

ADDENDUM NO. 2
PROJECT II OF THE FY2023 CAPITAL FUND PROGRAM
KANSAS CITY KANSAS HOUSING AUTHORITY
KCKHA CONTRACT 24-09-56 (18)
K1-56 (18) ROSEDALE TOWER
INTERIOR MODERNIZATION – PHASE 1

ISSUED: SEPTEMBER 26, 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 and previous addendum in your bid documents.

PROJECT MANUAL:

1. NOTE ADDENDUM NO. 1, dated August 16, 2024 is part of the contract documents and was issued when bidders received their contract documents.
2. DELETE: BID FORM – DIVISION 08 OPENINGS _WINDOWS.
3. ADD: BID FORM – DIVISION 08 OPENINGS _WINDOWS, with the addition for an alternate bid for material and transportation for additional window systems similar to Phase 1 for future phases window type A and B floors 1 through 9. See new bid form for this division and section attached.

DRAWINGS:

1. ADD: DRAWING A9: DOOR SCHEDULE: All entry/exit doors shall have a mechanical deadbolt item 5.
2. REVISE: DRAWING A10: DOOR SCHEDULE Note 10: All hardware is provided and installed by the bidder (contractor).
3. ADD: DRAWINGS: Note 18. Provide low frequency sounder bases and strobes for all sleeping rooms and all ADA rooms. Upgrade existing panel(s), graphics, software and battery calculations and provide new as-builts of work.

APPROVED SUBSTITUTION REQUESTS:

1. NONE.
2. NOTE ALL SUBSTITUTIONS were required prior to bidding.

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: On A10, Note 2.1 Smallwood Lock set for entry / exit doors is shown as provided by KCKHA. Does this include a deadbolt and is this provided for all apt entry doors, including ADA?**

Answer: All hardware will be provided and installed by the contractor. A separate deadbolt is required (item 5) on the hardware schedule. For information Smallwood lock is the company KCKHA maintenance has used in the past.

2. **Bidder's Question: Are core for the entry doors being provided by KCKHA or the contractor?**

Answer: Contractor provides construction cores and final cores are keyed by KCKHA locksmith at substantial completion.

3. **Bidder's Question: A10, Note 10 states to provide ADA Latch and Lock set hardware. Can you clarify what doors this note applies to?**

Answer: All ADA apartments shall be ADA latch or lockset compliant. Most lever latch and lockset are ADA compliant but submittal of hardware if bidder is successful must state ADA compliant. We should note Cavity Sliders was the basis of design for ADA apartment pocket door sliders.

4. **Bidder's Question: A10, Note 4 states to update fire alarm panel, graphics, software, and remote. What type of fire alarm system will we be connecting to and what is the current software?**

Answer: Honeywell Notifier is the addressable alarm system for fire detection demo, replacement or new work is required. The fire alarm, annunciator, DACT, DACR for the tower along with ENS is tied has local, remote and security monitoring features back to the main security station in Wyandotte Towers as well as UG/KCK fire department. System will be required to be recertified as we will be adding more devices and power to the battery backup UPS system.

5. **Bidder's Question: I wanted to check in regarding the door trim for the Rosedale Tower Modernization. Could you let me know what style of trim you would like installed around the doors inside the units? Also, what style would you prefer for the entry/exit doors?**

Answer: Craftsman on entry/exit and Colonial on interior.

6. **Bidder's Question: Additionally, is solid colonial casing acceptable for the interior doors (in lieu of finger-jointed), or were you looking for more of a 1x flat style for the door casing?**

Answer: Yes colonial is acceptable, compared to minimal, butt or mitered or even farmhouse in my opinion.

PLAN HOLDER LIST:

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

END OF ADDENDUM NO. 2

DIVISION 8 OPENINGS_WINDOWS BID FORM

Bid Form

Page 1 of 4

Date: _____

Proposal of

_____ (hereinafter called Bidder)

*a corporation organized and existing under the laws of the State of _____,

*a partnership consisting of _____, an

individual trading (insert the name of the corporation, partnership or individual, as applicable.)

Bidder is a Section 3 Company: Yes _____ No _____

If yes, are you Certified? If so, copy of Certification must be included with bid.

General scope of work includes but is not limited to;

- New Replacement Windows Per Apartment
- New Replacement Windows Per Floor (Common Areas)

Refer to contract drawings for material provided by the owner and assigned to this contract.

Rosedale Towers 2314 W. 39th Street Kansas City, KS 66103

in accordance with the applicable specifications and drawings, and related documents prepared by the **Housing Authority of Kansas City, Kansas** and having visited the site of the proposed work and being familiar with the conditions that may affect the proposed work, hereby proposes to furnish all labor, materials, equipment and services and to complete the project in accordance with the Contract Documents for the lump sum contract amounts set forth below.

I (or we) acknowledge receipt of the following addenda:

The undersigned Bidder hereby agrees to commence the work required under this contract within ten (10) days after the date of a “Notice to Proceed”, unless otherwise designated in this Notice, and to complete all work **within three hundred (300) consecutive calendar days with sixty (60) consecutive calendar day delay between final turn over of 12th floor to beginning the 11th floor construction for relocation of residents and environmental work under separate contract and a similar sixty (60) consecutive calendar day delay between final turn over of 11th floor to begin the 10th floor construction for relocation of residents and environmental work under separate**

DIVISION 8 OPENINGS_WINDOW BID FORM

contract after such date of commencement of work. Liquidated damages of \$100 per day will be assessed after that period. (See “Liquidated Damages” in instructions to Bidders).

BASE BID

The undersigned Bidder hereby agrees to furnish all labor, tools and materials required to complete the work as defined in the applicable specifications and related documents mentioned above for the sum of

_____ **DOLLARS**
(spell out in words)

\$ _____ (shown in figures). In the case of discrepancy between words and figures, the written words shall govern.

Bidder understands that the Owner shall not be liable for any amount in excess of the lump sum base bid, except as expressly stated in written change orders duly executed and delivered by the owner.

The Bidder understands that the Owner reserves the right to reject any or all bids, to waive minor informalities in any bid, to award the contract in the best interest of the Owner, and to modify the conditions and contract documents by mutual agreement with the successful bidder.

The Bidder agrees that this bid shall be good and may not be withdrawn during the period of one hundred (100) calendar days after the date of bid submission without written approval of the Owner.

ALTERNATE BID:

Bidder to provide an alternate bid price for the rest of the tower window types A and B for all future phases (Floors 1 through 9) to be shipped and stored at KCKHA warehouse.

The undersigned Bidder hereby agrees to furnish materials and transportation to designated site indicated and required to complete the work as defined in the applicable specifications and related documents mentioned above for the sum of

_____ **DOLLARS**
(spell out in words)

\$ _____ (shown in figures). In the case of discrepancy between words and figures, the written words shall govern.

Certification of non-segregated facilities:

DIVISION 8 OPENINGS_WINDOWS BID FORM

By signing this bid, the bidder certifies that he/she does not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she does not permit his/her employees to perform their services at any location under his/her control, where segregated facilities are maintained. He/she certifies further that he/she will not maintain or provide for his/her employees any segregated facilities at any one of his/her establishments, and that he/she will not permit his/her employees to perform their services at any location under his/her control, that a breach of this certification is a violation of the Equal Opportunity Clause in this contract.

As used in this certification, the term “segregated facilities” means any waiting rooms, work areas, rest rooms and wash rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, national origin, because of habit, local custom, or otherwise, he/she further agrees that (except where he/she has obtained identical certifications from proposed subcontractors for specific time periods) he/she will obtain certifications from proposed subcontractors prior to the awarded of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause: that he/she will retain such certification in his/her files; and that he/she will forward a notice to his proposed subcontractors as provided in the instructions to Bidders. Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

The Bidder agrees that, if notified that the Owner has accepted this Bid, he/she will comply with the following requirements prior to the execution of the contract agreement.

1. Submit a complete list of Subcontractors and Suppliers he/she proposes to use to the Owner’s Representative for approval. If any names submitted are not acceptable, substitution of acceptable names shall be made.
2. Deliver to the Owner’s Representative two (2) copies of Certificates of Insurance on forms acceptable to the Owner’s Representative, providing evidence that the Bidder has obtained all insurance required by the Contract Documents.

When these requirements have been completed, the Bidder agrees to execute an agreement with the Owner based on the Housing Authority’s Standard Form of Agreement with attached General Conditions. The Bidder agrees to commence the work required under the Contract without unnecessary delay and to make every reasonable effort to complete all work within the construction period set forth above in this proposal.

Date: _____

Respectfully Submitted:

Corporate Officer & Title

Contractor

DIVISION 8 OPENINGS_WINDOWES BID FORM

By: _____
Signature

(Seal, if bid is by a Corporation)

By: _____
Signature

Name and Title

Business Address

Fed I.D. Number

Phone #

Revised 02/06

Pre-Bid Minutes
24-09-56 (18) Rosedale Tower
Wednesday September 18, 2024
9:00 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 walk-through of the Rosedale Tower 12th floor was conducted by all attendees and relevant due dates were provided along with contact information for Modernization Coordinator Jeremy Simon as well as project Architect Paul Biersmith. Questions due date was provided as September 25th 2024.

Additional questions can be sent to paulbiersmith@davidsonassociatesinc.com and are due by end of business day September 25th, 2024. An addendum will be issued out and acknowledgement will be required with the bid.

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



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josh@thewilsongroupinc.com

Josh Hopkins
Project Manager



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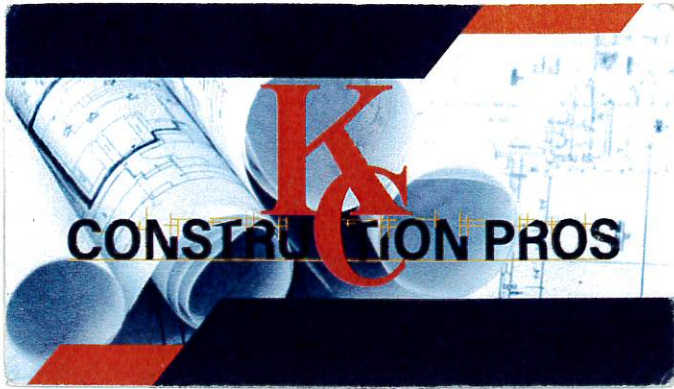
Hartline
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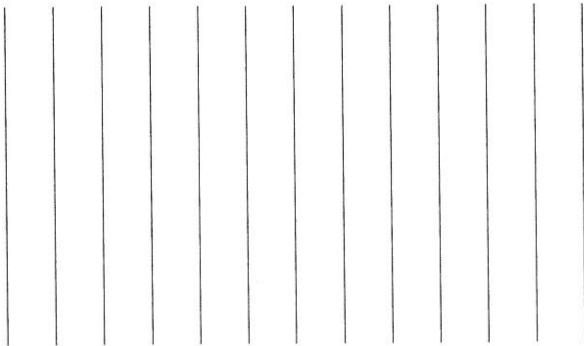
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ARCHITECTURE, ENGINEERING, PLANNING, DESIGN/BUILD, ENERGY & CONSTRUCTION MANAGEMENT

**PLANHOLDER LIST (First and Second Rebid Planholders)
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)
K1-56 (18) ROSEDALE TOWER
INTERIOR MODERNIZATION – PHASE 1 SECOND REBID
AS OF 09.26.24**

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	Garfield Stewart	Construction Pros	1142 Minnesota Ave., K.C. KS 66102	913.382.7171		info@kcconstructionpros.com
E17	LaTanya	LRG Commercial Construction, Inc.		913.530.6285		Latanya@lrgcomcon.com
E18	Alex Milosevic	Sash Group	12115 Johnson Drive, Shawnee, KS 66216	913.235.2697		Sashgroupllc@yahoo.com
E19	Josh Hopkins	The Wilson Group, Inc./ TimeKey Glazing	13510 Oak Street, K.C., MO 64145	816.537.0212		josh@thewilsongroupinc.com
E20	Jennifer Hart	Hartline Construction, LLC	751 E. 63 rd St., Ste. 107, K.C., MO 64110	816.921.6002		ksparks@hartlinekc.com
E21	Corby Fisher	Marmic Fire Safety	11240 Strangeline Road, Olathe KS 66215	816.868.6217		cfisher@marmicfire.com
E22	Jay Walley	Arc Electric, LLC	254 NE County Road, 15504 Archie, MO 64275	816.392.8502		jay.arcelectric@yahoo.com

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E23	Pablo Sanchez	Sanchez Professional Cleaning Services, LLC	3339 SE Adams St., Topeka, KS 66605	795.235.0955		Pablo.sanchez@sanchezprofcleaning.com
E24	Meghan Biersmith	Davidson & Associates, Inc.	12701 El Monte St. Leawood, KS 66210-2347	913.271.6859		meghanbiersmith@davidsonassociatesinc.com