Request for Qualifications

Pre-construction and Construction Services for the Offices at Overlook Project

Community Builders of Kansas City is requesting qualifications for pre-construction and construction services for the Office at Overlook Phase 1 located at 2801 Swope Parkway, Kansas City, MO 64130.

1. Project Overview

Community Builders of Kansas City (CBKC)’s Offices at Overlook is a multi-phased development targeting non-profit organizations, foundations and public sector businesses that provide services and employment opportunities to the underserved area in which the project is located. A series of mixed-use and commercial office buildings will comprise the district and provide a new street presence along Swope Parkway between Chestnut Avenue and College Avenue. This project is a continuation of CBKC’s successful Mt. Cleveland Initiative development which was catalyzed by a federally qualified health center, a grocery-anchored retail center, more than 140,000 SF of Class A office space and more than 100 units of affordable housing located on Blue Parkway.

2. Background

CBKC is the Kansas City area’s largest urban core developer. Since 1991, CBKC has attracted more than $250 million of investment in urban renewal, earning recognition and respect on the national community development stage. With an $80 million portfolio, which includes more than 700 units of housing and over 200,000 square feet of commercial retail/office space, CBKC is well-versed in leasing, property management, construction management and financial management, earning a reputation as Class A developer/landlord.

CBKC’s work has created more than 900 permanent jobs and numerous construction jobs and supported small and minority-owned businesses. CBKC’s long, proven track record of successful community-based development is rooted in our model to build, own and manage over the long-term. CBKC’s extensive experience maintaining properties and keeping them continually occupied ensures long-term success. Financially, CBKC is familiar with utilizing a multi-layered financial approach taking advantage of local, state and federal tools such as Tax Increment Financing (TIF), Low Income Housing Tax Credits (LIHTC), tax abatement, bond financing and more.

Additionally, CBKC has a 5-year pipeline of projects in Kansas City’s urban core that includes: office/commercial, mixed-use, multi-family, and single-family developments.

3. Project Goals

Community Builders of Kansas City changes the landscape by igniting and fueling equity, access, opportunity and advocacy

Phase 1 will begin on the western most parcel and continue eastward as additional tenants are secured (see aerial image). Phase 1 is anticipated to be a 60,000 SF multi-story Class A office building located at the existing Zion Grove Baptist Church site (2801 Swope Parkway, Kansas City, MO 64130). Targeted groundbreaking for the project is Winter 2020. The total Offices at Overlook District Investment on the 11-acre site is estimated at $70-90M.

CBKC is actively pursuing potential tenants for the Offices at Overlook District.
Conceptual rendering of north façade along Swope Parkway

Conceptual rendering of south façade
4. Scope of Work

The scope of work will include pre-construction services and construction services for: site regrading/landscaping/surface parking Phase 1, parking deck, Class A office building core and shell, and Class A office tenant improvement. The project delivery method will be CM at-risk. Target construction start is Q4 2020. An additional scope of work may include: existing building demolition and site clearing for 11-acre site.

5. Project Timeline

CBKC will select a General Contractor who will immediately begin working on the pre-construction services portion of the project. The successful responder should be prepared to begin providing pricing of the Schematic Design package the week of March 23, 2020, which coincides with the start of Design Development. While it is the intention for the project to move from Design Development into subsequent design phases, there will need to be an understanding of flexibility in the project schedule between CBKC and the Team.

6. Technical Requirements

To be considered as eligible to submit for the RFQ, the Team must be legally licensed under applicable laws in the State of Missouri. General Contractors contracted for scopes of work on the project, must have demonstrated prior experience in constructing Class A office core and shell, as well as Class A tenant improvements, in accordance with applicable codes, standards, rules and regulations.

7. RFQ Form and Criteria for Selection
   a. Team RFQ Form (attached)
   b. Interview – Forty-five (45) minutes

      CBKC’s development team will meet with a short list of Teams for a conversational interview. Teams are welcome to bring up to five (5) team members.

8. Acceptance or Rejection of Proposal

CBKC reserves the right to reject any and/or all Responders when such rejection is in the interest of Owner if a Responder has not met the prerequisites of the bid proposal, and/or has previously failed to perform properly or complete on time contracts of a similar nature; and to reject a Responder who is, in the opinion of the Owner, not in a position to perform the contract. Owner also reserves the right to waive any information and technicalities in bidding.

Responders should carefully review the pre-requisites. These will be adhered to during the selection and interview process. Responders will be evaluated to determine the most responsive to the solicitation and is most advantageous to the Owner, price, capacity, experience, and other factors considered. Select responders will be asked to come in for interviews on the basis of their qualification compatibility for the project. CBKC reserves the right, however, to award contract in its best interest.

   Team RFQ Form. Please refer to Attachment 1.
   Minority and Women Business Enterprises Plan. Responders must describe their MBE and WBE Plan which addresses participation by those firms, as well as the Team’s evidence of a track record of inclusion.
9. Notification of Interview and Selection

Release Date: Wednesday February 19, 2020

Site Visit: Upon request
Teams may visit the existing Zion Grove Baptist Church site (2801 Swope Parkway, Kansas City, MO 64130) and Houston Shopping Center (3103 Swope Parkway, Kansas City, MO 64130). We request that you DO NOT visit the future Phase sites as CBKC is in the process of site acquisition. A courtesy email must be sent to CBKC giving the date and time you will be on-site.

Proposal Deadline: Wednesday March 4, 2020 @ 5:00pm
Electronically submitted proposals should be addressed to Elizabeth Schultz (eschultz@cb-kc.org). Should there be any difficulty sending files, flashdrives may be sent or delivered to CBKC’s office by the deadline.

Short List: Monday March 9, 2020
Team’s Primary Point of Contact will be notified by email and phone call.

Interviews: Week of March 9, 2020
Interviews will be held at CBKC’s office - 4001 Blue Parkway Suite 301, Kansas City, MO 64130. Teams are welcome to bring up to five (5) team members to the interview, as well as physical and digital presentation materials.

10. Questions and Answers

Should a responder have any questions about the RFQ, they should be submitted electronically to CBKC no later than Friday February 28, 2020. Responders may request a list of all competitor questions and CBKC’s responses after that date and up to the start of interviews. A list of responders is available upon request.

11. Diversity and Inclusion

CBKC is committed to providing opportunities for minorities, women, and individuals living in underserved communities, including: Minority and Women Business Enterprises and minority and women construction professionals.

12. Points of Contact

All questions and responses should be addressed to:

a. Elizabeth Schultz
Director of Strategic Initiatives and Community Development
eschultz@cb-kc.org
816-627-2114
Team RFQ Form

Responder Information

Team Lead – Firm Name_______________________________________________________________

Primary Point of Contact________________________________________________________________

Address____________________________________________ _________________________________

Email _____________________________________________ ________________________________

Phone _____________________________________________ ________________________________

Proposed Team Questionnaire

Est. percentage of work to be:  Self-performed ______  Subcontracted ________

Please describe self-performed scopes:

Please describe the Team’s previous experience with publicly financed and/or multi-layer financing projects:

Please describe the Team’s previous working relationship with MBE and WBE subcontractors, as well as your recruitment strategy for businesses and workforce:
Please list three (3) comparable projects (name, location, date of completion, total construction cost, $/sf) general contracted by the Team:

1.

2.

3.

After reviewing the site plan and rendering, please describe creative and advantageous construction methods the Team may propose for the project:

Please describe the Team’s previous project experience working with Hufft, Taliaferro & Browne, Lands3 Studio, Custom Engineering and/or Artin during the design phases:
Please describe the Team’s preferred/anticipated engagement with CBKC and consultant team as the GMP is being established.

Please describe your methodology for:

1. Controlling costs & limiting change orders

2. Schedule management

3. Client communication & project management

Please list three (3) client references for similar types of projects, include name and title, project name, date completed, phone number:

1.

2.

3.
Cost of Services and Proposed Approach

Based on the conceptual site plan and renderings, please indicate your initial construction pricing for the following. **NOTE: This intended to be a high-level ROM estimate and may be given as unit cost, $/sf, % of, OR estimated total for scope of work.**

**EST. BREAKDOWN**

a. Site regrading/landscaping/surface parking Phase 1: __________________

b. Parking deck
   46 spaces on grade and 47 space on deck __________________

c. Class A office building core and shell
   - Main Lobby
   - Elevator Lobbies
   - Training Room
   - Toilet Rooms __________________

d. Tenant Improvements __________________

e. Other costs outside of construction
   - Building Permit
   - General Liability Insurance
   - Overhead
   - Profit __________________

f. ***Building demolition and site clearing for 11-acre site:  __________________
   - Zion Grove Baptist Church
   - Beta Lambda Building
   - Houston Shopping Center
   - Family Affair

***CBKC reserves the right to have conversations with the selected Responder as to whether this particular scope of work will be under the general contractor.

Will the Team have a pre-construction services fee?

Please describe how the Team will present and evaluate alternates for cost-saving:

Please describe how the Team will make CBKC aware when the project may necessitate change orders after the GMP has been established: