

ADDENDUM NO. 1
PROJECT I OF THE FY2022 CAPITAL FUND PROGRAM
KANSAS CITY KANSAS HOUSING AUTHORITY
K1-54 SCATTERED SITES (10) FAMILY DEVELOPMENT
HVAC REPLACEMENT
KCKHA CONTRACT 22-09-54 (10)

ISSUED: AUGUST 29, 2022

The following items shall be included as part of the contract documents for the above mentioned project. Contractor shall to acknowledge this addendum in their bid documents.

PROJECT MANUAL:

1. NONE.

DRAWINGS:

1. DRAWING HV2: ADD: Note 36: "Provide an exterior GFCI weatherproof duplex 20A receptacle, conduit, box and wiring with acrylic cover for each housing unit on exterior wall adjacent to outdoor condenser / compressor unit. Seal penetration weather-tight."
2. DRAWING HV2: ADD: Note 37: "Provide ½" drywall high abuse moisture resistant soffit framed with dimensional lumber to conceal any combustion, vent PVC piping, insulated refrigerant line sets, wiring, conduit, boxes, or other material required for this project. Provide level 4 drywall finish. Provide texture surface utilizing USG Sheetrock MH Speed-TEX Ready-Mix Spray Texture. Prime with one (1) coat of Sherwin Williams Multipurpose latex primer and two (2) coats of Sherwin Williams Emerald Interior Acrylic Latex Paint. Color and sheen to match existing."
3. DRAWING HV2: ADD: Note 38: "If there is no floor drain, provide a condensate pump and pump back to nearest washing machine stand pipe utility box or stand pipe."
4. DRAWING HV2: ADD: Note 39: "Note some exterior sheds are still remain on back side of Type A units which will require slight adjustment in location from as shown on this drawing."
5. DRAWING HV2: ADD: Note 40: "Provide UV rated PVC termination screen vent cap on each combustion air and exhaust vent."

APPROVED SUBSTITUTION REQUESTS:

1. Luxaire, a JCI /York subsidiary is conditionally acceptable, since no model number of exact unit was indicated and must meet all minimum, capacity, efficiencies, etc.

- 2. Note to all bidders: Product information of indoor and outdoors systems must clearly be marked as well as model number, airflow, heating and cooling capacities, efficiencies, etc. as schedule to be considered for review. Bid packages without clearly marked information can be judged non-responsive.**

PRE-BID MEETING MINUTES:

1. See attached pre-bid meeting minutes and sign-in sheet at the end of this addendum.

QUESTIONS DURING THE SITE WALK-THROUGH OR SINCE THE PRE-BID MEETING:

- 1. Bidder's Question: Can we reutilize the ventilation and combustion air duct?**

Answer: You can use the path of the existing duct but new combustion and vent pipe for condensing furnace is required to the outside. Means and method is up to the bidder to satisfy the manufacturer's recommendations and local UG codes.

- 2. Bidder's Question: Our permits required and part of the cost of this project?**

Answer: Yes, only exception is if the Unified Government (UG) provide a written exception.

- 3. Bidder's Question: Are all the units the same as the four vacant units on Coy available during walk through?**

Answer: No, while most scattered sites units are similar Type A to the vacant units available there is Type B units as well, notably on Rowland.

- 4. Bidder's Question: Is a new outdoor housekeeping pad required?**

Answer: Yes, per drawings as well as anchor bolting outdoor units to new reinforced concrete pads. Additionally, there is an add alternate for security cages as well.

- 5. Bidder's Question: How do we route the new insulated refrigerant lines?**

Answer: This is a means and method question for each bidder to determine. From routing similar to previous refrigerant line set being removed to new soffit.

- 6. Bidder's Question: Will soffits be required for new insulated refrigerant lines, PVC combustion and vent pipe and wiring between existing electrical panel and new indoor and outdoor units? Will there be descriptive spec on soffit.**

Answer: Answer to the first part of the question is yes there will be a need for new soffits, but again this is a means and method question for each bidder to determine. Answer to the second question is refer to this addendum under Drawings for descriptive spec note for interior soffit.

- 7. Bidder's Question: Is control wiring to be replaced?**

Answer: Yes, and no wire mold or exposed conduit. Fish using same route as original control/power wiring being replaced. Note Owner will provide new thermostats at each new location for the contractor to install.

- 8. Bidder's Question: Will Owner being salvaging any units?**

Answer: Yes, the Owner's HVAC will tag which newer (non-R22) units they will require be salvaged after demo. Transportation of these units back to Owner's shop by Owner's HVAC maintenance. Coordinate logistics.

- 9. Bidder's Question: Who is responsible for the removal of refrigerants and oils in the existing line set.** The successful bidder is required to remove all refrigerants and oils prior to demolition. Though the owner does not require the refrigerant, proof of proper removal and storage especially R-22 is required for Owner's cradle to grave reporting. Provide written report on successful bidder's letterhead.
Answer: Yes, as part of Add alternate No. 2.
- 10. Bidder's Question: Who gets any energy rebates from local utility?**
Answer: If any through BPU, the owner is the recipient of any energy rebate savings.
- 11. Bidder's Question: Does existing pads need to be replaced?**
Answer: Yes.
- 12. Bidder's Question: Is the Condenser to be 2 stages?**
Answer: Outdoor unit (compressor and condenser) shall meet minimum SEER indicated, if this requires two (2) stages then yes.
- 13. Bidder's Question: Is the Furnace to be 2 stage heat?**
Answer: Yes, refer to minimum heating and efficiency requirements for on schedule Drawing HV3.
- 14. Bidder's Question: Will KCKHA provide temporary Heat or Cool if Tenant request?**
Answer: No as indicated during the walk-through the expectation is for the successful bidder to have the unit up and operational the same day or provide temporary heating and cooling.
- 15. Bidder's Question: Are there any units in a Crawl space? If so, how many?**
Answer: None.
- 16. Bidder's Question: Will one mechanical permit be sufficient for the whole project.**
Answer: Information on number and type of permits required from Unified Government is for each bidder to determine. Time to secure the permit and costs are part of this project.
- 17. Bidder's Question: Can we re-use existing wire if it is in good shape and sized correctly for new HVAC?**
Answer: No, the wiring and conduit in original thus all wiring, conduit and breakers to replace and sized per drawings, NEC and/or manufacturer's recommendations.
- 18. Bidder's Question: Reference – Drawing Note 2 on HV2 states “provide all new natural gas piping schedule 40 etc.”). We are only replacing gas piping between shut off valve and furnace? Correct?**
Answer: Shut off valve dedicated to each furnace since original are to be replaced as well. As well as the natural gas system from the new shutoff valve to each new furnace.
- 19. Bidder's Question: Reference – Note #34 on HV4 says, “provide 1” fiberglass in mechanical room duct.” Is that on an as needed basis? Closers are surrounded by conditioned air and have 2 large combustion openings in the door to let the closet breathe.**
Answer: All supply air duct within the closet shall be insulated with 1” foil back insulation with continuous vapor barrier. Agree the space is condition yet supply air is cold saturated air leaving the coil and subject to condensation.

20. Bidder's Question: How many Type A and how many Type B units are there out of 42? All 4 units on walk through were Type A I believe.

Answer: The only Type B units are 366 – 368 Rowland Avenue.

21. Bidder's Question: Are duct sealants instead of duct tape of seams required? Also are flexible connection required, correct?

Answer: Yes, to both questions.

22. Bidder's Question: Is third party NEBB testing and balancing required or can contractor complete this service internally?

Answer: Yes, bidders, if qualified can complete the NEBB testing internally. Note testing and balancing report shall follow NEBB guidelines. Retest as required to gain the original airflow and capacity required. Original airflows are shown on the drawings for reference.

23. Bidder's Question: Can stair treads or landing be removed and reinstalled to feed insulated refrigerant line sets?

Answer: Yes, and reinstalled to original condition. Any damaged treads or landings to be replace in-kind.

24. Bidder's Question: Does exterior insulated line sets need UV coating?

Answer: Yes, as well as continuous vapor barrier.

25. Bidder's Question: Are new PVC combustion air and vent required, even if there is existing combustion air?

Answer: Yes, install per manufacturer's recommendation for combustion air and vent as well as condensate removal.

26. Bidder's Question: Can a unit be turned over back to the KCKHA, when complete?

Answer: Yes, if a duplex is totally complete, tested and verified complete by KCKHA, without any punch list items to be complete. We want to minimize the time(s) in a unit and disturbing a tenant.

PLAN HOLDER LIST:

1. See attached plan holder list to date at the end of this addendum.

END OF ADDENDUM NO. 1

Pre-Bid Meeting Minutes
22-09-57(10)
K1-10 Scattered Site HVAC
Wednesday, August 24th, 2022
10:00 a.m.

Attendees:

Anthony Shomin	KCKHA Director of Contract Administration
Sue Martin	KCKHA Administrative Assistant
Jim Scott	KCKHA Modernization Inspector
Paul Biersmith	Davidson & Associates
Interested Bidders	(See attached list)

The Housing Authority of Kansas City, Kansas is seeking qualified companies to bid on HVAC improvements which generally consist of the replacement of furnace and air conditioning condensers in existing residential direct expansion split system / natural gas furnace systems, in 42 dwelling units (21 duplexes).

Your bid must include price, equipment manufacturer proposed for use, and your anticipated construction schedule. If your equipment manufacturer is different from those listed in the specifications, you must submit to the architect the specifications of the equipment you propose to use, to be approved as an “as equal” to those specified, by Friday August 26th, 2022, and receive approval, via addendum, prior to the bidding.

Pay attention that there is an “Add Alternate” price to be submitted with your bid for the cost for security cages to be installed over air conditioner condensers.

Any questions regarding this project need to be submitted by end of day on Friday, August 26, 2022.

The following questions were asked:

Q. What is the schedule for the project?

A. 90 Calendar Days from Notice to Proceed.

Q. Are new line sets installation required?

A. Yes.

Q. You want sealants instead of duct tape?

A. Yes.

Q. Do we need to hire a 3rd party to balance the air flow?

A. No, the contractor can do this.

A site visit was proposed for August 25th, 2022 at 8:00 am at the Coy Street location.

Bids will be received until 2:00 p.m. CDT, August 31, 2022, at the Housing Authority’s

administration office, at 1124 North 9th Street in Kansas City, Kansas: by mail or by delivery service to this address.

To view the bid opening via Zoom please use the same log in as the pre-construction meeting.

Prevailing wage is required for this project. The wage rate is in the specifications.

Also note that performance and payment bonds are required for this project.

Be sure to pay close attention to documents required with your bid,

- Bid form
- Bid Bond

and documents required within 3 days of the bid.

-Non-Collusive Affidavit

-Previous Participation Certificate (HUD 2530)

-Contractors Qualification Certificate

-Representation, Certifications and other Statement of Bidders HUD (5369A)

SECTION 3 "X-FACTOR PREFERENCE

The Kansas City Kansas Housing Authority has adopted a preference for Section 3 certified business in its sealed bidding of construction contracts. To be eligible for the preference business concerns must meet the following requirements.

ELIGIBILITY REQUIREMENTS FOR SECTION 3 "X-FACTOR PREFERENCE (attached)

To receive preference under Section 3, all business concerns must present Section 3 certification or documentation verifying such status in their sealed bid packet. KCKHA will honor documented certification provided by any metropolitan area municipality or contracting association. If your company qualifies as a Section 3 employer you must self register on www.HUD.gov.

The Section 3 Business Concerns bid, includes all required information and document submissions required to determine it a responsible and responsive bid.

The X-Factor applies to procurement by sealed bids. Award can be made to certified Section 3 business concerns, IF their bid is:

A. Within the project budget AND

B. Not more than "X" percent higher than the total bid price of the lowest responsive bid from any responsible bidder. (see below)

X-Factor Schedule

When the lowest responsive bid is:

- <\$100K 10% of that bid
- >\$100K, but <\$200K 9% of that bid
- >\$200K, but <\$300K 8% of that bid
- >\$300K, but <\$400K 7% of that bid
- >\$400K, but <\$500K 6% of that bid
- >\$500K, but <\$1M 5% of that bid
- >\$1M, but <\$2M 4% of that bid
- >\$2M, but <\$4M 3% of that bid
- >\$4M, but <\$7M 2% of that bid
- >\$7M, or more 1 ½% of the lowest bid

With no further questions, the meeting was adjourned.

Site visit questions:

Q. Can the existing flue through the roof be used for the new vent lines for the new furnace?

A. Mean and methods are the responsibility of the contractor, installation of the vent must meet code.

Q. To run the new line sets, if demolition and sheet rock removal is required, is the contractor responsible for the replacement of the sheetrock, finishing, and painting?

A. Yes.

Q. If the line set at a particular address is difficult to change, is it possible for the line set to be cleaned, if they are sized correctly?

A.

PRE-BID SIGN IN		K1-10 Scattered Site		August 24, 2022	
COMPANY NAME	NAME	ADDRESS	EMAIL ADDRESS	PHONE	
Martin Mechanical	Dustin Reece	11632 Grandview Rd, Kansas City, MO 64108	dustinr@martinkc.com		
The Wilson Group	Dick Alery		d.alery@thewilsongroupinc.com		
Quality Mechanical	Brian Watkins	1731 Howell St., North Kansas City, MO 64116	Brian@qualityplumbing.com		
SGI	Matt Noland		matt@southtowninc.com		
AAIM	Alan Kane	13729 222nd Rd Cummings, KS 66016	Sales@aaimservice.com		
Tailor Made Exteriors	Natalie McNeil		matthew@tmext.com		
Envirotech	James Gallett	11003 W. 59th Street, Kansas City, KS 66203	jamesg@envirotechks.com		913-266-6700
Envirotech	Nathan Clark	11003 W. 59th Street, Kansas City, KS 66203	nate@envirotechks.com		
Ramsey Consulting, LLC	Trevor Ramsey		tramsey9584@gmail.com		
Davidson & Associates	Paul Beiersmith	12701 El Monte Street Leawood, KS 66209-2312	paulbiersmith@davidsonassociatesinc.com		
KCKHA	Tony Shomin				
KCKHA	Jim Scott				
KCKHA	Sue Martin				



DAVIDSON & ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING, DESIGN/BUILD, ENERGY & CONSTRUCTION MANAGEMENT

PLANHOLDER LIST
PROJECT I OF THE FY2022 CAPITAL FUND PROGRAM
KANSAS CITY KANSAS HOUSING AUTHORITY
SLOPE STABILIZATION
KCKHA CONTRACT 22-09-54 (10)
K1-54 SCATTERED SITES (10)
AS OF 08.23.22

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
1 & E1	Susan Martin	Kansas City, Kansas Housing Authority	1124 North Ninth Street Kansas City, Kansas 66101-2197	913.281.3300	913.279.3439	SMartin@kckha.org
E2P	Lea Anne Hutton	The Builder's Association	720 Oak St., KC, MO 64106	913.593.7738		lhutton@buildersassociation.com
E3P	Audrey Marz	ePlan	1400 Forum Blvd. Suite 7B, Columbia, MO 65203	573.447.7130	573.355.5405	www.eplanbidding.com

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E4	Alan Kane	AAIM Services, LLC	13729 22 nd Rd, Cummings, KS 66016	913.426.5050		sales@aaimservice.com
E5P	Landie Acker / Samantha Lewis	ConstructConnect		513.458.5947		Landie.Acker@ConstructConnect.com
E6	Christopher J. Miller	First On-Site	3601 S. Ponca Dr Independence, MO 64057	816.223.8992		christopher.miller@firstonsite.com
E7	Matthew Mullin	Taylor Made Exteriors	1016 SE Hamblen Rd Lees Summit, MO 64081	816.347.8388	816.347.8335	matthew@tmet.com
E8	Mike Wilson	SGI	P.O. Box 90, Liberty, MO 64069	816.582.3291		mike@southtowninc.com
E9P	Patricia Manarin	Public Records Requests	2291 Wood Oak Dr., Herndon, VA 20171			PublicRecords@deltek.com
E10	Dustin Reese	Martin Mechanical Corporation	11632 Grandview Rd., KC, MO 64108	816.842.2900		dustinr@martinkc.com
E11	Brian Watkins	Quality Plumbing / Mechanical	1731 Howell St., N KC, MO 64116	816.472.4994		Brian@qualityplumbing.com
E12	Dick Alery	The Wilson Group, Inc.	13510 Oak St., KC, MO 64145	816.434.3185		d.alery@thewilsongroupinc.com
E13	Trevor Ramsey	Last Call Heating, Cooling, and Electrical		816.810.5522		office@lastcallhce.com

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E14 P	Jeff Solomon	Dodge Reports			800.768.5594	projectdata@construction.com notify@quickbase.com
E15						
E16						
E17						
E18						
E19						
E20						
E21						
E22	Meghan Biersmith	Davidson & Associates, Inc.	12701 El Monte St. Leawood, KS 66210-2347	913.271.6859		meghanbiersmith@davidsonassociatesinc.com