



**REQUEST FOR PROPOSALS**

**1800 Walnut  
TIER 1 – MEP, FRAMING/DRYWALL, & GLAZING  
PORT KC**

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

**DATE OF ISSUANCE: NOVEMBER 20, 2018**

# REQUEST FOR PROPOSALS

## 1800 Walnut TIER 1 – MEP, FRAMING/DRYWALL, & GLAZING PORT KC

### 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 Burns & McDonnell Engineering Company, Inc for 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 Eligibility section below).

### History

Port KC is a political subdivision of the State of Missouri created pursuant to Section 68.010 et seq., RSMo (“Port Authority”) 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**

Burns & McDonnell Engineering Company, Inc ("Contractor") will be the Design-Builder executing this work. The project contract will be with the Contractor, who is issuing this Request for Proposal ("RFP") for a development called 1800 Walnut which is New Construction located on the SW corner of 18th and Walnut in Kansas City, MO.

## **EXISTING CONDITIONS**

The location of the project is at the corner at 18th and Walnut in Kansas City Missouri. A pre-bid meeting will be held on Thursday, **November 29, 2017 at 1:00 pm Central Time**. At this time, interested bidders may ask the owner and architect initial questions. Attendance will be taken and contact information distributed and posted to Port KC's website.

## **SCOPE OF WORK**

The scope of work is as defined in this proposal and associated construction drawings. 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. No proposal will be accepted that does not comply with this format or include the defined scope of work.

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.

A description of the scope(s) of work is attached to this RFP via [SOW](#). A copy of the Bidding Information and Issue for Bid Drawing Set/Specs and can be found at [ISSUE FOR BID](#). Please consult Chapter 68 et seq., RSMo to review the scope and powers of Port KC.

### **Contractor Eligibility**

Only firms currently listed as one of Port KC's Qualified Subcontractors are eligible to bid on this package. 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.

### **Current Project Status**

- Developer's financing is in place, and expects to start construction in early December 2018
- The Contractor will be required to comply with Port KC's Affirmative Action Policy. A copy of Port KC's Affirmative Action Policy can be viewed at this link to the Port KC website: <https://portkc.com/about-port-kc/policies/>  
All proposals must specifically acknowledge the incorporation of MBE/WBE participation and all "Best Faith Efforts" shall be completed and managed by Contractor
- The Contractor will also be required to comply with Port KC's Construction Workforce Policy, which encourages the recruitment, training and retention of residents, minorities and women on construction projects. A copy of the policy can be viewed at this link to the Port KC website: <https://portkc.com/about-port-kc/policies/>  
All "Best Faith Efforts" shall be completed and managed by the Contractor
- The project has a sales tax exemption and applies to both state and local sales taxes. The sales tax exemption may be used for materials used in the construction of the project and Subcontractor shall provide Contractor with receipts accounting for all purchases for which the sales tax exemption is used.
- The project will have a Prevailing Wage (Section 290.250, RSMo) requirement for infrastructure improvements on the site ONLY. Not less than prevailing hourly rate of wages, as set forth in the attached **Wage Order No.25 – Jackson County** shall be paid for all infrastructure improvements on the site *in the right of way ONLY*.
- **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.

### **Project Milestones**

- 11-19-18: Issue the RFP
- **11-29-18 @ 1:00 PM:** Pre-bid Meeting
  - Burns & McDonnell, 9450 Ward Parkway, Kansas City, MO 64114
  - Call-in & WebEx also available:
    - Call-In Number: 1-866-429-9395
    - Conference Code: 125 051 1522
    - <https://bmcd.webex.com/join/mhelmburnsmcd.com>
- **12-6-18:** RFP Responses due to Port KC by 4:00 pm Central Standard Time for public bid opening immediately following the submission deadline
- 12-7-18: Contractor will complete evaluation of RFP responses
- 12-14-18: Contractor will formally award the GMP contract
- 12-19-18: Contractor will issue the Notice to Proceed

The contract between Contractor and the Subcontractor will be structured as a Lump Sum Agreement for its' intended Scope(s) of work. Please reference BMcD Template Subcontract acknowledge acceptance of these contract Documents in your RFP response.

### **Project Contact during RFP Process**

Please address any questions to [info@portkc.com](mailto:info@portkc.com).

Please direct RFI's to [info@portkc.com](mailto:info@portkc.com).

### **Questions**

Any general questions should be submitted to [info@portkc.com](mailto:info@portkc.com) before **November 28<sup>th</sup>, 2018 at 5:00 pm Central Standard Time**. Professionals 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 Professional'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. The Professional understands and agrees that Port KC shall have no financial responsibility for any costs or losses

incurred as a result of proposer responding to this Request for Proposals. Port KC reserves the right to reject any and all Proposals submitted, and to accept portions of any one Proposal.

### **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 Subcontractor will ultimately be chosen based on the following information (this is not intended to be the full and final list nor is it :

- Financial Stability (audit of financials, bonding capacity, etc...)
- Proposed General Conditions and Fee Percentages
- Company and Proposed Project Staff Resumes/References
- Interview may be conducted to clarify bid items (if conducted).
- Ability to show related experience.
- Feedback given when we call references.
- Subcontractor's ability to staff and maintain construction schedule.
- Subcontractor's ability to achieve competitive pricing from trades.

### **RFP - Bidding Process**

1. Contractor's objective is to obtain Lump Sum pricing from a list of Port KC approved Subcontractors.
2. Subcontractors will have a minimum 2 weeks to put together their RFP responses.
4. Responders of the RFP are encouraged to provide additional information on key team members that would participate in the project: resumes, applicable past experience, and any other information that may help the Contractor to make a selection. Please keep this information concise and limit to 10 pages.
5. Included with the RFP are construction documents. Subcontractor should provide all appropriate breakouts and add/alts.
6. If there are additional scopes of work or parts of the project that the Subcontractor believes can be targeted for VE options, you are strongly encouraged to include these with your response.

### **Confidentiality & Nonbinding**

By responding to this RFP, your company acknowledges and agrees that all information supplied by your company may be shared with agents, team members and consultants, and employees of the Contractor and Port KC and its affiliate companies in connection with this RFP and the Project. Matters which shall be considered confidential by the Contractor include but shall not be limited to:

- Details regarding the construction contract terms and conditions to be supplied at a later time.
- Project specific details including by not limited to budget, scope of work, and schedule.
- Any negotiations undertaken by the Contractor, its employees, and Subcontractors.

This RFP is not a contract, an offer, or a request for an offer. Subcontractors responding to this RFP receive no rights as a result of the response whatsoever. Contractor may accept alternate Subcontractors for reasons other than the lowest Proposal, accept or reject any Proposal in whole or in part, or reject all Proposals with or without notice or reasons. 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 RFP responses, Contractor also reserves the right not to award any of the business, if it so elects. Subcontractors responding to this RFP shall not be compensated for any time or materials used or involved in preparing their response to this RFP.

## **RFP TIMELINE AND GROUND RULES**

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

**Port KC  
Attn: 1800 Walnut – Tier1 RFP  
300 Wyandotte Street, Suite 100,  
Kansas City, Missouri 64105.**

Submissions are due not later than **4:00pm Central Standard Time on December 6<sup>th</sup>, 2018**. No fax proposals will be accepted. There will be a public bid 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 items as outlined in the Project Manual.