

ADDENDUM II
DATE: February 5, 2024
FOR
RFP #24007
PUBLIC PRIVATE PARTNERSHIP FOR THE UMKC EPPERSON HOUSE RESTORATION
DATED: November 17, 2023
TO
THE CURATORS OF THE UNIVERSITY OF MISSOURI ON BEHALF OF UNIVERSITY
OF MISSOURI – KANSAS CITY

The above-entitled specifications are modified as follows and except as set forth herein remain unchanged and in full force and effect:

The following are additional questions received and responses to each.

1. Is there an awareness of any Environmental Reports or if any remediation has been completed?
Note that we did see quite a bit of 9x9 vinyl/linoleum floor tiles that could be of concern. We are also unsure of the boiler system abatement.
 - a. We have some test results from several rooms on the first and third floors, as well as from the attic that are negative. In regard to the plaster and the tile, we also have a report from 2019 that includes ceiling plaster and tile from the 2nd and third floor that is negative as well. The tar used on the roof showed 7% Chrysotile when it was tested in 2006.
2. Do you have any information on when the fire sprinkler system was installed?
 - a. To the best of our knowledge, the system was installed possibly as early as 1956 (water bell alarm valve is stamped 1956). The sprinkler heads were replaced in 2004, as indicated by the date code stamped on them. Fire sprinklers are operational and working properly.
3. Do you have knowledge of any structural failures/repairs performed?
 - a. There was a waterproofing project completed in 1999 on the terrace and front porch located at the northeast entrance of the building.
4. Roof analysis or any repairs performed?
 - a. There has not been a roof analysis done, and roof and gutter repairs have been completed as needed.
5. Site utilities – are there any known utility improvements?
 - a. None that we are aware of. There are two water lines to the house – one for the fire sprinklers (original from 1956) and one for the domestic water (newer as it is a copper line). The domestic water has been turned off due to a leak in the crawlspace.
6. Are there any known issues with pursuing federal historic tax credits?
 - a. The university is not familiar enough with these programs to offer an opinion regarding “known issues”. Respondents should determine and present as part of their proposal for UMKC consideration.
7. Are there any issues with pursuing local incentives such as property tax abatement or tax increment financing? Because the property is UMKC's, can we assume there are no property taxes associated with it?
 - a. The university does not pay property tax. However, the successful respondent will be responsible for any taxes based on their business.

8. Is there a minimum lease term, or maximum?
 - a. There is no minimum lease. Final lease terms will be negotiated with the successful respondent.
9. Are there any better drawings of the mansion, such as from UMKC university archives?
 - a. We do not know of any better drawings.
10. As the landowner, would UMKC procure an updated electronic site survey? It was mentioned that there may be some discrepancies with where the lot line is located between Epperson and Miniature Toy.
 - a. UMKC can procure a survey after the successful respondent is determined.
11. Are the responses going to be public record?
 - a. As indicated on page 5 of the RFP, Open Records & Confidentiality section: All submissions, information, and materials received by the University in connection with a Solicitation response shall be deemed open records pursuant to 610.021 RSMo. If Respondent believes any of the information contained in Respondent's response is exempt from 610.021 RSMo, Respondent's response must specifically identify the material which is deemed to be exempt and cite the legal authority for the exemption; otherwise, the University will treat all materials received as open records. The University shall make the final determination as to what materials are or are not exempt.

Kristen Meade
Director of UM Procurement/CPO
University of Missouri System Procurement