

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: AUGUST 16, 2024

The following items shall be included as part of the contract documents for the above-mentioned project. Each bidder (contractor) shall acknowledge this addendum in their bid documents.

PROJECT MANUAL:

1. REVISE: COVER, INVITATION TO BID AND TABLE OF CONTENTS:
Project number has changed to 24-09-56 (18).

DRAWINGS:

1. REVISE: ALL DRAWINGS: Project number has changed to 24-09-56 (18).
2. REVISE: DRAWING A7 FINISH SCHEDULE: West and East Corridor as well as Elevator Lobby flooring shall change from carpet tile system to wood plank vinyl tile system.
3. REVISE: DRAWINGS A2, A3 and A7 FINISH SCHEDULE (All Living Rooms):
Revise carpet tile system to wood plank vinyl tile system.
4. REVISE: DRAWINGS A2 and A7 FINISH SCHEDULE (2nd Bedroom Hallway):
Revise carpet tile system to wood plank vinyl tile system.
5. REVISE: DRAWINGS A3, A4 and A7 FINISH SCHEDULE: Revise existing all baths and kitchens with the following.
 - a. All ADA and Non-ADA Kitchens: Provide 4x4 white glazed ceramic tile system from the top of base cabinets backsplash of the counter to underside of the wall cabinets. Additionally, from the floor behind the electric range to the top of the electric range hood from each edge of the base cabinet. 4x4 white glazed ceramic tile to be provided by KCKHA. All other materials (i.e., adhesive, grout, and sealer, etc.) provided by contractor, and all installed by the contractor. Installation per manufacturer's recommendations.
 - b. All ADA and Non-ADA Bathrooms: Provide 48" high 4x4 white glazed ceramic tile system behind the lavatory and water closet with a 2 x 6 bullnose wainscot strip from wall edge to wall edge. Ceramic tiles are provided by KCKHA. All other materials (i.e., adhesive, grout, and sealer,

ADDENDUM NO.1

etc.) provided by contractor, and all installed by the contractor. Installation per manufacturer's recommendations.

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: After a read through of Division 2 scope bid form. I have a few concerns on why the below items would be listed under demo/abatement scope.**
Some are items the General contractor would normally handle on projects. General scope of work includes but is not limited to:
 - **Removal of Ceiling Texture. All texture including in the stairwells?****Answer: No.**
2. **Bidder's Question: Removal of any Remaining Drywall. Do the stud walls remain or get removed?**
Answer: Removed.
3. **Bidder's Question: Core Drilling (ADA Water Closet Relocate) How many holes and what dimensions? How many holes and what dimensions?**
Answer: Each trade or prime contractor is responsible for their own core drilling. Radiograph GPRS are required to avoid any reinforcement or strands, as well as fire/smoke barrier per fire wall or floor penetration.
4. **Bidder's Question: Hilti Kiwi Exp Anchor Bolts What is this referring to? Is this a demo item? Or an install item?**
Answer: The removal of studs and fixtures have some anchor for the metal stud tracks (runners floor and ceiling). Toilets will have some anchor bolts to remove as well.
5. **Bidder's Question: Provide and maintain material lift during first phase of construction. I assume this to be Buck Hoist on exterior of the building? We would not provide that General Contractors provide those for projects. Can this be moved to their scope?**
Answer: There is no GC but the hoist is now being provided by KCKHA and will be indicated as such in Addendum No. 1.
6. **Bidder's Question: Provide debris removal through the course of the demolition and new construction. We would provide debris removal for our portion demo/abatement, but once our scope is completed, we would be offsite, and the general contractor or other trades would need to handle new**

construction debris removal. Can new construction debris removal be put on the general contractor as is normal for similar projects?

Answer: There is no general contractor. The demo contractor will be on-site most of the duration of the project compared to other trades or primes thus scope for debris removal by the demo contractor.

- 7. Bidder's Question: Remove existing MEP and related building systems. Provide temporary MEP and related building systems until new work is completed. MEP cut cap and make safe as well as temporary MEP falls under General Contractors. Can this be moved to their scope?**

Answer: Again, there is no general contractor, thus MEP demo in under the demolition contract. Demo contract bidders are required to gain scope and pricing from new price MEP bidders or demo contractor's own MEP subcontractors.

- 8. Bidder's Question: Also, do you have any suggested MEP contractors that are bidding on this job? We do not usually carry MEP.**

Answer: We cannot recommend any MEP since this is a public open bid project. When the plan holder list comes out there will be some prime MEP contractors that have taken out bid documents that you may want to contact if you do not have MEP subs you have worked with before.

9.

PLAN HOLDER LIST:

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

END OF ADDENDUM NO. 1



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

PLANHOLDER LIST
PROJECT II OF THE FY2023 CAPITAL FUND PROGRAM
KANSAS CITY KANSAS HOUSING AUTHORITY
KCKHA CONTRACT 23-14-18 (56) NEW CONTRACT NO. 24-09-56 (18) AS INDICATED IN FUTURE ADDENDUM #1
K1-56 (18) ROSEDALE TOWER
INTERIOR MODERNIZATION – PHASE 1 REBID
AS OF 08.208.24

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
1 & E1	Maria Felhaber	Kansas City, Kansas Housing Authority	1124 North Ninth Street Kansas City, Kansas 66101-2197	913.281.3300	913.279.3439	MFelhaber@kckha.org
EP2	Lea Anne Hutton	The Builder's Association	720 Oak St., KC, MO 64106	816.595.4116		lhutton@buildersassociation.com
EP3	John Noll	ePlan	1400 Forum Blvd. Suite 7B Columbia, MO 65203	573.447.7130		www.eplanbid.com

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	natalie@tmext.com
E5	Bryan Singleton	Dynamic Construction Group	11312 E 23rd St S, Independence, MO 64052	816.908.1222		bryan.singleton@dynamiccg.pro
E6	Matt Vernon	INSCO Environmental Abatement and Demolition	6902 Martindale Rd., Shawnee, KS 66218	660.924.8348		mvernon@inscoind.com
E7	Donald Vickery	Ranger	360 S Blue Mound Rd., Saginaw, TX 76131	817.705.7549		donald.vickery@rangerfireinc.com
EP8	Pam Exton	ConstructConnect		513.458.5108		Pam.Exton@ConstructConnect.com
EP9	Karen Elares	Dodge Construction Network	2860 S. State Hwy 161, Ste. 160 #501, Grand Prairie, TX 75052	844.326.3826 ext. 9247		Karen.Ejares@construction.com
E10	Jena Masker	Kansas City, Mechanical, Inc.	6822 Kansas Ave., Kansas City, KS 66111	913.334.1101		kcmech@kemechanical.net ; KevinD@martinkc.com ,
E11	Zachary Stuber	Wildcat Painting, Inc.	34 N Mission Rd., Wichita, KS 67206	316.371.1579		ztstuber@gmail.com
E12	Don Plaskett	Construction and Abatement Services, Inc. Complete Demolition Services	1100 Guinotte Ave., K.C. MO 64120	816.524.3233		Don@caskc.com

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E13	Shannon Dial	B&R Insulation, Inc.	15001 W. 101 st Terrace, Lenexa, KS 66215	913.492.1346		sdial@bandrenvironmental.com
E14	Mike Wilson	SGI	P.O. Box 90 Liberty, MO 64069	816.582.3291		mike@southtowninc.com
E15	Nick Kostelac	Junk King	803 Woodswether Rd. Suite B, Kansas City, MO 64105	816.786.6895		nick.kostelac@junk-king.com infinityrenovations2022@gmail.com
E16						
E17						
E18						
E19						
E20						
E21						
E22	Meghan Biersmith	Davidson & Associates, Inc.	12701 El Monte St. Leawood, KS 66210-2347	913.271.6859		meghanbiersmith@davidsonassociatesinc.com

Pre-Bid Minutes
24-09-56 (18) Rosedale Tower Modernization Phase 1
Thursday, August 08, 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)

A walkthrough of the project site was performed directly prior to the meeting by all interested bidders alongside the KCKHA Modernization Coordinator Jeremy Simon and Paul Biersmith, architect with Davidson & Associates, Inc. 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 continued with a general review of the project paperwork requirements and scope of work. Mr. Biersmith invited the attendees to obtain the project plans, environmental report, original drawings and the specs by emailing him. He explained all questions asked after this meeting need to come in writing via email to allow everyone to receive the same information. Susan Martin followed by advising this is a prevailing wage project, certain documents are required, and addendum acknowledgement will be needed to have a complete bid. All Information has been laid out on the drawings and plans. Questions came in as follows:

Q. Is there any work schedule restrictions?

A. We ask that work schedule stay from 7:30 a.m. to 4:30 p.m. No weekends or holidays. A 72-hour notice is required for residents and staff in the building.

Q. Will you require separate bid bonds if we are bidding on separate trades, or can it be one bond?

A. You can include it all in one bond, this does not guarantee that you will win all bids.

Q. Will division two be providing trash dumpsters or is every trade providing their own?

A. We gave that responsibility to division two.

Q. Will the material lift be big enough for drywall and heavy material?

A. Yes.

Q. What is the anticipated timeline to complete this project?

A. We gave 300 calendar days for the entire project, and we gave a gap of two months for when we move residents up and environmental takes place on the floor below.

Additional questions can be sent to paulbiersmith@davidsonassociatesinc.com and are due by 2:00 p.m. August 15, 2024. An addendum will be issued out the following day August 16, 2024 and acknowledgement will be required with the bid.

Please be advised that bids will be received **by 2:00 P.M., August 22, 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.

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

24-9-56(18) Rosedale Tower Modernization Phase 1

Please print clearly

August 8, 2024 10:00 a.m.

COMPANY NAME	NAME	ADDRESS	EMAIL ADDRESS	PHONE
Wildcat Painting Inc	Zach Stuber	39 N Mission Rd Wichita KS 67206	zstuber@gmail.com	316-371-1579
AFFORDABLE COMFORT LLC	JERRY ROBY	2215 E 74th KCMO 64132	dhill410@gmail.com	816) 335-8350
Colony Painting complete Demolition svc. construction & Abatement SDC	Dan Keedwell	4316 N.E. Courtney Dr. Lees Summit MO	dan@colonypainting.net	816-935-1999
EcoSafe Environmental	Don Plaskell	1100 Guinotte Ave KCMO 64120	Don@CASKE.COM	816-935-0974
EcoSafe Environmental	Sarah Scherr	217 W 18th St., KCMO 64108	Sarah@EcoSafeKC.com	816-216-4115
EcoSafe Environmental	Sarah Miller	217 W 18th St, KCMO 64108	sarahmiller@ecosafekc.com	816-672-9013
Tailor Made Exteriors	Natalie McNeil	1610 SE Hambleton Rd LSMD	natalie@tmekt.com	816-748-3694
SGT SGT	Keith Briedwell	PO Box 90 Liberty MO 64069	Keith@southtowninc.com	573-673-6425
HEARTLAND PLUMBING	BRANDON PEREZ	800 SCREEKSEDE DR GARDNER, KS	BPerez@HEARTLANDPLUMBING.com	(913) 278-7045
Insco Environmental	Matt Vernon	6902 Martindale Rd. Shawnee, KS	mvernon@inscoind.com	660-924-8348
DYNAMIC CONSTRUCTION GROUP	STEVE LESHOVSKY	11312 E. 23 ST S. INDEP., MO	STEVE.LESHOVSKY@DYNAMICCG.PRO	816-612-2407
BKR ENVIRON.	DICK BRACK	15001 W 10th Terr Lenexa KS 66245	brinsd@sbglobal.net	913-492-1346
MAJOR Abatement & Demo	Justin Perrin	401 NW Knox Blue Springs MO	info@majorAbatement.com	816 419 1410
Paul Branson	Paul Branson	12701 E 14th St W	paulbranson@hickory.com	913.271.6915
J&J custom painting LLC	Rubenia & osiel perez	1503 N 133rd terrace KCK 66109	JandJcustompaintingLLC	913-626 0805
Malonado's Flooring LLC	SHERLYN MALDONADO	424 FREEMAN AVE, KANSAS CITY, KS	malonadosflooringllc@gmail.com	(863) 599-8314
Junk King	Dee Drake / Mick Kostelka	41310 E 142th, Grandview 64030	mick.kostelka@Junk-King.com	816 786 6895

