



REQUEST FOR PROPOSALS

**Lightwell – WeWork TI
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: June 12, 2019

****PLEASE NOTE THE ACCELERATED BID DUE DATE OF JUNE 20TH, 2019 AT 2:00PM****

REQUEST FOR PROPOSALS (“RFP”)

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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 11th 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 3rd and 4th Floor TI buildout for WeWork in the former City Center Square building located at 11th and Main in Kansas City, Missouri, now identified as Lightwell. JE Dunn Construction is bidding the WeWork TI portion of the project as a General Contractor. Base building work for which JE Dunn has been selected as General Contractor will be issued as a separate RFP with a separate bid date. 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 or 816-292-8598.

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

SCOPE(S) OF WORK

A description of the scope(s) of work will be issued via addendum.

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 or phone 816-559-3750.

PRE-PROPOSAL MEETING

A pre-proposal meeting will be held on **Tuesday June 18th, at 1:00 pm Central Time** at the Project site, located at 1100 Main St, Kansas City, Missouri, 64106. Conference room is located in the Northeast 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 June 20th, 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

- 06-12-19: Issue the RFP
- 06-18-19: Pre-Proposal Meeting
- 06-19-19: Bid questions due to Port KC by 2:00 pm Central Standard Time
- 06-20-19: RFP Responses due to Port KC by 2:00 pm Central Standard Time for public opening immediately following the submission deadline

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 before **June 19th, 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. Failure to follow this procedure may result in a proposer's disqualification. 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.