



## Department of Procurement and Contract Compliance

### **Addendum #1**

### **Bid B41516, Kensington Park Improvements**

Release Date:  
May 13, 2025

**Refer All Inquiries to:** Kelly Regan [kregan@wycokck.org](mailto:kregan@wycokck.org)

Department of Procurement and Contract Compliance

701 N 7<sup>th</sup> Street, Suite 649  
Kansas City, KS 66101

**ADDENDUM #1**

**Bid B41516, Kensington Park Improvements**

**Please be advised of the following changes/clarifications to subject solicitation.**

**This Addendum forms part of the Contract Documents and modifies the original Bidding Documents dated March 25, 2025**

**THE ATTACHED SIGNATURE PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL.**

In other respects, except as specifically stated above, the subject Request for Proposal remains unchanged.

**SIGNATURE PAGE**

Proposers are asked to acknowledge receipt of this Addendum Number One (1) regarding Bid B41409, by completing the information requested below and submitting this information with their proposal. Failure to do so may subject the proposer to disqualification.

ALL OTHER SPECIFICATIONS AND CONDITIONS REMAIN UNCHANGED.

RECEIPT OF THIS ADDENDUM IS HEREBY ACKNOWLEDGED

NAME/BUSINESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

MAILINGADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_, STATE: \_\_\_\_\_, ZIP CODE: \_\_\_\_\_

PHONE: ( ) \_\_\_\_\_ FAX NO: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

ATTENTION OF: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

All questions should be directed to the Purchasing Department at (913) 573-5440

## **ADDENDUM NO. 1**

Issued: May 12, 2025

Project: KENSINGTON PARK IMPROVEMENTS  
Project No. B41516

Architect: BBN Architects, Inc.  
411 Nichols Road, Suite 246  
Kansas City, MO 64112

This Addendum forms part of the Contract Documents and modifies the original Bidding Documents dated March 25, 2025 as noted below. All the revisions below include an attachment unless designated as “narrative only”.

### **REVISIONS TO THE PROJECT MANUAL**

1. Legal Notice of Invitation (Page 1): see modifications made in the attached page.
2. Instruction to Bidders (Page 5): Item 22 was added as shown in the attached page.
3. Bid Form: The second bid alternate was added to the bid form as shown in the attached page.
4. 01 23 00 – ALTERNATES (Page 3): see modifications in the attached page.
5. 31 20 00 – EARTH MOVING (Pages 2, 13-15): see modifications in the attached pages.
6. 32 91 13 – SOIL PREPARATION (Page 5): see modifications in the attached page.
7. 32 92 00 – TURF AND GRASSES (Page 1): see modifications in the attached page

### **REVISIONS TO THE DRAWINGS**

1. L101- Sheet revised to reflect additional bid alternate (sheet attached).

### **CLARIFICATIONS**

1. The site’s proposed electrical service and proposed lighting are being considered under a separate contract by others. The extent of the proposed electrical work will depend on the remaining available budget, so this work will be considered after the bid opening.
2. A copy of the pre-bid meeting sign-in sheet is attached.

Attachments: Selected pages from the project manual (10 pages)  
Sheet L101  
Pre-bid sign-in sheet

**END OF ADDENDUM NO. 1**

**LEGAL NOTICE OF INVITATION FOR BIDS**  
**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS**  
**OFFICE OF THE COUNTY ENGINEER**

Bids are being solicited for a capital construction project known as:

Project Name           **Kensington Park Improvements, B41164**  
Project ID No.         **PRJ2077**  
Bid Date               **May 21, 2025**  
Contract Time         **One Hundred Twenty (120) Calendar Days**  
Estimated Value       ~~\$625,000-\$700,000~~**\$575,000-\$660,00 (Base Bid)**  
                              **\$4,000-\$6,000 (Bid Alternate No.1)**  
                              ~~\$40,000-\$50,000 (Bid Alternate No. 2)~~

Bids will be received until 8:45 a.m. on the above date, the Office of the Unified Government Clerk, Municipal Office Building, 701 North Seventh Street, Kansas City, Kansas, 66101. At 9:00 a.m., in the Commission Chambers, the bids will be publicly opened and read aloud.

*Prevailing Wage Rate is part of this solicitation.*

*1. Pertaining to section 54, Prevailing Wage Rate, of the General Conditions:*

*Due to state and/or federal requirements, the contractor and all subcontractors shall comply with the prevailing wage rate as described in General Condition No. 54. The current general wage rate decision for Wyandotte County may be found at the following location:*  
*<http://www.access.gpo.gov/davisbacon/ks.html>*

*This contract will use the "Heavy & Highway" General Decision*

A pre-bid conference will be held **at 2:00 PM, Central Standard Time, on May 1, 2025 at Kensington Park, 2900 State Ave., Kansas City, Kansas 66102**. The purpose of the conference is to discuss the work to be performed with the prospective contractors and allow them to ask questions concerning the Bid. Questions and answers will be transcribed and sent to prospective offerors as soon as possible after the meeting.

Electronic CAD files in AutoCAD 2023 format will be provided upon request. Contact Scott Bingham at [sbingham@bnnarchitects.com](mailto:sbingham@bnnarchitects.com).

Bid security is required. The Unified Government reserves the right to reject any or all bids. The Instructions to Bidders section of this Project Manual, below, contains additional requirements.

The Unified Government of Wyandotte  
County/Kansas City, Kansas

19. A Notice to Proceed will be issued to the successful bidder within thirty (30) days of the execution of the Agreement by the Unified Government. In the event a Notice to Proceed cannot be issued within such period, the time may be extended by mutual agreement between the Unified Government and the successful bidder. If a Notice to Proceed has not been issued within the mutually agreed time, the successful bidder may, by written notice as provided in section 17, above, terminate the Agreement without further liability on the part of either party.
20. Prior to beginning performance under the Agreement, the successful Bidder must pay all occupational taxes due the Unified Government. For information, contact the Unified Government of Wyandotte County/Kansas City, Kansas Business License Division at (913) 573-8690.
21. The Unified Government of Wyandotte County/Kansas City, KS, Johnson County KS, City of Kansas City MO, and Jackson County MO, (collectively the “Local Governments”), have agreed to cooperate with each other to ensure that tax funded contracts are performed in compliance with the Local Governments’ tax laws. The successful bidder agrees that it shall comply with the respective these tax laws throughout the term of this Agreement and any Agreement renewals and that proof of its compliance shall be a condition of award. All successful bidders entering into an Agreement and subsequent renewal with the Unified Government in the amount of \$50,000.00 or more must obtain a Tax Clearance Certification. The Tax Clearance Certification must be signed by an authorized official from all four (4) of the Local Governments and submitted to the Unified Government Procurement and Contract Compliance Department. The Tax Clearance Certification shall be valid for a period of one year from the date of issuance and shall not be dated more than sixty (60) days prior to any notice to proceed to contract by the County. For information, instructions, and forms regarding compliance requirements, contact the Contract Compliance Division located on the 3rd Floor of the Municipal Office Building, 701 N. 7<sup>th</sup> Street, Kansas City, Kansas 66101, Room 318 or call (913) 573-5443
22. Once the bids have been received, the three lowest bidders shall submit the required documented experience to the Unified Government within 5 days after the bid opening as described under sections 312000 Earth Moving and 329200 Turf and Grasses. Project experience shall include the project name, project location, date completed, total field area (in square feet), and the owner’s contract information. Documents shall be sent in PDF format to [sbingham@bbnarhitects.com](mailto:sbingham@bbnarhitects.com)

4. Bidder acknowledges receipt of the following Amendment(s):

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5. Bidder agrees to furnish all materials, labor, tools, equipment and perform all the Work described in the Contract Documents for the following prices:

Base Bid: \_\_\_\_\_ \$ \_\_\_\_\_

Bid Alternate No. 1: \_\_\_\_\_ \$ \_\_\_\_\_

Bid Alternate No. 2: \_\_\_\_\_ \$ \_\_\_\_\_

Respectfully submitted,

By \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

SEAL

\_\_\_\_\_  
Title

Bidder's form of business is:

Attest \_\_\_\_\_  
(Corporations only)

\_\_\_\_\_ An INDIVIDUAL,  
residing in the State of \_\_\_\_\_

\_\_\_\_\_  
Business Address

\_\_\_\_\_ A PARTNERSHIP,  
organized in the State of \_\_\_\_\_

\_\_\_\_\_  
License Number (if applicable)

\_\_\_\_\_ A CORPORATION,  
incorporated in the State of \_\_\_\_\_

**PART 3 - EXECUTION**

**3.1 SCHEDULE OF ALTERNATES**

A. Alternate No. 1 - Provide and install the proposed concrete pad, fencing, gate, and associated grading for the electrical equipment by others as shown on Sheets L101 & L102

B. Alternate No. 2 - Provide and install the proposed concrete stair, handrails, connecting walk, and associated grading for the location outlined on Sheet L101.

**END OF SECTION 01 23 00**

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- I. Subbase Course: Aggregate layer placed between the subgrade and base course for hot-mix asphalt pavement, or aggregate layer placed between the subgrade and a cement concrete pavement or a cement concrete or hot-mix asphalt walk.
  - J. Subgrade: Uppermost surface of an excavation or the top surface of a fill or backfill immediately below subbase, drainage fill, drainage course, or topsoil materials.
  - K. Utilities: On-site underground pipes, conduits, ducts, and cables as well as underground services within buildings.

### 1.3 INFORMATIONAL SUBMITTALS

- A. Product Data:
  - 1. Manufacturer's specifications and technical data for the following:
    - a. Geotextile fabric.
  - 2. Include laboratory test reports for the following:
    - a. Granular fill.
    - b. Pavement base course.
- B. Contract Closeout Submittals: Submit in accordance with Division 1.
  - 1. Project Record Documents.
    - a. Accurately record location of underground utilities remaining, rerouted utilities, and new utilities by horizontal dimensions from above grade permanent fixtures, elevations or inverts, and slope gradients.

### 1.4 FIELD CONDITIONS

- A. Utility Locator Service: Notify utility locator service for area where Project is located before beginning earth-moving operations.

### 1.5 QUALITY ASSURANCE

- A. Installer's Qualifications: Firm experienced in installation of systems similar in complexity to those required for this Project, plus the following:
  - 1. Not less than 3 years experience with systems practice and soccer fields.
  - 2. Successfully completed not less than 5-3 comparable scale projects using this system, including laser grading.
- B. Testing Agency: A qualified independent geotechnical engineering testing agency shall classify proposed on-Site and borrow soils to verify that soils comply with specified requirements and to perform specified field and laboratory testing.

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- G. Compaction of General Backfill
1. Maintain optimum moisture content of backfill materials to attain required compaction density.
  2. General fill materials used for backfill shall be placed in lifts not exceeding 9 inches in loose-depth-measure and compacted as specified for general site fill
  3. Granular fill materials used for backfill shall be placed in lifts not exceeding 6 inches in loose-depth-measure and compacted as specified for granular fill.
  4. Field density tests shall be taken after the compaction of each layer of backfill by testing agency.
    - a. When tests indicate that any layer of backfill or portion thereof does not meet the required compaction density or moisture content, rework non-complying area as required to achieve specified requirements.
- H. Compaction of Trench Backfill
1. Compact backfill material using equipment appropriate to the material being compacted, as determined by testing agency.
  2. Maintain optimum moisture content of backfill materials to attain required compaction density.
  3. When work is interrupted by rain, do not resume work until testing agency indicates that moisture content and density of previously placed backfill area is as specified.
  4. Where soil has been softened or eroded by flooding or placement during unfavorable weather conditions, remove damaged areas and recompact to required density.
  5. General fill material used for backfill shall be placed in lifts not exceeding 4 inches in loose-depth-measure with each lift compacted as specified in this section.
  6. MODOT Standard Specification for State Road and Bridge Construction aggregate used for backfill shall be placed in lifts not exceeding 6 inches in loose-depth-measure and compacted to a minimum of 97 percent of the material's maximum Standard Proctor dry density with a moisture content near optimum in accordance with ASTM D698.
  7. Field density tests shall be taken after the completion of each layer of backfill by testing agency.
    - a. When tests indicate that any layer of backfill or portion thereof does not meet the required compaction density or moisture content, rework non-complying area as required to achieve specified requirements.
- I. Tolerances:
1. Top surface of finish subgrade under paved areas: Plus or minus ¼ inch from required Elevations.
  2. Top surface of finish subgrade under unpaved areas. Plus or minus ½ inch from required elevations.

### 3.10 GRADING

- A. General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
- B. Finish Grading: Slope grades to direct water away from buildings and to prevent ponding. Finish subgrades to elevations required to achieve indicated finish elevations, within the following subgrade tolerances:

1. Playing Field Areas: laser graded to a tolerance of +/- .025 inches as measured with a 25 foot string. Demonstrate accuracy to Owner's Representative prior to sodding.

2. General Turf Areas: Plus or minus 1 inch.

3. Pavements: Plus or minus 1/2 inch.

C. Roll and rake, remove ridges, and fill depressions to meet finish grades.

D. Tops and toes of all slopes shall be rounded to produce a gradual and natural appearing transition between relatively level areas and slopes unless specified otherwise.

### 3.103.11 FIELD QUALITY CONTROL

- A. Testing Agency: Contractor will engage a qualified geotechnical engineering testing agency to perform tests and inspections. All reports shall be shared with the Owner and Architect.
- B. Tests:
1. Coordinate Site Work Testing with Section 01 45 04.
  2. Field density shall be taken by testing agency as specified in this Section in accordance with ASTM D 698.
  3. Field density tests will be taken at a rate of not less than 1 test for every 50 lineal feet of footing subgrade for each layer of fill and backfill, but in no case fewer than 6 tests for each layer of fill and backfill.
  4. Field density tests will be taken at a rate of not less than 1 test for every 2,000 square feet of pavement area for each layer of fill and backfill, but in no case fewer than 3 tests for each layer of fill and backfill.
  5. Field density tests will be taken at a rate of not less than 1 test for every 4,000 square feet of general Site fill area for each layer of fill and backfill, but in no case fewer than 6 tests for each layer of fill and backfill.
  6. Moisture content tests shall be taken by testing agency as specified in this Section in accordance with ASTM D6938.
  7. Moisture content test will be taken for each field density test.
  8. Bearing capacity of undisturbed soil under footings will be evaluated by testing agency to verify an allowable bearing pressure of 3,000 pounds per square foot.
    - a. Test methods will include field strength tests such as static or dynamic cone test.
- C. When tests indicate that any layer of backfill or portion thereof does not meet the specified compaction density or moisture content, rework non-complying area as required to achieve specified requirements as directed by testing agency.
1. Recompact and retest until required density and moisture content is obtained.

### 3.113.12 PROTECTION

- A. Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.

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- B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
  - C. Where settling occurs before project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.
    - 1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

**3.123.13 DISPOSAL OF SURPLUS AND WASTE MATERIALS**

- A. Remove surplus satisfactory soil and waste materials, including unsatisfactory soil, trash, and debris, and legally dispose of them off Owner's property.

**END OF SECTION 31 20 00**

~~E. Finish Grading~~

- ~~1. Grade surface to a smooth, uniform surface plane with loose, uniformly fine texture.~~
- ~~2. Roll and rake, remove ridges, and fill depressions to meet finish grades.~~
- ~~3. Provide all grades for natural runoff of water without low spots or pockets. Accurately set flow line grades at 2% minimum gradient unless otherwise noted in drawings.~~
- ~~4. Tops and toes of all slopes shall be rounded to produce a gradual and natural appearing transition between relatively level areas and slopes unless specified otherwise.~~
- ~~5. Tolerance~~
  - ~~a. All planting areas, including lawn areas, shall be true to grade within 1 in. when tested in any direction within a 10 ft. straightedge.~~
  - ~~b. Finish Grades of Lawn Areas:  $\frac{3}{4}$  in. below top of adjacent pavement, curbs or headers. Playing fields shall be laser graded to a tolerance of  $\pm 0.02$  feet (.025 inches) as measured with a 25 foot string. Demonstrate accuracy to Owner's Representative prior to seeding.~~
- ~~6. Finish grades along wall caps: ensure finish grade falls at base of stone cap.~~

## 3.4 PROTECTION AND CLEANING

- A. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:
  1. Storage of construction materials, debris, or excavated material.
  2. Parking vehicles or equipment.
  3. Vehicle traffic.
  4. Foot traffic.
  5. Erection of sheds or structures.
  6. Impoundment of water.
  7. Excavation or other digging unless otherwise indicated.
- B. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Owner's property unless otherwise indicated.
  1. Dispose of excess subsoil and unsuitable materials on-site where directed by Owner.

## SECTION 329200 - TURF AND GRASSES

## PART 1 - GENERAL

## 1.1 SUMMARY

## A. Section Includes:

1. Turfgrass seed
2. Turfgrass sod
3. Big roll sod
4. Hydromulching

## 1.2 DESCRIPTION

- A. Related Requirements: Review the General Contract Conditions and Division One, General Requirements, which contain information and requirements that apply to this Section.

## 1.3 INFORMATIONAL SUBMITTALS

## A. Product certificates

1. Each seed mixture for seeding, turfgrass sod and big roll sod.
2. Seed and seed labels shall conform to all current State and Federal regulations and will be subject to the testing provisions of the Association of Official Seed Analysis.
3. Seed varieties: Guaranteed statement of composition, mixture and percentage of purity and germination of each variety, stating botanical and common names.

## 1.4 QUALITY ASSURANCE

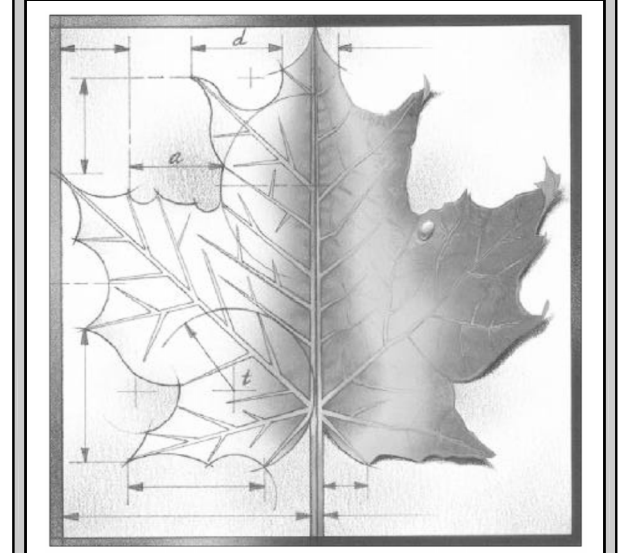
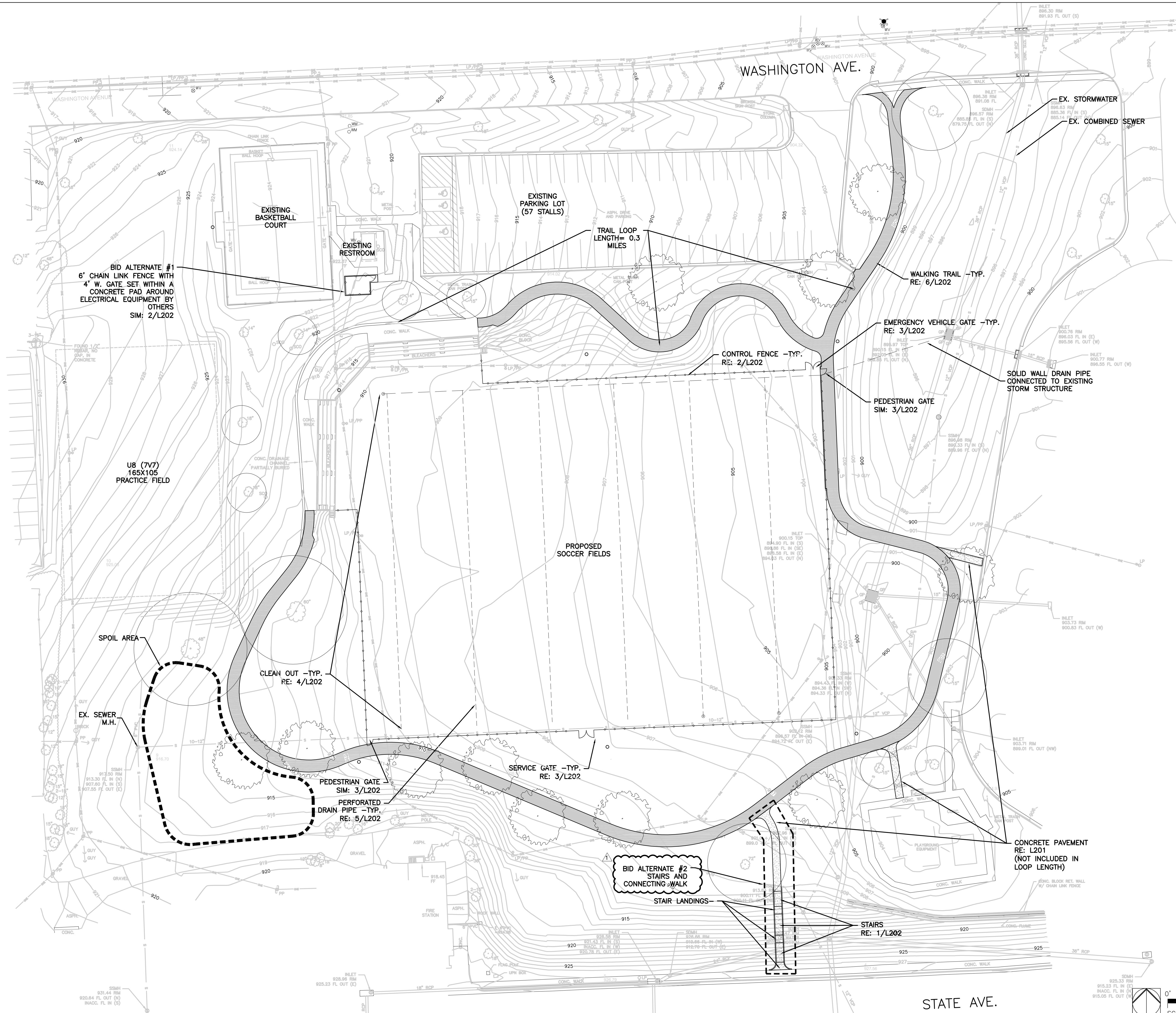
- A. Installer Qualifications: A qualified landscape Installer whose work has resulted in successful turf establishment.

1. Not less than 3 years' experience with playing fields.
2. Successfully completed not less than 3 comparable scale projects with similar sized playing fields that utilized big roll sod.

- ~~1. Installer's Field Supervision: Require Installer to maintain an experienced full time supervisor on Project site when work is in progress.~~

## B. Certificates of Inspection

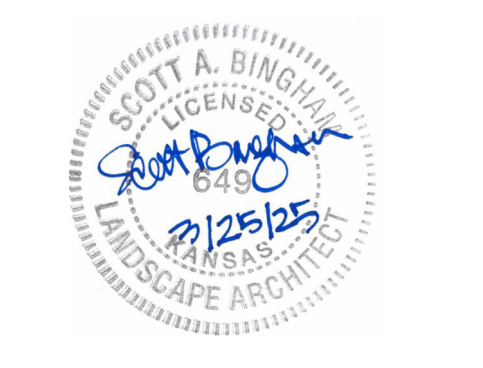
1. Submit as required by law for transportation of each shipment of seed along with invoice.
2. Submit copies of certificates after acceptance of material.
3. Inspection by Federal or State Governments at place of growth does not preclude rejection at project site.
4. Pesticide Applicator: State licensed, commercial.



# BBN

BBN ARCHITECTS INC  
 411 NICHOLS ROAD, SUITE 246  
 KANSAS CITY, MO 64112  
 PH: 816-753-2550  
 WWW.BBNARCHITECTS.COM

Information provided on the drawings regarding existing conditions has been obtained from the best sources available, but cannot be guaranteed in all respects. Contractor shall verify all such information prior to proceeding with any new work that may be affected. Include as part of the contract all work required to produce the indicated result. All drawings and written material appearing hereon constitute the original and unpublished work of the Architect, and same may not be duplicated, used or disclosed without the written consent of the Architect. © BBN Architects, Inc.



REVISIONS:

1	5/15/25	ADDENDUM 1
2		
3		
4		
5		
6		
7		

Project Number: **B41516**  
 Date: **MARCH 25, 2025**  
 Project Name: **Kensington Park  
 Unified Government of  
 WyCo & KCKS**  
 Project Address: **2900 State Ave.  
 Kansas City, KS 66102**

Sheet Title:  

## Site Plan

Sheet:  

## L101



