



REQUEST FOR PROPOSALS

THREE TRAILS BUILDING III: PUBLIC INFRASTRUCTURE REBID

PORT KC

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

DATE OF ISSUANCE: May 29, 2019

# REQUEST FOR PROPOSALS

## THREE TRAILS BUILDING III: PUBLIC INFRASTRUCTURE REBID

### INTRODUCTION

The Port Authority of Kansas City, Missouri (“Port KC”), a political subdivision authorized under RSMo Chapter 68 and chartered by the City of Kansas City, Missouri, is seeking written proposals on behalf of NorthPoint Development, “Developer,” for the construction of a portion of Three Trails Building III Public Infrastructure at Three Trails Industrial Park located on 87th Street between 71 Highway and Interstate 435 in Kansas City, Missouri. This opportunity is open to any contractor prequalified by Port KC (see Eligibility section below).

While this Project is being bid through Port KC’s prequalified list to ensure contractors meet Port KC’s qualification standards and to provide a transparent selection process, the private developer will set the criteria for selection of the contractor for this Project. Through a development agreement with the private developer, Port KC requires contractors comply with Port KC polices, prevailing wage on public infrastructure, participate in a federal work authorization program, and that contractor obtain a payment bond for the Project.

A description of the OUTLINE SPECIFICATIONS and a copy of CONSTRUCTION DRAWINGS can be reviewed at the following link:

<https://northpointkc-my.sharepoint.com/:f:/p/bkutter/ErXb1kCZ68NAs44-vZogIQ0BEQLutUqk9jvylQO5Oc9hgw?e=RoC4gB>

### **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.

## **ELIGIBILITY**

Only firms that have been previously certified as qualified in **Division 01 - General Contractors and Division 31 – Earthwork** as of the issuance date are eligible to bid. If you have questions as to whether your company is a qualified contractor please send an inquiry to [info@portkc.com](mailto:info@portkc.com) or phone 816-559-3750.

## **APPLICABLE POLICIES AND STATUTORY REQUIREMENTS**

**Port KC's Affirmative Action Policy** - Port KC encourages participation by companies who have been certified as a Minority Business Enterprise ("MBE") or Women's Business Enterprise ("WBE") by the City of Kansas City, Missouri Human Relations Department. The company will be required to comply with Port KC's Affirmative Action Policy for any contract awarded in excess of \$300,000.00. A copy of Port KC's Affirmative Action Policy can be viewed at this link to the Port KC website:

<http://portkc.com/wp-content/uploads/2016/03/Affirmative-Action-Policy.pdf>.

**Port KC's Construction Workforce Policy** - Port KC encourages the recruitment, training and retention of residents, minorities and women on Port KC construction projects. Should the scope of work exceed \$324,000.00, Port KC requires compliance with the Construction Workforce Policy, a copy of which can be viewed at this link to the Port KC website: <http://portkc.com/wp-content/uploads/2016/03/Construction-Workforce-Policy5.pdf>.

**Prevailing Wage** - The Prevailing Wage Law (Section 290.250, RSMo) requires that on every construction project in the state that is for the public use or benefit, or uses local funds, not less than the prevailing hourly rate of wages, as set out in the attached wage order and made part of this specification for work, shall be paid to all workers performing under contract. See attached Wage Order 25 for Jackson County.

**Participation in a Federal Work Authorization Program** – Section 285.530.2, RSMO requires that as condition for the award of any contract in excess of five thousand dollars the business entity shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. This requirement will be incorporated into the final construction contract for the potential bid winner, and any potential bid winner's failure to sign the affidavit of compliance may result in revocation of the award.

**Payment Bond** –Section 107.170, RSMo requires that for any public works contract in excess of \$50,000.00, contractors for such work must furnish the public entity (Port KC) with a payment bond. This will be required of contractors for public works projects in excess of \$50,000.00, and any potential bid winner's failure to provide a payment bond may result in revocation of the award.

## **PROJECT INFORMATION**

The location of the project is on 87th Street between 71 Highway and Interstate 435 in Kansas City, Missouri. Access to the site is available for interested bidders by scheduling a visit with the developer contact.

## **SCOPE OF WORK**

The scope of work is as defined in this proposal, the Bid Specifications and the Civil Package. All contractors submitting a proposal are required to quote on all of the work outlined in the "Scope of Work" statement for the proposed bid and complete the Infrastructure Bid Form. No proposal will be accepted that does not comply with this format or include the defined scope of work and "Bid Specifications."

Contractors 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. No proposal will be accepted that does not comply with this format or include the defined scope of work.

## **BID SPECIFICATIONS**

The proposals for performing the described work shall also include on the part of the bidder the factors and disclosure requirements outlined in the Bid Specifications and Civil Package.

Bid documents are available for download at the link below. If you have trouble downloading the files, please contact Brian Kutter at [bkutter@northpointkc.com](mailto:bkutter@northpointkc.com) or 816-384-2296.

<https://northpointkc-my.sharepoint.com/:f:/p/bkutter/ErXb1kCZ68NAs44-vZoglQ0BEQLutUqk9jvylQO5Oc9hgw?e=RoC4gB>

## **QUESTIONS**

Any general questions must be submitted to [info@portkc.com](mailto:info@portkc.com) before **June 6, 2019 at 3:00 pm Central 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.

## **PROPOSAL DUE DATE**

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

**Port KC**  
**Attn: Three Trails Building III – Public Infrastructure Rebid**  
**110 Berkley Plaza**  
**Kansas City, Missouri 64120**

Submissions are due not later than **3:00pm Central Standard Time on June 12, 2019**. No fax proposals will be accepted. There will be a public proposal opening at Port KC immediately following the submission deadline.

## **BIDDING AND PROJECT TIMELINE**

The services sought are anticipated to start as soon as possible after a contract is executed with winning bidder. Bidders shall provide estimates in weeks of their estimated required timeframe to complete the Services described herein.

## **QUALIFICATIONS OF CONSULTANTS**

Proposals must address the specific items as outlined in the Bid Specifications and Civil Package. General Contractors are also required to submit a contractor's qualification statement using AIA-A305.

## **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 Developer 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 Developer may accept alternate proposals, accept or reject any proposal in whole or in part, or reject all proposals. The Developer 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 Developer 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 Developer 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.