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## BID CLARIFICATION #1

July 8, 2019

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### 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**

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

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

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

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#### 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. **RFI log** as of 07-08-19 is attached. Please email questions to the estimator in charge of your division.
2. **Unit Matrix** for the project is attached.
3. **Cabinets/ Countertops**. Cabinet and countertop layout revisions, specifications, and base bid vs alternate scope designations will be issued in the next bid clarification on Friday, July 12, 2019.
4. **Electrical fixtures** – base bid electrical fixtures will be issued in the upcoming bid clarifications. Fixtures listed on the plans are upgraded fixtures that need to be quoted as add alternate E-1.
5. **Civil CAD files** available upon request. Sitework bidders need to email Matt Brooks (mbrooks@mwbuilders.com) in order to get access.
6. **Wage Rates**. RESIDENTIAL prevailing wages are to be used for this project – see attached wage rate printout. For bid purposes, if any of the trades are not listed on this printout, please use the wages from BUILDING prevailing wages that are included in specification section 008000.
7. **Window takeoff** is attached.
8. **Pool specs**. Swimming pool is to be design-built by the pool subcontractor and is a deferred submittal.
  - i. Gunite, Diamond Brite finish, 6" waterline tile, integral coping cap, skimmers, inlets, drains, LED lights, pump, filter, automatic tablet chlorinator, permanent ADA Lift, no heater, include custom tarp pool cover, anchors to be cast into concrete.
  - ii. Standard Gunite finish color: no tile other than 6" waterline tile (if desired).
  - iii. Chlorine pool.
  - iv. Deck drains to be shown on drawings and coordinated with plumbing. Deck drains should be located around pool at desired locations.
  - v. Pool equipment room to be located in the clubhouse.

**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

- vi. Clubhouse will need water line with backflow preventer, 4" waste line with hub drain next to the pump, electrical (with a separate panel) to provide power to the pump/chlorinator/pool cover/lights/ heater, gas line to pool heater with regulator, lighting controls, HVAC intake and exhaust for hi-efficiency heaters. Heater will be bid as alternate.
  - vii. Gas line to be shown to pool for alternate heaters.
  - viii. Pool fence needs to be 6' high.
  - ix. Need telecom to show pool phone with emergency pool line per KCMO.
9. List of **approved equals**. The following will be considered "Approved equals" if they comply with the performance requirements listed in the specifications:
- i. fire alarm spec = Edwards/ EST
  - ii. cabinets = Skyline Industries, Custom Wood Cabinets, Hotel Vanities Int., Mid-America Cabinets, Millrock, Sara Hospitality
  - iii. patio doors = aluminum clad wood, vinyl, steel, fiberglass
10. **Signage specs/scope** clarification:
- i. Interior signage is covered in spec. Unit/Room ID signage is detailed in the spec, and the code required signage will be standard and subs are to include it per code requirements
  - ii. Exterior Signage. There are two type – 48" tall illuminated and 8" tall illuminated. RFI has been submitted to clarify material, font, finish, thickness and illumination.
11. **Shipping and freight costs**. All subcontract quotes are to include shipping and freight costs. For bid purposes, include shipping **by building**. Exact delivery schedule will be provided by the Project Manager after contract award.
12. **Drop Ceilings** in units and hallways to framed out of light gauge metal studs.
13. Upcoming document revisions:
- i. Bid Clarification #2 will be published on Friday, July 12, 2019.
  - ii. Bid Clarification #3 will be published on Friday, July 19, 2019.
  - iii. Bid Date remains the same on Tuesday, July 23, 2019

## RFI LOG

#	Subject	Status	Responsible Contractor	Received From	Assignee	Date Initiated	RFI Manager	Due Date	Closed Date	Ball In Court	Location	Schedule Impact	Cost Code	Cost Impact
4	Exterior Signage	Open		None	Dolph, AJ (Rosema...)	07/08/2019	Josh Ellis	07/15/2019		Dolph, AJ (Rosema...)				
<b>Q:</b>	<p>Josh Ellis Sent Mon Jul 8, 2019 at 08:24 am CDT Is there additional information that can be provided regarding both the 48" and 8" exterior signage? Are these to be back-lit cast aluminum characters, or fabricated illuminated signage? Additionally, what font and material finish should be used?</p>													
3	Door Hardware	Open	MW Builders, Inc....	Dorrance, Brennon (MW Builders, Inc. (KS))	Dolph, AJ (Rosema... English, Edward (...)	07/03/2019	Brennon Dorrance	07/10/2019		Dolph, AJ (Rosema... English, Edward (...)				
<b>Q:</b>	<p>Brennon Dorrance Sent Wed Jul 3, 2019 at 08:04 am CDT</p> <ul style="list-style-type: none"> <li>Specification page 087100-10 lists the hardware schedule, but I don't see sets shown for the following openings: <ul style="list-style-type: none"> <li>Apartments: 015, 1001, 1003A, 1003B, 2001, 2002, 3001, 3002, 4001, 4002, ST401</li> <li>Retail &amp; Townhome: 015</li> <li>Clubhouse: 015A, 015D, 017</li> </ul> </li> <li>What hardware would you like us to quote for each of those openings?</li> </ul> <p>Hardware groups 02, 03, 04, and 05 are shown for use on openings 030A, 007C, 016B, 001B, 001C, and 016C scheduled for hollow metal doors and frames but also call for hardware by aluminum door manufacturer. Should these openings be quoted as hollow metal or aluminum and what hardware would you like us to quote?</p> <p>Hardware group U2 is shown for use on door 005. In the townhomes door 005 happens to be an exterior door and hardware group U2 may not be appropriate. What hardware would you like us to quote for the townhome 005 openings?</p> <p>Hardware group U4 includes bypass door hardware is shown for use on door 013. In the apartments door 013 is not a bypass door. What hardware would you like us to quote for the apartment 013 openings?</p>													
2	Existing Sanitary Lines A & B	Closed		None	Heiser, Nick (Ols...)	07/02/2019	Matt Brooks	07/09/2019	07/02/19					
<b>Q:</b>	<p>Matt Brooks Sent Tue Jul 2, 2019 at 01:15 pm CDT Please provide sizes for existing sanitary lines A &amp; B.</p> <p>We also need elevation and tap details for the two sanitary lines leaving the retail building and connecting to Line A.</p> <p>Nick Heiser (Olsson Associates) Responded Tue Jul 2, 2019 at 06:39 pm UTC Sanitary Line A and Sanitary Line B are both proposed 8" PVC.</p> <p>6" service Tees will be provided by the sanitary main extension work, service lines will need to be extended from the provided stubs with sampling manholes added for the building service connections. Connections will be 6-8 feet below grade with sanitary flowlines at the building approximately 4 feet below grade. Final flowlines are being reviewed and coordinated with MEP.</p> <p>If further clarification is required, please let me know.</p>													
1	Slab/Footing Rigid Insulation	Open		None	Dolph, AJ (Rosema...)	07/01/2019	Matt Brooks	07/08/2019		Dolph, AJ (Rosema...)				
<b>Q:</b>	<p>Matt Brooks Sent Mon Jul 1, 2019 at 09:54 am CDT Looking at Civil sheet S-500, details 8 &amp; 13 appear to show rigid insulation extending from the inside face of the footing and continuing under the building slab. Is this correct? Please clarify the extents of the rigid insulation.</p>													



## Unit Matrix

### Metro North Crossing Apartments

Monday, July 8, 2019

Typical Units	Bldg 1	Bldg 2	Bldg 3	Town Homes	Garages	Carports	Total Units	Total Bedrms	Total Full Bath	Total Half Bath
MN 1 - 1 bed/ 1 bath - Type A	1	1	1				3	3	3	
MN 1 - 1 bed/ 1 bath - Type B	11	11	11				33	33	33	
MN 2 - 1 bed/ 1 bath - HI/VI	1	1	1				3	3	3	
MN 2 - 1 bed/ 1 bath - Type A	1	1	1				3	3	3	
MN 2 - 1 bed/ 1 bath - Type B	13	13	13				39	39	39	
MN 3 - 2 bed/ 2 bath - Type A	1	1	1				3	6	6	
MN 3 - 2 bed/ 2 bath - Type B	19	19	19				57	114	114	
MN 4 + - 2 bed/ 2 bath - Type A	1	1	1				3	6	6	
MN 4 + - 2 bed/ 2 bath - Type B	3	3	3				9	18	18	
MN 4 - 2 bed/ 2 bath - HI/VI	1	1	1				3	6	6	
MN 4 - 2 bed/ 2 bath - Type A	1	1	1				3	6	6	
MN 4 - 2 bed/ 2 bath - Type B	18	18	18				54	108	108	
2-Story TH Units - 2 bed/2.5 bath				36			36	72	72	36
<b>Total Units</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>249</b>	<b>417</b>	<b>417</b>	<b>36</b>
								-	-	-
<b>Garage Spaces</b>					75		75			
<b>Bike Storages</b>					2		2			
<b>Carport Spaces</b>						123	123			

"General Decision Number: MO20190066 05/10/2019

Superseded General Decision Number: MO20180066

State: Missouri

Construction Type: Residential

Counties: Bates, Caldwell, Cass, Clay, Clinton, Lafayette, Platte and Ray Counties in Missouri.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the

federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/04/2019
1	05/10/2019

\* BRMO0015-026 04/01/2019

BATES, CASS, CLAY, LAFAYETTE, PLATTE, AND RAY COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 36.04	20.28
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BRMO0015-030 05/01/2018		

CALDWELL AND CLINTON COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 33.13	18.41
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BRMO0015-035 04/01/2018		

BATES COUNTY

	Rates	Fringes
BRICKLAYER.....	\$ 26.18	12.84
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CARP0005-001 05/01/2018		

BATES & CALDWELL COUNTIES

	Rates	Fringes
CARPENTER.....	\$ 29.94	17.10
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CARP0005-005 05/01/2018		

CASS, CLAY, PLATTE & RAY COUNTIES

	Rates	Fringes
CARPENTER.....	\$ 29.94	17.10
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CARP0005-009 05/01/2018		

LAFAYETTE COUNTY

	Rates	Fringes
CARPENTER.....	\$ 29.94	17.10
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CARP0110-009 05/01/2018		

CLINTON COUNTY

	Rates	Fringes
CARPENTER.....	\$ 29.94	17.10
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ELEC0124-008 08/27/2018		

BATES, CASS, CLAY, LAFAYETTE, PLATTE & RAY COUNTIES

Rates	Fringes
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ELECTRICIAN.....\$ 39.45 22.51

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ENGI0101-034 04/01/2016

CASS, CLAY, CLINTON, LAFAYETTE, PLATTE & RAY COUNTIES

Rates Fringes

POWER EQUIPMENT OPERATOR:

Backhoe/Excavator.....\$ 37.63 15.97

Roller.....\$ 37.63 15.97

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ENGI0101-035 04/01/2016

BATES & CALDWELL COUNTIES

Rates Fringes

POWER EQUIPMENT OPERATOR:

Backhoe/Excavator.....\$ 35.63 15.97

Roller.....\$ 35.63 15.97

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LABO0264-007 04/01/2014

CASS, CLAY, LAFAYETTE, PLATTE & RAY COUNTIES

Rates Fringes

LABORER

Brick Mason Tender.....\$ 15.60 7.40

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LABO0579-007 05/01/2013

CALDWELL & CLINTON COUNTIES

Rates Fringes



LABORER

Brick Mason Tender.....\$ 24.77 11.71

LABO0663-015 05/01/2013

BATES COUNTY

Rates Fringes

LABORER

Brick Mason Tender.....\$ 23.32 11.56

PAIN0003-021 04/01/2017

Rates Fringes

PAINTER

Brush and Roller.....\$ 29.34 16.96

PLUM0008-007 06/01/2018

CASS, CLAY & PLATTE COUNTIES

Rates Fringes

PLUMBER.....\$ 45.34 21.39

PLUM0008-016 06/01/2018

BATES, LAFAYETTE & RAY COUNTIES

Rates Fringes

PLUMBER.....\$ 45.34 21.39

PLUM0045-007 09/01/2018

CALDWELL & CLINTON COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 36.40	23.00
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ROOF0020-005 06/01/2018		

CALDWELL & CLINTON COUNTIES

	Rates	Fringes
ROOFER.....	\$ 28.25	15.77
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ROOF0020-013 06/01/2018		

BATES, CASS, CLAY, LAFAYETTE, PLATTE & RAY COUNTIES

	Rates	Fringes
ROOFER.....	\$ 32.95	18.89
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SFMO0314-001 01/01/2017		

CASS, CLAY, LAFAYETTE, PLATTE & RAY COUNTIES

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 36.74	19.92
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SFMO0669-006 04/01/2017		

BATES, CALDWELL & CLINTON COUNTIES

Rates	Fringes
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SPRINKLER FITTER (Fire Sprinklers).....	\$ 34.79	15.84
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SHEE0002-028 07/01/2011

	Rates	Fringes
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SHEET METAL WORKER (Including HVAC Duct and HVAC System).....	\$ 27.37	8.14
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SUMO2011-010 08/11/2011

	Rates	Fringes
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CEMENT MASON/CONCRETE FINISHER...	\$ 16.00	0.00
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LABORER: Common or General.....	\$ 14.83	0.00
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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is

like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1,

2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

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WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.

Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"



Metro North Apartments  
 Window & Patio Door Takeoff  
 07-08-19



		Apartments		
Single Hung	Type A - 2'-0" x 5'-6"		6	ea
Single Hung	Type B - 3'-0" x 5'-6"		216	ea
Single Hung	Type C - 4'-0" x 5'-6"		99	ea
Single Hung	Type D - 2'-0" x 6'-6'		12	ea
Single Hung	Type E - 4'-0" x 6'-6"		90	ea
Combo,Fix/Slide	Type F - 6'-0" x 6'-6"		72	ea
Combo,Fix/Slide	Type G - 7'-6" x 6'-6"		60	ea
	Sliding Patio Doors - 6'-0" x 7'-0"		138	ea
	Single Glass Swing Patio Door w/Fixed Sidelight - 6'-0" x 7'-0"		15	ea
	Single Glass Swing Patio Door - 2'-10" x 7'-0"		57	ea
		Townhomes / Retail		
Fixed	Type A - 2'-6" x 2'-6"		59	ea
Combo,Fix/Slide	Type B - 6'-0" x 6'-0"		64	ea
Casement	Type C - 3'-0" x 5'-0"		18	ea
Combo,Fix/Slide	Type D 5'-6" x 6'-6"		2	ea
	Sliding Patio Doors		36	ea
		Clubhouse		
Combo,Fix/Slide	Type F - 6'-0" x 6'-6"		6	ea

For questions contact:  
 Brennon Dorrance  
 913-317-3709 or  
 bdorrance@mwbuilders.com

\*\*SEE PLAN PAGES A-600,  
 AC101 & A-600 (RETAIL + TH)  
 FOR CONFIGURATIONS  
 \*\*SEE SPECIFICATIONS  
 085313, 083200, & 081316.13.