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Addendum

SOLICITATION NAME	Vacant Apartment Repair Service Q1729	ADDENDUM NUMBER	2	DATE	05-04-17
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This addendum answers questions raised about this solicitation. To aid in readability, the questions are in black, the answers are in **bolded blue**, and the answers follow immediately below.

Q1	Is this a bonded project?																		
	Suppliers may deleted paragraph 2 concerning bonds.																		
Q2	Will KCDC post HUD’s Lead Based Paint requirements?																		
	KCDC has posted HUD’s Lead Based Paint but to our knowledge the work areas do not include lead based paint.																		
Q3	Can the supplier remain past normal KCDC work hours since these are vacant apartments?																		
	Yes but note that KCDC staff will not be available for assistance.																		
Q4	What product specifications do we need to match?																		
	Match the existing quality level-go back with “like” materials.																		
	The kitchen cabinets will be Contractor’s Choice All Plywood or better.																		
	Countertops will be Standard Laminate (no acid resistance) edge profile, standard particle-board core (no backer sheet).																		
Q5	Do all materials have to be the same? I.e. if we purchases bulk supplies of say floor tile so every apartment is the same, is that satisfactory?																		
	Yes, that is fine.																		
Q6	If the list of specific apartments to be priced accurate on page 21?																		
	No. The accurate list of 17 apartments is:																		
	<table border="0"> <tr> <td>Apartment 7 Bedrooms: 2</td> <td>Apartment 19 Bedrooms: 1</td> <td>Apartment 32 Bedrooms: 2</td> </tr> <tr> <td>Apartment 48 Bedrooms: 1</td> <td>Apartment 114 Bedrooms: 3</td> <td>Apartment 170 Bedrooms: 1</td> </tr> <tr> <td>Apartment 182 Bedrooms: 1</td> <td>Apartment 212 Bedrooms: 3</td> <td>Apartment 249 Bedrooms: 2</td> </tr> <tr> <td>Apartment 278 Bedrooms: 2</td> <td>Apartment 296 Bedrooms: 1</td> <td>Apartment 299 Bedrooms: 3</td> </tr> <tr> <td>Apartment 356 Bedrooms: 2</td> <td>Apartment 372 Bedrooms: 2</td> <td>Apartment 382 Bedrooms: 3</td> </tr> <tr> <td>Apartment 389 Bedrooms: 1</td> <td>Apartment 447 Bedrooms: 3</td> <td></td> </tr> </table>	Apartment 7 Bedrooms: 2	Apartment 19 Bedrooms: 1	Apartment 32 Bedrooms: 2	Apartment 48 Bedrooms: 1	Apartment 114 Bedrooms: 3	Apartment 170 Bedrooms: 1	Apartment 182 Bedrooms: 1	Apartment 212 Bedrooms: 3	Apartment 249 Bedrooms: 2	Apartment 278 Bedrooms: 2	Apartment 296 Bedrooms: 1	Apartment 299 Bedrooms: 3	Apartment 356 Bedrooms: 2	Apartment 372 Bedrooms: 2	Apartment 382 Bedrooms: 3	Apartment 389 Bedrooms: 1	Apartment 447 Bedrooms: 3	
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Q7	Further discuss cost evaluation.																		
	KCDC will start with the 17 specific prices and determine the lowest bidder overall. Then, if necessary, KCDC will also look at the lowest cost for the listed services. See the revised Solicitaiton Document B below.																		



SECOND REVISION Vacant Apartment Repair Service Q1729
Solicitation Document B Costs Offered

Supplier: _____

Apartment Specific Pricing	
<i>Apartment 7</i>	\$
<i>Apartment 19</i>	\$
<i>Apartment 32</i>	\$
<i>Apartment 48</i>	\$
<i>Apartment 114</i>	\$
<i>Apartment 170</i>	\$
<i>Apartment 182</i>	\$
<i>Apartment 212</i>	\$
<i>Apartment 249</i>	\$
<i>Apartment 278</i>	\$
<i>Apartment 296</i>	\$
<i>Apartment 299</i>	\$
<i>Apartment 356</i>	\$
<i>Apartment 372</i>	\$
<i>Apartment 382</i>	\$
<i>Apartment 389</i>	\$
<i>Apartment 447</i>	\$
General Cost Offered	
Appliances	
Make sure that the oven rack is present	\$
Make sure that the refrigerator and stove gaskets are good	\$
Install new hood range vent if needed	\$
Clean the appliances (KCDC will replace appliances where necessary)	\$
Carpentry	
Inspect the cove base throughout the unit	\$
Replace/install cove base as needed throughout unit	\$
Inspection closet shelves	\$
Replace closet shelves as needed	\$
Inspect walls and ceilings for holes, cracks and other defects	\$
Repair holes, cracks and defects in walls and ceilings as necessary	\$
Skim room walls where needed for re-painting	\$
Plaster wall/ceiling repairs as needed - tape, skim	\$
Inspect window screens	\$
Repair or replace damaged window screens	\$
Inspect doors (including ensuring doors properly close and latch/lock)	\$
Repair damaged doors	\$
Replace damaged doors that are not repairable	\$

Vacant Apartment Repair Service Q1729
Solicitation Document B Costs Offered-continued

Supplier: _____

Inspect the screen doors (do they latch and are they bolted)	\$
Repair damaged screen doors	\$
Replace damaged screen doors that are not repairable	\$
Remove the screen doors on some vacant units (to be determined) and repair/re-paint where the hardware was	\$
Inspect door closers	\$
Replace faulty door closers	\$
Inspect the painting around screen doors	\$
Paint any raw wood around the doors	\$
Inspect the weather stripping on doors	\$
Replace damaged weather stripping as needed	\$
Change the door lock out	\$
Make sure all keys work	\$
Inspect for door stops behind every door	\$
If door stops are not installed or if they are damaged, install new	\$
Remove existing and install approved closet door knobs	\$
Inspect the "Addresso" light cover on the front porch	\$
Repair the "Addresso" light cover on the front porch	\$
Replace the "Addresso" light cover on the front porch	\$
Inspect the kitchen cabinets	\$
Repair kitchen cabinets as needed	\$
Replace kitchen cabinets as needed	\$
Inspect kitchen countertops	\$
Repair/replace kitchen countertop as needed	\$
Repair kitchen countertop as needed	\$
Replace kitchen countertop as needed	\$
Remove curtain and shade brackets throughout the unit/repair damages	\$
Remove the soap and toothbrush holders and repair walls	\$
Re-caulk tub and surround with white silicone	\$
Inspect light fixtures	\$
Remount light fixtures if needed	\$
Replace light fixtures if needed	\$
Inspect flooring	\$
Remove and replace gapped or damaged floor tile	\$
Inspect all windows (locks)	\$
Determine that a valid fire extinguisher is present	\$
Paint all walls with double coat of KCDC beige paint (specs to be given)	\$
Paint unit and entry doors, stairs and handrails	\$
Use KILZ as appropriate	\$

Vacant Apartment Repair Service Q1729
Solicitation Document B Costs Offered-continued

Supplier: _____

Electrical	
Inspect light bulbs and fixtures for proper working condition	\$
Replace light bulbs and fixtures as needed	\$
Inspect and test smoke alarms	\$
Replace smoke alarm with hardwired 10 year sealed lithium battery backup	\$
Inspect all outlet/switch plates to determine there are no cracks/breaks	\$
Replace damaged outlet/switch plates as needed	\$
Test all GFIs	\$
Replace GFI's that are not functional	\$
Check the breaker box for gaps	\$
Remediate breaker box gaps if needed	\$
Inspect the bath heaters and switches	\$
Bathroom the heater/switch and install block-off plates to both	\$
Remove breakable plug/switch covers and install non-breakable ones	\$
HVAC	
Clean AC unit(s) and filters	\$
Janitorial	
Clean the entire unit	\$
Clean out all cabinets	\$
Strip and wax the floors	\$
Plumbing	
Clean the toilet(s)/tubs	\$
Ensure that the toilet flushes properly and does not leak	\$
Repair/replace damaged or non-functional toilets	\$
Ensure the tub(s) and sink(s) drain	\$
If not, restore proper drainage	\$
Determine if the water heater has a cover	\$
If not, install one	\$
Install new kitchen faucets if needed	\$