

ADDENDUM NO. 1  
PROJECT II OF THE FY2023 CAPITAL FUND PROGRAM  
KANSAS CITY KANSAS HOUSING AUTHORITY  
KCKHA CONTRACT 23-14-18 (56)  
K1-56 (18) ROSEDALE TOWER  
INTERIOR MODERNIZATION – PHASE 1

ISSUED: MARCH 13, 2024

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. NONE.

**DRAWINGS:**

1. NONE.

**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: Can the existing corridor drywall be removed instead of being removed if it makes more sense economically than reuse?**

Answer: Yes, this is a means and methods question for each bidder to determine. If removing then replace with a layer of 5/8" type X very high impact moisture and mold resistant.

2. **Bidder's Question: Can we use the elevators passenger or freight.**

Answer: No for any material. Freight elevator only can be used to transport personnel yet without any trade tools or materials. Though we suggest stair towers for personnel use to avoid long wait time for the freight elevator.

**3. Bidder's Question: How much and where will the storage area is available.**

Answer: As indicated on the contract drawings and can be discussed further at pre-construction meeting. To clarify all materials on-site is the responsibility of the contractor as well as the security.

**4. Bidder's Question: Will the bidder need to prep the surfaces already abated?**

Answer: Yes, all surfaces even if abated will need to be prepped per contract documents and manufacturer's recommendation. Provide temporary environmental systems as required to maintain the temperature and humidity levels required.

**5. Bidder's Question: If work is required on levels below, say plumbing or core drilling, how will this be handled.**

Answer: Coordinate with Rosedale's manager. Contractor will provide 72-hour notice to housing unit(s) below for work required. Provide an example notice to the Modernization office prior to posting notice.

**6. Bidder's Question: Will residents be required to move their possessions in the way of our work, if work is required on occupied floors? Will owner indicate which units are unoccupied?**

Answer: Yes, and this requirement will be noted on 72-hour notice posted on the doors. Yes, KCKHA will indicate which units are unoccupied at the pre-construction meeting with successful bidder, which may help with this coordination.

**7. Bidder's Question: Can our work hours vary beyond normal working hours?**

Answer: Yes, along it is conveyed and approved by the resident manager and modernization department.

**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  
23-14-18 (56) Rosedale Interior Mod.  
Wednesday, March 6, 2024  
10:00 a.m. CST

**Attendees:**

Paul Biersmith	Davidson & Associates, Inc.
Susan Martin	KCKHA Director Of Contract Administration
Jeremy Simon	KCKHA Modernization Coordinator
Maria Felhaber	KCKHA Administrative Assistant
Interested bidders	(See Attached List)

The meeting was commenced by Susan Martin with an introduction of the Kansas City Kansas Housing Authority staff and Paul Biersmith, architect with Davidson & Associates, Inc. Mr. Biersmith opened with a general review of the project's starting point being on the 12<sup>th</sup> floor and a general description of the site's location. Mr. Biersmith explained the plan is to start on the already abated 12<sup>th</sup> floor and continue to the 11<sup>th</sup> and 10<sup>th</sup> floors. He explained this would need to be done with an allowance of a time lapse to allow the residents of the 11<sup>th</sup> floor to be moved up to the completed 12<sup>th</sup> floor, while also allowing the contractor to do the remediation of the next floor down. The same steps would need to be followed for the remaining 10<sup>th</sup> floor. Mr. Biersmith described the already abated 12<sup>th</sup> floor has been taken down to its studs and the existing corridor with its' partially remaining drywall. He explained this would need to be replaced due to the fire rating needing to be upgraded. He explained that each level has one 2-bedroom unit, and the rest are 1-bedroom units. Mr. Biersmith advised there will be a slight floor plan change from what currently exists to two ADA units, a 2-bedroom unit and the rest will be one-bedroom units. Mr. Biersmith went over the structure's unique features, the full height trusses that go across it in about three locations, and the hollow core slab with a topping slab on top. The studs were attached to the hollow core slab and then poured around each one, so when the GC takes those studs out, these areas will have to be poured back in. He referred them to please see appendix B. for photos. Mr. Biersmith went over the plumbing issues with the water risers and water shut off valves having to be replaced. He explained all utilities need to be on going with avoidance of a shut off. Mr. Biersmith explained all electrical panels on the 12<sup>th</sup> floor will need to be removed and replaced as well as the main electrical panel. He referred them back to the drawings for HVAC and advised there was minor work needed to be done to it. Fire detection devises need to be replaced and upgraded and the Kansas City Kansas Housing Authority is working with a separate company on that, the general contractor will need to work alongside that company. Mr. Biersmith explained the KCKHA will also be providing certain supplies through HD-Supply and the general contractor will need to coordinate appropriately for the deliverance of those supplies, he advised there will not be space for storage and the GC will need to take that into account. Please reference back to the drawings for the list of supplies being provided. Questions came in as follows:

Q. Can a sub-contractor submit a bid directly to the KCKHA?

A. No, the sub-contractor would need to submit the bid to the general contractor.

Q. What will happen to the Appliances taken out, will they be kept or disposed?

A. Disposed.

Q. Have the plans gone through the plan review?

A. No, the general contractor will be responsible for the review.

Q. Can we use a material hoist or a boom lift?

A. Yes, we can review that option as a voluntary deduction. You would just have to coordinate that with the environmental contractor that will be there for the 11<sup>th</sup> and 10<sup>th</sup> floor abatement.

Questions asked at walkthrough:

Q. So we are just extending the existing sprinklers for the new soffits that are on the plans? We aren't adding additional?"

A. Yes, that is correct.

Q. Can we come back on site with our subcontractors to see the work, and who do we contact to set that up?"

A. Yes, contact Jeremy Simon-Mod Coordinator.

Additional questions can be sent to [paulbiersmith@davidsonassociatesinc.com](mailto:paulbiersmith@davidsonassociatesinc.com) and are due by end of business day March 14, 2024. An addendum will be issued out and acknowledgement will be required with the bid. First addendum will go out on the 15<sup>th</sup>.

Please be advised that bids will be received **by 2:00 P.M., March 27, 2024**, 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](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





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

**PLANHOLDER LIST**  
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**AS OF 03.13.24**

<b>SET NO.</b>	<b>NAME</b>	<b>COMPANY NAME</b>	<b>ADDRESS</b>	<b>TELEPHONE NUMBER</b>	<b>FAX NUMBER</b>	<b>EMAIL ADDRESS</b>
1 & E1	Maria Felhaber	Kansas City, Kansas Housing Authority	1124 North Ninth Street Kansas City, Kansas 66101-2197	913.281.3300	913.279.3439	<a href="mailto:MFelhaber@kckha.org">MFelhaber@kckha.org</a>
EP2	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>
EP3	Aubrey Peterson	ePlan	1400 Forum Blvd. Suite 7B Columbia, MO 65203	573.447.7130		<a href="http://www.eplanbid.com">www.eplanbid.com</a> , < <a href="mailto:aubryp@eplanbidding.com">aubryp@eplanbidding.com</a> >

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E4	Natalie McNeil	Tailor Made Exteriors	1610 SE Hamblen Rd Lee's Summit, MO 64081	816.347.8328	816.34.8335	<a href="mailto:natalie@tmext.com">natalie@tmext.com</a>
E5	Nathan Nelson	Gibraltar Construction, Co., Inc.	42 Hudson St., Suite 107, Annapolis, MD 21401	410.567.2817 410.573.1000		<a href="mailto:Nnelson@gibconst.com">Nnelson@gibconst.com</a> <a href="mailto:nathandouglasnelson74@gmail.com">nathandouglasnelson74@gmail.com</a>
E6	Eric Good	Kapella (Global Construction)	7002 S. Revere Pkwy, Centennial, CO 80112	303.757.2480 x102		<a href="mailto:Erik@kapellagroup.com">Erik@kapellagroup.com</a>
E7	Randy H. Ringleb	Legas Corporation	6814 Marquette Ave., St. Louis, MO 63139	480.775.1152		<a href="mailto:ringleb@lejascorp.com">ringleb@lejascorp.com</a>
EP8	Andrew Brown	ConstructConnect		1.513.458.5842		<a href="mailto:Andrew.Brown@Constructconnect.com">Andrew.Brown@Constructconnect.com</a>
EP9	Karen Elares	Dodge Construction Network	2860 S. State Hwy 161, Ste. 160 #501, Grand Prairie, TX 75052	1.844.326.3826 ext. 9247		<a href="mailto:Karen.Ejares@construction.com">Karen.Ejares@construction.com</a>
E10	Colby Koser	Rand Construction Company	1428 West 9 <sup>th</sup> St., K.C., MO 64101	1.816.421.4143	1.816.421.4144	<a href="mailto:colby@randsc.com">colby@randsc.com</a>
E11	Madie Young	Royal Construction Services, LLC	2017 W. 104 <sup>th</sup> St. Leawood, KS 66206	1.816.886.7905		<a href="mailto:madie.young@royalskc.com">madie.young@royalskc.com</a>
E12	J. Scott Stewart	New Horizons, LLC	P.O. Box 681183, K.C., MO 64168	1.816.569.5256	1.816.569.5257	<a href="mailto:scott@newhorizons-llc.com">scott@newhorizons-llc.com</a>



SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E13	Rico Almaraz	Arc Construction	8826 Santa Fe Drive, OP, KS 66102	816.529.6670		<a href="mailto:arc@awesomeprojects.com">arc@awesomeprojects.com</a>
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>