

ADDENDUM NO. 1
PROJECT I OF THE FY2023 CAPITAL FUND PROGRAM
KANSAS CITY KANSAS HOUSING AUTHORITY
KCKHA CONTRACT 24-13-52 (2)
K1-52 (2) ST. MARGARETS PARK FAMILY DEVELOPMENT
HVAC REPLACEMENT

ISSUED: DECEMBER 5, 2024

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

PROJECT MANUAL:

1. BID FORM: DELETE. After Bonding Requirements pgs. 24 through 27 inclusively. BID FORM currently on page 32 through 35 inclusively to remain as the BID FORM to submit your bid.
2. BID FORM (pg. 32 of 208) PG. 1 REVISE: “ninety (90)” to “one-hundred and twenty (120)”.
3. SECTION 01 10 00 SUMMARY OF WORK 1.2.A.2.c. pg.1; REVISE “Four (4)” to “Forty-Four (44)”.

DRAWINGS:

1. DRAWING G0 COVER: (Below Vicinity Map): REVISE “4 3-BR” to “44 3-BR.
2. DRAWING G0 COVER: DELETE “Scattered Sites” from title.
3. ALL DRAWINGS SIDE TITLE: DELETE “SCATTERED SITES” from title.
4. DRAWING HV8: EQUIPMENT SCHEDULE: REVISE “401a” to “R454B”.

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:

ADDENDUM NO.1

- 1. Bidder's Question: Can the project be extended to 120 days to help accommodate smaller contractor?**

Answer: Yes, the project has been extended to 120 consecutive calendar days.
- 2. Bidder's Question: Can line Set covers on exterior at ground be made out of metal.**

Answer: No, these covers on the last project that were galvanized sheet metal did not last. Utilize 5 channel Altas cable protector ramps roughly \$ 40 a piece on a raise compacted gravel bed since we are providing a gravel bed under each condenser pad.
- 3. Bidder's Question: Total count on apartments 44 3 beds?**

Answer: Yes, as discussed in the meeting and updated here in the project manual and drawings as part of this addendum the 3 BR count was revised for four (4) to forty-four (44). KCKHA will update their development count document to reflect the same.
- 4. Bidder's Question: Some buildings on the site plan are not labeled E, F, G, H and J. I believe a few buildings might not be leaked?**

Answer: Site plan file is from a scan from original 1962 project. There are two buildings that are not duplexes. The maintenance building which is included in this project and the community center which is not. Though agree the count for J buildings should be 2 duplexes for 4 Type J units but only one is shown on the site plan, proceed as if there are two J duplexes for bidding purposes unless we hear different from the owner. Please clarify the second sentence's meaning.
- 5. Bidder's Question: Do you know how many 1.5, 2 and 3 tons of each systems we need?**

Answer: Drawings indicate type of HVAC system type whether A, B, C or D for each type of duplex type as well as maintenance building. Total count and type of units is the responsibility of each bidder.
- 6. Bidder's Question: If the apartment space and existing combustion air vents are up to code, is there any reason we need to run an intake PVC pipe?**

Answer: This question is a means and methods code question. We are not sure how the UG code inspector will view existing conditions of the current combustion air. Note PVC piping is required to be UV Schedule 80 due to past issues with UV schedule 40 in other developments. Thicker wall thickness required.
- 7. Bidder's Question: Some manufacturers are close to 15 EER and 19 SEER? Would these be acceptable if they're very close to this? Is there a reason why the minimum SEER is so high on the job versus the past?**

Answer: The equipment schedule is minimum to meet. Thus, any selection must meet or exceed the minimum. Note all substitutions for any other manufacturers are required prior to bid time. To answer for the EER and/or SEER ratings, last past project was in 2020, further energy codes to be implemented by UG and already by other jurisdictions have raise their energy standards. Thus, we are conforming to anticipate future standards.
- 8. Bidder's Question: Some manufacturers may run out of 401a stock by the end of the year. Is it acceptable to use the new refrigerants for 2025?**

Answer: Good point. Yes, we agree based on phase out and high GWP with R-410a. We prefer R-454B since it has a lower GWP than R-32. We note that it appears refrigerant safety leak control is required. This being the case KCKHA maintenance will reserve the right to capture the existing R-401a for their other sites along with their tagging of units they wish to salvage as mentioned in the pre-bid meeting.

9. Bidder's Question: Is it acceptable to use a combination disconnect with a GFI in the same enclosure for outdoor unit?

Answer: No in case of failure or either or a service contractor not understanding this unique use of GFI and disconnect in the same enclosure with different voltage.

10. Bidder's Question: Can we install a j-box above the electrical panel and run conduit form the soffit cover to provide power to the furnace?

Answer: No, we want the conduit to be permanently (rigid) connected directly to the existing panel board.

11. Bidder's Question: Are all the new breakers required to be AFCI/GFCI? If so, the receptacle that goes outside will need to be a standard receptacle and would be protected by the breaker. It is listed as a GFI in the notes.

Answer: Yes, past UG inspectors have dictated AFCI/GFCI combos in more than just bedrooms or sleeping areas recently on projects. Thus, we are installing combo AFCI/GFCI on new or replacement breakers. Agree the outdoor receptacle does not have to be GFCI but. tent of the note is to provide pressure sensitive marking that the weatherproof with acrylic cover 20A 120/1/60 VAC duplex receptacle is labeled as a GFCI protected receptacle.

12. Bidder's Question: Does the bid time and date remain the same?

Answer: Yes.

13. Bidder's Question: I have not seen an addendum out yet so perhaps I missed it. I am needed to see if you can clarify unit counts on the project?

Answer: Refer to our response to bidder's question 5 for same response.

14. Bidder's Question: The existing plans show no 3-ton units listed but the bid plans do, Can you give me a quantity count for Type A, Type B, Type C and Type D equipment to be installed?

Answer: Refer to above response for quantity count. Quantity list provide appears correct. Except there is a Type D 3-ton on Drawing HV6 the five-bedroom Type J unit, not Type C. Missing maintenance building on HV7 which is Type B. Again, per Bidder's Question No. 4 assume two Type J five-bedroom as dictated by KCKHA development list, even though only one Type J unit shown on the site plan and Google Earth aerial on drawing G0 for bidding purposes.

15. Bidder's Question: Are prefabricated condenser pads with insulated insert acceptable? What is the reason for the backfill?

Answer: No must be solid precast for chemical wedge anchors indicated for unit and security cage. 6" compacted gravel bed dug out is due to poor drainage to keep condenser level.

16. Bidder's Question: Are flexible connections required?

Answer: Yest insulated double wall flexible connections for supply and return are required per note 11.

17. Bidder's Question: Do we need to provide landfill tickets if we sell for salvage?

Answer: HUD requires cradle to grave tracking of all materials and waste thus if salvage provide record of approved salvage company meeting local, state and EPA requirements, otherwise landfill tickets from an approved landfill site are required.

18. Bidder's Question: Outdoor refrigerant piping requires service jacketing or UV coating.

Answer: UV coated with continuous vapor barrier. Unicellular insulation needs to be sealed as a continuous vapor barrier not just with seam exposed. PVC Service jacketing is acceptable if UV rated instead of coating.

19. Bidder's Question:

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
24-13-52 (2) St. Margaret's Park HVAC
Wednesday, November 27, 2024
10:00 a.m.

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 commenced by Jeremy Simon, Modernization Coordinator, with an introduction of the Kansas City Kansas Housing Authority staff and Paul Biersmith architect with Davidson & Associate, Inc. Mr. Biersmith gave a description of the project required documents, specifying bid bonds are required with bids. Mr. Biersmith advised this project is located at St. Margaret's and consist of about one hundredth HVAC unit replacements for mainly duplex dwellings and one maintenance building unit. He advised the plans will have the type of basis of design units. Some units will need to be salvaged and saved for maintenance, each unit being salvaged will be marked by maintenance. Mr. Biersmith advised all questions must be in writing and will be due by the end of the day on Wednesday, December 4th. He explained that if you want to substitute what is listed, the plans identify a basis design and must meet those minimum requirements, and the bid must identify the manufacturer along with a preliminary project schedule. We ask that you list what you are using, product data and price. Security cages will be utilized to reduce vandalism. Because refrigerant piping can be stepped on based on past sites, we are asking for a small walkover to protect the piping and conduit(s) before it goes into exterior wall. The wiring and breakers are listed, and the panels are one hundred amp. Mr. Biersmith asked that bids be submitted based on the plans and specs. An addendum will be issued before bids are due. Questions came in as follows:

Q. Have you called out for a certain security cage for the outdoor unit?

A. Yes, we have.

Q. In the previous similar project there were sheetrock repairs where the thermostat and electrical went through the walls, is this where the new GFCI is going?

A. You will mostly be going through the laundry storage area to get outside to the furnace. We have asked for a prefabricated soffit to save on that cost.

Q. Do air flow pre and after balance reports have to be third party?

A. We ask that you balance what is already there and it does not have to be third party.

Q. How many units are there in total, the count shows sixty?

A. There was an error on the development list which will be updated. In total there should be 100 units plus the maintenance unit as previously discussed and as indicated on the invitation to bid. Correction will be indicated in the first addendum.

Q. Do we need to have section 3 involvement?

A. We ask that if you have an opening, you make an attempt to hire a section 3 employee.

Q. Is it okay if we use the new refrigerant after January 1, 2025?

A. As long as the qualifications are met by manufacturer.

Q. Is that seer and year-(think this is EER)?

A. Yes both

Q. Does maintenance start at 7:30 a.m. to let guys in?

A. We will try and provide keys.

Q. Do you have a timeline?

A. We ask 90 days from notice to proceed. We will revisit time frame based on bidder's comments and revise as necessary in the first addendum

Q. Does the condensate pipe that we install must be copper Type L

A. Yes, only if in occupied space to say a laundry standpipe or drain. If the drain is located in the furnace / utility closet or room then no, clear PVC is acceptable.

Q. 90% efficient furnace being put back in?

A. Actually condensing furnace have a higher efficiency than 90% as a minimum refer to drawing equipment schedule.

Q. Do we need to have condensate neutralizers?

A. No, not for this residential application.

Q. If we use a substitution will you want AHRI reading?

A. Yes, and we would like to have that information before the first addendum, so all bidders are aware of what products have been accepted as approved equal to keep the bidder playing field equal. No substitutions after bid.

Q. You are okay with variable speed equipment?

A. Yes

Q. What type of thermostat?

A. Maintenance will be supplying them, and we will have more information from maintenance on the model in the first addendum.

Sealed bids will be received **until 2:00 p.m. CDT, Wednesday December 11, 2024**, 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



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DAVIDSON & ASSOCIATES, INC.
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PLANHOLDER LIST
PROJECT I OF THE FY2024 CAPITAL FUND PROGRAM
KANSAS CITY KANSAS HOUSING AUTHORITY
KCKHA CONTRACT 24-13-52
K1-52 (2) ST. MARAGRETS PARK FAMILY DEVELOPMENT
HVAC REPLACEMENT
AS OF 12.05.24

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
1 & E1	Susan Martin	Kansas City, Kansas Housing Authority	1124 North Ninth Street Kansas City, Kansas 66101-2197	1.913.281.3300	1.913.279.3439	SMartin@kckha.org
EP2	Lea Anne Hutton	The Builder's Association	720 Oak St., KC, MO 64106	1.816.595.4116		lhutton@buildersassociation.com
E3	Travis Allred / John Menge / Steve Gulick	Polar Aire Heating and Cooling	400 S Kansas Ave., Olathe, KS 66061	1.913.915.7350		travisa@polaraire.com ; johnm@polaraire.com

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E4	Alan Kane	AAIM Services	13729 222 nd Rd., Cummings, KS 66016	1.913.426.5050		Sales@aaimservice.com
E5	James L. Gallet	Envirotech Heating & Cooling	11003 W. 59 th Street, Shawnee, KS 66203	1.913.238.6700		jamesg@envirotechks.com ;
E6	Josh Hopkins / Dick Alery	The Wilson Group	13510 Oak Street, K.C., MO 64145	1.816.537.0212		josh@thewilsongroupinc.com
E7	Natalie McNeil	Tailor Made Exteriors	1610 SE Hamblen Road, Lee's Summit, MO 64081	1.816.437.8328	1.816.347.8335	Natalie@TMExt.com
E8	Nick Sweeney	Delta Innovative Services, Inc.	4141 Fairbanks, K.C., KS 66106	1.913.346.4798		nsweeney@deltaservices.com
EP9	Milica Yurong	Dodge Data & Analytics	2860 S State Hwy 161, Suite 160 #501 Grand Prairie, TX 75052	1.844.326.3826 x9451		dodge.docs@construction.com/milica.yurong@construction.com
E10	Eric Hauber	Metro Air	8151 McCoy St., Lenexa, KS 66227	1.913.888.3991	1.913.599.3808	Eric@metroair.com
E11	Grace Plunkett	Elite Mechanical Contractors	4420 Madison Ave., K.C., MO 64111	1.816.320.8148		GraceP@Elitemechco.com
EP12	Glyn Coakley	Eplan	1400 Forum Blvd., Columbia, MO 65203-1963	1.573.447.7130		eplan@eplanbidding.com

SET NO.	NAME	COMPANY NAME	ADDRESS	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
E13	Nelson Thiongo	Nesh Heating and Cooling	18981 W. 160 th Ct., Olathe, KS 66062	913.980.2675		nmtnesh@yahoo.com
E14	Wes Cowan	About Time General Contracting	1811 Alma Ave., K.C., KS 66106	913.563.0293		abouttimegc2@gmail.com
E15	Scott Haakonstad	Design Mechanical	100 Greystone Ave., K.C., KS 66103	913.281.7200	913.281.7201	shaakonstad@dmi-kc.com
E16	Jonathan Cook	Ges Systems Integration, LLC	1701 Troost Avenue, K.C. MO 64108	816.352.3528		jcook@gessystemsintegration.com
E17						
E18						
E19						
E20						
E21	Meghan Biersmith	Davidson & Associates, Inc.	12701 El Monte St. Leawood, KS 66210-2347	913.271.6859		meghanbiersmith@davidsonassociatesinc.com