

Pre-Bid Minutes
23-07-58 (BS) Vaughn Dale Elevator Modernization
Thursday, September 14, 2023
9:00 A.M.

Attendees:

James E. Tompkins	Tompkins Architects
Susan Martin	KCKHA Modernization Coordinator
Jerry Glavin	KCKHA Director of Contract Administration
Maria Felhaber	KCKHA Administrative Assistant
Interested bidders	(See Attached List)

The meeting was opened by the Architect James Tompkins. Mr. Tompkins began by describing the Vaughn Dale Elevator and its defects. He explained the whole elevator, control system and its shaft would need to be replaced. Mr. Tompkins described the elevator shaft as being too old and does not follow the current elevator state requirements. He explained the Kansas City Kansas Housing Authority would be following the recently enacted state of Kansas Elevator Requirements on this project. He described the current elevator as a hydraulic elevator that is used for two floors, with the machine room being on the back of the elevator, having an exterior access door on the back of the building. Mr. Tompkins added that this information is also made available to them in their bidding spec book. Mr. Tompkins then opened the meeting for any questions.

Q. When you say the shaft, do you mean the hydraulic cylinder on the ground?

A. Yes.

Q. Do you know if there is currently a steel casing in the ground or if the concrete is sealed?

A. No we do not.

Mr. Tompkins expressed the main importance was to bring the elevator at this site up to the state building code. He advised the machine room was left unlocked for their own inspections.

Additional questions can be sent to jet@tom-arch.com and are due by end of business September 20, 2023 addendum will be issued by end of business September 22, 2023.

Please be advised that bids will be received **by 3:00 P.M., October 4, 2023**, at the Kansas City Kansas Housing Authority office located at 1124 North 9th Street, Kansas City, Kansas. Bids received after this time will not be considered.

-Prevailing wage is required for this project.

-Performance and payment bonds are required for this project.

-Documents required with your bid and documents.
Bid Form

Bid Bond (5% of bid amount)

With no further questions, the meeting was adjourned.

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

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