



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Monday, August 8, 2016

8:50 AM

The Christian County Courthouse

I. Convene

The meeting was called to order at 8:50 AM by Eastern Commissioner Sue Ann Childers

Attendee Name	Title	Status	Arrived
Bill Barnett	Western Commissioner	Present	8:50 AM
Sue Ann Childers	Eastern Commissioner	Present	8:50 AM
Ray Weter	Presiding Commissioner	Absent	
Ashley Hannah	Secretary	Present	8:50 AM
Kay Brown	County Clerk	Present	8:50 AM

II. Agenda

Motion/Vote - Christian County Commission

Discussion - Approve Agenda

Commissioner Childers entertained a motion to approve the published agenda for Monday, August 8, 2016.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers
ABSENT:	Ray Weter

Motion/Vote - 8:55 AM Kay Brown-Christian County Clerk

Minutes & Financials Approval - Approve Minutes and Financials

Attendees: Ashley Hannah

There were no minutes or financials to approve.

Motion/Vote - 9:00 AM Andrea Swope-SB40

Monthly Update - SB40 Board Update

Attendees: Ashley Hannah, Andrea Swope, Hosea Bilyeu and Brenda Shannon.

The County Commission met with Andrea Swope Director and assistant Brenda Shannon for the Senate Bill 40 Board also known as CCLinks. Andrea Swope said they have 12 full time staff members and currently serve 330 families. Ms. Swope said they have 62 county base wavers for funding and no waiting list, which is a huge accomplishment.

Ms. Swope said the Senate Bill 40 Board will be celebrating 30 years in Christian County, September 15, 2016, from 3:00p.m. to 6:00 p.m., at the Nixa workshop. Ms. Swope said they are partnering with the Nixa American Legion Hall and the City of Nixa to host a fund raiser August 18, 2016, from 7:00 p.m. to 10:00 p.m. to raise funds to create a fully accessible playground.

Commissioner Childers entertained a motion to accept the SB40 Board update.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers
ABSENT:	Ray Weter

Motion/Vote - 9:30 AM Richard Teague-Building Maintenance

Bid Opening - Bid Opening-Zero Turn Mower

Attendees: Ashley Hannah, Hosea Bilyeu and Richard Teague.

The County Commission met with Richard Teague-Building Maintenance Supervisor, to open bids for a zero turn mower from the following companies:

1. Loftis Small Engine, Ozark, Mo. Husqvarna \$ 9,499.95 and 9,524.95
2. Nixa Hardware, Nixa, MO. Scag Cheetah \$ 10,584.00; Scag Turf Tiger \$ 10,584.00; Toro 25 horse power \$ 7,584.00; Toro 26.5 horse power \$ 9,384.00; Husqvarna \$ 11,884.00
3. S & H Farm Supply, Inc. Located in Rogersville, Missouri: Scag Turf Tiger \$ 9,643.00
4. Professional Turf Products, LP located in Euless, Texas: Toro Z Master \$ 7,896.21
5. Quarles Supply Company located in Bolivar: Kubata \$ 7,480.00 includes delivery and 2 yr. Warranty and a Kubato diesel zero turn mower \$ 13,239.00 includes delivery and 2 yr. warranty.

Commissioner Childers entertained a motion to make a bid decision August 15, 2016, at 9:15 a.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers
ABSENT:	Ray Weter

Motion/Vote - 9:45 AM Todd Wiesehan-Planning and Development

Right of Way Dedication - Right of Way-S Gregg Rd
Attendees: Ashley Hannah, Hosea Bilyeu and Todd Wiesehan.

The County Commission met with Todd Wiesehan, Planning and Zoning Director for a right-of-way deed for property along South Gregg Road.

Todd Wiesehan presented the Right-of-Way Deed for South Gregg Road for the dedication of 25 feet of deficient right-of-way along the west side of South Gregg Road to be transferred to Common 2 Road District. The Grantor's are Richard and Sonia Hawkins.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers
ABSENT:	Ray Weter

Motion/Vote - 10:00 AM Christian County Commission

Discussion - CM at Risk RFP Approval
Attendees: Secretary Ashley Hannah and Hosea Bilyeu.

The County Commissioners met to review the request for qualifications for a construction manager.

Commissioner Childers said there are two types of construction managers: A construction manager has no commitment to cost or time and the Construction Manager at Risk is responsible for everything. Commissioner Childers said they are responsible for meeting all deadlines, payment to contractors and keeping the project on budget.

Commissioner Childers entertained the motion to select a Construction Manager at Risk.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers
ABSENT:	Ray Weter

Motion/Vote - 10:00 AM

Advertise in The Kansas City, St. Louis and Springfield, Missouri

Commissioner Childers said according to the requirements we must advertise in two or more daily newspapers that reach 50,000 people and our local newspaper for ten days. Commissioner Childers said newspapers in Kansas City, St. Louis and Springfield, Missouri will be contacted and two newspapers will be chosen.

Commissioner Childers entertained a motion to have the notice for a construction manager at risk in the following newspapers: Springfield News-Leader, Christian County Headliner News and the Kansas City Star for ten days.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers

III. Adjournment

The meeting was closed at 10:10 AM

Motion/Vote -

Adjourn

Commissioner Childers entertained a motion to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Bill Barnett, Sue Ann Childers
ABSENT:	Ray Weter



Ray Weter

Presiding Commissioner, Ray Weter



Bill Barnett

Western Commissioner, Bill Barnett



A handwritten signature in black ink that reads "Sue Ann Childers". The signature is written in a cursive, flowing style.

Sue Ann Childers

Eastern Commissioner, Sue Ann Childers

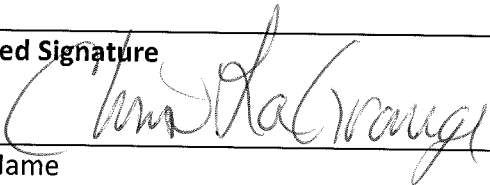
Specifications

Zero Turn Mower deck width, 72 inches
Mower deck construction, Fabricated
Engine, minimum 24 horsepower
Including detailed standard and extended warranty information.
Delivery and set up included.
Include first service, (break in)

(38) Declaration:

The vendor hereby declares understanding, agreement and certification of compliance to provide the items and/or services, at the prices quoted, in accordance with all terms and conditions, requirements, and specifications of this original invitation to bid. The vendor further agrees that upon receipt of an authorized purchase order from the Christian County Commission or when a Notice of Award is signed and issued by the Commission, a binding contract shall exist between the vendor and Christian County. Signature required below confirming understanding of this statement.

Doing Business as (DBA) Name S&H Farm Supply, Inc.	Legal Name of Entity/Individual Filed with IRS for this Tax ID No.
Mailing Address 6959 E US Hwy 60	IRS Form 1099 Mailing Address 7 Route A
City, State, Zip Code Rogersville, MO 65742	City, State, Zip Code Lockwood, MO 65682

Contact Person Chris LaGrange	Email Address chris.lagrang@shfarmsupply.com
Phone number cell 417-350-2350	Fax number 417-865-3864
Authorized Signature 	Date 7/29/16
Printed Name Chris LaGrange	Title Sales

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

Exhibit B-PRICING SHEET


Product/Service	Size/Type	Frequency	Price (includes all fees)
ZERO TURN MOWER MEETS or EXCEEDS all bid specs.	SCAG STT72V-35BVAC	quantity ONE	\$9,643.00

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

(38) Declaration:

The vendor hereby declares understanding, agreement and certification of compliance to provide the items and/or services, at the prices quoted, in accordance with all terms and conditions, requirements, and specifications of this original invitation to bid. The vendor further agrees that upon receipt of an authorized purchase order from the Christian County Commission or when a Notice of Award is signed and issued by the Commission, a binding contract shall exist between the vendor and Christian County. Signature required below confirming understanding of this statement.

Doing Business as (DBA) Name Professional Turf Products, LP	Legal Name of Entity/Individual Filed with IRS for this Tax ID No. PROFESSIONAL TURF PRODUCTS, LP
Mailing Address 1010 N INDUSTRIAL BLVD	IRS Form 1099 Mailing Address 1010 N. INDUSTRIAL BLVD.
City, State, Zip Code Euless, TX 76039	City, State, Zip Code Euless TX 76039

Contact Person ARON MOCK	Email Address MOCKOAR@PROTURF.COM
Phone number 417-230-1906	Fax number 817-785-1901
Authorized Signature 	Date 7-27-2016
Printed Name KARL C. KAUKIS	Title SR. SALES COORDINATOR

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

Exhibit B-PRICING SHEET

Product/Service	Size/Type	Frequency	Price (includes all fees)
John Deere Z MASTER 74959	25 HP 72" CUT	1	\$7,896.21

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

NIXA HARDWARE
510 W. MT. VERNON
NIXA, MO 65714
417-725-3512

(38) Declaration:

The vendor hereby declares understanding, agreement and certification of compliance to provide the items and/or services, at the prices quoted, in accordance with all terms and conditions, requirements, and specifications of this original invitation to bid. The vendor further agrees that upon receipt of an authorized purchase order from the Christian County Commission or when a Notice of Award is signed and issued by the Commission, a binding contract shall exist between the vendor and Christian County. Signature required below confirming understanding of this statement.

Doing Business as (DBA) Name <i>Nixa Hardware - Seed CO</i>	Legal Name of Entity/Individual Filed with IRS for this Tax ID No. <i>Nixa Hardware CO, INC</i>
Mailing Address <i>PO Box 1560</i>	IRS Form 1099 Mailing Address <i>PO Box 1560</i>
City, State, Zip Code <i>Nixa MO 65714</i>	City, State, Zip Code <i>Nixa MO 65714</i>

Contact Person <i>Keith Thornton</i>	Email Address <i>payables@nixahardware.com</i>
Phone number <i>417-725-3512</i>	Fax number <i>417-725-1721</i>
Authorized Signature <i>[Signature]</i>	Date <i>8-1-16</i>
Printed Name <i>Christi Fairchild</i>	Title <i>Acct Mgr</i>

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

NIXA HARDWARE
 510 W. MT. VERNON
 NIXA, MO 65714
 417-725-3512

Exhibit B-PRICING SHEET

Product/Service	Size/Type	Frequency	Price (includes all fees)
Scag Cheetah SCZ 72V-31FX	72" Cut 31 HP Kawasaki		10,584 ⁰⁰
Scag Turf Tiger STT II 72V-35 BVAC	72" Cut 35 HP Briggs		10,584 ⁰⁰
* TORO 74959	72" Cut 25 HP Kohler		7,584 ⁰⁰ *
TORO 74918	26.5 HP Kohler		9,384 ⁰⁰
Husqvarna PZ 72	72" Cut 31 HP Kawasaki or Kohler		11,884 ⁰⁰

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

Specifications

Zero Turn Mower deck width, 72 inches
 Mower deck construction, Fabricated
 Engine, minimum 24 horsepower
 Including detailed standard and extended warranty information.
 Delivery and set up included.
 Include first service, (break in)

QUARLES SUPPLY CO. BOLIVAR
3251 S. SPRINGFIELD AVE.
BOLIVAR, MO 65613
417-777-2391 Fax 417-777-2393

Quotation

QUOTE DATE	QUOTE NUMBER
07/14/16	S2141243
ORDER TO: QUARLES SUPPLY CO. BOLIVAR 3251 S. SPRINGFIELD AVE. BOLIVAR, MO 65613 417-777-2391 Fax 417-777-2393	PAGE NO. 1

QUOTE TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

SHIP TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
4942	CHRISTIAN COUNTY	1	HOUSE	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT
TIM VAUGHN	PK PICK-UP	C.O.D.	08/05/16	No
ORDER QTY	PART NO	DESCRIPTION	UNIT PRICE	NET AMOUNT
1ea		ZD1211L-72 72" DIESEL ZERO TURN MWR 24.8 hp. 2 yr unlimited hr warranty TAXES NOT INCLUDED	13239.000	13239.0

THIS IS A QUOTATION
 Prices subject to change without notice.
 APPLICABLE TAXES EXTRA!

Subtotal	13239.00
S&H CHGS	0.00
Amount Due	13239.00

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

QUARLES SUPPLY CO. BOLIVAR
3251 S. SPRINGFIELD AVE.
BOLIVAR, MO 65613
417-777-2391 Fax 417-777-2393

Quotation

2.3.a

QUOTE DATE	QUOTE NUMBER
08/05/16	S2145083
ORDER TO: QUARLES SUPPLY CO. BOLIVAR 3251 S. SPRINGFIELD AVE. BOLIVAR, MO 65613 417-777-2391 Fax 417-777-2393	PAGE N 1

QUOTE TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

SHIP TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
4942	CHRISTIAN COUNTY	SPARTAN MOWER	HOUSE	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT
CLAY QUARLES	PK PICK-UP	C.O.D.	08/26/16	No
ORDER QTY	PART NO	DESCRIPTION	UNIT PRICE	NET AMOUNT
1ea		SRTHD896CC SPARTAN SRT HD 72 32HP VANGUARD HTJ12 2 YEAR WARRANTY TAXES NOT INCLUDED	7480.000	7480.

THIS IS A QUOTATION
 Prices subject to change without notice.
 APPLICABLE TAXES EXTRA !


Subtotal	7480.00
S&H CHGS	0.00
Amount Due	7480.00

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

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Doing Business as (DBA) Name <i>LoFTs Small Engine</i>	Legal Name of Entity/Individual Filed with IRS for this Tax ID No. <i>26-3773978</i>
Mailing Address <i>1403 S. 3rd ST</i>	IRS Form 1099 Mailing Address <i>1403 S. 3rd ST</i>
City, State, Zip Code <i>Ozark, MO 65721</i>	City, State, Zip Code <i>Ozark, MO 65721</i>

Contact Person <i>Steve LoFTs</i>	Email Address <i>smallengine⁴⁰@gmail.com</i>
Phone number <i>660-221-8568 cell</i> <i>417-581-1131</i>	Fax number <i>417-581-1131</i>
Authorized Signature 	Date <i>3/5/2016</i>
Printed Name <i>Steve LoFTs</i>	Title <i>Owner</i>

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

Loftis Small Engine

1403 S 3rd St
 Ozark, Mo 65721
 (417) 581-1131

Estimate

Date	Estimate #
7/13/2016	62

Name / Address
Christian County Commission Common Rd. I 100 W. Church St. Ozark, MO 65721 417-581-2112

Project

Description	Qty	Rate	Total
PZ7234 31HP Kawaski/Fabricated Deck (7guage)/9666147-01/Serial # Discount of 20% Delivery and set up / Plus include first service(break in oil)	1	11,874.94	11,874.94
		-20.00%	-2,374.99
		25.00	25.00

Subtotal		\$9,524.95
Sales Tax (7.975%)		\$0.00
Total		\$9,524.95

Attachment: Zero Turn Mower Bids (3114 : SB40 Board Update)

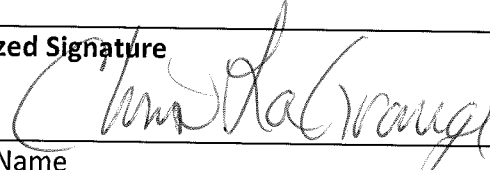
Specifications

Zero Turn Mower deck width, 72 inches
Mower deck construction, Fabricated
Engine, minimum 24 horsepower
Including detailed standard and extended warranty information.
Delivery and set up included.
Include first service, (break in)

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Mailing Address 6959 E US Hwy 60	IRS Form 1099 Mailing Address 7 Route A
City, State, Zip Code Rogersville, MO 65742	City, State, Zip Code Lockwood, MO 65682

Contact Person Chris LaGrange	Email Address chris.lagrang@shfarmsupply.com
Phone number cell 417-350-2350	Fax number 417-865-3864
Authorized Signature 	Date 7/29/16
Printed Name Chris LaGrange	Title Sales

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

Exhibit B-PRICING SHEET


Product/Service	Size/Type	Frequency	Price (includes all fees)
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Doing Business as (DBA) Name Professional Turf Products, LP	Legal Name of Entity/Individual Filed with IRS for this Tax ID No. PROFESSIONAL TURF PRODUCTS, LP
Mailing Address 1010 N INDUSTRIAL BLVD	IRS Form 1099 Mailing Address 1010 N. INDUSTRIAL BLVD.
City, State, Zip Code EULESS, TX 76639	City, State, Zip Code EULESS TX 76639

Contact Person ARON MOCK	Email Address MOCKOAR@PROTURF.COM
Phone number 417-230-1906	Fax number 817-785-1901
Authorized Signature 	Date 7-27-2016
Printed Name KARL C. KAUKIS	Title SR. SALES COORDINATOR

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

Exhibit B-PRICING SHEET

Product/Service	Size/Type	Frequency	Price (includes all fees)
FORO Z MASTER 74959	25 HP 72" CUT	1	\$7,896.21

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

NIXA HARDWARE
510 W. MT. VERNON
NIXA, MO 65714
417-725-3512

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Mailing Address <i>PO Box 1560</i>	IRS Form 1099 Mailing Address <i>PO Box 1560</i>
City, State, Zip Code <i>Nixa MO 65714</i>	City, State, Zip Code <i>Nixa MO 65714</i>

Contact Person <i>Keith Thornton</i>	Email Address <i>Payables@nixahardware.com</i>
Phone number <i>417-725-3512</i>	Fax number <i>417-725-1721</i>
Authorized Signature <i>[Signature]</i>	Date <i>8-1-16</i>
Printed Name <i>Christi Fairchild</i>	Title <i>Acct Mgr</i>

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

NIXA HARDWARE
 510 W. MT. VERNON
 NIXA, MO 65714
 417-725-3512

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Product/Service	Size/Type	Frequency	Price (includes all fees)
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* TORO 74959	72" Cut 25 HP Kohler		7,584 ⁰⁰ *
TORO 74918	26.5 HP Kohler		9,384 ⁰⁰
Husqvarna PZ 72	72" Cut 31 HP Kawasaki or Kohler		11,884 ⁰⁰

Specifications

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 Mower deck construction, Fabricated
 Engine, minimum 24 horsepower
 Including detailed standard and extended warranty information.
 Delivery and set up included.
 Include first service, (break in)

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

QUARLES SUPPLY CO. BOLIVAR
3251 S. SPRINGFIELD AVE.
BOLIVAR, MO 65613
417-777-2391 Fax 417-777-2393

Quotation

QUOTE DATE	QUOTE NUMBER
07/14/16	S2141243
ORDER TO: QUARLES SUPPLY CO. BOLIVAR 3251 S. SPRINGFIELD AVE. BOLIVAR, MO 65613 417-777-2391 Fax 417-777-2393	PAGE NO. 1

QUOTE TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

SHIP TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
4942	CHRISTIAN COUNTY	1	HOUSE	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT
TIM VAUGHN	PK PICK-UP	C.O.D.	08/05/16	No
ORDER QTY	PART NO	DESCRIPTION	UNIT PRICE	NET AMOUNT
1ea		ZD1211L-72 72" DIESEL ZERO TURN MWR 24.8 hp. 2 yr unlimited hr warranty TAXES NOT INCLUDED	13239.000	13239.0

THIS IS A QUOTATION
 Prices subject to change without notice.
 APPLICABLE TAXES EXTRA!

Subtotal	13239.00
S&H CHGS	0.00
Amount Due	13239.00

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

QUARLES SUPPLY CO. BOLIVAR
3251 S. SPRINGFIELD AVE.
BOLIVAR, MO 65613
417-777-2391 Fax 417-777-2393

Quotation

2.4.a

QUOTE DATE	QUOTE NUMBER
08/05/16	S2145083
ORDER TO: QUARLES SUPPLY CO. BOLIVAR 3251 S. SPRINGFIELD AVE. BOLIVAR, MO 65613 417-777-2391 Fax 417-777-2393	PAGE N 1

QUOTE TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

SHIP TO:
 KUBOTA CUSTOMER NON TAXABLE
 BOLIVAR, MO 65613

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
4942	CHRISTIAN COUNTY	SPARTAN MOWER	HOUSE	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT
CLAY QUARLES	PK PICK-UP	C.O.D.	08/26/16	No
ORDER QTY	PART NO	DESCRIPTION	UNIT PRICE	NET AMOUNT
1ea		SRTHD896CC SPARTAN SRT HD 72 32HP VANGUARD HTJ12 2 YEAR WARRANTY TAXES NOT INCLUDED	7480.000	7480.

THIS IS A QUOTATION
 Prices subject to change without notice.
 APPLICABLE TAXES EXTRA !


Subtotal	7480.00
S&H CHGS	0.00
Amount Due	7480.00

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

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Doing Business as (DBA) Name <i>LoFTs Small Engine</i>	Legal Name of Entity/Individual Filed with IRS for this Tax ID No. <i>26-3773978</i>
Mailing Address <i>1403 S. 3rd ST</i>	IRS Form 1099 Mailing Address <i>1403 S. 3rd ST</i>
City, State, Zip Code <i>Ozark, MO 65721</i>	City, State, Zip Code <i>Ozark, MO 65721</i>

Contact Person <i>Steve LoFTs</i>	Email Address <i>smallengine⁴⁰@gmail.com</i>
Phone number <i>660-221-8568 cell</i> <i>417-581-1131</i>	Fax number <i>417-581-1131</i>
Authorized Signature 	Date <i>3/5/2016</i>
Printed Name <i>Steve LoFTs</i>	Title <i>Owner</i>

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

Loftis Small Engine

1403 S 3rd St
 Ozark, Mo 65721
 (417) 581-1131

Estimate

Date	Estimate #
7/13/2016	62

Name / Address
Christian County Commission Common Rd. I 100 W. Church St. Ozark, MO 65721 417-581-2112

Project

Description	Qty	Rate	Total
PZ7234 31HP Kawaski/Fabricated Deck (7guage)/9666147-01/Serial # Discount of 20% Delivery and set up / Plus include first service(break in oil)	1	11,874.94	11,874.94
		-20.00%	-2,374.99
		25.00	25.00

Subtotal	\$9,524.95
Sales Tax (7.975%)	\$0.00
Total	\$9,524.95

Attachment: Zero Turn Mower Bids (3115 : Bid Opening-Zero Turn Mower)

Recorded in Christian County, Missouri



Recording Date/Time: 08/08/2016 at 09:57:26 AM

Instr #: 2016L10275

Book: 2016 Page: 10169



Pages: 4

Fee: \$33.00 S 20160009778

COURTHOUSE CHRISTIAN COUNTY MISSOURI

Kelly Hall
Recorder of Deeds

RIGHT OF WAY DEED

THIS DEED is made and entered into this 2nd day of August, 2016, by and between Richard L. Hawkins, Sonia H. Hawkins of Christian County, Missouri, hereinafter referred to as "Grantor", and **CHRISTIAN COUNTY, MISSOURI**, a political subdivision of the State of Missouri, its successors, administrators and assigns, all of which are hereinafter collectively referred to as "Grantee."

100 W Church St. Rm #100 Ozark, MO 65721

WITNESSETH, that the Grantor, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, and confirm unto said Grantee, its successors and assigns, a Right of Way easement for construction, improvement, reconstruction and maintenance of a right of way for public use as a street, roadway thoroughfare or related purposes, including without limitation, the use of conduits, water, gas, sewer pipes, poles, wires, surface drainage facilities, ducts, cables on, over, along, across, and under the following described tracts or parcels of real estate in the County of Christian, State of Missouri, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME, together with all and singular the rights, privileges and appurtenances and immunities thereunto belong or in any way appertaining, unto the said Grantee, and unto to its successors and assigns forever; the Grantor further covenanting on its part and on behalf of its heirs and assigns that it is lawfully seized of title to the real estate through which said easement is granted and that it has good and lawful right to convey said easement to the Grantee herein; that the premises are fee and clear of any encumbrances done or suffered by Grantor or those under whom Grantor claims; and that said Grantor will warrant and defend the title to the said premises unto the said Grantee and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever, except the lien of taxes for the current year and thereafter, special taxes and assessments becoming a lien after the date hereof, all covenants, restrictions, easements, reservations, and other matters of record and a billboard advertising sign lease applicable to the property.

GRANTOR, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), hereby waives any right to request vacation of the easement herein granted.

S Gregg Rd Common Two
Christian County, Missouri

Attachment: Right-of-Way Deed S. Gregg Rd. (3116 : Right of Way-S Gregg Rd)

THIS GRANT and easement shall, at all times be deemed to be and shall be, a continuing covenant running with the land and shall be binding upon the successors and assigns for the Grantor.

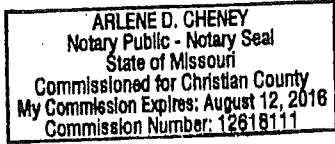
IN WITNESS WHEREOF, the undersigned Grantor has signed this deed the day and year first above written.

Richard J. Hawkins
Sonia H. Hawkins

STATE OF MISSOURI)
) SS
COUNTY OF CHRISTIAN)

On this 2nd day of August, 2016, before me personally appeared Richard & Sonia Hawkins, to me personally known, who, being by me duly sworn, did state that he/she executed the foregoing instrument as his/her own free act and deed.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal the date and year first above written.

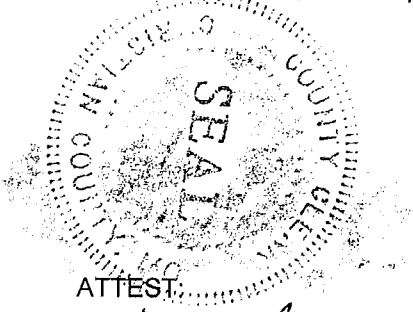


Arlene D. Cheney
Notary Public
Arlene D. Cheney
(Printed Name)

My Commission Expires: 8-12-16

The Christian County Commission hereby accepts the interest in real property conveyed by the Right-of-Way Warranty Deed from Grantor to Christian County, Missouri, as Grantee, for the property legally described above and hereby consents to the recordation of this Right-of-Way Warranty Deed.

Passed, Approved, and Adopted this 3th day of August, 2016.



ATTEST:
Kay Brown
County Clerk

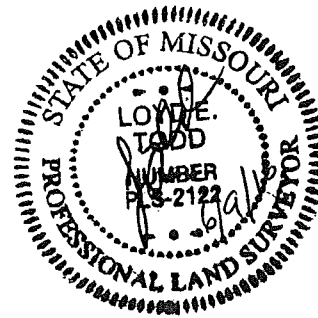
Absent
Ray Weter, Presiding Commissioner
Sue Ann Childers
Sue Ann Childers, Eastern Commissioner
Bill Barnett
Bill Barnett, Western Commissioner

Attachment: Right-of-Way Deed S. Gregg Rd. (3116 : Right of Way-S Gregg Rd)

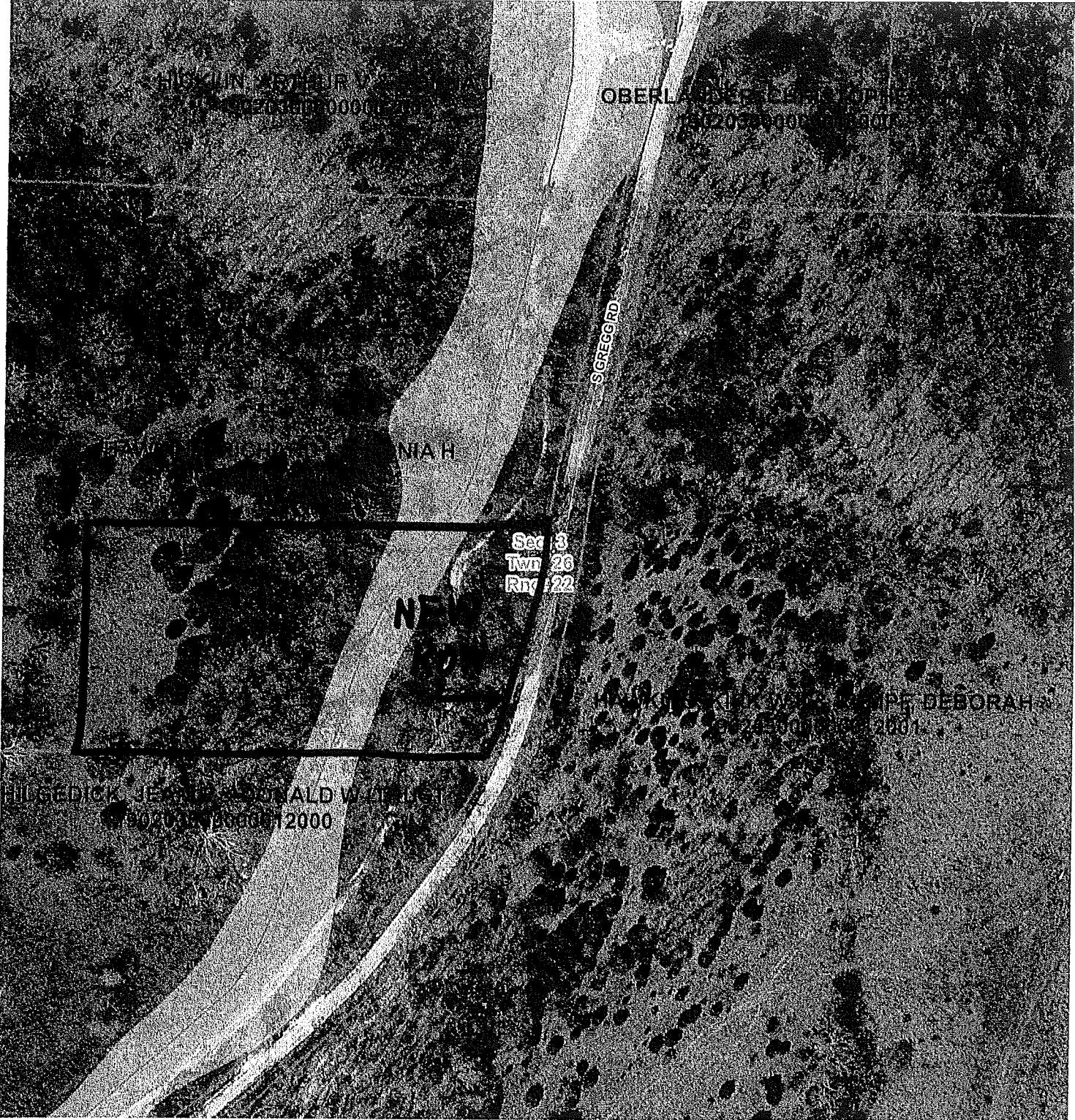
EXHIBIT " A "

REGARDING GREGG ROAD

A 25 foot wide right-of-way, the East line described as being a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 3, Township 26N, Range 22W, Christian County, Missouri, described as commencing at a stone at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence along the North line thereof N89°35'15"E 1070.64 feet to the centerline of Gregg Road; thence along said centerline S10°22'05"W 290.64 feet; thence continuing along said centerline S08°13'19"W 41.35 feet for a true point of beginning of said East line; Thence continuing along said centerline S08°13'19"W 135.01 feet; thence continuing along said centerline along a curve to the right with a radius of 660.08 feet a distance of 206.39 feet for an end to said right-of-way.



Attachment: Right-of-Way Deed S. Gregg Rd. (3116 : Right of Way-S Gregg Rd)



Attachment: Right-of-Way Deed S. Gregg Rd. (3116 : Right of Way-S Gregg Rd)

COMMON TWO

Christian County, Missouri

**Request for Qualifications
Construction Management Services**

**Christian County
Renovations to Justice Center and New Courts/Prosecutor/Juvenile Facility**

Christian County Commission is soliciting Qualifications for the services of a construction manager for renovations to the existing Justice Center and a new facility to encompass Prosecutor's Office, Juvenile Office, Courtroom(s) and other office space. The Construction Manager will be required to work with Christian County Commission and the architect (Paragon Architecture) beginning late-August starting with schematic design, through construction document preparation and the construction process.

The Construction Manager will be expected to provide a full range of pre-construction and construction phase services. Upon the award of a construction management service contract, the construction manager shall perform its services in an expeditious and economical manner. **The construction manager will not be permitted to bid or perform any of the actual construction on the expansion of the project, nor shall any construction firm that is owned by the construction manager be allowed to bid on or perform the work for the project.** All actual construction work on the project shall be awarded through competitive bidding as required by Missouri law. Further, no construction management services contract will be awarded by Christian County on a negotiated basis if the construction manager guarantees or assumes financial responsibility for the work of others on the project, provides the County with a guaranteed maximum price for the work of others on the project or guarantees a performance or payment bond for other contractors on the project.

Submittal Requirements:

The submittals can be double-sided on standard letter-size paper (8.5" x 11") having a minimum font size of eleven (11) points and is no more than fifty (50) pages single sided or twenty-five (25) double sided sheets of paper in length. The front and back cover pages, cover letter and table of contents are not included within the sheet requirement.

Qualified firms should respond with one (1) unbound original and (3) three bound copies of written qualifications to include the following information:

1. Construction management approach and proposed services including successful systems for scheduling, cost control, onsite supervision and project closeout. Include general firm information, background and history.
2. Preconstruction services approach including estimating, bid package development and preparation of project manual / bidding requirements.
3. Key personnel of the firm including proposed role, educational background, experience relating specifically to this project.
4. Specific relevant project experience with respect to justice, detention, and court facilities where full construction management services were provided.
5. Past record of performance of the firm regarding quality of work, ability to work within budget constraints, and ability to meet schedules and follow up on building issues after substantial completion.
6. References from (3) three owners for whom public construction management has been performed where preconstruction services were provided and work packages were individually bid to trade contractors. Also include (3) three architect references for the firm, project manager and site superintendent.

- 7. Provide a change order history on three recent similar projects. Include prebid estimate, base bid, and change order history. Identify change orders as coordination change orders, owner initiated change orders, and unforeseen conditions change orders.
- 8. Provide a minimum of three financial references.
- 9. Describe the firm’s approach to general conditions and cost of work items.
- 10. References from five recent projects (within last 4 years ONLY) where construction management has been performed where full-construction services were provided. List phone numbers and email addresses.
- 11. List good faith efforts to achieve compliance with federal, state and local affirmative action requirements.
- 12. In separate sealed envelope provide:
 - a. Fixed fee proposal for preconstruction services based firm’s approach and the proposed schedule
 - b. Construction Management fee range based on firm’s approach, proposed schedule and estimated size of construction
 - c. Provide matrix showing firm’s approach to general conditions and cost of work items. Do not provide estimated dollar amounts.

From the information provided, a firm may be selected to be interviewed at a later date. The County Commission has the right to accept or reject any or all proposals and waive any informalities in the review process in order to ensure obtaining the best proposal. The County Commission may begin contract negotiations with the firm submitting the best proposal as determined by balance of qualifications and cost. In the event a contact agreement cannot be reached, the County Commission reserves the right to negotiate with the firm submitting the next best proposal until a contract can be reached.

Description of the Project:

The approximately 35,000 sf new building will be constructed south of the existing justice center. The new facility may encompass office space for the prosecutor department, the juvenile department, tenant infill space and 1-2 courtrooms with support space. 3,000-5,000 sf within the existing Justice Center will also be renovated. The total project budget is anticipated to be between \$7,000,000 and \$8,000,000.

Paragon Architecture and their consulting engineers have begun conceptual design. See schedule below for proposed design and construction of the project:

Mid August 2016	Master plan design charrette
Late August 2016	Start schematic design
Early November 2016	Release early bid packages (site, concrete and steel)
Late November 2016	Approve contract on early bid packages
Mid December 2016	Break ground
January 2017	Complete 100% CDs on remaining portion of work

The contract for services will be the AIA Standard Form of Agreement between Owner and Construction Manager where the Construction Manager is not the Constructor (AIA C132-2009), as modified for this project.

Attachment: RFQ for Construction Manager (3117 : Construction Manager at Risk RFP Approval)