

ADDENDUM NO. 1  
PROJECT VI OF THE FY2023 CAPITAL FUND PROGRAM  
KANSAS CITY KANSAS HOUSING AUTHORITY  
K1-52 (3) BELROSE MANOR & K1-53 (6) DOUGLAS HEIGHTS FAMILY  
DEVELOPMENT  
SELECTED HOUSING UNIT SLOPE STABILIZATION  
KCKHA CONTRACT 23-10-52&53

ISSUED: DECEMBER 7, 2023

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. BID FORM: Handwrite proposed major subcontractors for survey, polylift and geocell grid/engineered fill system if not self-performing any or all of these services.

**DRAWINGS:**

1. DRAWING SP2: REVISE: Note 4.1 Perimeter: from “946 feet” to “605 feet.”
2. DRAWING SP2: REVISE: Note 4.2 Area: from “13,633 square feet” to “4,876 square feet.”
3. DRAWING SP6: ADD: Note 14. Removal of existing temporary and permanent fencing and reinstallation after new work is complete along back side of Building 4110-4115, 4100-4106 is by the contractor.
4. DRAWING SP7: REVISE: Note 4.1 Perimeter: from “983 feet” to “640 feet.”
5. DRAWING SP7: REVISE: Note 4.2 Area: from “18,093 square feet” to “5515 square feet.”

**APPROVED SUBSTITUTION REQUESTS:**

1. NONE.

**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: What type of survey is required?

Answer: Per SP1 (Note 3) and SP5 (Note3), provide a topographical, utility and boundary survey for use for UG permit submittal process as well as KCKHA future use for each development. Note a legal description of the property is required as well from a license professional land surveyor from the State of Kansas. Also note KCKHA is looking for both private and public utilities, assume with the assistance of utility locate company utilized at each site. Deliverables to KCKHA shall be an electronic pdf file as well as AutoCAD 2020 or earlier version.

**2. Bidder's Question: Is the allowance for Geotechnical Engineering 3<sup>rd</sup> Party inspection required for both sites?**

Answer: Yes, drawings note a \$5,000 maximum allowance for each site to utilize Alpha Omega (geotechnical company utilized for report (Appendix B)). Successful bidder can bill these services based on Alpha Omega's rates for labor and material up to \$5,000 for each family development.

**3. Bidder's Question: Do we have report for points from survey?**

Answer: There not a current survey or legal description that KCKHA has and are requesting professional land surveying services as noted on the drawings and per response to Question No. 1 above.

**4. Is there lay down, equipment and storage area on-site?**

Answer: Yes, this can be reviewed during pre-construction meeting. Note bidders are responsible for security of their materials and equipment on-site. Also note it is the bidder's responsibility to return the sites back to the original conditions, i.e. soil and grass sod ruts from equipment repaired, etc. It is recommended that the successful bidder video existing sites as pre-construction status of sites.

**PLAN HOLDER LIST:**

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

END OF ADDENDUM NO. 1

Pre-Bid Minutes  
23-10-52,53 Select Slope Stabilization  
Wednesday, November 29, 2023  
10:00 a.m.

**Attendees:**

Paul Biersmith  
Susan Martin  
Maria Felhaber  
Interested bidders

Davidson & Associates  
KCKHA Modernization Coordinator  
KCKHA Administrative Assistant  
(See Attached List)

Mr. Biersmith commenced the meeting by explaining the scope of the project and going over the specs and stipulations within it. Mr. Biersmith advised the Unified Government's plot plans were used as a geographical report. He advised this project required the contractor to obtain a Topographical utility and boundary survey with boundary description of both sites, this will serve as the contractors and adjacent neighbors record once contractor tries to obtain permits through the developer board of Unified Government. The Geotech report was also put together and can be found on appendix B. He explained the problems with the slope stabilization and the requirements that are needed to repair them. He advised it was important the contractor had experience with a geogrid system and if not, it was necessary to find a subcontractor that had experience with it. The meeting was then turned over for questions.

Q. Does the site look doable as far as slope to put a trench drain system?

A. Yes, as far as UG maps it does show the topographical location.

Q. Are any of this building multistory buildings?

A. No, single family residences, duplexes.

Q. Are we emailing bids?

A. No public bid opening hearing.

Sealed bids will be received **until 2:00 p.m. CDT, Wednesday December 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

**PRE-BID SIGN IN**  
**a.m.**

### 23-10-52,53 Select Slope Stabilization

**Please print clearly**

November 29, 2023 10:00

[illegible]



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

**PLANHOLDER LIST**  
**PROJECT VI OF THE FY2023 CAPITAL FUND PROGRAM**  
**KANSAS CITY KANSAS HOUSING AUTHORITY**  
**KCKHA CONTRACT 23-10-52&53**  
**K1-52 (3) BELROSE MANOR & K1-53 (6) DOUGLAS HEIGHTS FAMILY DEVELOPMENT**  
**SELECTED HOUSING UNIT SLOPE STABILIZATION**  
**AS OF 12.07.23**

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	<a href="mailto:SMartin@kckha.org">SMartin@kckha.org</a>
E2	Lea Anne Hutton	The Builder's Association	720 Oak St., KC, MO 64106	816.595.4116		<a href="mailto:lhutton@buildersassociation.com">lhutton@buildersassociation.com</a>
E3	Natalie McNeil	Tailor Made Exteriors	1610 SE Hamblen Road Lee's Summit, MO 64081	816.347.8328		<a href="mailto:natalie@tmext.com">natalie@tmext.com</a>

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E4	Richard Alery	The Wilson Group	13510 Oak Street, Kansas City, MO 64145	913.961.0567	816.434.3184	<a href="mailto:d.alery@thewilsongroupinc.com">d.alery@thewilsongroupinc.com</a>
E5	Randy Grego / Travis Althoff	BC Hardscapes, LLC	15 N Poe Street, Kansas City, MO 64119	816.781.9234		<a href="mailto:randygrego@bchardscapes.com">randygrego@bchardscapes.com</a> ; <a href="mailto:travisalthoff@bchardscapes.com">travisalthoff@bchardscapes.com</a>
E6	Kelley Ballenger					<a href="mailto:grownfolks23@outlook.com">grownfolks23@outlook.com</a>
E7						
E8						
E9						
E10						
E11						
E12						
E13						

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E14						
E15						
E16						
E17						
E18						
E19						
E20						
E21						
E22	Meghan Biersmith	Davidson & Associates, Inc.	12701 El Monte St. Leawood, KS 66210-2347	913.271.6859		<a href="mailto:meghanbiersmith@davidsonassociatesinc.com">meghanbiersmith@davidsonassociatesinc.com</a>