

Pre-Bid Minutes
23-20-52,55,57 Parking Lot Improvements
Tuesday, November 21, 2023
10:00 a.m.

Attendees:

Travis Willson	Veritas Architect
Todd Redburn	Veritas Architect
Susan Martin	KCKHA Modernization Coordinator
Jerry Glavin	KCKHA Director of Contract Administration
Maria Felhaber	KCKHA Administrative Assistant
Interested bidders	(See Attached List)

Travis Wilson, project Architect, began by going over the scope of the project. Explaining the plans of the project, the schedule for bids and addendums, Mr. Wilson explained the project is being divided into two parts, most of it being repairs. Project is for three sites, Wyandotte, Plaza and Belrose Manor. Mr. Redburn explained that Kansas City, KS wants a separate permit submission for each site of the project, that can be obtained through their right of way permit portal, KCK is asking for the routine maintenance and obstruction permit. The meeting was then turned over for questions.

Q. What is the depth of milling and the overlay, I am assuming it's two inches, or will we get more details?

Response: Reference Sheet G02, DETAILS, (final page of packet). Detail 2, 'TYPICAL PARKING LOT PAVEMENT REPAIR SECTION' indicates 1.5" replacement and to restore deteriorated limerock to within 1.5" of final grade.

Q. Are their completion dates listed on our plans, or how many days are you allowing for the project?

Response:

- i. KCKHA and Contractor to discuss and agree upon a reasonable project time frame per site, after contract is awarded. Items such as project delays and/or startup time due to when materials become available (i.e. asphalt plants reopen in spring), will be taken into consideration in project time frame agreement.*
- ii. general time frame for basis of discussions:*
 - 1. To start no earlier than January 18th, 2024.*
 - 2. Three months is expectation for maximum project start to project completion.*
- iii. Days will not count until contractor request Notice to Proceed.*
- iv. Liquidated damages- no longer part of contract.*

Q. Will the Housing Authority and Architects be part of the phasing layout.

Response: Yes, we're very involved in making sure the residents are aware of the logistical planning.

Q. Can you also be involved in the phasing part of the bidding part? Some sites might need three mobilizations, someone here might bid on it as one instead of all three.

Response: We can let you know how many mobilizations each site needs for bidding purposes and ask you for a unit price.

Q. Are weather days allowed, who will be making that decision?

Response: Weather days are permitted, and an exception can be made, but it must be communicated, and a proper reason must be in place.

Q. Some of these sites are flat, regarding to ponding, what's your expectations on that?

Response: Contractor to install asphalt overlay to remove ponding and ensure positive drainage. Special attention to areas in question may require restoration of underlayment and limerock base to achieve proper drainage performance.

Q. What is the material you are expecting and the type?

Response: Reference detail sheet and specifications provided in project manual. In case of difference between drawings and specifications, the specifications shall govern. Premium grade asphalt and concrete.

Q. What is the previous work participation certificate, and what if we've never worked with KCKHA?

Response: The Previous Participation Certificate is a form required by HUD for our records. It requests that you list previous projects for HUD. If you've never done any work with the Housing Authority, you would indicate 'not applicable'.

Q. Are you looking for a company that does both concrete and paving?

Response: No, you can partner up with another company that does the other part and place a bid. We are looking for one bid not one trade bid.

Sealed bids will be received **until 2:00 p.m. CDT, Wednesday December 6, 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.

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