



---

## BID CLARIFICATION #4

July 19, 2019

---

### Metro North Crossing Apartments

221 NW Metro North Drive, Kansas City, Mo, 64155

Bid Date: **Tuesday, July 23<sup>rd</sup>, 2019**

Bid Time: **2:00 PM CST**

(Please submit a scope letter at least one day in advance)

Submit Bids to contact below or Fax: 913-345-1093

A pre-bid meeting will be held at the former Firestone Building @ 620 NW Barry Road, Kansas City, MO 64155

Pre-Bid Date: Wednesday, July 10<sup>th</sup> @ 10:00 AM

Tax Rate: 8.475%

Estimated Value: \$45,000,000

Wage Requirements: Residential Prevailing Wages

---

#### Estimator Contacts for this Project:

Brennon Dorrance	bdorrance@mwbuilders.com	Ph: 913-317-3709	Divisions 7, 8, 9
Natalya Steinke	nsteinke@mwbuilders.com	Ph: 913-317-3711	Divisions 4, 6, 12, 21-23
Matt Brooks	mbrooks@mwbuilders.com	Ph: 913-317-3716	Divisions 2, 3, 5, 26-28, 31-33
Damon Ball	Dball@mwbuilders.com	Ph: 913-317-3734	Divisions 10, 11, 13, 14

#### Clarifications:

1. **RFIs.** RFI log as of 07-19-19 is attached.
2. **BID FORM.** Please submit bids per the attached bid form breakout. Also attached is the latest list of Alternates.
3. **Apartment Architectural Plans.** Revised Apartment plans A-105, A-112, A-600, G-001, G-100, G301 are issued by the design team and are attached to this bid clarification. Changes made to these plans are "clouded"
4. **Clubhouse Architectural plans.** Revised Clubhouse plans AC101, AC102, AC300, AC601, G301 are issued by the design team and are attached to this bid clarification. Changes made to these plans are "clouded"
5. **Clubhouse Telecom Plans..** Clubhouse telecom drawings T101 and T201 are included in this bid clarification.
6. **Garages Architectural Plans.** Revised Garage plans AG101, G001, G100, AG103 are issued by the design team and are attached to this bid clarification. Changes made to these plans are "clouded"
7. **Retail/Townhomes Architectural Plans.** Revised Retail/Townhomes plans A201, A300, A301, A302, A-400, A500, A-600, A602, G-001, G101, G-2, G301 are issued by the design team and are attached to this bid clarification. Changes made to these plans are "clouded"
8. **Civil Plans.** Revised Civil plans are issued by the design team and are attached to this bid clarification. Changes made to these plans are "clouded". Major changes include:
  - a. Added construction notes to point where sidewalk drain trenches are to be installed. (C302-C304)
  - b. Added key plans to site plans and geometric plans (C302-C307)

**MWBuilders.com**

MW BUILDERS, INC. // 13725 W. 109TH ST. // LENEXA, KS 66215 // PHONE: 913.317.3700 // FAX: 913.345.1093  
GENERAL CONTRACTOR // DESIGN-BUILDER // CONSTRUCTION MANAGER

- c. Updated grading and spot elevations across the site (added one sidewalk ramp based on revised ADA garage location) (C402-C412)
  - d. Revised storm line naming to better work with offsite improvements naming (C502-C513)
  - e. Revised storm sewer pipe sizes and/or slopes for (referencing new naming) Lines H, M, N, & S (C503, C506, C507, C510)
  - f. Added landscape drain to area south of pool (C504)
  - g. Added note and detail for public storm connection on Storm Line M (C507)
  - h. Raised sanitary sewer pipe slope (from 0.64% to 0.66%) (C601)
  - i. Added utility crossings to Water Line 2 (C702)
  - j. Added ACO Sidewalk Drain detail (C901)
  - k. Added sanitary cleanout details (C903)
9. **Specification changes:**
- A. Take out 000800, Conditions of the Contract and 007200, General Conditions & the AIA A201 – Both of these sections have yet to be negotiated with the Owner.
  - B. Take out 013553, Security Procedures – BY OWNER if it is required per the Builders Risk Insurance Policy (By OWNER as well).
  - C. 014000 Quality Requirements, Paragraph 1.08.A – change “contractor” to “Owner”, Special Inspections are to be contracted and paid for BY OWNER.
  - D. 015100 Temp Utilities Paragraphs 1.05.A – Cost of Energy: change “By Contractor” to “This work will be performed, as needed, under a predetermined allowance and tracked as stated in project contract.”
  - E. 015100 Temp Utilities Paragraphs 1.06.A – Cost of Energy: change “By Contractor” to “This work will be performed, as needed, under a predetermined allowance and tracked as stated in project contract.”
  - F. Window blinds section 122113 only lists Caco as the manufacturer. It should be corrected to include other manufacturers: Bali, Spring Window Fashion, Lotus, Louvertech, Hunter. Also this spec section lists horizontal blinds, but vertical will be at the patio doors as a base bid, and manual shades at upgrade alternate at all patio doors
  - G. Spec section 123530 Residential Casework lists KCMA certification as a requirement (item 1.04.B). KCMA only certified domestic producers – basically, this eliminates any imported products, even if they comply with the standards and have a quality product. To keep the spec open, revise to “manufactured to KCMA standards”.
  - H. Spec 220500-1.3 – A.2 calls for equipment service providers within 100 miles of the project. Long-term service should not be in our construction contract.
  - I. Spec 220500-3.1-C – Cutting holes should have a note requiring stud slotting and slip-fittings by the plumber to allow for building settlement.

- J. Spec 221100-2.12.A and plumbing fixture schedule calls for AO Smith water heater. Plumbing fixture discussed during preconstruction listed Bradford brand – please list it as acceptable alternate
- K. Section 224000-2.1.B.1 – acceptable manufacturers listed on fixtures are not the “cost-effective” ones. 16 other fixture manufacturers were discussed during preconstruction. Also, the plumbing fixture schedule for the “base bid fixtures” on MP-105 lists manufactures that are not in this spec section – they should be included in the specs.
- L. Section 230593 – Testing and balancing. Usually, we do not have a 3<sup>rd</sup> party T&B on apartments – it is done by the HVAC contractor, and usually it is only at the clubhouse.
- M. Unit tile clarifications:
  - a. Kitchen Backsplash – Daltile Largo – Basis of Design or equal 3’ x 6’
  - b. Ceramic Tile at shower and tub surrounds – Daltile Koncrete Basis of Design or equal (12 x 12)
  - c. Floor tile at apartment units – Daltile Koncrete Basis of Design or equal (12 x 12)
  - d. ADA shower floors – Daltile Koncrete Basis of Design or Equal (2” x 2”)
- N. Clubhouse Tile:
  - a. Floor Tile – Daltile Blanc-Linen P685 – porcelain 4 x 24 x 3/8” thick 3/16” spacing – Basis of design or equal
  - b. Bathroom Floor Tile – Daltile - Daltile Blanc-Linen P685 – porcelain 4 x 24 x 3/8” thick 3/16” spacing – Basis of design or equal
  - c. Bathroom Wall Tile – – Daltile Largo – Basis of Design or equal 3’ x 6’
  - d. Coffee Backsplash - – Daltile Largo – Basis of Design or equal 3’ x 6’
  - e. Wall Tile at Fireplace - Daltile Largo – Basis of Design or equal 3’ x 6’
- O. Door Hardware. Bid Clarification #2 intended to make changes to the entry door locks, but it looks like the changes were made to the wrong version of the specs. The original spec had cost-effecting hardware that all got revised to the very expensive hardware in the spec revision published with BC#2. A lot of the changes below revert back to the items that were in the original hardware specifications:
  - a. Passage Sets F10 LAT 626 SCH are to be Kwikset SL1000 WI for hardware group U2
  - b. Single Dummy Trim F170 LAT 626 SCH are to be Kwikset SL7000 WI
  - c. Bi-pass Door hardware track C-2035 AL KNC is to be Johnson Hardware 128 F722D for 72” opening and F60 2D for 60” opening. – U4 group
  - d. Privacy Lock F40 LAT to SL 3000 WI – U5
  - e. Pocket Frame Crowder frame KNC to Johnson 27113068 pocket door frame – U6
  - f. Storeroom Lock F80 LAT to be changed to Kwikset 5000. – U9 and U10

- g. Pre-hung door hinges 1011 3.5 x 3.5 646 IVE to be changed to hinge by door supplier.
  - h. Spring hinges to be 3 each for unit entries in lieu of 1 regular and 2 springs. At unit entries.
  - i. U1 There's no thumb turn on the outside and there is no credentials. (This is in the notes section below)
  - j. The lever and the deadbolt are not connected on hardware set U1. Take note out (This is in the notes section below)
  - k. Hardware group U8 is shown with a passage latch and the note below contradicts this. This should be a passage latch.
  - l. Need to switch ball catch 347 626 IVE to DD05-10 626 PAM – Hardware Group U3.
- P. Wood door specs – current specs read as if the project required “architectural” doors in lieu of “residential doors”. “Residential” Doors should be in this project :
- a. 1.05 Warranty. They aren't going to get a lifetime warranty, these are cost effective doors which carry a 1 year warranty.
  - b. 2.01 Manufacturers need to add Masonite and Jeld-Wen.
  - c. 2.03.D Hollow Core Doors add that all doors inside the units to be standard hollow core 1 3/8” thick doors with primed faces and flush or 2-panel design as noted in the door schedule.
  - d. 2.04 Door Facings. Remove ANSI A135.4 Class 1 Tempered.
  - e. 1.02.I remove AWI (QCP) requirement. It's a not from the manufacturer that costs a lot of money for no reason and you don't get QCP doors when you buy hollow core.
10. **Unit Matrix.** Unit matrix was issued in Bid Clarification #1. Units designated as “HI/VI” will be the same as Type B units. “Hi/VI” stands for “Hearing Impaired and Visually Impaired” – there will be changes to fire alarm, but cabinets/tops/accessories will be the same as in type B units.
11. **Gypcrete & Acoustimat Clarifications:**
- a. Apartments
    - i. ¾” Gypcrete at floors 2-4
    - ii. 1/8” Acoustimat in units at hard surface flooring, only. (shows 3/16” on detail C1/A500)
  - b. No Acoustimat in corridors
  - c. Clubhouse = no gyp
    - a. Townhomes = no gyp
12. **Masonry.** The base at the clubhouse is shown as thin brick with a cap – it needs to be manufactured stone with a cap – the material to match the base at the apartment buildings. Note that retail building needs to have real cast stone at the base – the owner is concerned about salt damage the façade from adjacent sidewalks. Apartments, clubhouse and garages will have manufactured stone at the base.



13. **Masonry.** Bidders need to include site-related items that are shown on landscaping plans:

	SITE:
L-124	Grill Station
2/L111, 1/L121	Planter at main retail entry
1/L111, 8/L120	Seat walls, 2 ea
5/L121	Monument sign
AS-101	Trash Enclosures (2 ea large+ 2 ea small) - in Clubhouse set

14. **Cabinets.** Correction to Bid Clarification #2 – item 18a on Apartment cabinets – clear widths on ADA cabinets is 30” (not 33”) - quote as shown on the drawings.
15. **Glass & Glazing.** Revised spec section 088000 is attached to this bid clarification.
16. **Signage.** RFI #7 response: Exterior signage on building façade to be 24” high, 4” deep, aluminum prefinished box with translucent back-lit face plate. Assume four digits for each apartment building, retail and clubhouse. Include electrical wiring to the signage locations.
17. **Appliances:** Be sure that all of the refrigerators in the Type A units and the common spaces meet the below ANSI requirements.

**1103.12.5.6 Refrigerator/freezer.** Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer 54 inches (1370 mm) maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches (610 mm) maximum from the centerline of the appliance.

18. **Plumbing.** Change fiberglass shower pan in type B units to Sterling or Peerless model:

P-3S	60" Shower	Sterling #721811X0 and Peerless #PTT88775	60" x 36" reinforced resin stall with slip-resistant bottom. Provide pressure balanced 2.2 gpm valve with large head, satin nickel, lever handle. See Arch for door/curtain.
------	------------	---	--

Note that shower floors at type A units are getting ceramic tile as was clarified in BC#2 and below.

19. **Plumbing.** Include gas line from clubhouse to the grills and firepit
20. **Plumbing.** The following plumbing specification/drawing changes will be acceptable to the design team and will be incorporated into the documents. Please include in the bids next week:

- a. Drawings show a relief valve and expansion tank at each water heater. Only need one or the other. Using TW Series Expansion Tanks will be acceptable to the design team.
  - b. Yoke Vents shown in Island Kitchen Sink Detail. KCMO usually allows auto vent with CMR – this will be acceptable to the design team.
  - c. Bradford White Water Heater in units ILO specified – this will be acceptable to the design team.
  - d. Please quote plumbing fixtures in the base bid as listed in the drawings, and plumbing upgraded fixtures as listed in P-1 alternate – attached to this bid clarification.
  - e. Watertite - IPS valve boxes CMR – this will be acceptable to the design team.
  - f. Elkay Water Cooler CMR – this will be acceptable to the design team.
  - g. Plans call for Shock Suppressors at each chase or fixture – per design team, KCMO wants air chambers on all units, but seems per individual inspector
  - h. Design team prefers Flood drains at the AHU/WH location due to potential flooding of room. Please quote Hub Drain at the AHU/WH Location in lieu of a Floor Drain as a voluntary alternate.
  - i. The manifold system for the Hot and Cold inside units is preferential. Installing a trunk and branch system for each unit is acceptable to the design team.
  - j. Quote water heater sizes as shown on the plans. Quote a voluntary alternate to use 40 Gallon water heaters in 2 bath units in lieu of 50 gallon in 2 bath units.
21. **Electricians:** Please include the four (4) Catenary Poles from detail 3/L126 with your quote – these will be at the main entrance to the retail building as shown on 2/L111.
22. **Apartments MEP drawings -** Revised Apartment MEP plans are issued by the design team and are attached to this bid clarification. Changes made to these plans are “clouded”
23. **Clubhouse and Garage MEP drawings -** Revised Clubhouse and Garage MEP plans are issued by the design team and are attached to this bid clarification. Changes made to these plans are “clouded”
24. **Retail Townhomes MEP drawings -** Revised Retail and Townhomes MEP plans are issued by the design team and are attached to this bid clarification. Changes made to these plans are “clouded”
25. Upcoming **milestone dates:**
- a. **Bid Date** remains the same on Tuesday, **July 23, 2019.**