

# Addendum #3

**Kansas City Kansas Community College**

**RFQP for:**

**Design-Build-Finance  
for Student Housing Project**

**Date Posted: Monday, May 18, 2020**

# ADDENDUM CONTENT

The following content is provided as Addendum #3:

**1. Where can we find the submittal forms?**

The Submittal forms were provided in the original email distribution of the RFQP as a stand-alone MS Word document. The Submittal Forms are also posted with the Recording Link for the Pre-Submittal Conference here: <https://simplar.com/kckcc/>

**2. Is the College willing/able to enter into a Master Lease Agreement.**

Yes the College will guarantee a minimum lease payment on the project. The College will take on all risk associated with billing and collecting payments from students.

**3. I would like to inquire whether a general contractors or architect is able to be on multiple teams for this opportunity.**

Yes, that is acceptable.

**4. Can the College provide a plat or site plan for the project site indicating any easements, underground utilities, etc.?**

The College does not have a site plan available. For the purposes of the proposal, Proposers should assume the following:

- Sewer: assume 50 feet west of the proposed building site, existing sewer runs along the west side of the College's property and east side of the adjacent residential neighborhood (near the fence line)
- Electric and Gas: assume 500 feet south of the proposed building site by the Police Academy.
- Water: assume 400 feet east of the proposed building site, the water main runs on the north side of College Blvd. and then north up Quindaro Ln. (runs along the east side of the main parking lot)
- Easements: there is a general easement (blanket easement) south of the proposed building site (south of the treeline). To the best of the College's knowledge, there are no utilities located in that easement currently.

**5. Has the College vetted with local tax assessor the parameters for which the land and improvements remain exempt from ad valorem property taxes?**

The College has not vetted tax exempt status with the local Tax Assessor. For the purposes of the proposal, Proposers should assume the purpose and use of the project still qualifies for tax exempt status with the County.

**6. Can the College provide additional guidance with regard to its research related to "possible tax incentives and credits that may be available" and "government backed debt issuances that do not require the College to be guarantor"? Refer to page 10 of Scope of Work document.**

Please refer to Question #5 above.

**7. The RFQP presentation implies interviews of Critical Project Team Members are separate one-on-one interviews - please confirm, as it is typical to interview the whole team together.**

Interviews with Critical Project Team Members will be separate one-on-one interviews. The Presentation & Interview for Financial Model will be conducted a team setting and will only be for financial discussions.

**8. Can the Lead Executive also serve as the Developer's Financial Lead?**

Yes. Per Submittal Form A, Proposers may list the same individual for multiple roles if they will be performing those roles at the day-to-day project level.

**9. The RFQP implies we are to select a general contractor now as a team member. May we instead reserve the right to competitively bid the construction at a later date from a to-be-agreed-upon list of qualified local contractors?**

The General Contractor Pre-construction Lead will be considered in the evaluation process.

**10. If yes to Q9 above, we would include a representative from the Developer team to fill the role of Contractor's Pre-Construction Lead.**

The four Critical Project Team Member roles listed on Form A will be interviewed.

**11. During the Q&A Session on 5/10/20, KCKCC indicated that the College would be responsible for minor maintenance and the Developer would be responsible for major maintenance of the new Student Housing Building. Since KCKCC will get the building back after the 30-year term, we believe all maintenance for the building should be kept with either the College or the Developer. It will be difficult to structure an agreement such that select maintenance and repair costs are borne by different parties. We suggest that KCKCC either take full responsibility for all maintenance costs or that Developer does. We can offer a suggestion as to what an expected maintenance budget should be if desired by KCKCC.**

For the purposes of the Proposal, Proposers should assume the College will cover utilities, custodial services, and minor or insignificant repairs (such as superficial cosmetic repairs, interior painting, basic heating/plumbing/electrical, etc.) All other repairs are considered to be major repairs are to be carried by the Proposer, such as structural, HVAC/mechanical, and roofing. The College expects this topic to be reviewed in detail with the selected Proposer as part of Pre-Award Clarification Phase.

**12. The RFQP provides Submittal Form H-3 for a Proposer Created Solution. Is it possible to submit more than one form H-3 if we have multiple Proposer Created Solutions?**

No, Proposers are to use the provided Submittal Forms and page limits.

Proposers are recommended to utilize Submittal Form H-3 Proposer Created Solution, Submittal Form E – CRISPs, and Submittal Form F Scope Alternatives. These Forms enable Proposers to provide a variety of ideas, alternatives, and solutions to serve the best interest of the Project and the College.

As stated in RFQP and Pre-Submittal Recording, the goal of the Submittal Forms is help the College differentiate Proposers from one another. If a Proposer is selected and has additional ideas that cannot fit within the allowed page limits, these ideas can be discussed further in the Pre-Award Clarification Phase.

- 13. The Scope of Work states that parking needs to be part of the project, but then couple pages later it says that parking initial and replacement costs will be covered by college. So, do we need to include parking in the budget?**

For purposes of the proposal, Proposers are to assume the College will cover the costs of constructing the parking lot.

- 14. They are requesting emergency generation for critical building components. What do they consider critical? Just backup for the elevator?**

Emergency generation should include, at a minimum, 24 hour run time for emergency lighting and elevator operations.

- 15. What are the limits of the parcel that is part of this proposal? The SOW document only has the desired footprint of the building drawn. We need to know the limits of construction site and available area for staging and storage.**

The College owns the surrounding area and those areas are flexible for construction activities. There are also nearby areas that can be used for overflow or longer term staging areas.

- 16. Where are the utilities – how far from the parcel boundaries? – water, sanitary, storm, gas, electric, telecom? Are the utility sizes adequate to handle 250 bed dorm?**

Please refer to Question #4 above.

- 17. Can we connect to existing storm or will we be required to do underground storm chambers and retain all storm water onsite?**

For the purposes of the proposal, Proposers should assume that the project will be able to connect to existing storm infrastructure which is adjacent to the proposed site. All storm water on the West side of Main Campus exits College property northwest of the proposed building site. Proposer should plan on using this outlet to channel storm water from the structure and site.

- 18. What is the existing water pressure? Just to verify that we will not need a fire pump.**

For the purposes of the proposal, Proposers should assume that the existing water pressure is adequate. The waterline described in Question #4 is the main line for the College's main building and currently cover all fire suppression and other needs.

- 19. Does college have any special arrangements with the Wyandotte County for permit costs and permitting process?**

While the College has an excellent working relationship with Wyandotte County, KCKCC follows the same permitting process as any other entity.

- 20. Will the College pay utility connection fees? Will the college pay for the cost of utilities during construction?**

Yes, the college will pay utility connection fees and the cost of utilities during construction.

- 21. Will project be taxable or tax-exempt?**

Please refer to Question #5 above.

- 22. Any MWBE participation requirements?**

No, there are no MWBE participation requirements.

**23. Does the campus or the neighborhood have any building standards (e.g. façade material requirements, green requirements, etc.)**

Yes, relating to projects proposed to the Unified Government (UG) in the past, it has been a requirement that all structures have a similar look as other buildings on campus. This is to be interpreted that a concrete, masonry, or stucco exterior similar in nature to other structures will be required by the UG.

**24. SOW talked about security and having outdoor gathering spaces – do we need to have the project fenced?**

Yes, the construction operations must be fenced.

**25. What would be considered "major" repairs beyond maintenance? E.g., if we build a building with hard siding and it needs to be re-painted in 10 years, is that going to be by the developer or by the college?**

Please refer to Question #11 above.

**26. Electronic locks – are they requiring these on the unit entries or on both unit entries and bedroom doors?**

Electronic locks are required on exterior doors.

**27. Are there any restrictions on using the road next to the site? Are there any noise restrictions? Are there any work hour restrictions?**

The road to the East of the proposed site is used by the Kansas City Kansas Policy Academy. This road may be used to gain access to the site, but cannot be blocked. The Main Campus drive can also be used to access the site, but cannot be blocked. There are no noise restrictions during the day. The area to the West of the site borders a residential neighborhood, and there may be restrictions during night time hours. The College desires to be a good neighbor with those whose property borders that of the College. Accordingly, KCKCC asks for every reasonable consideration to be given.

**28. Is the \$3,200 rent in 2020 dollars or are those opening 2022 dollars? Same applies to the \$1.15m.**

These numbers were provided to give Proposers a reference of how the College arrived at our maximum affordability constraint. These values are given in 2022 dollars for Year 1 with escalation projected over time.

**29. In the scope of work, section 1.1 you indicate a range of 240-260 beds, but in the budget you indicate 250 beds. Should we use exactly 250 beds in our work, or should we use the range of 240-260? We will probably be "in the range" but not exactly at 250.**

For the purposes of the proposal, Proposers must use exactly 250 beds for Submittal Form H-1 and H-2. Proposers may utilize Submittal Form F Scope Alternatives and Submittal Form H-3 Proposer Created Solution to recommend other options.

**30. Your scope of work indicates KCKCC will be providing replacement FF&E. We assume that we'll be providing the initial FF&E.**

The College will provide the initial furnishings and small appliances such as microwaves. All other major appliances and equipment should be assumed as costs of the project.

**31. The College awarded RFP for College Facilities Master Plan with a completion of Project November 12, 2020, is there any coordination in that regard required for this project?**

No, coordination is not required by the selected Proposer. This Student Housing project will be taken into consideration within the College Facilities Master Plan, but this plan will not have any impact on the design or build of the Student Housing Project.

**32. Could you please provide a utilities map or insight as to where we should connect to electrical, storm, Sanitary etc.?**

Please refer to Question #4 above.

**33. Could you provide any specific guidelines for storm water management?**

Please refer to Question #17 above.

**34. Are we required to go through city permitting process, and design approval process?**

Yes, the project will go through the Unified Government (UG).

**35. Under K.S.A. 71-201, the College generally cannot be the lessee under a lease that has a term that exceeds 10 years. Can the College clarify if this is indeed a restriction?**

The College believes this restriction will not limit its desire to provide a long-term lease commitment.

**36. The Project Manager role as requested in Critical Project Team Members as we see it would typically refer to the Construction lead who will see the project design and construction phases (typically from the General Contractor). However the description refers to someone who is also responsible for finance (typically from the ownership / development side) and would fulfill the "Developers Financial Lead" role. Please clarify.**

The Project Manager does not refer to the Contractor's Construction Project Manager. The Project Manager role being requested refers to the lead point of contact responsible for coordinating and leading all stakeholders within the Proposer's team for the entire Design-Build-Finance engagement.

**37. For room configurations, are we to assume a co-ed approach and student placement will be handled administratively?**

Yes.

**38. Is there a map that shows the location of utilities and other necessary infrastructure in relation to the proposed project site?**

Please refer to Question #4 above.

**39. How far into the parking lot adjacent to the proposed site is KCKCC willing to allow development?**

For the purposes of the proposal, Proposers are to assume that the building placement within the parameters of the proposed site is required. The College understands the need to be open to proposals, and Proposers may utilize Submittal Form F Scope Alternatives to describe alternatives and associated benefits.

- 40. The RFQP state that KCKCC is responsible for the replacement of FF&E. Is KCKCC taking on the initial cost of the FF&E items or is this the responsibility of the developer? Can KCKCC provide a list of the FF&E items expected to be provided by the developer, if any?**

Please refer to Question #30 above.

- 41. How does KCKCC intend to review and compare proposals for different types of construction (i.e. wood vs steel), lifecycle costs of materials, quality/durability of systems, etc.?**

Proposers are encouraged to utilize the Submittal Forms to showcase their expertise to deliver the best student housing project to meet the needs of the College. For example, Proposers may utilize Submittal Form D-1 Approach & Methodology (Design and Construction) to describe their approach to these design considerations. Proposers may utilize Submittal Form E CRISPS if they feel these design considerations are a risk, concern, or important consideration to the client and describe their team's strategy to address them. Proposers may utilize Submittal Form F Scope Alternatives to identify other options and alternatives.

- 42. Will KCKCC give preference to non-wood built proposals as other construction methods would be more apt to meet KCKCC's goals and objectives?**

This has not been determined and the College is interested in recommendations from Proposer Teams. The College's evaluation team is composed of numerous stakeholders from across the campus.

- 43. Can you confirm that KCKCC does not want sample floor plans or rough building renderings included in the proposal?**

Confirmed, none of this information is required nor will it be evaluated.

- 44. What rate will KCKCC charge the developer for a long term land lease? Are there other conditions to the land lease that will impact the financial assumptions the developer is making?**

For the purposes of the proposal, Proposers are to assume a \$1 lease rate.

- 45. Does KCKCC have any campus design standards or requirements that this project would be required to meet?**

KCKCC does not; however, please refer to Question #23 above.

- 46. Does KCKCC want the response from the developer to be in 1 PDF or have each form a separate PDF?**

Providing one (1) PDF is preferred.

- 47. Page 7 of the SOW says parking solutions will need to be considered as part of the project Page 9 indicates that KCKCC is assuming initial and replacement costs of parking. Does the Developer need to address parking in the response? Is additional parking required to accommodate this project?**

Please refer to Question #13 above.

- 48. Has KCKCC approached Kansas City/Wyandotte County Unified Government (UG) about the use of local incentives for this project? If so, what is the UG's response on the use of local incentives for the project?**

Please refer to Questions #5 and #6 above.