

Prepared for: Richard Appelhanz, Topeka Metro  
**RFB TO-22-06**  
Date of Issue: September 30, 2021  
By P1 Group, Inc.

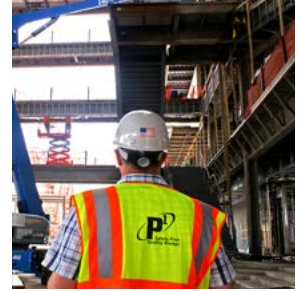
# TOPEKA METROPOLITAN TRANSIT AUTHORITY


## Quincy Street Station HVAC Maintenance



**P1 Group, Inc.**  
The Expertise of Many. The Power of *ONE*.

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Our goal is simple: to assure that our services, from inception to completion, are executed with the highest level of professionalism and expertise. The P1 Group service mission *"The Expertise of Many, the Power of One"* is expressly defined in our business principles:

**Commitment to Quality • A Vision of Excellence • Safety First... Quality Always • Professional & Friendly Dealing  
Honest Business Only • Secure From the Ground Up**



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# STATEMENT OF INTEREST

September 30, 2021

Topeka Metropolitan Transit Authority  
Attn: Richard Appelhanz  
201 North Kansas Avenue  
Topeka, KS 66603

## RE: Quincy Street Station HVAC Maintenance

Dear Richard -

Thank you for considering P1 Group for the HVAC Maintenance Services on Quincy Street Station for the Topeka Metro. We have developed this proposal package to illustrate how P1 Group is superbly prepared to provide the service and expertise needed for your ongoing needs. Our proven success on similar projects is just one of the reasons we can provide a strong partnership with the Topeka Metropolitan Transit Authority.

P1 Group is among the leading HVAC, mechanical, plumbing, and electrical contractors in the Midwest. Our local presence in the greater Topeka, KS, area, all trades under one roof, and 24/7 service means P1 Group can provide whatever you need - when you need it.

Over our 102-year history, P1 has gathered extensive experience in preventative maintenance services for a variety of facilities in many markets, including public/civic, education, government, industrial, commercial, healthcare, and more.

Thank you again for your consideration. If you have any further questions concerning our qualifications, please feel free to call me at 785-235-5331.

Sincerely,



Andy Dunbar  
General Manager  
[andy.dunbar@p1group.com](mailto:andy.dunbar@p1group.com)



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# COVER SHEET



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QSS HVAC Maintenance

## COVER SHEET

### Proposer Information

Company Name P1 Group Inc.  
Address 2150-A S. Kansas Ave.  
City, State, Zip Topeka, KS 66611  
Main Phone 785-235-5331

### Contact Person Information

Name Casey Evans  
Job Title Proactive Solution Sales Manager  
Phone 785-235-5331  
Alt. Phone 785-422-6618  
Email casey.evans@p1group.com

Signature

*Casey Evans*

Date:

*9-23-2021*



# ABILITY TO FULFILL RFB REQUIREMENTS

## P1 GROUP'S COMMITMENT AND ABILITY TO FULFILL CONTRACT REQUIREMENTS

P1 Group technicians have the capabilities to service, repair, and replace building systems in a vast range of markets. Technicians have access to scheduling, cost control programs, and a full library of technical data. We also provide system design and engineering, energy-efficient retrofitting, and maintenance and repair services for all system types.

P1 Group has provided HVAC maintenance, service, energy, and facility solutions to an extensive list of public and private organizations in Kansas, including:

- **Kansas Bureau of Investigation:** P1 Group has the PM contract for HVAC and mechanical services.
- **Topeka VA:** P1 Group has a PM contract covering various mechanical equipment. We have also provided mechanical, HVAC, electrical and plumbing services.
- **University of Kansas:** Various service projects and PM contracts for various buildings including the KU Boathouse

P1 Group is prepared to do the following in compliance with the requirements of this RFB:

- P1 Group will **furnish all labor and material** to complete the recommended preventative maintenance for the equipment outlined in the Appendix.
- P1 Group will conduct a **startup meeting upon the awarding of the contract** with Topeka Metro staff to ensure efficient scheduling systems are in place to perform the preventative maintenance. Additionally, we will provide Topeka Metro Staff an **introduction to P1 Group's Operations team** and the technicians responsible for managing the account.
- P1 Group will provide the **necessary preventative maintenance in order to ensure optimal equipment performance**, while reducing downtime and premature equipment failures, ultimately extending the life of the equipment.
- P1 Group will guarantee **priority response times within 2 hours** of receiving service notifications.



# P1 COMPANY EXPERIENCE

**100+ Years Strong:** While the name P1 Group, Inc. is only 14 years old, the founding companies of P1 Group have been around since 1919. As a privately held Kansas corporation with a century of experience, P1 Group is one of the most stable organizations in the industry.

## BUILDING A STRONG FOUNDATION SINCE 1919

- ▶ \$249M annual revenue in 2020
- ▶ Aggregate bonding capacity of \$400M
- ▶ Single project bonding capacity of \$200M
- ▶ Project backlog of more than \$103M
- ▶ 1,000 employees
- ▶ Same ownership for more than 25 years
- ▶ Same surety for more than 50 years (Federal Insurance Company)
- ▶ Zero projects completed by the bonding company
- ▶ 4,259 total projects in 2020
- ▶ \$11+ million in service contracts in place

P1 Group has substantial resources for improved facilities, safety training and equipment, project management systems, human resources, information technology systems, greater financial strength, and improved insurance programs.

*"In our opinion, P1 Group, Inc. is one of the finest, best managed construction firms in the country. P1 Group has handled each of its projects in a professional manner and completed all satisfactorily."*

**-Nancy A. Clover,**  
Account Manager, Lockton Companies, LLC

## P1 GROUP OWNERSHIP AND EXECUTIVE MANAGEMENT



**Smitty Belcher**  
CEO - Owner  
100% ownership



**Bruce Belcher**  
COO



**Gloria Keating**  
CFO



**Kollin Knox**  
President



**Phil Nehring**  
Executive Vice President

## SAFETY PROGRAM

Safety is an integral part of the P1 Group company culture. Investments in the program and employees who take pride in doing work the right way make P1 Group one of the safest contractors in the U.S. **"Safety First... Quality Always".**

### Safety Incidence Rates

YEAR	2016	2017	2018	2019	2020
<b>Total Recordable IR</b>	1.75	1.12	1.72	1.27	1.31

**2021 EMR = .59**

## FABRICATION

There is almost no prefab job P1 Group can't do in our 220,000 sq. ft. warehouse and fabrication space in Lawrence, KS.

- Pipe Fab Shop
- Plumbing Fab Shop
- Electrical Fab Shop
- Sheet Metal Fab Shop
- Millwright Fab Shop
- Tool Shop
- Full coordination between trades
- On-site material management
- High-speed coil line
- Automatic pipe welders
- Automated pipe cutter





# P1 COMPANY EXPERIENCE

P1 Group is a top national provider of single-source solutions, capable of supporting projects throughout the entire course of a facility's lifecycle. Specializing in construction, fabrication, millwright, architectural metal, facility maintenance, and building management services, our turnkey solutions save customers time and money.

## ELECTRICAL

Lighting  
Power  
Medium Voltage  
Low Voltage  
Building Technologies  
Wireless Network Solutions  
IT Infrastructure & Support  
Electrical Fabrication

## MECHANICAL & PLUMBING

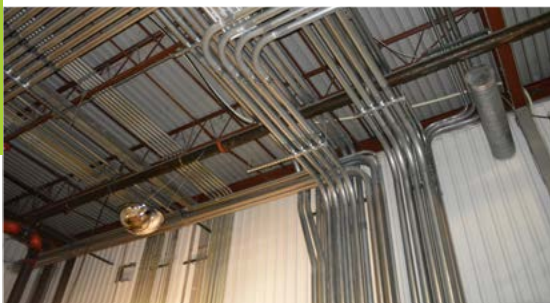
Piping  
Plumbing  
Sheet Metal  
Medical Gas Piping  
High Purity Piping  
Refrigeration  
Millwrights  
Fuel Systems  
Pneumatic Tubing  
Pipe/Plumbing/Sheet Metal Fabrication

## MILLWRIGHT

Shaft Coupling Alignment  
Heavy Equipment  
Machinery Assembly/Disassembly  
Conveyor Systems  
Dust Collector/Baghouse  
Steam & Gas Turbine  
Pre-fabricated Enclosures  
Carpentry  
Demolition  
Millwright Fabrication

## SERVICE

HVAC  
Plumbing  
Electrical  
Ammonia Refrigeration  
Preventative Maintenance  
Test and Balance  
24/7 Emergency Service  
Commissioning  
Retro-Commissioning  
Facility Maintenance & Operations



## PRE-CONSTRUCTION



## FABRICATION



## CONSTRUCTION



## SERVICE MAINTENANCE



## PERFORMANCE SOLUTIONS



## VALUE-ADDED SERVICES

Performance Contracting • Energy Conservation • Master Planning • Design-Build  
LEED Certification • Equipment Lifecycle Analysis • Value Engineering • MSCA Green Star Certified  
Virtual Design & Construction

## MARKETS SERVED



HEALTHCARE • INDUSTRIAL • COMMERCIAL • THEMED ENTERTAINMENT • NUCLEAR • EDUCATION • MISSION CRITICAL • GOVERNMENT



# P1 COMPANY EXPERIENCE

P1 Group's staff has the capabilities and experience to service, repair, and replace building systems in commercial, industrial, and institutional markets.

Technicians have access to scheduling, cost control programs, and a full library of technical data. P1 Group also provides system design and engineering, energy-efficient retrofitting, and maintenance and repair services for systems of all sizes and complexities.

Customers can rely on P1 Group's certified experts to keep their systems and infrastructure running at their highest efficiency, 24 hours a day/365 days per year.

## HVAC

- Preventive maintenance
- Complete design and installation
- 24/7 emergency service
- Complete Systems Analysis
- Retrofit/replacement
- Air filtration, distribution and balance
- Direct digital control (DDC) systems
- Refrigerant piping

## PLUMBING

- Service
- Preventive maintenance
- Retrofit/replacement
- Backflow preventer certification

## REFRIGERATION

- Service
- Preventive maintenance
- Complete design and installation
- Ultra-low temp refrigeration
- Ammonia refrigeration
- Lab, industrial and retail environments

## ELECTRICAL

- Service
- Preventive maintenance
- Design/installation
- Power quality and reliability testing

## CRITICAL ENVIRONMENT CERTIFICATION

P1 Group's Critical Environment Certification (CEC) services utilize cutting edge technology and highly skilled technicians to provide certification and repairs to controlled environments in hospitals, pharmacies, and laboratories.



**24-HOUR SERVICE  
AND SUPPORT**

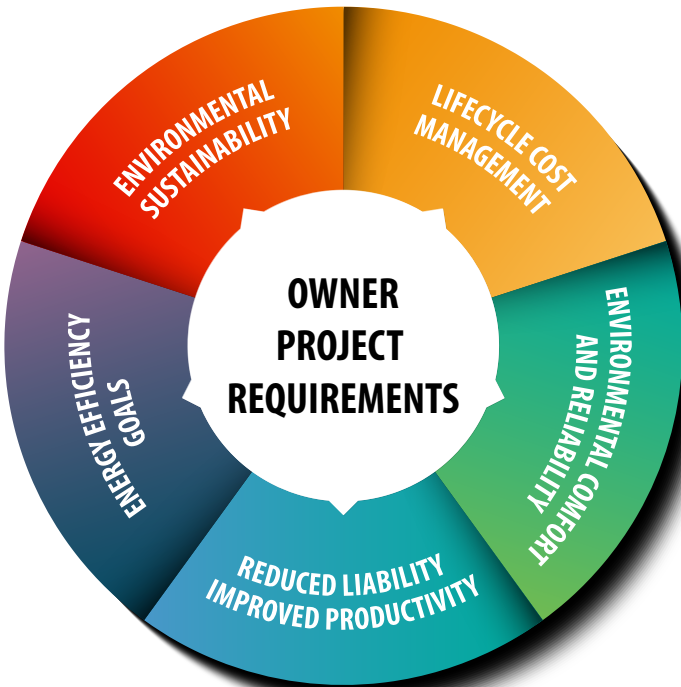


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# P1 COMPANY EXPERIENCE

P1 Group's Performance Solutions Team designs customized programs and master plans, based specifically on owner project requirements, to slash energy consumption costs, minimize system downtime, reduce repairs, extend equipment life, and optimize overall productivity.



## BUILDING SOLUTIONS

- Commissioning
- Retro-commissioning
- Ongoing commissioning
- PM validation
- Test and balance
- Critical care room validation
- Life safety - smoke and fire damper inspection
- Measurement and verification

## ENERGY SOLUTIONS

- Energy performance contracting
- Master planning
- Energy audits and benchmarking
- Energy conservation measures
- Guaranteed performance
- Measurement and verification
- Facility maintenance and operations
- Design engineering
- Design build

P1 Group's Preventative Maintenance (Proactive) solutions ensure equipment will run more efficiently, reducing energy, replacement, and other operating costs. Our experienced technicians have access to computerized maintenance scheduling, cost control programs, and technical data on every type and make of equipment in use.



## FIXED COST BENEFITS

Over time, the operating costs of your equipment fluctuate, creating unnecessary stress on your people and your budget. With P1 Group's fixed-cost solution, you'll have no surprise expenses. And because P1 Group is invested in your facility, you'll have the comfort of knowing we share your desire to keep your equipment running efficiently.

## PROGRAM BENEFITS

- Financial savings
- Extended equipment life
- Fixed cost
- Single-source responsibility
- Conserve energy
- Improve system reliability
- Optimize comfort conditions
- Control maintenance budget
- Reduce emergencies
- Optimize productivity
- Improve air quality



# SIMILAR PROJECT REFERENCES

## SIMILAR PROJECT EXPERIENCE



### TOPEKA VA HOSPITAL, Topeka, KS

P1 Group has a PM contract to service various mechanical equipment at the VA Eastern Kansas Healthcare System.

We have also provided mechanical, HVAC, electrical, and plumbing services.

REFERENCE: Jason Schuetz, [jason.schuetz@va.gov](mailto:jason.schuetz@va.gov)



### KANSAS BUREAU OF INVESTIGATION, Topeka, KS

P1 Group has had a partnership with KBI for nearly two decades, including a preventative maintenance contract since 2012 and multiple HVAC, plumbing and electrical service projects over the years.

REFERENCE: Al Mattox, Facilities Maintenance, 785-213-7204  
[al.mattox@kbi.state.ks.us](mailto:al.mattox@kbi.state.ks.us)



### KANSAS ASSOCIATION OF SCHOOL BOARDS (KASB), Topeka, KS

P1 Group's Performance Solutions team developed the master facility solutions plan for the HVAC renovation of KASB's headquarters facility. The entire building HVAC system was updated in a little over two months.

REFERENCE: Randy Weseman, (former) Assistant Executive Director, KASB, 785-273-3600 (main number)



# PRICING AND FORMS



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## PRICE QUOTE

Proposer P1 Group Inc.

	<u>Parts Allowance</u>	+	<u>Service Repair Hours</u>	+	<u>Preventive Maintenance</u>	=	<u>Total Annual Cost</u>
Year 1	\$ <u>5,000</u>		\$ <u>10,400</u>		\$ <u>15,300</u>		\$ <u>30,700</u>
Year 2	\$ <u>5,000</u>		\$ <u>10,550</u>		\$ <u>15,550</u>		\$ <u>31,100</u>
Year 3	\$ <u>5,000</u>		\$ <u>10,700</u>		\$ <u>15,800</u>		\$ <u>31,500</u>
Year 4	\$ <u>5,000</u>		\$ <u>10,850</u>		\$ <u>16,050</u>		\$ <u>31,900</u>
Year 5	\$ <u>5,000</u>		\$ <u>11,000</u>		\$ <u>16,300</u>		\$ <u>32,300</u>

Parts Allowance should be approximately \$5,000 per year. The Unused Parts Allowance at the end of each contract year will carry forward to the following contract year. The Unused Parts Allowance at the end of the contract term will be credited or refunded to Metro.

Include the cost of 100 annual Service Repair Hours in your bid price. Contractor will track the number of hours used each year for repair services that are not included in the preventive maintenance portion of the contract. Metro will pay for excess Service Repair Hours. Unused Service Repair Hours at the end of each contract year will carry forward to the following contract year. Unused Service Repair Hours at the end of the contract term will be credited or refunded to Metro.

Total Contract Cost 5 Year Total \$157,500.00

Casey Evans  
Signature of Proposer's Authorized Official

Casey Evans Proactive Solutions Sales Manager  
Name and Title of Proposer's Authorized Official

9-23-2021  
Date

Topeka Metro is tax exempt. Do not include sales tax in your proposed price.



# PRICING AND FORMS



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## BUY AMERICA CERTIFICATION

Proposer will certify either compliance or non-compliance, not both. This certification must be submitted with the proposer's response.

### Certificate of Compliance with 49 USC 5323(j)

The bidder hereby certifies that it will meet the requirements of 49 USC 5323(j), and the applicable regulations in 49 CFR Part 661 and any amendments thereto.

Signature: \_\_\_\_\_

Name & Title: Casey Evans - Proactive Solutions Sales Manager

Company: PI Group Inc.

Date: \_\_\_\_\_

9-23-2021

### Certificate of Non-Compliance with 49 USC 5323(j)

The bidder hereby certifies that it cannot comply with the requirements of 49 USC 5323(j) and 49 CFR 661.5, but it may qualify for an exception pursuant to 49 USC 5323(j)(2)(A), 5323(j)(2)(B), or 5323(j)(2)(D), and 49 CFR 661.7.

Signature: \_\_\_\_\_

Name & Title: Casey Evans - Proactive Solutions Sales Manager

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

PI Group Inc.

Date: \_\_\_\_\_

9-23-2021





# PRICING AND FORMS



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## DISADVANTAGED BUSINESS ENTERPRISES (DBE) CERTIFICATION

This contract is subject to the requirements of Title 49, Code of Federal Regulations, Part 26, *Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs*. The national goal for participation of Disadvantaged Business Enterprises (DBE) is 10%. Metro's overall 2019-2021 goal for DBE participation is 2.00%; the race neutral goal is 1.12%, and the race conscious goal is 0.88%. There is no contract goal for this procurement.

The contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of this DOT-assisted contract. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as Metro deems appropriate. Each subcontract the contractor signs with a subcontractor must include the assurance in this paragraph (see 49 CFR 26.13(b)).

The contractor is required to pay its subcontractors performing work related to this contract for satisfactory performance of that work no later than 30 days after the contractor's receipt of payment for that work from Metro.

The contractor may not hold retainage from its subcontractors.

The contractor must promptly notify Metro, whenever a DBE subcontractor performing work related to this contract is terminated or fails to complete its work, and must make good faith efforts to engage another DBE subcontractor to perform at least the same amount of work. The contractor may not terminate any DBE subcontractor and perform that work through its own forces or those of an affiliate without prior written consent of Metro.

Signature: \_\_\_\_\_

Name and Title: Casey Evans - Proactive Solutions Sales Manager

Company Name: P1 Group Inc.

Date: \_\_\_\_\_



# PRICING AND FORMS



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## FLY AMERICA CERTIFICATION

The Contractor agrees to comply with 49 U.S.C. 40118 (the "Fly America" Act) in accordance with the General Services Administration's regulations at 41 CFR Part 301-10, which provide that recipients and sub-recipients of Federal funds and their contractors are required to use U.S. Flag air carriers for U.S. Government-financed international air travel and transportation of their personal effects or property, to the extent such service is available, unless travel by foreign air carrier is a matter of necessity, as defined by the Fly America Act. The Contractor shall submit, if a foreign air carrier was used, an appropriate certification or memorandum adequately explaining why service by a U.S. flag air carrier was not available or why it was necessary to use a foreign air carrier and shall, in any event, provide a certificate of compliance with the Fly America requirements. The Contractor agrees to include the requirements of this section in all subcontracts that may involve international air transportation.

Signature: \_\_\_\_\_

Name and Title: Casey Evans - Proactive Solutions Sales Manager

Company Name: \_\_\_\_\_

Date: \_\_\_\_\_



# PRICING AND FORMS



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## LOBBYING CERTIFICATION

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

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. See 49 CFR 20.100.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 USC. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. [Note: Pursuant to 31 USC 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure. See 49 CFR 20.400.]

The undersigned contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 USC 3801, et seq, apply to this certification and disclosure, if any.

Signature: \_\_\_\_\_

Name and Title: Casey Evans - Proactive Solutions Sales Manager

Company Name: P1 Group Inc.

Date: \_\_\_\_\_



# PRICING AND FORMS



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## NON-COLLUSION CERTIFICATION

This is my sworn statement to certify that this proposal was not made in the interest of or on behalf of any undisclosed entity. This proposal is not collusive.

This proposer has not been a party to any agreement or collusion in restraint of freedom of competition by agreement to bid a fixed price, to refrain from bidding, or otherwise. This proposer has not, directly or indirectly, by agreement, communication or conference with anyone, attempted to induce action prejudicial to the interest of Topeka Metropolitan Transit Authority, or of any proposer, or anyone else interested in the proposed contract.

Signature:

Name and Title: Casey Evans - Proactive Solutions Sales Manager

Company Name: P1 Group Inc.

Date:





# PRICING AND FORMS



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## SUSPENSION / DEBARMENT CERTIFICATION

**In regard to 2 CFR Parts 180 and 1200**

In accordance with 2 CFR Parts 180 and 1200, the contractor is required to verify that none of its principals or affiliates:

- 1) is included on the federal government's suspended and debarred list;
- 2) is proposed for debarment, declared ineligible, voluntarily excluded or disqualified;
- 3) within three years preceding this proposal, has been convicted of or had a civil judgment rendered against them for (a) commission of fraud or criminal offense pertaining to performing a public transaction, (b) violation of any federal or state antitrust statute, or (c) embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
- 4) is indicted or charged by a governmental entity for any of the charges in 3) above; and
- 5) has had any public transaction terminated for cause or default within three years preceding this proposal.

The contractor is required to include this requirement in any subcontracts related to this contract.

By signing and submitting its proposal, the proposer certifies that the certification in this clause is a material representation of fact relied upon by Metro. If it is later determined that the proposer knowingly rendered an erroneous certification, in addition to remedies available to Metro, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment. The proposer agrees to verify that none of its principals or affiliates is included on the federal government's suspended and debarred list at any time throughout the period of this contract. The proposer further agrees to include a provision requiring the same compliance in its subcontracts related to this contract.

Signature: \_\_\_\_\_

Name and Title: Casey Evans - Proactive Solutions Sales Manager

Company Name: P1 Group Inc.

Date: 9-23-2021



**LENEXA (HQ)** | 13605 W. 96th Terrace | Lenexa, KS 66215 | P: (913) 529-5000

## LAWRENCE

2151 Haskell Ave. Bldg 1  
Lawrence, KS 66046  
P: (785) 843-2910

## TOPEKA

2150-A S. Kansas Avenue  
Topeka, KS 66611  
P: (785) 235-5331

## WICHITA

3030 S. All Hallows Drive  
Wichita, KS 67213  
P: (316) 267-3256

## KANSAS CITY

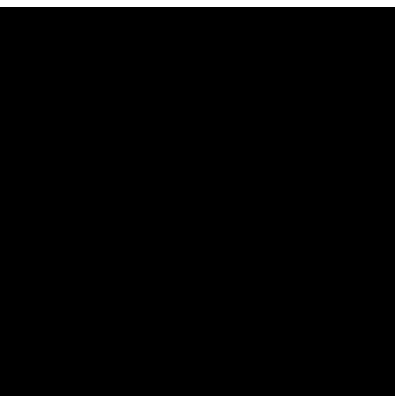
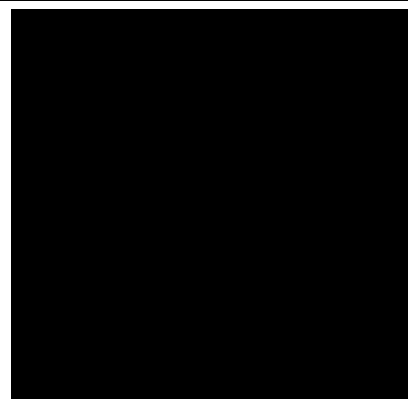
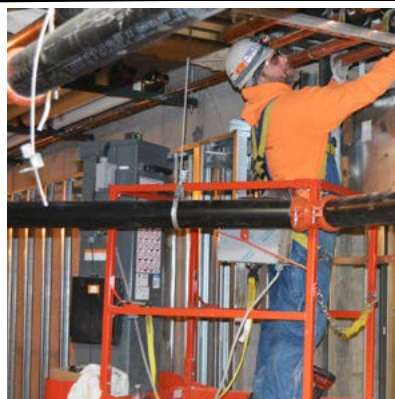
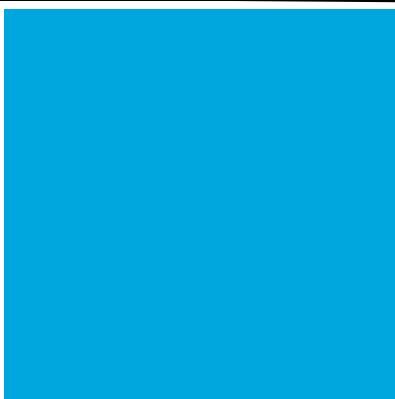
8701 Elmwood Suite 500  
Kansas City, MO 64132  
P: (913) 529-5000

## ST. JOSEPH

3815 Faraon Street, Suite A  
St. Joseph, MO 64506  
P: (816) 233-3305

## LAS VEGAS

5685 Cameron Street  
Las Vegas, NV 89118  
P: (702) 270-4432



**P1Group.com**

