



portkc

REQUEST FOR PROPOSALS

NORTHLAND PARK BUILDING V
PORT KC

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

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Updated 1/3/2019

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NORTHLAND PARK BUILDING V

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 for the construction of Northland Park Building V at Northland Park located off of 210 Highway 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:

File Access: <https://northpointkc-my.sharepoint.com/:f:/p/bkutter/Eke7S8GtprhAsL8CondWUJQBcKyRakymi1zDAqGS83LMmQ?e=4jDlml>

Please consult Chapter 68 et seq., RSMo to review the scope and powers of Port KC.

ELIGIBILITY

Only firms currently listed as one of Port KC’s Qualified Contractors in the General Division 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 or phone 816-559-3750 and ask for Jolene Mead.

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/VISION

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

Port KC’s vision is to be the premier port providing efficient, effective, and innovative transportation and development solutions to compete nationally and globally.

RFP TIMELINE AND GROUND RULES

Submission. Submission of three (3) sealed Proposals and one (1) electronic format (USB) will be accepted by Port KC at its offices located at 110 Berkley Plaza, Kansas City, MO 64120, until **Thursday, January 17, 2019** at 3:00 PM Central Standard Time. The public bid opening will occur at the submission deadline. No fax or email proposals will be accepted.

Questions. Any general questions should be submitted to info@portkc.com before **Thursday, January 10, 2019** at 5:00 PM Central Standard Time. Responses will be issued by **January 14, 2019** at 5:00pm. **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. 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. Port KC offices will be closed December 24th through 26th and December 31st through January 1st. Questions emailed during that time will be reviewed and answered as soon as possible after reopening. 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.

Pre-bid meeting. There will be a pre-bid meeting on Thursday, January 3, 2019 at 1 p.m. CST at the project location. The location of the project is at Northland Park located at N Pleasant Avenue off of 210 Highway in Kansas City, Missouri.

SCOPE OF WORK

The scope of work is as defined in this Request for Proposals and related Project Documents, including the Outline Specifications and 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 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.

The Bid Specifications can be reviewed at the following link:

File Access: <https://northpointkc-my.sharepoint.com/:f/p/bkutter/Eke7S8GtprhAsL8CondwUJQBcKyRakymi1zDAqGS83LMmQ?e=4jDlml>

Alternatively, the Permit Drawings and Bid Specifications are available from the project developer, NorthPoint Development, LLC, from Brian Kutter at the following:

Brian Kutter

816.384.2296

bkutter@northpointkc.com

Bid Bond

Proposals must also include a bid bond.

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>.

If the scope of work is in excess of \$300,000.00, the applicant must submit the attached Statement of Intended Utilization along with their bid, see **EXHIBIT A**.

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>.

If the scope of work is in excess of \$324,000.00, the applicant must submit the attached Construction Workforce Affidavit along with their bid, see **EXHIBIT B**.

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 in **EXHIBIT C**.

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.

Performance Bond – Port KC also requires the winning bidder to provide a performance bond.

EXISTING CONDITIONS

The location of the project is at Northland Park located at N Pleasant Avenue off 210 Highway in Kansas City, Missouri.

BIDDING AND PROJECT TIMELINE

The bid form as included with the drawings and specs shall solely be used when submitting bids. 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.