

Pre-Bid Minutes  
Rosedale Tower Asbestos Abatement  
23-18-56 (18) Wednesday, October 4, 2023  
9:00 a.m.

**Attendees:**

Susan Martin	KCKHA Modernization Coordinator
Jerry Glavin	KCKHA Director of Contract Administration
Maria Felhaber	KCKHA Administrative Assistant
Julio Marino	KCKHA Rosedale Maintenance
Interested bidders	(See Attached List)

The meeting was opened by explaining to contractors to abate area marked by an X as well as the ceilings, hallway ceilings and all flooring. Contractors were allowed to go through units to review size and scope of work. The following questions were asked.

- Q. Are ceilings also to be included in the bidding scope?  
A. Yes, all ceilings within the apartments and hallway are to be removed.
- Q. Does the sheetrock have asbestos?  
A. No.
- Q. Will abatement contractor have access to the elevators?  
A. Yes, the freight elevator will be available.
- Q. Does the bid need to include the price for a chute or are you going to install one?  
A. No, there will not be a chute installed. All waste will be going out through freight elevator.
- Q. Will we have space for a designated garbage dumpster in the parking lot for all waste materials?  
A. Yes.
- Q. Will abatement contractor have access to the entire 12th floor all at one time for abatement?  
A. Yes.
- Q. Will air monitoring be handled by the owner?  
A. Yes.
- Q. Is an abatement contractor to remove kitchen/bathroom cabinets/casework?  
A. Yes.
- Q. Where drywall removal is to occur, are all metal/wood studded walls to remain for re use?  
A. Yes.
- Q. Is drywall assumed to be single layer thick?  
A. Yes.
- Q. Do you have drawings that can show what walls will be coming out?  
A. Yes, see attached.
- Q. Will all asbestos be non- friable?  
A. No, portions will be friable and others non-friable.
- Q. Will disposal be allowed in Kansas?  
A. Please follow KDHE guidelines for asbestos removal.



Q. Why aren't all the walls coming down?

A. The Upcoming Modernization Project does not require it.

Q. Do we have a confirmed timeframe of when we can start once we are awarded?

A. Work can begin as soon as necessary and air monitoring by KCKHA is arranged and have board approval.

Q. Do you already have a contractor for the modernization?

A. No.

Q. Will the sprinkler system be isolated?

A. Yes.

Q. Will you be removing all left-over contents from units?

A. Yes, we will.

Q. Is stairwell included in the 12-floor work?

A. No.

Q. Is the hallway included in the 12-floor work?

A. Yes.

Q. Is an asbestos survey document available?

A. Yes.

Q. What is the correct wage rate?

A. Please use the wage rate according to the attached Davis Bacon Wage rate.

Sealed bids will be received **until 2:00 p.m. CDT, Friday October 13, 2023**, at the Kansas City Kansas Housing Authority Modernization Department located at 1124 North 9th Street, Kansas City, Kansas. Bids received after this time will not be accepted.

-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](http://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