

**ADDENDUM NUMBER 1
 BID NUMBER IFB 22-022**

Consulting Services for Facilities Master Plan

ISSUED: November 2, 2022

PURCHASING DEPARTMENT
 UNIFIED SCHOOL DISTRICT 500
 2010 N. 59th STREET, ROOM 370
 KANSAS CITY, KANSAS 66104
 (913) 551-3200

Note the following changes to the above-mentioned bid. This information is to be taken into consideration when responding to the original bid document.

1. **Delete and Replace:** The list of buildings (Page 17 of 20) is hereby deleted and replaced with Addendum 1 – Attachment A – Revised Building List, attached hereto.

2. **Response to Bidder Questions:**

1	Desired facilities master plan start and completion date?
KCKPS	Board approval of the evaluation committee’s recommendation is anticipated at the December 14, 2022, board meeting. The notice to proceed with issue the next day, and the facilities master plan will be due March 29, 2023, and will be presented to the board at the board meeting scheduled April 11, 2023.
2	Potential future bond campaign and vote timeline?
KCKPS	To Be Determined. The plan generated will assist in determining the timing of the bond campaign and schedule.
3	On item 6.1.2, level of building conditions assessment desired? High level overview or detailed?
KCKPS	The District requests a detailed non-invasive assessment. There will be no demolition or digging required. Knowledgeable and experienced District staff will be available to provide background and known issues.
4	On item 7.5.5, does this district have a preferred form of “certification of correctness”?
KCKPS	Something similar to the following: <i>I hereby certify that I have reviewed and am familiar with the following documents and that said documents are true and correct and do not contain any false or untrue statement, condition, certification, or assurance.</i>
5	On item 7.7.3, please clarify if you would like all K-12 performed in the past 5 years or do we limit response to no more than the 10 most recent projects? Is this request specific to master planning projects?
KCKPS	Please provide all K-12 master plan projects, and similar projects for other public entities.
6	Regarding ‘assessing condition and suitability of facilities’ (6.1), please clarify whether we are expected to perform the ‘surveys and inspections’, or are we analyzing the work product of others?
KCKPS	The successful consultant will be expected to perform surveys and inspections. The previous master plan report will be available and can be utilized.
7	To what level of granular detail do you expect to receive a system component inventory and assessment of building systems such as HVAC, plumbing, finishes, doors, windows, roofs? A composite summary rating by major system category (without individual component breakdowns) can be gathered with much less effort and cost, providing a

	<p>consistent basis for benchmarking need. Conversely, a detailed assessment of each component broken down by building location would entail much more effort and cost, though would provide much more precise and actionable findings. Related, if the latter, does the district already have a detailed system component inventory, or should we include effort/cost for creating this along with the assessment? Specifying scope expectations on this point will better ensure comparable competitive pricing.</p>
KCKPS	<p>As granular as necessary to adequately explain need for action on the projects identified. A composite summary is sufficient as long as it points out specific identified deficiencies if known or discovered. The facilities master plan generated will be utilized by the District's Facilities Committee, Facilities Staff, Board of Education, and senior administration to determine need, funding needed and justification for a bond measure.</p>
8	<p>Do you have expectations as to the composition and qualifications of the onsite assessment teams with regard to specialized design disciplines such as HVAC, electrical, and/or roofing specialists? The reason for this question is that it could have a significant bearing on the cost, value, and credibility of findings. Without specification on this point, you will likely be presented low-value/low-cost solutions in-light-of the cost-based scoring criteria.</p>
KCKPS	<p>No, other than we expect sufficient qualifications to provide requested analysis and explanation of need to the district.</p>
9	<p>Do you have existing ed spec standards to serve as starting point for measuring suitability, or will we be responsible for developing this with you, and if so, do you expect us to engage with district academic directors to create assessment standards? This has material cost and schedule implications.</p>
KCKPS	<p>Answer Deferred to Addendum 2.</p>
10	<p>Regarding 'assessing demographic trends' (6.2), please clarify whether we are expected to develop independent enrollment projections, or analyze projections performed by others?</p>
KCKPS	<p>The District has engaged RSP & Associates to conduct a boundary analysis that includes demographics and enrollment projections. The successful respondent would have access to data collected and projections established.</p>
11	<p>Regarding 'creating a framework for engaging stakeholders' (6.4), please clarify whether we are simply designing an engagement plan, or are we also meant to also include the cost of actually implementing the community engagement in our proposal?</p>
KCKPS	<p>Include the cost of implementing the community engagement plan.</p>
12	<p>What is the expected project schedule – award/start date, completion date, and any interim milestone dates? If possible, please share strategic drivers for this schedule (bond election, school consolidations, etc.)</p>
KCKPS	<p>See to response Question 1</p>
13	<p>When was the District's most recent Facility Master Plan, and if applicable, what firms/consultants were involved?</p>
KCKPS	<p>2015 – DLR Group</p>
14	<p>Please confirm how the 30% scoring criteria weight for cost will be computed for the responses in relation to each other.</p>
KCKPS	<p>Each criterion is assigned a point value for a total score of 100. Cost is assigned a maximum of 30 points. Scorers will assign a point value based upon ranges: 0 to 10 – Expensive; 11 to 20 – Average; and 21 to 30 – Affordable. All scores for each criterion will be averaged among the members of the scoring committee and calculated to obtain a total score for each respondent.</p>
15	<p>Is the District interested in a software solution for managing facility condition data?</p>
KCKPS	<p>To Be Determined. A software solution is not the focus of this solicitation. However, the District would consider recommendations of such a software solution.</p>
16	<p>What are your defined expectations for internal/external levels of engagement – as they relate to specific targeted community groups or the community at large?</p>
KCKPS	<p>We are looking to a proposer to make recommendations as to the best methodology/approach</p>

	for internal/external engagement.
17	What is the timeline for this scope of work – when do anticipate the work to begin/end?
KCKPS	See to response Question 1
18	<p>Please clarify “For all proposed improvements, identify all possible sources of District funding and assistance at local, state, and federal levels. The Consultant must also list costs of current and ongoing District Facilities, programs, and projects. The Consultant must also project future District Facilities costs.”</p> <ul style="list-style-type: none"> • Is this operation costs? Is the intention to include current District programs that are underway?
KCKPS	Will include ongoing operational costs and any current and known future district programs. Project related information will be provided by the District.

3. No Other Changes: No other changes or modification are intended by this Addendum. All other terms and conditions of the solicitation remain in effect.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND THE ABOVE NOTED CHANGES TO THE ORIGINAL BID DOCUMENT AND AGREE TO FURNISH THE ITEMS ON WHICH PRICES ARE QUOTED IN ACCORDANCE WITH ALL TERMS AND CONDITIONS PREVIOUSLY LISTED AND ANY ATTACHED SPECIFICATIONS AND AMENDMENTS.

BY: _____ DATE: _____
 TITLE: _____ PHONE: _____
 FIRM _____

ADDENDUM ATTACHMENT A - REVISED BUILDING LIST

	Built	Bldg SF
High School		1,042,682
Harmon High School	1973	193,500
Schlagle High School	1973	198,500
Sumner Academy	1939	139,982
Washington High School	1931	214,700
Wyandotte High School	1936	296,000

Middle School		840,151
Argentine Middle School	1930	136,900
Arrowhead Middle School	1961	73,700
Carl B. Bruce Middle School	2020	130,874
Central Middle School	1915	118,500
Eisenhower Middle School	1973	123,800
Gloria Willis Middle School	2019	125,577
Rosedale Middle School	1927	130,800

Alternative		48,185
Alfred Fairfax Academy	1924	52,900
Bridges (10th st)	1959	26,935
Fairfax (9th St.)	1971	21,250

Elementary School		1,397,948
Banneker Elementary	1972	52,900
Bethel Elementary	1956	21,200
Caruthers Elementary	1962	59,200
Claude Huyck Elementary	1965	32,354
Douglass Elementary	1963	57,000
Emerson Elementary**	1959	24,600
Eugene Ware Elementary**	1949	27,475
Frances Willard Elementary	1956	52,700
Frank Rushton	2016	63,015
Grant Elementary	1956	40,861
Hazel Grove Elementary	2013	70,368
John F. Kennedy Elementary	1965	45,700
John Fiske Elementary	1983	42,556
Lindbergh Elementary**	1950	31,479
Lowell Brune	2020	72,004
Mark Twain Elementary	2013	45,920
Mckinley Elementary	2014	42,035
ME Pearson Elementary**	1975	63,000
New Chelsea Elementary	2000	56,413
New Stanley Elementary**	1923	20,600
Noble Prentis Elementary	1949	22,065
Parker Elementary	1939	30,192
Quindaro Elementary	1974	55,500
Silver City Elementary	1970	25,000
Stony Point North Elementary	1958	42,155
Stony Point South Elementary	1974	44,000
TA Edison Elementary	1954	44,460
Welborn Elementary	2019	71,036
West Park	2020	70,646
Whittier Elementary	1991	71,514

	Built	Bldg SF
Early Childhood		71,206
Earl Watson ECC	1959	11,796
Morse ECC	1959	14,400
NCO ECC	1987	7,800
KCK ECC	2010	37,210

Support		273,731
Central Office	2010	95,233
North Central Office	1972	131,011
Nutrition Services	2020	21,597
Store room	1968	15,000
Transportation North	1969	9,090
Transportation South	2015	1,800

Athletic		82,233
Art Lawrence Stadium (Harmon)	1973	5,896
Schlagle Stadium (Meadowlark)*	2015	11,050
Schlagle fieldhouse (Parallel)	1980	7,450
Sumner fieldhouse*		11,337
Washington fieldhouse*	1972	19,000
Wyandotte fieldhouse*	1936	27,500

*incl fieldhouse, bleachers, etc.

Grand Total SF All Locations	3,756,136
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