



Department of Procurement and Contract Compliance

**Request For Proposal**

**Addendum #2**

**RFQ N41233**

**Design/Build Services for a New Multipurpose Center to Serve the Unhoused**

**Refer All Inquiries To:** Arenis Montes [a.montes@wycokck.org](mailto:a.montes@wycokck.org)

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Kansas City, Kansas 66101  
913-573-5440

THE ABOVE-MENTIONED NOTICE OF NEED IS HEREBY AMENDED AS FOLLOWS:

## **Addendum 2 - Amended Scope of Services, Selection Criteria #1a and Questions/Answers for N41233**

The Unified Government of Wyandotte County hereby provides Offerors with the amended Scope of Services, Revision of #1a on the Selection Criteria, and answers pertaining to questions regarding RFQ N41233. Respondent must deliver its Addendum 1 with their response/proposal **December 9, 2024, at 12:00 p.m. Central Daylight Time (CDT)**. Answers will be address in red.

### **Pages 3-4, III. Scope of Services**

- A. This RFQ is for the analysis, development, and construction of a facility to replace our current Food Kitchen. The primary purpose of this structure is to serve food to the community and to possibly provide shelter for the Unhoused. This is to be accomplished through a Design/Build Process, as set forth in this RFQ.
- B. The Unified Government (UG) has acquired property in Kansas City, Kansas at the intersection of North James Street and Central Avenue for the development and construction of the new center. The UG will maintain responsibility for decision-making in regards to the management of this facility after construction is completed and is not the responsibility of the chosen Designer/Constructor of this facility.

These tasks include, but are not necessarily limited to, the following:

- 1. Oversee the preparation of concept design and construction of a structure that will replacement of current Kansas City, KS Food Kitchen with the possible capability of providing shelter for the Unhoused.
  - 2. Assist with project design, cost effective construction process, assist with zoning and other activities associated with the development and construction of proposed structure.
  - 3. Conduct and provide a space needs study to determine the ultimate layout of the new center, including Site Development.
  - 4. Account for all project estimates and costs.
  - 5. Assist with Building Commissioning.
- C. Role of Developer-Partner(s) – The responsibilities of the selected developer may include, but are not limited to, the following:
- 1. Undertake pre-development activities, including: environmental and geotechnical testing, architectural and engineering work, analysis of the conditio of existing utilities at the site, site analysis, rezoning (if necessary), market analysis, and financial feasibility.
  - 2. Develop architectural plans consistent with federal, state and local guidelines, and obtain all necessary approvals and permits.
  - 3. Develop and manage an implementation schedule.
  - 4. Develop and manage a Design & Construction Schedule
  - 5. Develop and maintain all design and construction setimates, including a Guaranteed Maximum Price (GMP)
  - 6. Coordinate all development activities, including reporting and budget requirements, with the Unified Government as well as building permit and site plan approvals, as needed.
  - 7. Oversee construction and ensure completion in a timely manner.

The team should include:

- A. An experienced developer or consultant of multi-use facilities.
- B. A general contractor with applicable licenses and demonstrated financial capability to complete this project.
- C. An architect registered in Kansas with Mixed-Use design experience.

### **IV. Selection Criteria Revision on #1– Page 5**

- 1. **Related Experience and Reference for Similar Projects**
  - a. **Development and construction of a multipurpose center including facilities for congregate meals, office spaces, meeting rooms, and potentially showers and overnight temporary housing for warming shelters.**

Questions/Answers (answers in red):

1. Please provide a little more clarification on the following statement: III. C. 7. (3) a management agent with experience in managing mixed use facilities. The developer may perform any of these functions, if qualified.  
**The UG will take the responsibility of installing Management when the facility is ready for use. The purpose of Item No. 3 is more for a support to Line Items 1 & 2. In short, wanting a company that has experience in these types of Multi-Use Structures.**
2. Is your team looking for a developer who will also take on the role of FT management at completion of the design build?  
**No**
3. Is the intent of the RFQ to include developer/contractor/architect as a single team or is the developer a different qualification response?  
**No. We are looking for a Design/Contractor only. Developer, in this case seems to indicate a Managing Partner after the facility is completed. We are not looking for that. I think that the intent of the language about a Developer (Managing Partner), was to infer that we were looking for people with this type of experience that might be better equipped at designing a structure that fits our needs. So again, Developer as used in this document seems to indicate a Managing Partner. We are only interested in Design and Build which of course means: Architecture & Engineering for the Design and then the Construction to follow the Design Documents and that this is all done by one company.**
4. We understand per the RFQ the (1) original copy is to be unbound. Is the desire for the other 12 hard copies to be unbound as well, or can these be bound?  
**Unbound.**
5. Please confirm that cover pages and tabs do not count against the page limit.  
**Cover pages and tabs do not count against the page limit.**
6. Please confirm the Attachment C – Signature Page does not count against the page limit.  
**Attachment C - Signature Page does not count against the page limit.**
7. Please confirm the Attachment G – Exhibit F Federal Lobbying Certifications does not count against the page limit.  
**Attachment G – Exhibit F Federal Lobbying Certifications does not count against the page limit.**
8. For clarity, Item III.C.6 states “Propose a general management structure for the new center, prepare a management plan for the Development.” Is this question asking about our management of the design and construction process or referring to post construction?  
**Management of the design and construction process.**
9. Also, IV. Selection Criteria item 1, asks for references of Development, Construction and Operation of a multipurpose center... Will this paragraph be revised to remove the word Operation?  
**Yes.**
10. The RFQ has the following requirement: The names, addresses, and telephone numbers of at least three local municipality references with which the firm has contracted for similar services. Please clarify the intent of “local municipality” in this context. For this particular question, is the Unified Government wanting to see references local to the Kansas City area/Wyandotte County or to see “municipality/city/county government-type” references?  
**Local municipality in this context means local to the Kansas City area.**
11. With the Thanksgiving Holiday and need to assemble a project-specific approach with a qualified team, we respectfully request a deadline extension to December 16.

**Request cannot be accepted as this RFQ is under time constraints due to federal funding.**

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

In other respects, except as specifically stated above, the subject Notice of Need remains unchanged.

# Addendum 2, Q&A

## SIGNATURE PAGE

Offerors are asked to acknowledge receipt of this Addendum Number One (1) by completing the information requested below **and submitting this information with their proposal**. Failure to do so may subject the offeror to disqualification.

ALL OTHER SPECIFICATIONS AND CONDITIONS REMAIN UNCHANGED.

RECEIPT OF THIS ADDENDUM IS HEREBY ACKNOWLEDGED

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

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

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

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

PHONE: \_\_\_\_\_, FAX NO: \_\_\_\_\_

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

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

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

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

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