

Pre-Bid Minutes
24-7-5 (24) Plaza Tower Repaint
Thursday April 25, 2024
10:00 a.m. CST

Attendees:

Susan Martin	KCKHA Director Of Contract Administration
Jeremy Simon	KCKHA Modernization Coordinator
Maria Felhaber	KCKHA Administrative Assistant
Interested bidders	(See Attached List)

ATTENTION: Bid Date extended to Friday 5/3/2024, Bid opening 2:00 p.m. at the Kansas City Kansas Housing Authority.

The meeting was commenced by Susan Martin with an introduction of the Kansas City Kansas Housing Authority Staff and a general description of the work needing to be completed. Mrs. Martin described the scope of the work and the issues needing to be corrected, being labeled by blue tape all throughout the second-floor hallway, community room and the units. She advised the blue tape placed all around the second floor are the areas we are needing corrected. Ms. Martin advised part of the first floor would also be included. Mrs. Martin then welcomed Jeremy Simon to add to what was missed. Mr. Simon advised the KCKHA to expect the contractor hired to fix the issues we have marked as well as the common area and kitchen on the first floor. Mr. Simon advised we should have the plans as well as a commentary given by the architect of all marked areas sent out with today's minutes. Questions came in as follows:

Q. Are you needing first, second and third floors repainted?

A. No just the first and second floors, including the kitchen.

Q. Caulk wall angle to wall?

A. Yes.

Q. Should we Caulk all the way around the room for uniformity?

A. Yes.

Q. Are you only wanting a touch-u correction where tape is being labeled and match paint?

A. Please paint and repair all surfaces.

Q. What kind of paint did you use?

A. Promar 200 provided by KCKHA.

Q. With that level of paint if we only paint issue areas it will stand out, would you rather we paint the whole wall?

A. Yes.

Q. What degree of finish is expected?

A. Level 4.

Q. Has everything been tagged?

A. No, not all areas have been tagged.

Q. Can you provide plans for the floor we are working on?

A. Yes, see attached.

Q. How would you like us to get the units done, one by one or all at once?

A. The units are empty, please complete in 60 to 90 days.

Q. What time frame will you provide for us to finish?

A. KCKHA is requesting the project start as soon as possible and completed in 90 days

Q. Are we submitting on our own bid form since there was no bid package?

A. No, please see the attached bid form.

Q. What materials will you provide?

A. KCKHA will provide paint, primer and other items and listed on the bid form.

Q. The walls that have no blue tape, do we leave it alone?

A. No, it has been determined that all walls will need repaired where needed and repainted.

Additional questions can be sent to Jeremy Simon at jsimon@kckha.org and are due by 12:00 p.m. on April 30, 2024. An addendum will be issued out by the end of day on April 30, 2024, and acknowledgement will be required with the bid.

Please be advised that bids will be received by 2:00 P.M., May 3, 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 if bid is over \$50,000.00

-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