

1. Project Overview

The Housing Authority of Kansas City Kansas has received funding under the U. S. Department of Housing and Urban Development "Capital Fund Program" to perform various physical improvements to its housing developments.

The work has been divided into the following categories:

1. K1-53 Douglas Heights Family Development HVAC Improvements

This project consists of the removal and replacement of existing furnaces and central air conditioning equipment in 99 dwelling units. To be completed in two phases (Phase 1-50 units and Phase 2-49 units)

The budget for this project is \$325,000 (CFP 2016) and \$325,000 (CFP 2017).

2. K1-53 Douglas Heights Family Development Slope Stabilization

This project is an assessment of various slopes in the rear of certain buildings in this development. The slope is deteriorating causing problems with existing infrastructure (cement pads, fencing, etc.) and safety. Assessment should include a plan to correct including estimates.

The budget for this project is to be determined.

3. K1-54 Scattered Sites (15) Interior Modernization and Repair

A total of 20 single family dwelling units, consisting of 13-3 bedroom, 4-4 bedroom, 2- 5 bedroom and 1-6 bedroom dwelling units. The units will be completed in various phases. One architect will be selected for the total project. The first phase consists of 2 units. Price proposal will be for the entire project, with a breakdown of cost per dwelling unit.

The work consists of:

1. Plumbing Updates.
2. Electrical Updates.
3. New Kitchen and Bath Cabinets.
4. Door Replacement.
5. New Wall and Ceiling Finishes.
6. New Floor Finishes.
7. New Hardware.
8. Any Proposed Alterations to Enhance the Design of the Units.

The construction budget for Phase 1 is \$80,000..

4. K1-55 Wyandotte Towers Structural Evaluation

This project consists of a structural investigation of various cracks in the building to determine their cause, if action is necessary, and if action is required solutions to correct the problem including estimates.

5. K1-56 East High Rises (Rosedale Tower) Extension of the Fire Sprinkler System into the Dwelling Units.

This project is the extension of fire sprinkler piping into all dwelling units to provide complete coverage of the building with fire sprinklers. Fire sprinkler installation has been completed for the common areas of the tower. The system was sized at that time to accommodate extension into the dwelling units. A total of 122 dwelling units on 12 floors are in this tower. .

The construction budget for of this project is \$350,000.

6. K1-56 East High Rises (Rosedale Tower) Air handler replacement.

This project is the replacing of the existing air handler and associated equipment in this tower.

The construction budget for this project is \$50,000.

7. K1-57 Elderly West (Westgate Tower) Parking Lot Improvements

This project involves parking lot improvements at this high rise development. The current parking lot is deteriorating and ponding water. This project will correct these issues.

The budget for this project is \$50,000.

8. K1-57 Elderly West (Westgate Tower) Elevator Modernization

This project is the modernization of elevator controls and equipment for both elevators at this tower.

The budget for this project is \$265,000.

9. K1-57 East High Rises (Plaza Tower) Interior Modernization and Repair

A total of 115 dwelling units along with adjacent common areas will be completed in four phases. One architect will be selected for the total project. The first phase consists of 34 units (Floors 7 and 8 and all common areas on these floors.) Price proposal will be for the entire project, with a breakdown of cost per phases.

The work consists of:

1. Plumbing Updates.
2. Electrical Updates.
3. Window Replacement
4. New Kitchen and Bath Cabinets.
5. Door Replacement.
6. New Wall and Ceiling Finishes.
7. New Floor Finishes.
8. New Hardware.

9. Extension of Emergency Fire Sprinkler System into the Dwelling Units.
10. Any Proposed Alterations to Enhance the Design of the Units.
11. Erection of a construction elevator on the outside of the building to accommodate the construction.

The construction budget for Phase 1 of this project is \$1,156,000.

Interested firms must submit a separate price proposal for any of the (9) nine categories of work in which they have an interest. The budgets for each subdivision are construction estimate guidelines for use in designing the project, budgets are for construction and does not include A/E design fees, (see Article "A" Design Professional Services in the Model form of Agreement Between Owner and Design Professional Document included in this RFP), and the A/E firm must prepare an independent cost estimates for each item of work. All schedules for completion of each phase of work required by the contract must be included with each price proposal.

2. INSTRUCTIONS TO RESPONDENTS OF THE REQUEST FOR PROPOSALS

- A. Proposal Contents: Respondents must include in their proposals the following information:
1. Certification that the A/E firm is not debarred, suspended or otherwise prohibited from practice by federal, state or local governments.
 2. Evidence that the A/E firm is registered to practice in the State of Kansas; or if registration is pending, when it is anticipated registration will be granted;
 3. Evidence of worker's compensation, comprehensive general liability, and automobile insurance;
 4. Documentation providing information on education, experience, and certifications of principals and key personnel (if different from principals); along with the name of the A/E firm's contact person. (Key personnel are defined as those individuals who will have primary responsibility for the A/E firm's performance of the various phases of the project.) In addition to the above, a narrative statement highlighting experience, in any, of the following areas:
 - a. Multi-family housing complexes;
 - b. Public Housing modernization programs funded through Comprehensive Improvements Assistance Program (CIAP), Comprehensive Grant Program (CGP), or Capital Fund Program (CFP) grant funds.
 - c. Modifications to apartment complexes and/or public buildings for the purpose of making them accessible in accordance with the Uniform Federal Accessibility Standards (UFAS), Architectural Barriers Act of 1968, American with Disabilities Act or ANSI A117.1 1980 (or later edition);
 - d. Experience with renovation projects within the City of Kansas City Kansas; and
 - e. Evidence of the A/E firm's ability to communicate in writing. Include excerpts from invitations to bid, design or evaluation reports, inspections reports, change orders, etc. Limit the number of pages to a maximum of 10.

5. Statement of qualifications (certifications, specialized training, and experience (most important is experience in similar projects as listed above)) of principals and all key personnel, and profile of firms for all professional subcontractors used in the project; e.g., roofing specialists, civil/mechanical/electrical engineers, etc. (It is preferable that the A/E firm retain a qualified specialist to design those portions of the project which require that expertise). In addition, explain how each subcontractor will be used in the project.
 6. At least five references from current or former clients (development or building owners) of projects undertaken within the last five years. If possible, select references relating to scale of projects similar in nature to that of the subject project.
 7. Indication if the A/E firm has been terminated for cause from a project within the last five years, if so, the reasons and circumstances surrounding the termination.
 8. Fixed price, less reimbursables for completing the project in accordance with the RFP; a separate price estimate for reimbursables; a schedule of the estimated hours required for each member of the A/E firm and its subcontractors to complete each subdivision of the project; a schedule of the hourly rates for each staff member (less overhead and profit); a schedule of the hourly rates for each subcontractor (which includes subcontractors' overhead and profit); and overhead and profit.
 9. The approximate number of calendar days it will take the A/E firm to produce the analysis, recommendations, pre-design, design and construction documents for each subdivision of the project, once a Notice to Proceed is issued.
- B. **Deadline for Submittal:** Submit the proposal to the Kansas City Kansas Housing Authority by 4:30 p.m. CDT, Wednesday, June 21st, 2017. All respondents will be notified by mail as to the outcome.
- C. **Pre-Proposal Conference:** Firms are encouraged to attend a pre-proposal conference on Wednesday, June 14th, 2017, at 10:00 a.m. CDT at the administrative offices of the Housing Authority. Call the office at (913)-281-3300 to RSVP.
- D. **Interpretations and Addenda:** Requests for interpretations concerning any aspect of the RFP shall be directed to the Housing Authority's Contracting Officer (CO). Any inquiry made at least ten days before the deadline fixed for submittal of proposals will be given consideration for a written interpretation. Written interpretations, along with any modifications to the RFP, will be in the form of an addendum, which will be available in the Housing Authority's office at least seven calendar days before the submittal deadline. The addenda will be mailed or faxed to each respondent, but it shall be the respondent's responsibility to make inquiry as to what addenda, if any, were issued. All respondents will be bound by such addenda, whether or not received.
- E. **Protests:** Protest concerning the RFP shall be made in writing, and delivered to the Housing Authority's CO at least ten working days prior to the deadline of proposal submittal. Protest concerning the outcome of the selection process must be made in writing to the CO within ten working days of selection of the successful firm(s). Although the Housing Authority will make notification as to the outcome of the selection process to each respondent, it shall be the responsibility of each respondent to determine when the selection has been made.
- F. **Disputes:** All claims regarding the performance of the contract shall be made in writing to the Housing Authority's CO. The CO will respond with his decision, in writing. If a dispute results, the firm shall proceed diligently with the performance of the contract. If

at the end of the contract any dispute still exists, the CO's decision may be appealed to the Chairman of the Board of Commissioners of the Housing Authority. If the decision by the Chairman of the Board is not acceptable, an appeal may be referred to an independent arbitrator or mediator, which is agreeable to both parties, or a suit may be filed in court of competent jurisdiction. In the event that a dispute escalates to legal action, the legal action is required to be filed in the State of Kansas in accordance with the laws of the State of Kansas. A local agent is required to be appointed for service of process at time contract is awarded.

- G. Certification of Compliance: The respondents, if successful, will be required to submit within ten days from the date of receipt of the notice of an award a current Certificate of Compliance from the Human Resources Department of the Unified Government of Wyandotte County, Kansas City, Kansas. Contact the Human Services Department located on the 5th floor of the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas 66101, or call (913)-573-5460 for information regarding compliance requirements.

3. DESCRIPTIONS OF DEVELOPMENTS

- A. Development Names and Numbers. All or part of the following developments maybe included in the proposed renovation projects:

DEVELOPMENT NUMBER AND NAME

K1-51 Juniper Garden

K1-52 Family North (St. Margaret's Park, Belrose Manor, and Grandview Park)

K1-53 Family South (Cyrus K. Holiday, Douglas Heights Family, and Chalet Manor)

K1-54 Scattered Sites (Scattered Sites 7, 9, 10, 15, 21, 23, and 25)

K1-55 Wyandotte Tower

K1-56 Elderly East (Bethany Tower, Douglas Heights High Rise, Glanville Tower, and Rosedale Tower)

K1-57 Elderly West (Welborn Villa, Westgate Tower, Westgate Villa, and Plaza Tower)

- B. Description. A summary of the number of buildings, units and bedroom size breakdown for each development is included in this document, in the "Index to Housing Units" and "Development List."

4. SCOPE OF REQUIRED SERVICES

- A. General: The A/E firm will provide all architectural, engineering and specialized (e.g., roofing, surveying, etc.) expertise necessary to perform both the "Services" outline in Article "A" in the enclosed "Model Form of Agreement Between Owner and Design Professional" and services described below.

- B. Specific: The scope of services will include the following:
1. Pre Design Documents Phase. The A/E firm will be responsible for the following (if needed for the proposed work):
 - a. Site and topographic surveys. As-built drawings for representative dwelling units and structures;
 - b. Evaluation of systems (current specifications, condition of equipment and materials, compliance with code requirements, and potential for upgrading relative to proposed modernization) for representative dwelling units and community /administration buildings; and
 - c. Evaluation of supporting walls and structures.
 2. Design Documents Phase: The firm will submit to the Housing Authority design documents which provide the following information for each project subdivision:
 - a. Design summary, which includes basic information on equipment and materials to be used;
 - b. Cost estimates for each improvement item; and
 - c. Provide conceptual drawings for interior and exterior improvements.
 3. Construction Document Phase: The A/E firm will provide plans and technical specifications suitable for use in bidding each subdivision of the project. The technical specifications will be written so as to provide a generic description of the equipment or materials required. However, three or more manufacturers and/or models may be listed as examples of equipment or materials, which meet the specification, in addition to the generic specifications. Appropriate references to AAMA /ANSI/ASME/ASTM standards and testing requirements will be made. Specifications will provide enough guidance on method of installation to safeguard against poor construction practices.

The consultant will also compile an Invitation For Bid (IFB) for each project subdivision using the plans and technical specifications, and other bid documents (some of which will be supplied by the Housing Authority). The IFBs must be acceptable to both the Housing Authority and HUD before each portion of work can be bid.
 4. Bidding Phase. The A/E firm will be available to answer questions from prospective bidders concerning requirements of each IFB; administer the bid opening for each; assist the PHA in evaluating bids for each; schedule and attend a pre-bid conference and schedule and attend a pre-construction conference.
 5. Construction Phase. The A/E firm will be required to make a minimum of one inspection every week during construction (see Section A.1.2.5), along with one inspection at "substantial completion", and one inspection after completion of punch list. The A/E firm will complete inspection reports following each of the site visits. A copy of the report will be submitted to the Housing Authority.
 6. Other Requirements. The A/E firm, consultant, engineer, or specialist will perform other services required per Article A, "Services" and Article E, "Additional Requirements," Sections of the Model Form of Agreement Between Owner and Design Professional, specifically, but are responsible for all terms and conditions of said agreement.

5. METHOD OF EVALUATION OF PROPOSALS

A. List of Selection Criteria: The following rating criteria will be used to evaluate the proposals:

1.	Qualifications of Firms Principals	30 Points
	Key Technical Staff	30 Points
	Subcontractors	20 Points
2.	Fixed price to complete the project (less estimated reimbursables)	40 Points
3.	Record in completing previous projects	30 Points
4.	Ability to provide services in a timely manner	30 Points
5.	Past performance with Kansas City Kansas Housing Authority modernization projects, as evidenced by the following criterion (0-20 points for each factor; 10 is average; and 10 for no experience.):	
	a. Suitability of design;	20 Points
	b. Adequacy of technical specification and IFB's and	20 Points
	c. Thoroughness for similar projects	20 Points
6.	References for similar projects	20 Points
7.	Location of Firm	10 Points

B. Procedure: All proposals will be rated using selection criteria 1 through 7 above. The A/E firm submitting the highest rated proposal will be interviewed; and then be permitted to submit a revised cost proposal. Should the Housing Authority and the A/E firm reach an agreement, the A/E firm will then be offered to contract with the Housing Authority. Otherwise, the Housing Authority will follow the same process with the A/E firm submitting the next highest-rated proposal and so on.

C. Failure to provide any of requirements above and the following requirements results in elimination for consideration:

1. Current Kansas Registration
2. Certification that the A/E firm is not disbarred or suspended by any Federal, State, or Local Agency.
3. Certification of insurance evidencing workman's compensation coverage, general liability coverage, and automobile coverage.
4. Certificate of Compliance from the Human Resources Department of the Unified Government of Wyandotte County, Kansas City, Kansas. The successful A/E firm will be required and agrees to provide within ten days of receipt of the notice of an award a current Certificate of Compliance.