

RFP FOR SECURE PARKING GARAGE FOR CENTRAL OFFICE

RFP 2021-6

4215 S. Hocker Dr., Bldg. 5
Independence, MO 64055
Direct Office #: (816) 994-0204

Corporate Fax: (816) 988-2540

Contact: Michael Bishop

Executive Director

Email: Mbishop@iha1.org

PROJECT DESCRIPTION

The proposed site is located at 4215 S. Hocker Dr., Bldg. 5, Independence, MO 64055. The proposed project is for the construction of a secure parking garage at the Central Administrative Office.

- ***The Secure Parking Garage will replace the existing fenced in parking area.***

SELECTION PROCESS AND TIMETABLE

In issuing this Request for Construction Proposals ("RFP"), IHA is proceeding with a process that, we trust, will result in the rapid selection of a general contractor for the Secure Parking Garage at the Central Office building. We are issuing this RFP to general contractors that we feel are qualified. This is not a Sealed Bid project. This will not be a public opening bid.

AVAILABILITY AND CONTENTS OF REQUEST FOR PROPOSAL PACKAGES

On December 2, 2021, IHA will distribute copies of this package and plans for the project. This Request for Construction Proposals, including,

1. This document;
2. Construction Pricing Breakdown Spreadsheet;
3. Secure Garage Construction Drawings and Requirements

QUESTIONS REGARDING THIS REQUEST FOR CONSTRUCTION PROPOSALS AND THE PLANS/SPECIFICATIONS

All questions regarding this RFP or this development should be directed to:

Michael S. Bishop, Executive Director, Independence Housing Authority, 4215 S. Hocker Dr., Bldg. 5, Independence, MO 64055 Phone: (816) 836-9200 x307 Facsimile: (816) 988-2540, E-mail: mbishop@iha1.org

All technical questions regarding the plans should be directed to:

Nathan Boen, Senior Architect, Powell CWM, 3200 S. State Route 291, Bldg. 1, Independence, MO 64057, Phone: (816) 642-2435, E-mail: nboen@powellcwm.com or Nick Curtis @ ncurtis@powellcwm.com.

The questions and our responses will be distributed to all of the general contractors via addendum issued by the architect.

SUBMITTAL DEADLINE

Submittals by general contractors are due no later than **2:00 PM CST on Friday, December 17, 2021** at the office of the Independence Housing Authority, 4215 S. Hocker Dr., Bldg. 5, Independence, MO, 64055.

Submittals received after this time may not be accepted. Again, this is not a Sealed Bid and will not be required to do a Public Opening on the bids.

REQUIRED SUBMITTALS

To be considered complete, general contractors must prepare a submittal that contains the following materials:

1. Completed Construction Pricing Breakdown sheet (provided by IHA)
 - Alternates as defined in the plans and specifications
2. A statement that the contract, as written and provided in the RFP, is acceptable. You may alternatively furnish a copy of the contract form with any proposed changes. We may, but are not obligated to consider them. The fees paid to the General Contractor must be in compliance with the HUD Cost Control and Safe Harbor Standards as listed below.
 - a. General conditions (including the bond premium) are limited to 6%
 - b. Contractor's overhead is limited to 2%
 - c. General contractor's profit is limited to 6%.
3. Value Engineering concepts that will result in cost savings are encouraged. They should be listed separately, however, and not incorporated in the pricing. The manufacturers named for specified products are for establishing type, design, and quality and not for limiting competition. The Developer may, but is not obligated to, approve alternate materials or equipment.
4. All permits and applicable taxes for work performed on the project are the responsibility of the general contractor. We suggest that you contact the appropriate City officials to confirm your assumptions after reading this letter.
5. The project has applied for building permits through the City of Independence and the review process has been completed and awaiting the lowest bidder on this proposal. The general contractor will be responsible for any fees associated with the permits and securing them before the closing. We will review the status of all building permit applications with the selected general contractor prior to the execution of the construction contract. On the pricing form, respondents should include the full costs of the building permits and all other associated fees.
6. IHA will utilize its own Electrical Contractor to trench Electrical through underground conduit from main building to garage and install all interior and exterior lighting. There will be two PVC

Conduit Chases from main building to garage, one for electrical and one for low-voltage wiring for camera and security alarm panel.

7. IHA will utilize its own Security Camera Company to install interior cameras, exterior cameras and alarm pad on side door.
8. Certificate of Insurance by winning contractor will be required to show General Liability, Workers Compensation and Auto Liability coverage while working on our property and will be required to list Independence Housing Authority, 4215 S. Hocker Dr., Bldg. 5, Independence, MO 64055 as Additional Insured on their policy.
9. W-9 and Direct Deposit form for payment will be required of the winning bidder.
10. An Acknowledgement of Addendum, if any addenda are issued.

A commitment to quality construction is important to the developer, owner, and housing authority. General contractors responding to this RFP should be prepared to respond on a timely basis to the punchlist prepared by the architect, developer, and housing authority.

Central Office Garage Construction Pricing Breakdown Sheet	
Removal of Existing Concrete Pad (Labor)	\$
Silt Screen Placement / Regrading and Tree Removal (Labor)	\$
Materials - New Concrete Pad and Foundation for Garage	\$
Labor for New Concrete Pad and Foundation	\$
Extra Concrete Pad Between Garage and ADA Ramp - Materials	\$
Extra Concrete Pad Between Garage and ADA Ramp - Labor	\$
Carpentry / Framing / Roofing Materials	\$
Carpentry / Framing / Roofing Labor	\$
Siding - Materials	\$
Siding - Labor	\$
Side Door Entry / Garage Doors / Openers - Materials	\$
Side Door Entry / Garage Doors / Openers - Labor	\$
Gutter and Gutter Guard – Materials	\$
Gutter and Gutter Guard - Labor	\$
General Conditions - 6% or less	\$
Contractor's Overhead - 2% or less	\$
Contractor's Profit - 6% or less	\$

Total Project Cost	\$
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