

Pre-Bid Minutes
23-11-52,53 Select Interior/ Exterior Modernization
Wednesday, September 13, 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)

Meeting was opened by the Architect James E. Tompkins from Tompkins Architects. Mr. Tompkins described the job would consist of Sheetrock, insulation and mold remediation or treatment for each unit or home. Each site would need to have the Sheetrock deficiencies replaced, mold cleared out, new insulation put in place, duct work cleaned out, electrical outlets, electrical fixtures, case work, flooring, and doors replaced. The exterior brick where it's separated from back up studs will need to be repaired and anchors will need to be installed. Some material would be provided by the KCKHA such as outlets and light fixtures, doors. All information will be laid out on drawings and the bid books given to each interested bidder. Questions came in as follows:

Q. Regarding the air quality testing, will the housing authority be responsible for the quality testing?

A. No, the contractor will be responsible, please include it in your bid.

Q. Will the Housing Authority be providing doors?

A. The Housing Authority will be providing pre-hung doors.

Q. There is ceramic tile in the bathrooms, will the KCKHA be providing that too?

A. No, contractors will need to include that in their bid. The Housing Authority will not be providing it.

Q. Will we be able to do a pre-inspection of units before the bid is due?

A. Yes, all contractors agreed on a set scheduled date for Monday, September 18th, from 8-11 A.M.

Q. Are all the units vacant?

A. Yes, all vacant.

Q. What is the Exact address for Chalet Manor?

A. 2010 Elmwood. Addresses are included in the bid book.

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 2:00 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