



Lees Summit MO | Joint Operations Center FF&E Request for Proposal

11.18.2025

Provided by: Spaces Inc.

Contact:

Lezlee Nordstrom | Project Lead Inordstrom@spacesinc.com (816)-807-4343





COVER LETTER

Spaces Inc. is excited to present you with our response to the Furniture for Lee's Summit Joint Operations Center RFP. It is always an honor to be considered as a project partner for positive community impact projects such as this. It is clear that there has been dedication and collaboration resulting in intentional design throughout the curation of this furniture package.

Our public sector portfolio of work includes state, local, city, county, and federal clients. We are grateful for the many long-term relationships such as the City of Kansas City, Missouri, Johnson County, Kansas and organizations within the Department of Defense and Homeland Security. The Lenexa Justice Center and Lenexa City Hall, Merriam City Hall, Shawnee Fire & Police, City of Parkville, City of Independence, Douglas County, City of Olathe, and so many more clients have given us the opportunity to work together in bringing these important facilities into operation so that they may serve with purpose and excellence.

I have led multiple projects similar to this for over 30 years. In my team I am joined by Kelsie Joyce, Director of Design, and Kristina Whorton, Project Coordinator. This team prepared the information in this response with thought leadership, product analysis, and performance mindset. This time is seen as early preparation and readiness as a valuable furniture project partner.

We understand the importance of a best value decision and the responsibility to spend the funds allocated in the most cost-effective way that best supports the function and durability required for this type of environment. With the Spaces Inc. experience in public sector work, we are confident that our furniture package meets and will exceed the expectations of the specifications as defined by Hoefer Welker.

Our processes and communication practices that will surround the project from final design through order entry, logistic management, site readiness, and installation will be seamless and effective. Chris Nicholas, Director of Project Services, and our in-house installation team will work in transparency and partnership with the general contractor and all project partners to ensure execution success.

Welcome to Your Workspace Handbooks and employee product training will enhance the early adoption and productivity of the people who work there as well as the community of people it will serve. Our Spaces Inc. project team will continue to be your point of contact post occupancy who will bring ongoing confidence, trust and respect as a long-term, value-add business partner.

We look forward to your feedback and invite you to visit our showroom and reach out to our clients where you can validate our capabilities and, most importantly, our commitment to deliver on our promises. Again, thank you for this opportunity.

Sincerely,

Lezlee Nordstrom (816)-807-4343

Inordstrom@spacesinc.com

Lezlee Nordstrom

14950 W. 86th St. Lenexa, KS 66215



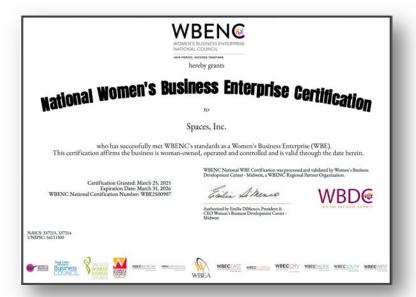
SUPPLIER INFORMATION FORM

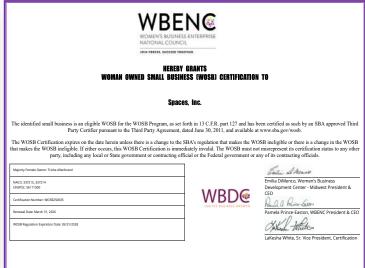
By submitting a Proposal, the submitting Supplier certifies that it has reviewed the administrative information and draft of the Professional Services Agreement's terms and conditions and, if awarded the Agreement, agrees to be bound thereto.

Lezlee Nordstrom Project Lead PRINTED NAME AND TITLE 4950 W. 86th St. DDRESS TELEPHONE TELEPH	Spaces Inc.	48-1138594			
### PRINTED NAME AND TITLE AUTHORIZED SIGNATURE ###################################	SUPPLIER SUBMITTING PROPOSAL	FEDERAL TAX ID	NUMBER		
PRINTED NAME AND TITLE AUTHORIZED SIGNATURE (913)-894-8900 913-894-8990 TELEPHONE FAX # Lenexa KS, 66215 CITY STATE ZIP https://www.spacesinc.com/ Inordstrom@spacesinc.com	.ezlee Nordstrom Project Lead	Lezlee Nordstrom			
ADDRESS TELEPHONE FAX # Lenexa KS, 66215 CITY STATE ZIP https://www.spacesinc.com/ Inordstrom@spacesinc.com	PRINTED NAME AND TITLE		AUTHORIZED SIGNATURE		
Lenexa KS, 66215 CITY STATE ZIP https://www.spacesinc.com/ Inordstrom@spacesinc.com	14950 W. 86th St.	(913)-894-8900	913-894-8990		
CITY STATE ZIP https://www.spacesinc.com/ Inordstrom@spacesinc.com	ADDRESS	TELEPHONE	FAX#		
https://www.spacesinc.com/ Inordstrom@spacesinc.com	∟enexa KS, 66215	11/118/2025			
	CITY STATE ZIP	DATE			
WEB SITE E-MAIL ADDRESS	https://www.spacesinc.com/	Inordstrom@space	sinc.com		
	WEB SITE	E-MAIL ADDRESS			
	LL, MINORITY, DISADVANTAGED AND WOMEN	-OWNED BUSINESS ENTERPRISE	≣S (check appropriate item		
ALL, MINORITY, DISADVANTAGED AND WOMEN-OWNED BUSINESS ENTERPRISES (check appropriate item	Small Business Enterprise (SBE)		,		
•	Minority Business Enterprise (MBI				
Small Business Enterprise (SBE)Minority Business Enterprise (MBE)		e (DBE)			
Small Business Enterprise (SBE)					

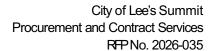
If yes, please provide details and documentation of the certification.

WBE Certification











FORM NO. 1: SUPPLER PROFILE

1.	Spaces Inc. Lead Supplier/Supplier(s) (or Joint Venture) Name and Address: 14950 W 86th St. Lenexa, KS 66215
1a.	Provider/Supplier is:NationalRegionalLocal
1b.	Year Provider/Supplier Established: 1993
	Years of Experience providing RPP identified services/project for municipalities: Year of Experience conducting requested services 32
1c.	Licensed to do business in the State of Missouri:No
1d.	Principal contact information: Name, title, telephone number and email address: Trisha Allenbrand tallenbrand@spacesinc.com
1e.	Address of office to perform work, if different from Item No. 1: (816)-304-4495
2.	Please list the number of persons by discipline that your Supplier/Joint Venture will commit to the City's project or the services to be provided:
3.	If submittal is by Joint Venture or utilizes subcontractors, list participating Suppliers/providers and outlin specific areas of responsibility (including administrative, technical, and financial) for each Supplier:
За.	Has this Joint Venture previously worked together?YesNo
(De	Lezlee Nordstorm (Team Lead), Kelsie Joyce sign Director, Kristina Whorton (Project ordinator), Chris Nicholas (Project Services), Jim talling (Installation Lead)





FORM NO. 2: KEY OUTSIDE CONSULANTS/SUBCONTRACTORS

Each respondent must complete this form for all proposed sub-consultants.

Complete Form 4 for all key personnel assigned to this project for this sub-consultant.

SUB-CONSULTANT #1 Name & Address	FourSpoke 17501 W. 98th St. #18-59 Lenexa, KS 66219
Specialty/Role with this Proje	ect:
·	deliver, and install furniture for project. ongoing post-occupancy services.
Worked with Lead Supplier E Established: 2004	Sefore. YesNo Year Supplier
Years of Experience providing	•
Complete Form 4 for all key p	ersonnel assigned to this project for this sub-consultant.
SUB-CONSULTANT #2	
Name & Address	
Specialty / Role with this Proj Worked with Lead Supplier B Year Supplier Established: Years of Experience providing Complete Form 4 for all key p	efore:YesNo
SUB-CONSULTANT #3 Name & Address	
Specialty / Role with this Proj	ect:
Worked with Lead Supplier By Year Supplier Established: Years of Experience providing	<u> </u>



Project Name & Location: City of Lawrence Municipal Services & Operations Building | Lawrence, Kansas | Awarded Sep. 5th, 2025

Completion Date (Actual or Estimated): July 2026

Project Owners Name & Address: Melinda Harger | PO Box 708, Lawrence, KS 66044

Project Owner's Contact Person, Title & Telephone Number: Melinda Harger, P.E. LEED AP BD+C, | Assistant Director | 785-832-7880

Estimated Cost (in Thousands) for Entire Project: \$994,456.00

Estimated Cost (in Thousands) for work performed by responsible Supplier/Supplier:

Spaces Inc. FF&E: \$874,682.00

FourSpoke Installation: \$119,774.00

Scope of Entire Project: (Please give quantitative indications wherever possible) The MSO Building is 175,800. sq ft and includes Administrative spaces, Division Operation Critical spaces and Conditioned Vehicle Storage for the following Divisions: Water, Wastewater, Streets, Stormwater and Inspections.

Nature of Supplier's/Supplier's responsibility in project: (Please give quantitative indications wherever possible) We were selected among four other furniture dealers to be their Product Applications partner. As a team, we are collaborating with the Owner and the Design Team to furnish the Phase 1 building of the City's new Municipal Services and Operations Campus. We will continue to be an integral part of the project team as we head into the installation, Day Two, and Post Occupancy needs of the Lawrence MSO Team.

Supplier's/Supplier's Personnel (Name/Project Assignment) who worked on the stated project that shall be assigned to the City's project: Lezlee Nordstrom (Team Lead), Kelsie Joyce (Design Director), Kristina Whorton (Project Coordinator), Chris Nicholas (Project Services), and Jim Hotaling (Install Lead)





Project Name & Location: Independence Justice/Police Headquarters | Independence, MO | Awarded March 21, 2025

Completion Date (Actual or Estimated): March 2026

Project Owners Name & Address: Michele Sumstad | 17221 East 23rd St. Independence, MO 64057

Project Owner's Contact Person, Title & Telephone Number: Michele Sumstad, Deputy Chief of Field Operations | Independence Police Department | Phone: (816)-325-7333 | Email: msumstad@indepmo.org

Estimated Cost (in Thousands) for Entire Project: \$649,300.00

Estimated Cost (in Thousands) for work performed by responsible Supplier/Supplier:

Spaces Inc. FF&E: \$568,786.00

MSI Installation: \$80,514.00

Scope of Entire Project: (Please give quantitative indications wherever possible) The project is a newly 47,000 sq ft. renovated building, that will house the Independence Justice Center that will consolidate the police department, municipal court, and jail into one building. Spaces Inc. partnered with the City to work on the first phase which is relocating the Police Department into 2 floors at the newly renovated Utility Center Building located at 17221 East 23rd St.

Nature of Supplier's/Supplier's responsibility in project: (Please give quantitative indications wherever possible) We are working closely with the design team at Hoefer Welker along members of the Police Dept to space plan, recommend and select new furniture and product finishes throughout the building. We were also tasked with reusing some of their existing furniture throughout the project which we inventoried, stored during construction, and are repurposing in this project.

Supplier's/Supplier's Personnel (Name/Project Assignment) who worked on the stated project that shall be assigned to the City's project: Lezlee Nordstrom (Team Lead), Kelsie Joyce (Design Director), Kristina Whorton (Project Coordinator), Chris Nicholas (Project Services), and Jim Hotaling (Install Lead).





Project Name & Location: City of Chillicothe & Police Headquarters | Chillicothe, MO | Awarded August 12th, 2025

Completion Date (Actual or Estimated): March 2026

Project Owners Name & Address: Jon Maples | Chillicothe Police

Department | 613 Walnut St. Chillicothe, MO 64601

Project Owner's Contact Person, Title & Telephone Number: Jon Maples | Chillicothe Police Chief | Phone: (660)-646-2121 | Email: imaples@chillimopd.org

Estimated Cost (in Thousands) for Entire Project: \$287,895.00

Estimated Cost (in Thousands) for work performed by responsible Supplier/Supplier:

Spaces Inc. FF&E: \$242,714.00

FourSpoke Installation: \$45,181.00

Scope of Entire Project: (Please give quantitative indications wherever possible).

11,600 sq ft. new headquarters will replace the existing police station with a purpose-built facility aimed at increasing operational efficiency.

Nature of Supplier's/Supplier's responsibility in project: (Please give quantitative indications wherever possible). Spaces Inc. worked together with the City of Chillicothe to specify furniture product applications and finishes for their City Hall building. We took the time to understand the budget and provide space planning and finish selections that would last for many years to come. We are also assisting with the installation and maintenance needs that pertain to the furniture scope of the product applications for their space.

Supplier's/Supplier's Personnel (Name/Project Assignment) who worked on the stated project that shall be assigned to the City's project: Lezlee Nordstrom (Team Lead), Kelsie Joyce (Design Director), Kristina Whorton (Project Coordinator), Chris Nicholas (Project Services), and Jim Hotaling (Install Lead).





Project Name & Location: City of Gladstone City Hall/Police Department |

Gladstone, MO

Completion Date (Actual or Estimated): April 2024

Project Owners Name & Address: Alan D. Napoli | 7010 N Holmes St,

Gladstone, MO 64118

Project Owner's Contact Person, Title & Telephone Number:

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official | Phone: (816) 423-4110

Email: alann@gladstone.mo.us

Estimated Cost (in Thousands) for Entire Project: \$612,597.00

Estimated Cost (in Thousands) for work performed by responsible Supplier/Supplier:

Spaces Inc. FF&E: \$555,597.00

FourSpoke Installation: \$57,000.00

Scope of Entire Project: (Please give quantitative indications wherever possible): Gladstone Missouri Police Headquarters and City Hall renovation project includes a 20,000-square-foot addition and an 8,000-square-foot renovation. This added a significant amount of new space for the police department, including a new evidence room and a 911 Communications Center.

Nature of Supplier's/Supplier's responsibility in project: (Please give quantitative indications wherever possible). Serving as the FF&E Product Applications specialist for the City of Gladstone, we worked together alongside the architect to choose product applications and finish selections that would highlight their space while also offering the durability they needed. We took the time to understand the design intent of the new space and the functionality needed for the people who work there as well as the community members who would visit. We also continue to assist with ongoing maintenance needs and changes as the City continues to grow.

Supplier's/Supplier's Personnel (Name/Project Assignment) who worked on the stated project that shall be assigned to the City's project: Lezlee Nordstrom (Team Lead), Kelsie Joyce (Design Director), Kristina Whorton (Project Coordinator), Chris Nicholas (Project Services), and Jim Hotaling (Install Lead)





Project Name & Location: De Soto City Hall | De Soto, Kansas

Completion Date (Actual or Estimated): Two Phase Project | Phase

1 completes Nov. 26, 2025, Phase 2 completes Feb. 15, 2026.

Project Owners Name & Address:

Cameron Maughmer 32905 W 84th St. De Soto, KS 66018

Project Owner's Contact Person, Title & Telephone Number:

Cameron Maughmer | Building Official | 913-586-5252 | cmaughmer@desotoks.us

Estimated Cost (in Thousands) of entire project: \$270,073.12

Estimated Cost (in Thousands) for work performed by responsible Supplier/Supplier:

Spaces Inc. FF&E: \$232,603.00

MSI Installation: \$37,470.00

Scope of Entire Project: (Please give quantitative indications wherever possible):

The goal of the De Soto City Hall project was to modernize the historic building for expanded staff and public needs. Transforming former school classrooms into 13 office spaces, 4 meeting rooms, a wellness room, and a kitchenette, and more.

Nature of Supplier's/Supplier's responsibility in project: (Please give quantitative indications wherever possible).

As the product applications specialist, Spaces Inc. assists the City of De Soto City Hall project by choosing products and finish applications that will offer durability and fit the ongoing needs of the city. This includes technology integration as well as space planning. We understand that utilizing budget dollars in an impactful way for the community will be important as we continue to make decisions that impact the investment the city is making for their new City Hall.

Supplier's/Supplier's Personnel (Name/Project Assignment) who worked on the stated project that shall be assigned to the City's project: Lezlee Nordstrom (Team Lead), Kelsie Joyce (Design Director), Kristina Whorton (Project Coordinator), Chris Nicholas (Project Services), and Jim Hotaling (Install Lead)



Form 4: Project Approach Narrative **Proposed Project Schedule**

Project Award – December 17th, 2025 After Council Meeting

Project Kickoff Meeting- December 22nd, 2025

Specification Finalization- January 6th- January 16th, 2026 During this time, we will be reviewing our bid submittal, finalizing furniture specifications, completing field verifications, providing power locations to contractor and preparing final proposal for client sign off and purchase order.

Final Proposal- January 16th, 2026

Lees Summit Finalizing PO & Deposit- Jan 19th- Jan 23rd, 2026

Order Entry- January 26th, 2026

Fabrication Begins- January 27th, 2026

This can take up to 12 weeks with ancillary having the longest lead times.

Shipping Begins- April 20th, 2026

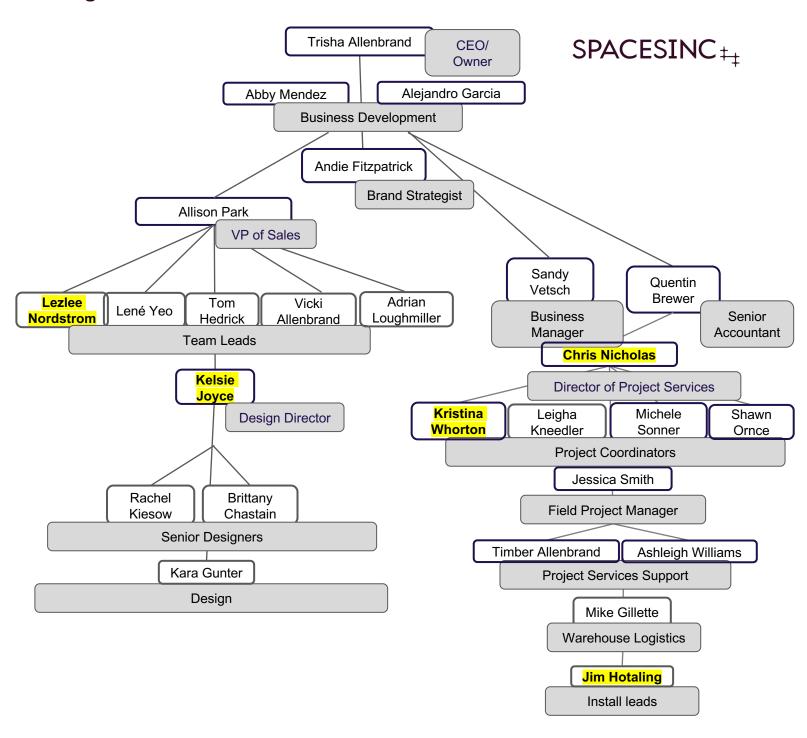
Installation Start- May 4th, 2026

Installation Completion- May 29th, 2026

On-Site Welcome to your Workstation Training- June 1st, 2026



Form 4: Project Approach Narrative **Organizational Chart**



Above is an outline of the Spaces Inc. organizational structure. We can ensure that the City of Lees Summit will be supported throughout the entirety of the process into the future. Core team members for this project are bolded and highlighted in yellow.

SPACESINC + + **Project Personnel Overview**



LEZLEE NORDSTROM Project Lead | POC

Inordstrom@spacesinc.com Phone: (913)-807-4343

Lezlee's role is to lead the project team to ensure that the project is on-time, goals are met, and the client project team is always informed. She will serve as the single Point of Contact for the client and be available to the client from design development phase through post-occupancy. Lezlee will serve as a resource for any ongoing and facilitate assistance with warranty claims and maintenance needs.



KELSIE JOYCE DESIGN DIRECTOR

kjoyce@spacesinc.com Phone: (913)-647-8992

Kelsie is responsible for the furniture, space planning, and specification process of the project. She is responsible for understanding the overall space plan and integration of furniture solutions with power, data, audio visual, special technology needs, and other unique requirements is at the forefront of the design process. Postoccupancy she will continue to support the ideation and solutions that will arise.



KRISTINA WHORTON PROJECT COORDINATOR

kwhorton@spacesinc.com Phone: (913) 647-8995

Kristina is responsible for all details from proposal creation through product delivery to site. Kristina will work with project managers and logistic managers at each manufacturer to ensure that truck loading and arrivals, site logistics and delivery dates are met with certainty. The Installation Lead will work with Kristina for installation coordination and punch list resolution.



CHRIS NICHOLAS PROJECT SERVICES DIRECTOR

cnicholas@spacesinc.com Phone: (816)-522-0166

Chris is responsible for the successful project execution. His focus on logistics, site conditions, install team preparedness, and client expectations creates the framework for on-time and complete project. His responsibilities also include daily leadership and communications with the Installation Lead and the Project Coordinator which is then communicated to the project team. Post-Occupancy Chris's responsibilities will continue to align with all move, add, changes as well as warranty and service requests.

SPACESINC + **Project Personnel Overview- Installation Team**



INSTALLATION | RELOCATION | WAREHOUSING | MAINTENANCE

FourSpoke is SPACESINC's in-house, non-union installation company. Started in 2004 at the request of many of our clients for a non-union, full service, facility service company. FourSpoke has grown to be an integral partner to SPACESINC clients' service needs including Lenexa Justice Center, City of Kansas City Missouri, Gladstone Police Department, among others. Our Field Project Managers are equipped to handle a wide range of resources to meet your relocation, maintenance, and installation requirements.

FourSpoke operates in a secure, climate-controlled warehouse with services that include installation, reconfiguration, repair, refurbishment, and warehouse and asset management. Their team of experienced professionals is certified to install Allsteel and many other key manufacturers within the industry.



JIM HOTALLING Lead Installer ihotalling@04spoke.com Phone: (913)-599-5292



Jim has been installing commercial furniture product applications for over 20 years and has a wealth of knowledge. He will be responsible for leading the installation team and ensuring that safety precautions are followed, and product is installed on-time for move-in. Jim will also assist in conducting a post-installation walk-through for client approval and will gather a list of punch items to be resolved post move-in.

Form 4: Project Approach Narrative **Communication Process | KPI's**

Key Performance Indicators are important to the validation of process and the overall success of business. Spaces Inc. has a defined process that we refer to as "The Spaces Way". It is the road map of project processes from design development through project close-out. It is a critical path that includes milestones, checkpoints, and validations ensuring quality control. Weekly internal reviews and ongoing voice of the customer conversations provide performance data, continuous improvement opportunities as well as agility for client processes ultimately providing an ongoing excellent customer experience. Mitigating risk through processes and communication is at the core of all that we do.

For **Design and Budget Development**, Spaces Inc. manages all information from the beginning to include the following. This information stays with the project through completion and provides ease of reference for the duration of the project processes.

Design Status Project Tracking Information Includes:

- Project #
- Project Description/Title
- Scope of project and end user expectation: The Spaces Inc. Team understands if field measuring is needed or if a site visit to discuss project requirements with the requester is needed. Based on this additional information deadlines are set for those requirements.
- Deadline: There is typically a first phase deadline that may include getting an overall budget for the project. Once that deadline has been met, a second and third phase/deadline are determined based on expected installation date or funding deadlines.
- Budget: The Spaces Team can prepare a budget in a very timely manner. If the project requires standard project or product to match existing, the team knows how to proceed.
- Priority: Ongoing shifts in priority due to funding can occur.
- Solicitation/PO: This number allows all the team members to understand scope, status and delivery expectations as it moves to the Project Tracking Sheet (for Orders).



Form 4: Project Approach Narrative **Product Warranties**

Allsteel: https://www.allsteeloffice.com/information/warranty

BlueDot: https://www.bludot.com/pages/5-year-

warranty?srsltid=AfmBOorWQA4WGnGnIPPBa0loHQCoee37mPCVdmRv Z6TuXNkgJ7SLPg A

OFS: https://assets.ofs.com/s3fs-public/2018-06/OFS Warranty 0.pdf

ERG:https://www.erginternational.com/downloads/ERG Product Wa rranty Info 2019 1.pdf

SitOnIt: https://www.sitonit.net/contact/warranty_service.html

Global: https://www.globalfurnituregroup.com/customerservice/warranty

Nucraft: https://www.nucraft.com/resources/general-information

Hightower: https://hightower.design/pages/warranty

HON:https://www.hon.com/warranty?gad source=1&gad campaigni d=23131585427&gbraid=0AAAAADugPDCCayKWcHeYvfGkfjFltwbn&gclid=CjwKCAiAz DIBhBJEiwAVH2XwEm2T0rBPdk scjurXTyQ4IJLFDuByEV5ZtRZSH9LF0HbkQVcFEmGARoCSkoQAvD **BwE**

Krug: https://krug.ca/wp-content/uploads/2024/05/Krug-Warranty-PDF.pdf

Hollman: https://www.holman.com/terms-ofservice/warranty/?srsltid=AfmBOop7zinSDPe4sOiyDvUNM8mbePVC 1KwRGHRNg1MF648RcNd6rMgI

Humanscale: https://www.humanscale.com/about/legalinformation/termsconditions.cfm?srsltid=AfmBOogT3L5QCAiDa FPpg1R CnA8IA-Qz0zow5foB6mv6BYvtgy1IH

VIA: https://viaseating.com/warranty



Form 4: Project Approach Narrative **Proposed Payment Schedule**

DEPOSIT INVOICE AND PAYMENT – An initial deposit payment equal to 50% of the total proposal is required with all orders over \$2,500 and must be received prior to the order being placed into manufacturing.

PROGRESS INVOICE(S) -Phased projects will be invoiced per phase for scope of work completed less any identified, significant punch items.

FINAL INVOICE- The balance of product(s), material(s), and service(s) will be invoiced upon delivery to site less significant punch items.

PUNCH ITEMS – Identified, significant punch items will be invoiced upon completion.

PAYMENT TERMS – Payment terms are Net 20 days from date of invoice.

METHODS OF PAYMENT – SPACESINC only accepts CREDIT CARD, ACH, or WIRE TRANSERS as methods of payment. Any fees associated with the Buyer's financial institution will be the responsibility of the Buyer. Credit card payments will incur a 3% surcharge applied to the total payment amount.

LATE FEES - A finance charge of 2% per month (24% annually) will be added to past due balances.

LEGAL FEES -Legal expenses including, but not limited to, administrative fees, attorney fees and court costs which SPACESINC incurs by reason of Buyer's default or non-payment will be the responsibility of the Buyer.





FORM NO. 5A: TASK/PERSONNEL BREAKDOWN

Task No.	Description Of Task	Personnel Classification Responsible For Task Estimated Total Hours To Complete Task	Estimated Hours Per Personnel Classification By Task	Hourly Rate	Total Cost
1	Project Lead	Lezlee Nordstrom			
2	Director of Design	Kelsie Joyce			
3	Project Coordinator	Kristina Whorton			
4	Project Services Director	Chris Nicholas			
5	Installation Supervisor	Jim Hotalling			
6	Executive Sponsor	Allison Park			
TOTAL					

^{**} There are no seperate or additional fees for personnel as listed, these professional services are included at no charge to the total project cost.**

See slide 14 for additional task responsibilities

Spaces Inc.	Lezlee Nordstrom
Company Name	Authorized Person (Print)
_14950 W. 86 th St.	Lezlee Nordstrom
Address	Signature
Lenexa, KS 66215	Project Lead
City, State, Zip	Title
<u>(913)-894-8900</u> (913)-894-8990	11/18/2025
Telephone # Fax #	Date
48-1138594	Certified Woman-Owned Small Business
Tax ID #	Entity Type



FORM NO. 5B: "FEE SCHEDULE" SCHEDULE OF HOURLY BILLING RATES FOR SERVICES

PERSONNEL CLASSIFICATION	TYPICAL WORK TASKS		HOURLY BILLING RATES
Project Lead Design	See slide 14-15 for detail.	\$95 \$85	
Project Coordinator		\$75	
Project Management		\$85	
Install Laborer		\$58	Prevailing Wage (\$52.24 + OH & P)

Spaces Inc.	Lezlee Nordstrom
Company Name	Authorized Person (Print)
_14950 W. 86 th St.	Lezlee Nordstrom
Address	Signature
Lenexa, KS 66215	Project Lead
City, State, Zip	Title
(913)-894-8900 (913)-894-8990	11/18/2025
Telephone # Fax #	Date
48-1138594	Certified Woman-Owned Small Business
Tax ID #	Entity Type





FORM NO. 5C: SERVICE RELATED DIRECT EXPENSES

ITEM	UNIT COST
All service related direct expenses are listed on form 5B.	

Spaces Inc.	Lezlee Nordstrom
Company Name	Authorized Person (Print)
_14950 W. 86 th St.	Lezlee Nordstrom
Address	Signature
Lenexa, KS 66215	Project Lead
City, State, Zip (913)-894-8900 (913)-894-8990	Title 11/18/2025
Telephone # Fax # 48-1138594	Date Certified Woman-Owned Small Business
Tax ID #	Entity Type



FORM NO. 5D: TOTAL COST

Overall total project cost to include all related cost associated with the proposed project or scope of services, to include but not limited to: Personnel, total hours and service related expenses.

TOTAL COST \$ 623,125.45		
· -		

Spaces Inc.	Lezlee Nordstrom
Company Name	Authorized Person (Print)
14950 W. 86 th St.	Lezlee Nordstrom
Address	Signature
Lenexa, KS 66215	Project Lead
City, State, Zip	Title
<u>(913)-894-8900</u> (913)-894-8990	11/18/2025
Telephone # Fax #	Date
48-1138594	Certified Woman-Owned Small Business
Tax ID #	Entity Type

vii. Acknowledgement Page

Spaces Inc. has received and acknowledges the receipt of all addendums as listed below and in the Public Purchase portal.

blic Purchase

		Home Search Brawse My Stuff To
Questions for Bid RFP #2026-035 - Furniture for the Joint Operations Facility	у	
Question #1		
Are alternate products allowed? HON, Allsteel, OFS are not open lines. Not all bidding dealers have access to them. Lm Tha	ank you	Nov 4, 2025 4:47:57 PM C
Answers On the pricing table, the last column allows you to state the alternate you are offering.		Nov 5, 2025 7:01:50 AM C
Per the Scope of Work on page 8-1, "Furnishings in the bid package are basis of design products. Alternates will be accepted	ed provided they meet the specified criteria and performance requirements, and sufficient document	
to the design team to confirm compliance with the design intent and specifications."	Lezlee Nordstrom	
Question #2		
Would it be possible to receive the CAD file?		Nov 6, 2025 2:48:33 PM CS
Answers See CAD files in folder below.		Nov 10, 2025 9:34:05 AM 0
138191-LeesSummitJointOpsCtr-FFE		10, 20, 20, 3, 51, 63, 761, 6
Please find an addendum containing the link to the CAD files.	Lezlee Nordstrom	Nov 10, 2025 9:35:22 AM 0
Properties an appendix Consuming the link to the CPO mes.		10, 2023 3.33.22 70.1
Question #3		
Do alternates need to be pre-approved before final submission? Answers		Nov 6, 2025 2:49:21 PM CS
Please submit proposed alternates by 3:00 pm Friday, November 14th for review.	Lezlee Nordstrom	Nov 10, 2025 8:49:14 AM (
	Lezcee Norwarow	
Question #4		
Can we bid by line or is this an all or none bid? Answers:		Nov 10, 2025 9:21:12 AM C
This is an all or none bid.	Lezlee Nordstrom	Nov 10, 2025 11:07:11 AM (
Question #5		
Please clarify finish on CR1, OFS Rowan storage credenza. Called out finish is a Imainate, unit only comes in veneer.		Nov 10, 2025 3:49:15 PM (
Answers Price the credenza with a veneer finish if that is the only option.	Lezlee Nordstrom	Nov 12, 2025 8:21:03 AM 0
Fine the George with a sense i man it that is the only opposit.	Lezce Norwarom	104 12, 2023 0.21.03 A41
Question #6		
What is considered sufficient documentation for alternates? Brochures only? Warranty? Other? Answers		Nov 10, 2025 3:53:36 PM 0
Brochures and warranty information would be greatly appreciated.	Lezlee Nordstrom	Nov 12, 2025 8:21:21 AM (
Question #7		
Would you like the PDF brochures uploaded via the Respond to Bid function & included uploaded files? Or email procurement	nt office & project manager?	Nov 12, 2025 11:31:53 AM (
Answers uploaded brochures will be appreciated	Lezlee Nordstrom	Nov 12, 2025 12:36:52 PM C
	202000 1101009(10100	177 any anno an 177 an 177 a
Question #8		
The BluDot floor lamp is discontinued. Will you update the spec with a new item or should we send in an alternate for pre-		Nov 12, 2025 1:14:06 PM 0
Answers Please suggest an alternative for any item that is unavailable.	Lezlee Nordstrom	Nov 14, 2025 10:43:22 AM
Question #9 Can you please confirm if the storage finish for F2 and the Workstations are laminate or metal?		Nov 12, 2025 2:29:21 PM (
Answers		
Please provide metal storage unites. Workstations are laminate; open office workstations have metal storage.	Lezlee Nordstrom	Nov 14, 2025 10:43:09 AM
Question #10	Lezlee Nordstrom	
When do you anticipate notifying dealers if alternates are approved?	Laulaa Naudalua	Nov 18, 2025 11:53:53 AM
Closing time is almost here.	Lezuee Norautrom	

Spaces Inc.	Lezlee Nordstrom
Company Name	Authorized Person (Print)
_14950 W. 86 th St.	Lezlee Nordstrom
Address	Signature
Lenexa, KS 66215	Project Lead
City, State, Zip	Title
<u>(913)-894-8900</u> (913)-894-8990	11/18/2025
Telephone # Fax #	Date
48-1138594	Certified Woman-Owned Small Business
Tax ID #	Entity Type



SECTION B

SCOPE OF WORK FOR SERVICES

Refer to attached drawings and specifications sheets for scope of furniture on the project.

Successful bidder shall be responsible for meeting the following estimated project schedule –

- Project to be awarded following the 12/16/25 Council Meeting
- Purchase Order to finalized by Jan. 16, 2026
- Furniture Install May 4-29, 2026
- Project Complete May 29, 2026

Successful bidder shall use the attached Bid Form to submit pricing for this RFP.

NOTE: PREVAILING WAGE ORDER 32 EFFECTIVE 6/26/2025 SHALL APPLY TO THIS PROJECT.

Furnishings in the bid package are basis of design products. Alternates will be accepted provided they meet
the specified criteria and performance requirements, and sufficient documentation is submitted to the
design team to confirm compliance with the design intent and specifications.

Successful bidder shall also be responsible for the following;

- Coordinate with the City and Supplier on all deliveries and installation of the product
- Take precautions to protect the building from damage during delivery and installation. Any damage to the building deemed the responsibility of the furniture Supplier shall be repaired or replaced at no cost to the Owner.
- · Removal of any packaging, crating, and other refuse associated with the purchase/delivery from the site
- Storage of product for a minimum of 60 days beyond the completion date listed above at no additional cost in the event that the schedule changes
- Installation of all necessary trim, gang plates, adapters, etc. in coordination with construction Supplier.
 Construction Supplier will provide and install standard power and data cabling, in accordance with equipment requirements.
- The furniture warranties shall be clearly defined in the RTP response including all conditions and exclusions, as well as the policies and procedures for replacing items. The warranty period will begin immediately following installation.
- Field Verification of conditions, room sizes, and coordination with power/data locations
- Confirm exact locations for items to be attached to the walls and grommet openings in furnishings prior to commencing work.
- Furnishings should be left clean and free of dust and ready for use.

EXHIBIT D
TO
PROFESSIONAL SERVICES
AGREEMENT BETWEEN
THE CITY OF LEE'S SUMMIT
AND
SPACES INC.

SIGNED ACKNOWLEGEMENT OF ADDENDUM(S)

Spaces Inc. Note: See page 23 for signed acknowledgement of addendums per section A, A-1 form 5, RFP Process Award and Agreement.

See following page(s).





Lees Summit MO | Joint Operations Center FF&E Request for Proposal

11.18.2025

Provided by: Spaces Inc.

Contact:

Lezlee Nordstrom | Project Lead Inordstrom@spacesinc.com (816)-807-4343

