



**REQUEST FOR PROPOSAL RFP 22-0325
HQ RENOVATION SERVICES**

ADDENDUM #002

Issue Date: May 11, 2022

This Addendum is hereby made a part of the Request for Proposal to the same extent as if it was originally included therein and is intended to modify and/or interpret the proposal documents by additions, deletions, clarifications, or corrections. The Contractor shall acknowledge in the proposal the receipt of this Addendum.

General Information

- The HAKC is extending the RFP deadline for proposal submissions to **June 3, 2022**.
- City permit drawings and specs for the project have been approved and can be pulled at any time.
- A pricing page is added and must be completed with your proposal to indicate the proposed breakdown by category. Please see Exhibit C and available on the HAKC webpage: <http://www.hakc.org/procurement.aspx>
- Please note that this release is issued as addendum #002 due to addendum #001 was previously included in the original bid documents of drawings and narrative dated 4/15/22. Please see link for full details. http://www.hakc.org/sites/www/Uploads/Procurement/RFP%2022-0325%20HAKC_HQ_Addendum001_04%2015%202022.pdf

RFP Clarifications:

1. Q. Please confirm the GC is responsible for including cost associated with abatement?
A. **Yes, please include all costs associated with abatement.**
2. Q. Can we submit MBE&WBE forms 24 hours after the bid?
A. **The forms are to be submitted with the proposal. On page 17 please indicate “does the bidder have an MBE/WBE policy for awarding to subcontractors?” If yes, the % amount of the project.**
3. Q. Please confirm all furniture and office supplies will be moved by others.
A. **Yes, the office furniture and workstations will be moved, staged onsite and installed by an**

awarded HAKC contractor. The GC will collaborate on the project timeline, areas, and phases.

4. Q. Please confirm if the building has an existing backflow preventer.
A. The existing domestic water service does have a backflow preventer. Located in the ceiling of SE corner of the basement. Inspected and passed.
5. Q. Existing fire sprinkler riser does not have an OS&Y Valve and Backflow Prevention Device. Per KCMO Water Standards an OS&Y and Backflow Prevention Device matching the size of the underground is required. Please confirm that the existing building riser will need to be modified to meet KCMO's Current Water Standards.
A. The fire sprinkler system will need to meet the requirements of all currently adopted standards, and codes, including the existing backflow prevention device at the service riser.
6. Q. Due to the square footage of the entire building (B, 1 and 2) being greater than 52,000 square feet, NFPA 13, 2016 Edition requires that each floor be zoned separately. Please confirm that this will be required.
A. The fire sprinkler system will need to meet the requirements of all currently adopted standards, and codes.
7. Q. Should the listing of proposed subcontractors be included in the price proposal?
A. Pricing by subcontractors is not required. Please see Exhibit C for the pricing proposal breakdown criteria to be utilized by work classification(s) that apply to the project.
8. Q. Can we use our own forms or should we use the forms provided?
A. The forms provided within the RFP packet are to be used/completed accordingly. The contractor can provide their own Pricing Proposal form.
9. Q. Drawings and specs call for Card Reader, Power Supply, Position Switch, Electrolynx Harness, Hinge (T4A3786/T4A4786 QC12. After meeting with HAKC on our walk thru there was discussion of all electronic access being handle under a separate contract with a vendor chosen by HAKC including wiring/ cabling and any and all security components. Can you please clarify if we are to include any of these components in our bid?
A. The network cabling from endpoint to patch panel is in the scope of work submitted to them. The electric cabling is also part of the scope. Security, card access, devices at the end of the cabling points are all handled by other parties
10. Q. We would like to request the use of Raken as an Alternate to the Acceptable Systems listed in Section 01 31 26. Raken meets all requirements listed.
A. This is acceptable.
11. Q. During our walk thru with HAKC it was discussed that the Time lapse video and professional photography would be moved to an alternate instead of being part of the base bid. Can you clarify if that is the case or if these items should be included in the base bid?
A. This item is removed from the project and an alternate to the base bid is not needed.

12. Q. We would like to substitute the Johnsonite Traditional Wall Base for Roppe 1/8" Vinyl Wall Base. Data Sheet is included in submission. Roppe 1/8" Vinyl Wall Base meets all of the same standards and carries the same warranty as Johnsonite Traditional Wall Base.
- A. This is acceptable.**
13. Q. In the report provided by Terracon there is not a drawing showing what areas need to be abated. The report tells us that there is asbestos in the floor adhesive but it's not in all of the floor. If you can please provide the drawing that identifies the locations of the hotspots from Terracon we would be able to bid the abatement more effectively.
- A. Please see Exhibit B on report from Terracon for the asbestos location drawings.**
14. Q. The drawings show stair treads to be replaced in 1 of the 3 stairwells. After meeting with HAKC we were under the impression that all stairs were to receive new treads. Can you please Clarify?
- A. Provide an Alternate to replace all treads in all stairs with the specified product.**
15. Q. Can you please provide floor plans with dimensions?
- A. The dimensions provided on the floor plans are adequate for bidding this project.**
16. Q. Please indicate if the acoustical substitution request is approved on the stretched wall panels submitted for review.
- A. A substitute can be indicated as an alternate item in the pricing proposal.**
17. Q. Int Elev Gen Note C. says to Reference Finish Legend for Cabinet Pull however this information is not included. Can you verify the selected cabinet pull for this project?
- A. In Existing Breakroom 017 provide wire pulls to match per Drawing F11/A603. Use matte aluminum tab pulls. Provide samples for review and approval.**
18. Q. The Finish Schedule shows PL2 used for Casework and PL3 used for Countertops. However, Elevations show PL2 used for Countertops and PL3 used for Casework. Which is correct?
- A. PL2 should be used for cabinets. PL3 should be used for countertops.**
19. Q. The plans call for us to match existing door stain. Can you tell us what stain was used or a door tag we might be able to track finishes?
- A. Contractor to provide color match based on what is existing on site. There is no existing documentation stating what the existing stain is. Samples for review will be required.**
20. Q. Please confirm all interior wood doors are grade LD-2 per specifications.
- A. Grade LD-1 is also acceptable, but all doors must be consistent in grade.**
21. Q. The plans call for us to match existing doors. What kind of wood doors are on site?
- A. Species, stain, grain matching and color should all be part of the match. The intent is for the new doors to match the existing doors.**
22. Q. If the Joint Venture Questionnaire doesn't apply to us, do we still need to sign and submit it with our bid?
- A. Please submit form indicated as N/A if does not apply.**

23. Q. Is a bid bond required?
A. **A bid submission of \$50,000.00 or higher must be accompanied by a negotiable bid guarantee of 5% of the amount of the bid.**
24. Q. On A851, Storefront Types, the drawings call out for 1 ¾" framing with Insulated Glass. 1 ¾" systems only accept ¾" Glass. Can you clarify the requirements here? A 2" system will accept up to 1", sometimes more, glass.
A. **A 2" system that will accommodate the specified insulated glazing is acceptable.**
25. Q. There is a specification for signage, but unable to find any call outs on the plans.
A. **Refer to specification Section 10 14 00 SIGNAGE.**
26. Q. The specs require a temporary construction office. Can the contractor's use HAKC's building electricity to power the temporary office outside at no-charge.
A. **Yes, this is acceptable.**

END OF ADDENDUM #002

**EXHIBIT A
PRE-PROPOSAL ATTENDEES**

Company Name	Contact Name	Secondary Contact	Address	Cit, State, Zip	Phone	Email
CJR Construction	Charles Robinson		6220 Blue Ridge Cutoff	Raytown, MO 64133	(Cell) 913-948-2078	crobinson@cjrcc.com
Crossland Construction	Todd Ketterman, VP KC Division		3252 Roanoke RD	Kansas City, MO 64111	(O) 816-960-4353	info@crossland.com
First Onsite Construction	Ryan Golomski		3601 S. Ponca Dr	Kansas City, MO 64097	(O) 816-795-9100, (Cell) 913-999-7483	RYAN.GOLOMSKI@FIRSTONSITE.COM
Haren Companies	Justin Schroeder, Estimator/Project Manager	Trent Gustin	8035 Nieman Road	Lenexa, KS 66214	(O) 913-495-9338, (Cell) 816-679-9673	jschroeder@harencompanies.com
Infinity Group Precision Demolition	Austin Rethemeyer Tamra Stallmer	Rob Shilts	3814 S. Outer Belt Rd 8700 S/ Stillhouse Rd	Oak Grove, MO 64075 Oak Grove, MO 64075	(O) 812-2792 (O) 816-215-0827	tamra@precisiondemo.org
Property Plus Construction Remco Demolition	Stacy Landis Matt Seba	Cameron Newman	111 West 10th St PO Box 270043	KC MO 64105 KC MO 64127	(O) 816-710-2062 (O) 913-909-2470	info@propertyplusconstruction.com matt@remcodemo.com
Straub Construction Tailor Made Exteriors	Jeff Simmons, Project Manager Natalie McNeil	Sean Loeman Matthew Mullin	7775 Meadow View Dr 1610 SE Hamblen Road	Shawnee, KS 66227 Lee's Summit, MO 64081	(O) 913-451-8828, (Cell) 913-549-2836 (O) 816-347-8328	sjoemull@straubconstruction.com natalie@tmext.com

EXHIBIT B ASBESTOS CONTAINING MATERIALS (ACM) LOCATION DRAWINGS

<http://www.hakc.org/sites/www/Uploads/Procurement/RFP%2022-0325%203822%20Summit%20ACM%20Location%20Drawings.pdf>

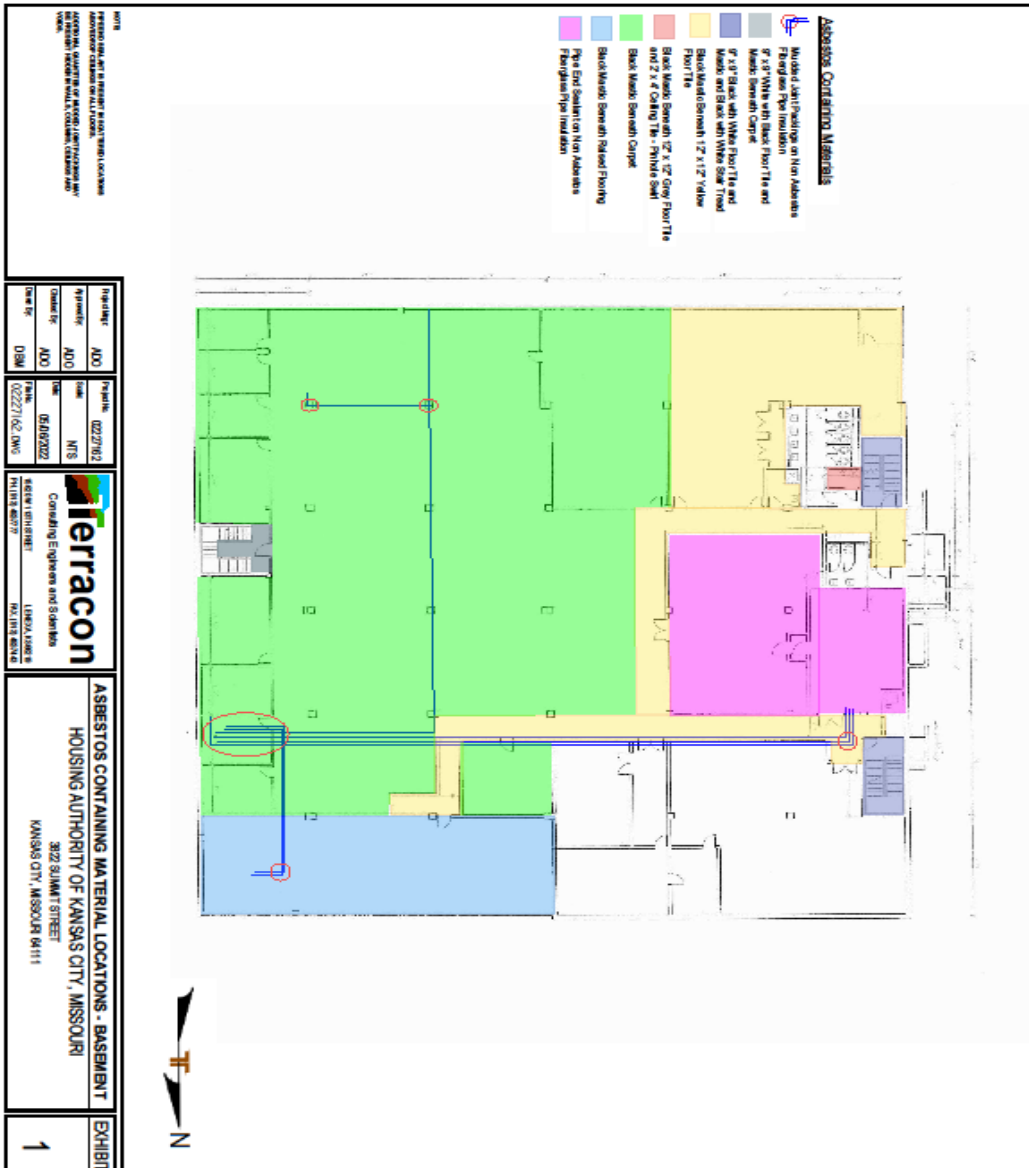


EXHIBIT B - CONTINUED

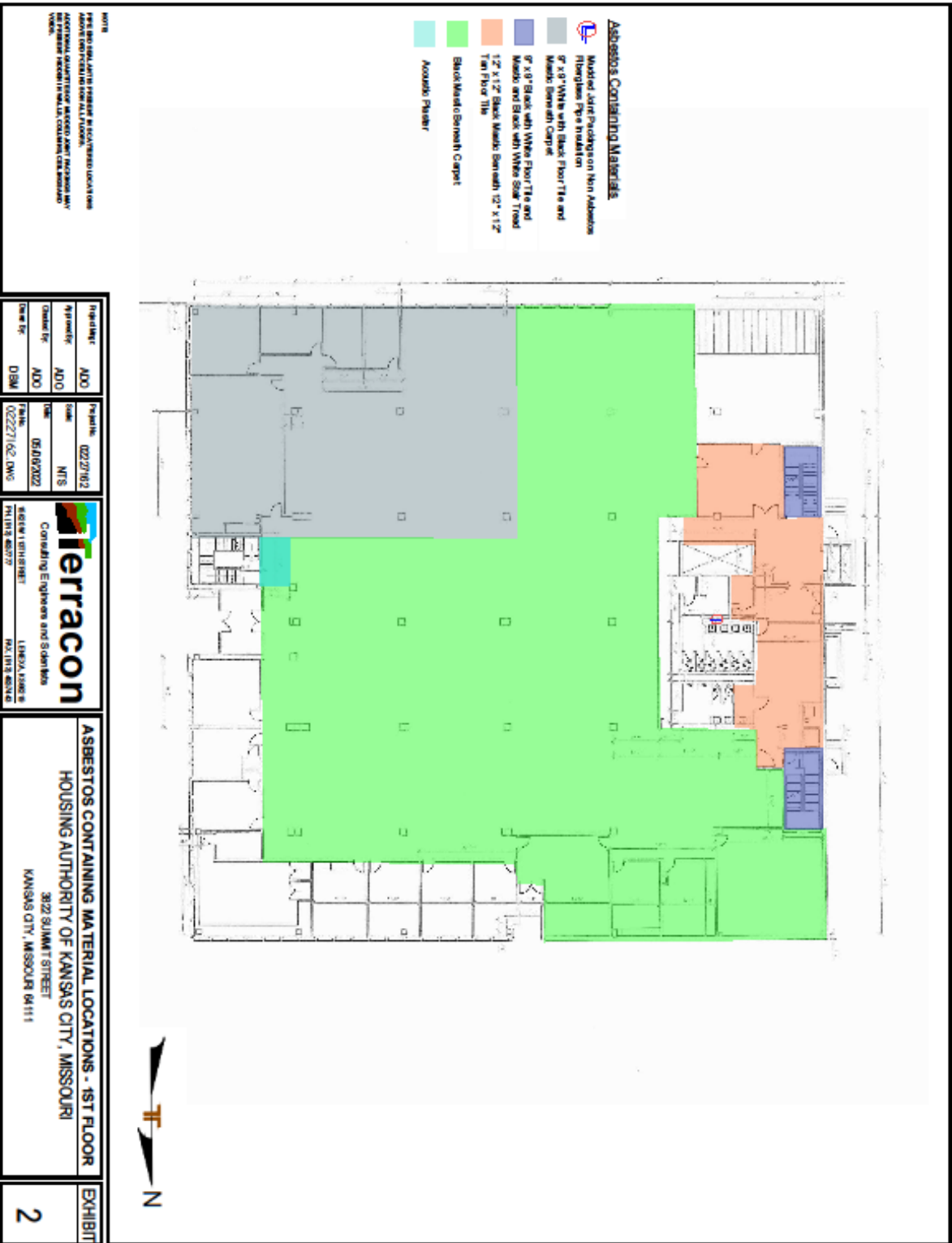
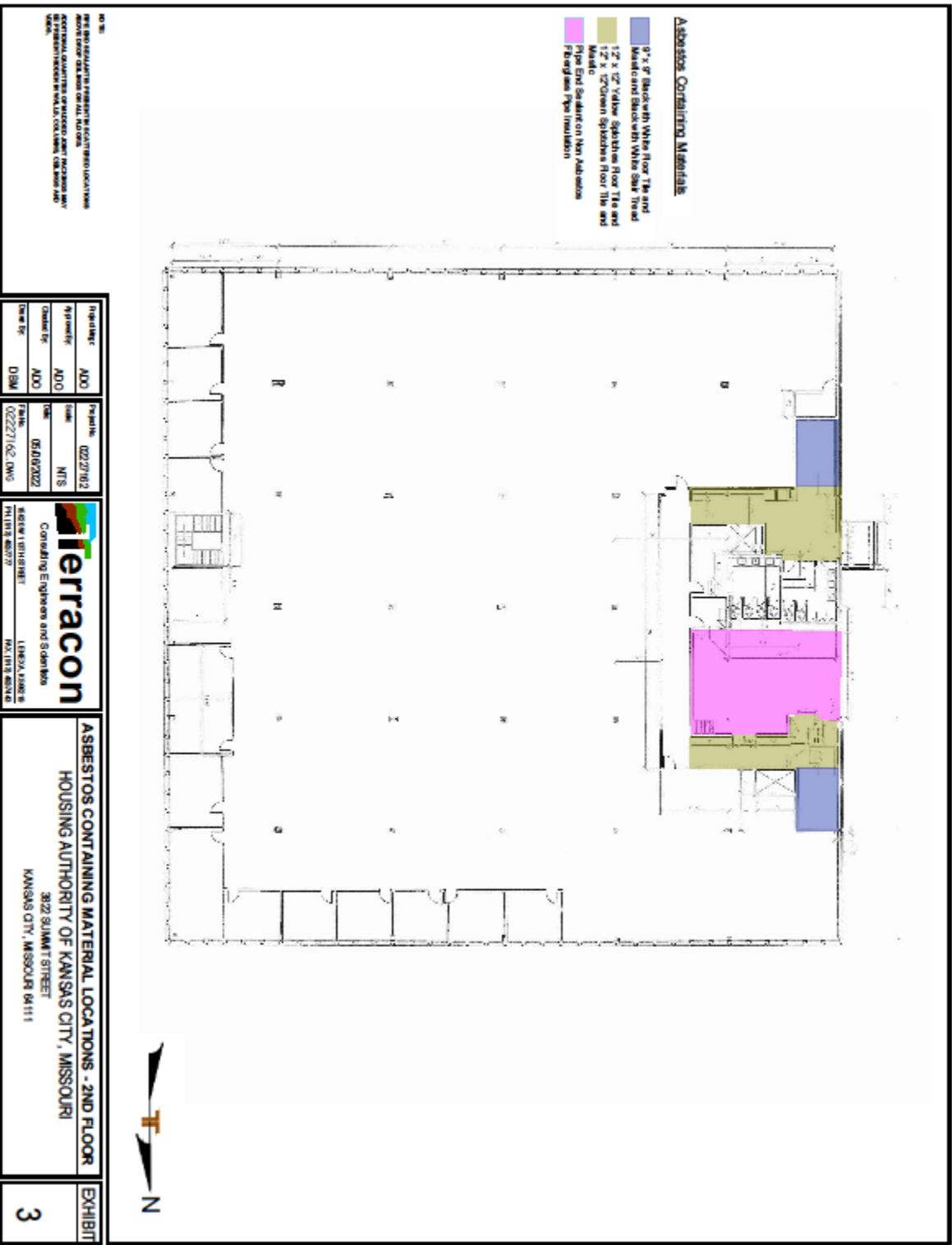


EXHIBIT B - CONTINUED



THIS DOCUMENT PRESENTS THE RESULTS OF VISUAL ASBESTOS SURVEILLANCE PERFORMED ON ALL ROOMS AND AREAS OF THE HOUSING AUTHORITY OF KANSAS CITY, MISSOURI. VISUAL ASBESTOS SURVEILLANCE IS A VISUAL INSPECTION OF THE SURFACE OF MATERIALS FOR THE PRESENCE OF ASBESTOS. VISUAL ASBESTOS SURVEILLANCE DOES NOT DETECT ASBESTOS INSIDE WALLS, UNDER FLOORS, OR IN OTHER CONCEALED AREAS. VISUAL ASBESTOS SURVEILLANCE DOES NOT DETECT ASBESTOS INSIDE WALLS, UNDER FLOORS, OR IN OTHER CONCEALED AREAS.

Project No.	02227192
Client	NTS
Created By	ADO
Created For	ADO
Drawn By	DSM
Project No.	02227192
Client	NTS
Created By	ADO
Created For	ADO
Drawn By	DSM

Terracon
 Consulting Engineers and Scientists
 3822 SLIMM STREET
 KANSAS CITY, MISSOURI 64111
 TEL: 816.234.8077
 FAX: 816.234.8078

EXHIBIT C CONTRACTOR'S COST BREAKDOWN

HAKC CONTRACTOR'S COST BREAKDOWN

PROJECT NAME: HAKC HQ Renovation PROJECT NUMBER: RFP #22-0325
 CONTRACTOR NAME: _____ PROJECT LOCATION: 3288 Summitt St. KCMO 6411

Item Description of Work	Labor Cost	Material Cost	Total Scheduled Value	Work Description
1 Earthwork	\$	\$	\$	
2 Site Utilities	\$	\$	\$	
3 Roads & Walks	\$	\$	\$	
4 Off Site Work	\$	\$	\$	
5 Concrete	\$	\$	\$	
6 Masonry	\$	\$	\$	
7 Structural Metals	\$	\$	\$	
8 Rough Carpentry	\$	\$	\$	
9 Finish Carpentry	\$	\$	\$	
10 Cabinets	\$	\$	\$	
11 Waterproofing	\$	\$	\$	
12 Insulation	\$	\$	\$	
13 Roofing Systems	\$	\$	\$	
14 Siding	\$	\$	\$	
15 Gutters & Downspouts	\$	\$	\$	
16 Doors & Hardware	\$	\$	\$	
17 Windows	\$	\$	\$	
18 Drywall	\$	\$	\$	
19 Flooring	\$	\$	\$	
20 Carpet	\$	\$	\$	
21 Painting	\$	\$	\$	
22 Signage	\$	\$	\$	
23 Bathroom & Closet Accessories	\$	\$	\$	
24 Appliances	\$	\$	\$	
25 Window Coverings	\$	\$	\$	
26 Plumbing	\$	\$	\$	
27 Fire Sprinklers	\$	\$	\$	
28 HVAC	\$	\$	\$	
29 Electrical	\$	\$	\$	
30 Fire Alarm Systems	\$	\$	\$	
31 Special Equipment	\$	\$	\$	
32 Landscaping	\$	\$	\$	
33 Sheet Metal	\$	\$	\$	
34 Demolition (interior)	\$	\$	\$	
35 Demolition (exterior)	\$	\$	\$	
36 Envir. Abatement (asbestos)	\$	\$	\$	
37 Other (describe below)	\$	\$	\$	
Bonding	NA	NA	\$	
Permits	NA	NA	\$	
CONSTRUCTION SUBTOTAL	\$0.00	\$0.00	\$0.00	
General Requirements:				
Temporary Facilities	NA	NA	\$	
Temporary Utilities	NA	NA	\$	
Off-Site Material Storage	NA	NA	\$	
Security - Electronic	NA	NA	\$	
Security - Wage or Contract	NA	NA	\$	
Other Fees:	NA	NA	\$	
Other Fees:	NA	NA	\$	
Total General Requirements:	NA	NA	\$0.00 %	
Subtotal with General Req.	NA	NA	\$0.00	
Builder's Overhead	NA	NA	\$0.00 %	
Builder's Profit	NA	NA	\$0.00 %	
TOTAL CONSTRUCTION	\$0.00	\$0.00	\$0.00	

To induce the Housing Authority of Kansas City, Missouri to disburse up to the amounts shown above for trade costs and fees when payment is requested, the Contractor hereby certifies the estimated costs for each line item are correct, and the supporting documentation of the costs has been submitted or will be submitted prior to HAKC Notice to Proceed.

Contractor _____

Signature _____

Date _____

**REQUEST FOR PROPOSAL RFP 22-0325
HQ RENOVATION SERVICES**

RECEIPT OF ADDENDA

Bidders shall return this form when submitting their proposals. The form shall be signed and dated by an authorized representative of the firm. Failure to submit this form may deem the Bidder non-responsive.

We hereby acknowledge that the Addenda listed below has been received and all information has been incorporated into the Request for Proposal.

Addendum #001 - Dated 4/15/22	Date Received _____
Addendum #002 – Dated 5/11/22	Date Received _____
Addendum	Date Received _____
Addendum	Date Received _____

Company Name _____ Date _____

Address/City/State/Zip _____

Authorized Signature _____ Printed Name _____

Telephone _____ Fax _____ Email _____

NOTE: THIS COVER PAGE MUST BE ATTACHED TO THE WRITTEN PROPOSAL SUBMITTED