



portkc

REQUEST FOR PROPOSALS

Lightwell – Glazing and Roofing  
1100 Main St.

PORT KC

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

DATE OF ISSUANCE: May 1, 2019

# REQUEST FOR PROPOSALS (“RFP”)

Lightwell – Glazing and Roofing  
1100 Main St.  
PORT KC

## INTRODUCTION

The Port Authority of Kansas City, Missouri (“Port KC”), a political subdivision authorized under Chapter 68, RSMo, and chartered by the City of Kansas City, Missouri, is seeking written proposals on behalf of JE Dunn Construction Company (“General Contractor”) for certain scopes of work in connection with the renovation of the Lightwell building located at 11<sup>th</sup> and Main 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, RSMo, 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 a renovation of the former City Center Square building located at 11<sup>th</sup> and Main in Kansas City, Missouri, and is identified as Lightwell ("Project"). JE Dunn Construction has been selected as the General Contractor for the Project. Any subcontracts awarded pursuant to this RFP will be between the General Contractor and the selected proposer(s).

## **BID DOCUMENTS**

Bid documents are available for download at the link below. If you have trouble downloading the files, please contact Jackson Smith at [Jackson.Smith@jedunn.com](mailto:Jackson.Smith@jedunn.com) or 816-292-8598.

Here's a OneDrive link to [Lightwell Bid Documents](#).

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

A description of the scope(s) of work is attached.

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 at 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 MEETING**

A pre-proposal meeting will be held on **Tuesday May 7<sup>th</sup>, at 9:00 am Central Time** at the Project site, located at 1100 Main St, Kansas City, Missouri, 64106. 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.

## **PROPOSAL DUE DATE**

Submission of one (1) sealed proposal will be accepted by Port KC. Submissions are to be presented to:

**Port KC  
Attn: Lightwell – Glazing and Roofing  
110 Berkley Plaza  
Kansas City, Missouri 64120**

Submissions are due not later than **2:00pm Central Standard Time on May 17<sup>th</sup>, 2019**. No fax proposals will be accepted. There will be a public proposal opening at Port KC 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**

- 05-01-19: Issue the RFP
- 05-07-19: Pre-Proposal Meeting
- 05-10-19: Bid questions due to Port KC by 2:00 pm Central Standard Time
- 05-17-19: RFP Responses due to Port KC by 2:00 pm Central Standard Time for public opening immediately following the submission deadline
- 05-22-19: General Contractor will complete evaluation of RFP responses
- 05-29-19: General Contractor will formally award Notices to Proceed and Letters of Intent or full Subcontracts

## **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 10<sup>th</sup>, 2019 at 2:00 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.



**SECTION 00 24 13  
SCOPE(S) OF WORK**

**INDEX TO SCOPES OF WORK**

- A. SCOPE OF WORK 07 - MEMBRANE ROOFING

**SCOPE OF WORK 07 - MEMBRANE ROOFING**

**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, equipment, services, superintendence, and other items required to complete such portion of the Work:

**MEMBRANE ROOFING** - Including but not limited to, Specification Sections:

**07 01 50.19      Preparation for Reroofing**

**07 54 23          Thermoplastic Polyolefin (TPO) Roofing**

**This work specifically includes, but is not limited to:**

1. Demolition and removal of existing roofing systems.
2. Hoisting required for removal of demo materials and delivery of new materials.
3. Provide labor to haul demolished roofing materials to dumpsters for removal.
4. Provide and coordinate dumpsters for material removal.
5. Coordinate and provide city street and sidewalk closure plans, permits, and traffic control equipment for any street or sidewalk closures required for this scope.
6. Provide guardrail systems for all roof areas during roofing demolition and replacement.
7. Remove guardrail systems upon completion of the work.
8. Provide testing reports confirming suitability of existing roof davit tie off points for using during guardrail erection or provide new tie off points for use during erection of guardrail system.
9. Provide a complete TPO membrane roofing system at all eight roof areas including the low rise building and the tower structure.
10. Include detailing around all penetrations due to the work of other trades.
11. Sealants necessary for a complete roof system.
12. Include high density roof insulation suitable for subsequent installation of a roof patio paver system at existing 4th floor roof patio.
13. Include all sheet metal flashing including parapet coping and any flashings in-board of the parapet.
14. Include costs for a separate trip to patch small penetrations required for asbestos testing.
15. Provide square foot unit pricing for flexible walkways to be defined at a later date.
16. Provide alternate pricing to replace level 29 roofing at the level of the cooling towers including a proposed paver system or reinforced surface to replace existing.

**The following Work is excluded:**

Initial: \_\_\_\_\_  
Date: \_\_\_\_\_

1. Asbestos testing by owner
2. Roof patio or paver systems
3. Roof curbs for mechanical units including insulation within curbs.
4. Furnishing of acoustical deck insulation.



**SECTION 00 24 13  
SCOPE(S) OF WORK**

**INDEX TO SCOPES OF WORK**

- A. SCOPE OF WORK 08 - Phase 1 Glass Replacement

**SCOPE OF WORK 08 - Phase 1 Glass Replacement**

**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, equipment, services, superintendence, and other items required to complete such portion of the work:

**GLASS AND GLAZING** – Including but not limited to, Specification Sections:

08 80 00

**Glazing**

**This work specifically includes, but is not limited to:**

1. Remove and dispose of existing glass indicted to be replaced in Phase 1.
2. Hoisting required for removal of demo materials and delivery of new materials.
3. Dumpster fees and coordination associated with this scope of work.
4. Resealing of existing storefront systems as required before installation of new glass.
5. Provide new glass in existing storefront systems as indicated on Construction Documents.
6. Provide new Phase 1 storefront systems as indicated.
7. Remove and replace joint sealants, backer rods, end dams and flashings in contact with existing storefront and curtainwall systems where Phase 1 glazing replacement is inditcated.
8. Coordinate and provide city street and sidewalk closure plans, permits, and traffic control equipment for any street closures required for this scope.
9. Include after hours premium for any glass replacement above pedestrian entrances, vehicle drives, and overhead doors.
10. Sill, jamb, head, and counter-flashings at all installed assemblies as required. Finish and color of flashings to match adjoining materials.
11. Intermediate and corner mullion wraps at all installed assemblies. Finish and color to match adjoining materials.
12. Perform water testing per JE Dunn quality manual requirements including manpower, equipment, lifts, and supervision. All testing to be witnessed by JE Dunn QA/QC.
13. Final cleaning of all assemblies installed. Remove all labels, stickers, temporary coverings, excessive sealants, dirt and debris from all glass and aluminum surfaces. Final cleaning to be completed at a time directed by the Contractor.

Initial: \_\_\_\_\_  
Date: \_\_\_\_\_

1. **The following work is excluded:**
2. Replacement of aluminum storefront systems indicated for glass replacement only.
3. All exterior glazing other than work noted as Phase 1.
4. Interior glazing, glass entrances, and storefronts.
5. Sales tax
6. Glass in architectural woodwork or furniture items.
7. Wood blocking.