobonekc.org>; Jeffrey Carpenter <jcarpenter@jobonekc.org>; Chelsi Flores <Cflores@jobonekc.org>

Subject: Interior painting and flooring bids-board approval needed

Board Members:

Last month eitas granted \$250,000 to Job One to make improvements, address some deferred maintenance, and for future facility repairs at Yuma. As we are still new to facility ownership we have not had the time, or experience, to build out facility management policies or create a capital budget. I expect us to have all of this in place by the end of the current fiscal year. In the short term, there are 4 projects we want to get done at Yuma: Interior painting, interior flooring, window coverings, and some of the exterior concrete and asphalt.

Aaron Martin

From: Xander Winkel <XWinkel@mymcpl.org>
Sent: Wednesday, July 26, 2023 10:06 AM
To: Aaron Martin
Cc: Kelly Logan; Anne Hochstein; Rebeca Swank; Jeffrey Carpenter; Chelsi Flores
Subject: RE: Interior painting and flooring bids-board approval needed

Thank you, Aaron and team!

- 1) Did you receive warranty information for the Joski Flooring proposal, I certainly could have missed it in the documents.
 - a. Is the proposal document the full contract for service? If not, would you be willing to share the contract as we move forward with approving the bid?
- 2) The Certa Pro proposal looks great, and includes a standard warranty for painting services.

And just to confirm, do you need approvals from the Careers members as well? In which case, I'd vote to move forward with both, but recommend we ask for warranty info from Joski if you have not already.

Very excited for the building updates!

Xander Winkel - Director
[Culinary Center at Green Hills Library](#)
[Mid-Continent Public Library](#)
816.741.4793
xwinkel@mymcpl.org
[8581 N. Green Hills Rd. KCMO 64154](#)

From: Fellows, John H <John.Fellows@broadridge.com>
Sent: Tuesday, July 25, 2023 3:25 PM
To: Gary Abram <garyabram@comcast.net>; 'Scott Fullerton' <scott.fullerton@bergankdv.com>; 'Christine Waldschmidt' <cwaldschmidt@firstbusiness.com>; 'Aaron Martin' <amartin@jobonekc.org>; 'Alli Kisner' <alli@treomarketing.com>; 'April Agate' <aprilagate@gmail.com>; 'Bryan Dennie' <bryandennie@me.com>; 'Dawn Bloss' <dawnbloss@gmail.com>; 'Jay Bell' <jay.bell@udcusa.com>; 'Kim Roam' <kroam@blueridgebank.net>; 'Nancy Nicolaus' <nancynic70@gmail.com>; 'Rosemary Mereness' <rjmeren.7@yahoo.com>; 'Sarah Kinder' <sarahgreer110@hotmail.com>; 'Susan Scott' <susan@scottcrs.com>; 'Yolanda Branch' <branchy@umkc.edu>; 'Liz Ogle' <liz.ogle@grandviewmochamber.com>; 'Terrie Fox' <terrie@foxware.com>; Xander Winkel <XWinkel@mymcpl.org>
Cc: 'Kelly Logan' <klogan@jobonekc.org>; 'Anne Hochstein' <ahochstein@jobonekc.org>; 'Rebeca Swank' <rswanck@jobonekc.org>; 'Jeffrey Carpenter' <jcarpenter@jobonekc.org>; 'Chelsi Flores' <cflores@jobonekc.org>
Subject: RE: Interior painting and flooring bids-board approval needed

[EXTERNAL]

I approve both as well.

From: Gary Abram <garyabram@comcast.net>
Sent: Tuesday, July 25, 2023 2:41 PM
To: 'Scott Fullerton' <scott.fullerton@bergankdv.com>; 'Christine Waldschmidt' <cwaldschmidt@firstbusiness.com>; 'Aaron Martin' <amartin@jobonekc.org>; 'Alli Kisner' <alli@treomarketing.com>; 'April Agate' <aprilagate@gmail.com>;