



**REQUEST FOR PROPOSALS**

**1800 Walnut  
TIER 2 –Painting  
PORT KC**

*This RFP is open **only** to contractors prequalified by Port KC  
at the time of RFP issuance*

**DATE OF ISSUANCE: May 9<sup>th</sup>, 2019**

# REQUEST FOR PROPOSALS (“RFP”)

## 1800 Walnut TIER 2 – TILE CARPETING, PAINTING, & TILING PORT KC

### INTRODUCTION

The Port Authority of Kansas City, Missouri (“Port KC”), a political subdivision authorized under Chapter 68, RMsO, and chartered by the City of Kansas City, Missouri, is seeking written proposals on behalf of Burns & McDonnell Engineering Company, Inc. (“General Contractor”) for certain scopes of work in connection with the new construction of a fourteen (14) story, mixed-use building on the vacant parking lot located at 18<sup>th</sup> and Walnut in Kansas City, Missouri. This opportunity is open to any contractor prequalified by Port KC (see Subcontractor Eligibility section below).

### History

Port KC is a political subdivision authorized under Chapter 68, RMsO, and chartered by the City of Kansas City, Missouri. Port KC is governed by a Board of Commissioners appointed by the Mayor of Kansas City.

Port KC is granted broad governmental and business enterprise powers for the purpose of promoting economic development and job creation. The most important of these powers are:

- To acquire, own, construct, redevelop, lease, maintain, and conduct land reclamation, residential, commercial and mixed-use development, industrial parks, facilities, terminals, terminal facilities and any other type of port facility;
- To promote and expand inland and river port commercial throughput of cargo and freight;
- To identify and pursue redevelopment opportunities at blighted and historic preservation sites;
- To redevelop the Downtown Kansas City Riverfront to promote and develop new opportunities for residence, commerce and leisure; and
- To promote the full integration of multi-modal transportation assets to increase commercial opportunities locally, nationally and internationally.

Port KC’s statutory powers of issuing bonds, land reclamation and the ability to enter into contracts to implement its development projects make it a unique and influential agency. Port KC has the flexibility to engage in a wide variety of strategic economic development projects that are vital to the economic progress of Kansas City.

## **Mission**

Port KC's mission is to grow the economy of Kansas City's port district through transportation, global commerce and development.

## **Vision**

The premier port providing efficient, effective, and innovative transportation and development solutions to compete nationally and globally.

## **PROJECT INFORMATION**

The project is new construction located at the southwest corner of 18<sup>th</sup> & Walnut in Kansas City, Missouri, and is identified as 1800 Walnut ("Project"). The General Contractor is responsible for delivery of the Project. Any subcontracts awarded pursuant to this RFP will be between the General Contractor and the selected proposer(s).

## **SCOPE(S) OF WORK**

A description of the scope(s) of work is attached to this RFP via [SOW](#) ("Scope of Work"). Additional information can be found at [IFC - ISSUE FOR CONSTRUCTION](#).

All proposers submitting a proposal are required to quote on all of the work outlined in the Scope of Work statement. Proposers taking issue with the Scope of Work or wishing to add to or delete from the Scope of Work may do so only by quoting the defined Scope of Work, then submitting an add, alternate or delete statement clearly stating exactly what they propose to add or delete and how that add, alternate or delete will change the base price. Any proposal that does not comply with this format or include the defined Scope of Work may be rejected in the General Contractor's discretion.

## **ADDITIONAL WORK/PHASING**

The nature of the Project may occasionally necessitate the provision of additional services related to the Scope of Work. The General Contractor reserves the right to negotiate amendments to any subcontract awarded pursuant to this RFP and to utilize the selected proposer(s) to provide such additional services without any additional public procurement. Furthermore, and without limiting the foregoing, in the event that the Project is being constructed in a phased approach (such that the general Scopes of Work being solicited herein will need to be performed in additional quantities at future dates during the initial construction of the Project), the proposer(s) selected pursuant to this RFP may be utilized by the General Contractor without any additional public procurement.

## **PROPOSER ELIGIBILITY**

Only proposers currently listed on Port KC's Prequalified Contractors List are eligible to submit a proposal on this package. If you have questions as to whether your company is a prequalified contractor, please send an inquiry to [info@portkc.com](mailto:info@portkc.com) or phone 816-559-3750.

## **PRE-PROPOSAL CONFERENCE**

A pre-proposal conference call WILL be held on **Wednesday May 15<sup>th</sup>, at 2:00 pm Central Time** via conference call. Interested proposers will be permitted to ask the owner and architect initial questions. Attendance will be taken and contact information distributed and posted to Port KC's website.

**Call-In Number: 1-816-298-0271**

**Conference Code: 63616226**

## **PROPOSAL DUE DATE**

Submission of one (1) mailed or hand delivered sealed bid proposal will be accepted by Port KC. Submissions are to be turned in to:

**PortKC**  
**Attn: 1800 Walnut – Tier 2 RFP**  
**110 Berkley Plaza**  
**Kansas City, MO 64120**

Submissions are due not later than **2:00pm Central Standard Time on May 23<sup>rd</sup>, 2019**. No emailed or faxed proposals will be accepted. There will be a public proposal opening at the Port KC offices immediately following the submission deadline.

## **BASIS OF SELECTION**

This section is not intended to be the full and final list of qualifications nor is it intended to show the hierarchy of said qualifications.

The successful proposer(s) will ultimately be chosen based on criteria including, but not limited to, the following information:

- Financial Stability (audit of financials, bonding capacity, etc.)
- Experience

- Resumes/References of key team members
- Ability to show related experience
- Feedback given by references
- Competitiveness of pricing
- Ability to staff and maintain construction schedule
- Ability to achieve competitive pricing from trades

## **FORM OF SUBCONTRACT(S)**

Any subcontract will be structured as a lump sum agreement utilizing General Contractor's contract template.

## **PROJECT MILESTONES**

- 05-09-19: Issue the RFP
- 05-15-19: Pre-Proposal Meeting (2:00pm Conference Call)
- 05-23-19: RFP Responses due to Port KC by 2:00 pm Central Standard Time for opening immediately following the submission deadline
- 05-27-19: General Contractor will complete evaluation of RFP responses
- 05-27-19: General Contractor will formally award the subcontract(s)
- 05-27-19: General Contractor will issue the Notice(s) to Proceed

## **PROJECT TIMELINE**

The services sought are anticipated to start as soon as possible after a subcontract is executed with the selected proposer(s). Proposers shall provide estimates in weeks of their estimated required timeframe to complete the Scope of Work described herein.

## **QUESTIONS**

Any general questions must be submitted to [info@portkc.com](mailto:info@portkc.com) before **May 16<sup>th</sup>, 2019 at 5:00 pm Central Standard Time**. Proposers shall not contact Port KC staff before proposals are due. Unless otherwise specified, any and all inquiries must be directed to [info@portkc.com](mailto:info@portkc.com). Failure to follow this procedure may result in a proposer's disqualification. A response will be generated promptly, with a goal of within one (1) business day of receipt of email. All questions and answers will be posted anonymously on the Port KC website.

## **CONFIDENTIALITY**

In submitting a proposal the proposer acknowledges and agrees that all information supplied in connection with the proposal may be shared with agents, team members and consultants, and employees of the General Contractor and Port KC and its affiliates.

## **NONBINDING**

This RFP is not a contract, an offer, or a request for an offer. Proposers responding to this RFP receive no rights as a result of the response whatsoever. The General Contractor may accept alternate proposals, accept or reject any proposal in whole or in part, or reject all proposals with or without notice or reasons. The General Contractor reserves the right to award any and all business detailed in this RFP as it deems appropriate to meet its needs. Upon reviewing the proposals, the General Contractor also reserves the right not to award any of the business, if it so elects. Proposers responding to this RFP shall not be compensated for any time or materials used or involved in preparing their response to this RFP. Furthermore, neither Port KC nor the General Contractor shall have financial responsibility, of any kind, for any costs or losses incurred by a proposer or potential proposer as a result of or in connection with this RFP.