

Addendum #4

Kansas City Kansas Community College

RFQP for:

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

Date Posted: Thursday, May 21, 2020

ADDENDUM CONTENT

The following content is provided as Addendum #4:

1. **Section 1.1 - High Level Summary - Under the bed count of 240 to 260, are the following in addition to that quantity or part of that quantity: 1 Student Housing Supervisor; 1 Student Housing Specialist; Resident Assistants (2 R.A. Suites per floor)?**

These are included in the total bed count of 240 to 260.

2. **Section 3.1 - Desired Site - Site Image: Why is the "Desired general vicinity of structure" in the form of a U?**

This is an initial foot print concept. While we don't know the exact foot print of the building at this time, it will likely need to have some angle so as to fit on the desired site. The College desires to save all the trees on the south of the proposed site.

3. **Section 3.1 - Desired Site – Site Image: What is the flexibility beyond being able to encroach into the parking lot?**

For the purposes of the proposal, Proposers are to assume that the building placement within the general parameters of the proposed site as shown in the Desired Site Image. 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.

4. **Section 3.1 - Desired Site: Does KCKCC have any surveys complete, and if not, who is responsible for surveying the site, and providing geotechnical services?**

Please refer to Addendum #1 for the release of a Geotechnical Report. The Geotechnical Report can also be downloaded here: <https://simplar.com/kckcc/>

5. **Section 3.3 - Desired Room Configurations: Under the "Primary Room Configuration (4 person suite), the anticipated room configuration is an 800 s.f. to 1,000 s.f. foot print. How did you arrive at 800-1000 s.f.?**

The Desired Room Configurations were developed using data from other student housing projects and the approximate size of the College's current student apartment configurations. The College's intent in providing this information is for Proposers to understand what the College believes is needed for the project and a framework for Proposers to respond in an apples-to-apples manner.

6. **Section 3.5 - Other Facility Features: Does the mailroom area also need a "Large Package Room" adjacent to it?**

No, the mail room should be designed to accommodate a small to moderate area for packages.

7. **Section 3.5 - Other Facility Features: Should a game room be considered for both physical games (pool, ping pong, etc.) and a separate digital game room where students can plug into and use larger screens?**

No, at this time proposers should assume features as explained.

8. **COVID-19: Given the uncertainties with student housing in COVID-19, to the extent that the proposed project is not fully self-supporting to re-pay debt service, will KCKCC be willing to provide some type of liquidity support/limited guarantee to creditors?**

The College anticipates this will be expected.

- 9. Submittal Packaging: Assuming covers, tabs, and a table of contents is acceptable as part of the pursuit submittal?**

The evaluation process will not consider any information beyond those listed in the RFQP Submittal Forms.

- 10. We would like to know the maximum file size that can be emailed to your address. If file size becomes an issue can the required PDF file be compressed to a zip file?**

The maximum file size is 35MB. Compression to a zip file is acceptable. Provision of a secure electronic download link is also acceptable.

- 11. We note that the current zoning classification for the campus is R-1 or single-family district. This zoning district limits total building height to not more than two and one-half stories or 35-ft. Will re-zoning or a special use permit be required by the Unified Government (UG) to allow a higher 3 story building? Will the UG consider a walk-out basement as a third story or not?**

For the purposes of the proposal, Proposers should assume that rezoning will not be required. Additional context is that the apartment to the South are three story and the College believes that any zoning obstacles can be overcome.

- 12. The campus parcel is currently un-platted. Will the UG require platting at this time for this project?**

For the purposes of the proposal, Proposers should assume platting is not required. The College expects this topic to be reviewed with the selected Proposer as part of Pre-Award Clarification Phase.

- 13. Will the UG require additional parking on the campus for this project, or is there sufficient excess already existing to meet requirements?**

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

- 14. We assume on-site storm water detention and water quality features will be required in accordance with current standards. However, there does not appear to be a clear discharge point. Mill Creek is separated from the site by North 74th Terrace and housing development. Will the Owner consider an alternative site on the campus for the project that could provide access to an existing campus detention basin?**

No, submissions must utilize the desired site as indicated in the SOW.

- 15. Will the UG allow a storm pipe to convey discharge to Mill Creek if the Owner purchased any required easements?**

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.

- 16. A sanitary sewer manhole appears to be available for use on the north property line of the parcel immediately to the south of the site. Will the UG allow sanitary service connection to this manhole or will a main extension also be required? If this manhole is not sufficiently deep to allow a gravity connection, will the Owner consider a grinder pump and force main?**

For the purposes of the proposal, Proposers should assume the sewer to be 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)

- 17. Will the UG require fire truck access completely around the building? With the required setbacks, landscape buffering, detention basin, and possible fire lane, the building may not fit within the location indicated by the Owner in the RFQ. Will a possible shift in location be considered by the Owner? Larger footprint? Another location?**

For the purposes of the proposal, Proposers are to assume that the building placement within the general parameters of the proposed site as shown in the Desired Site Image. 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.

- 18. Will a single access to the site be allowed by the UG, or will two entrances be required? This issue is somewhat related to the fire access requirements.**

The College cannot speak on behalf of the UG. For the purposes of the proposal, Proposers should assume that ingress and egress must meet current building and fire codes.

- 19. What water service (flow and pressures) is available for the site? Public or Private? Will the building be required to have a fire sprinkler system, and if yes what pressures might be required? What is the availability of other utilities such as gas, electric, fiber, etc.?**

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)

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

- 20. Are residential appliances (washers/dryers/dishwashers, etc) to be included in our proposal or are those Owner provided?**

The College will provide the initial furnishings and small appliances such as microwaves. All other major appliances (including washers/dryers/dishwashers/etc.) and equipment should be assumed as costs of the project.

- 21. Are residential fixtures and furniture (unit/suite amenities) to be included in our proposal or are those Owner provided?**

The College will provide the initial living furnishings such as beds, desks, couches, shelving units, chairs, etc. All "fixed" residential fixtures (fans, ceiling lights, etc.) are to be included in the proposal.