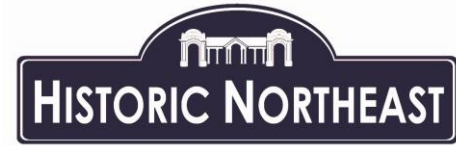


**MATTIE RHODES CENTER / NORTHEAST ALLIANCE TOGETHER (NEAT)
REQUEST FOR QUALIFICATIONS FOR
GENERAL CONTRACTOR**



Submission Due: February 28, 2019 by 5:00PM
Mattie Rhodes Center / Northeast Alliance Together
Attn: Scott Wagner
148 N. Topping Ave
Kansas City, MO 64123



REQUEST FOR QUALIFICATIONS

INVITATION

Mattie Rhodes Center (“MRC”) is requesting qualification statements from general contractors interested in building an affordable net zero prototype home for our site located at 133 NORTH TOPPING AVE, KANSAS CITY, MISSOURI 64123.

The selected contractor will work with MRC and its community development program, Northeast Alliance Together (NEAT), as well as other affiliated parties to the project to develop the selected site. MRC intends to select one contractor for the project showing experience and expertise in the following to enter into negotiations:

- Experience with Department of Housing and Urban Development (HUD) funded projects
- Quality and responsiveness on past projects
- Breadth of services provided
- Implementing time-critical projects on schedule.

The selected Contractor must show experience with similar projects. The selected contractor must demonstrate the ability to work on a project that maintains various funding demands/expectations (i.e., local/state, governmental, etc). Working with the Kansas State University School of Architecture is a key component of this project.

Your RFQ response should be organized to respond to the following key components:

- 1) Past experience with similar projects;
- 2) Descriptions of roles for key personnel expected to work on this project and their resumes, which indicate work location, education/certifications, and experience;
- 3) Schedule;
- 4) A list of all subcontractors, including detailed descriptions of the tasks each subcontractor will perform and the dollar amount and percentage of the overall contract;

Responses to this RFP are due by 5:00 pm, on Friday, February 28, 2019. We look forward to your submittal.

OPPORTUNITY

The Site:

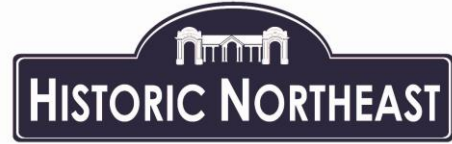
The site consists of two parcels of vacant land containing a total area of 0.15 acres or 6,539.10 square feet. The property is zoned R-2.5 which permits residential uses only. The vacant land is located at 133 North Topping Avenue, Kansas City, MO 64123 (Land Plats 39 and 40).

Located in historic Northeast Kansas City, the Indian Mound neighborhood is diverse, tight-knit, and maintains its eclectic history - - yet the neighborhood is threatened by a shortage of quality, safe, and affordable housing. Kansas State University School of Architecture researched conditions in the neighborhood, observing the condition, ownership, and characteristics of housing in Indian Mound to develop a house design that is right-sized, durable, and functional, taking inspiration from the efficient but livable housing from the neighborhood’s past. The 1033 sq. ft. home, designed and built by the studio, intends to demonstrate a thoughtfully-designed, healthy, energy efficient, and affordable home that can help a household to thrive -- while investing in their neighborhood and strengthening their community in the long term.



Agency History:

Mattie Rhodes Center is a 125-year-old nonprofit organization that provides Kansas City with comprehensive social services meeting the physical, emotional and mental health needs of our community. The organization was founded to serve the community’s most vulnerable, and for the past 30 years has focused on the Hispanic community. Each year, more than 11,000 residents find comfort, healing and hope through the social services, behavioral health and arts programs offered by Mattie Rhodes Center.



Our Mission and Vision is as follows:

Mission

Mattie Rhodes Center enriches the lives of individuals, families and communities in a respectful, multicultural environment.

Vision

We envision a vibrant community where individuals and families are healthy, safe and have the resources to thrive.

We fulfill our mission by providing culturally competent programming in five areas:

1. **Youth Development** – Building character and life skills addressing issues such as cultural tolerance, peer pressure, bullying, violent behavior, substance abuse and crime.
2. **Family Services and Support** – Providing family-focused bilingual and bicultural therapeutic and social services.
3. **Cultural Arts** – Educating the community about Latino culture and traditions through the arts.
4. **Community Health and Wellness** – Hosting exercise classes, free health screenings, Latino Advocacy Taskforce meetings and more to create a healthier community.
5. **Economic Development** – Advocating and supporting neighborhood revitalization, economic development, affordable housing and public safety.

As a program of Mattie Rhodes Center, the goal of NEAT is broad. We embrace innovative thinking revolving around the notions of “collective impact” and “capital absorption”. Through collective impact, various organizations in the community join forces to solve problems through “mutually reinforcing activities,” where each player contributes its particular strengths to achieving a common agenda (Kania & Kramer, 2011).

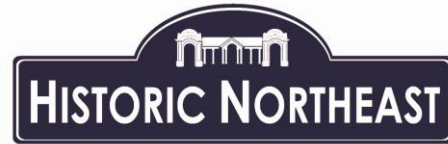
This is a much different strategy than the more typical collaborations among nonprofits, which tend to lack any shared measurement of impact or supporting infrastructure to truly align efforts, according to the authors just cited. A hallmark of a successful collective impact project is establishment of an organization that provides the staff support to manage the work. As such, Mattie Rhodes Center offers the desperately needed infrastructure to help these initiatives reach their full potential and to improve the lives of so many people.

Mission

The mission of Northeast Alliance Together (NEAT) is to improve the quality of life for all in Kansas City’s Historic Northeast.

This is accomplished by:

- Advocating for resources



- Fostering cooperation and collaboration among community residents and other stakeholders
- Serving as a forum on issues affecting the Northeast
- Providing strategic guidance
- Encouraging an entrepreneurial-friendly atmosphere
- Implementing, when appropriate, area-wide economic development and neighborhood revitalization strategies

Vision

Offering a high quality of life for all, the vision of Northeast Alliance Together (NEAT) is to support the development of a community that is clean, safe, inclusive, economically thriving, sustainable, and widely viewed as a desirable, sought-after destination.

Project Statement:

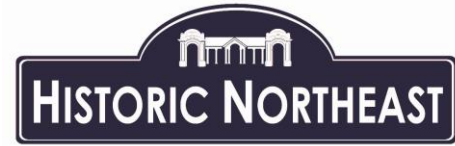
The Mattie Rhodes Center (MRC), through the Northeast Alliance Together (NEAT), was awarded Housing and Urban Development (HUD) funding to build a new single family house on the site located at 133 N. Topping Ave., Kansas City MO, 64123 to be sold to a low to moderate income family. The house will be built in the Indian Mound neighborhood in Kansas City Missouri's Historic Northeast. In partnership with Kansas State University, the walls, roof, and interior casework for common areas and kitchen have been prefabricated. Kansas State University will purchase and provide to MRC additional components and services for the house as part of the Solar Decathlon Local Build Program. The initial plans were reviewed and approved by the City of Kansas City Planning Department on 05/09/2019.

Procedures for Selection:

MRC intends to select one general contractor from those having responded to this RFQ to be qualified for this Project. The selected team will be asked to submit a proposal for build fees once selection has occurred. MRC will select the proposal that, in its sole discretion, is the most advantageous to MRC. MRC reserves the right to make an award without further discussion of the proposal submitted; there may be no best and final offer procedure.

MRC shall attempt to negotiate a contract with the respondent who offers the most advantageous proposal at a price which MRC determines is fair and reasonable. If MRC is unable to negotiate a satisfactory contract with the firm selected at a price MRC determines to be fair and reasonable, negotiations with that firm shall be formally terminated and MRC shall select the next best proposal and continue until an agreement is reached or the process is terminated.

The requirements for the SOQ are described in more detail below. After receipt of all SOQ's, MRC will review and determine a preliminary point score for each submittal. Requests for Information ("RFIs") and additional data, if required, can be made by MRC/NEAT at this time. After receipt and review of the clarifications and additional data, each qualification submittal will receive a final point score.



Evaluation of Compliance:

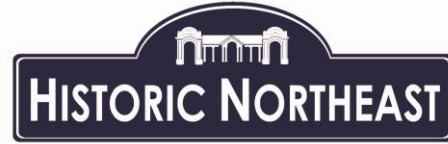
MRC will determine whether the proposals comply with this RFQ, and we will reject late proposals. Failure to meet other requirements will affect our evaluation and may result in rejection.

Evaluation of Responsiveness:

MRC reserves the right to use its discretion to eliminate proposals deemed unacceptable. We will separately determine how well proposals satisfy the RFQ objectives in terms of responsiveness, and we will rank proposals, using comparative analysis according to how best MRC feels that the organization can meet agency needs. MRC/NEAT will consider references in this portion of the evaluation.

Important Dates

Deadline for questions:	5:00 PM Friday, February 14, 2020
Addenda to this RFQ, if required, will be issued:	5:00 PM. Tuesday, February 18, 2020
Deadline for submittal:	5:00 PM Friday, February 28, 2020
Short list announced:	5:00 PM Monday, March 2, 2020



THIS IS A REQUEST FOR QUALIFICATIONS ONLY, NOT AN INVITATION TO BID.

MANUFACTURER'S SCOPE OF WORK:

NOT PART OF THE SCOPE OF WORK FOR THE GENERAL CONTRACTOR—FOR INFORMATION ONLY

Pre-Construction:

1. Create All Design Documents for Permit and Construction:
 - a. Building Construction
 - b. Panel Fabrication
 - c. Foundation Engineering
 - d. Site Design
 - e. All Documents Sealed By a Missouri-Licensed Design Professional

Fabrication:

1. Fabricate Wall Panels, Roof Panels, and Casework in the Factory
2. Test Assemble and Disassemble Components in the Factory

Delivery:

Deliver All Components to 133 N. Topping Ave., Kansas City, MO 64123

Items Furnished to the Owner for Installation by Contractor:

1. As part of research program, the following items have been specified in the design and will be procured and furnished by Manufacturer to the Owner and for installation by the GC:
2. Exterior Metal Cladding, Trim, and Accessories and Exterior Wood Rainscreen Siding System
3. Interior and Exterior Doors, Hardware, and Frames
4. Light Fixtures
5. Bathroom Fixtures: Vanity Sinks, Fixtures, Toilets, and Tub
6. Kitchen Sink and Fixtures
7. Kitchen Counter Solid Surface, Backsplash Panels, and Shower Panels
8. Appliances

Photovoltaic System:

Manufacturer will coordinate installation of a photovoltaic system by a separate PV installer, to be named later. Subcontractor will be responsible for KCMO permit for PV installation, procurement of materials and equipment related to the PV system, and for coordinating connection to utility. Manufacturer will pay for installation of PV system.

MRC GENERAL CONTRACTOR SCOPE OF WORK

Work shall be performed in accordance with drawings.

MRC/NEAT Pre-Construction: (To be performed by MRC - Not part of General Contractor Scope of Work - For information only)

1. Site Survey
2. Geo-Technical Report
3. Engage General Contractor

General Contractor Pre-Construction:

1. Building Permit (Drawings already approved)

Site:

1. Site Utilities
2. Slab, Foundation, and Insulation
3. Flatwork
4. Landscaping

Assemble Panels:

1. Install Flashing Where Required
2. Procure Engineered Metal Connectors for Panel Connections
3. Attach Wall Panels to Slab
4. Connect Wall Panels
5. Install Top Plate
6. Attach Roof Panels to Wall
7. Connect Roof Panels

Envelope:

1. Install Roof Structural Sheathing, Exterior Insulation, Nailbase Sheathing, and Roof Underlayment
2. Install Exterior Metal Cladding System and Trim for Walls and Roof
3. Install Exterior Wood Rainscreen and Install, Seal, and Paint MDO Cladding in Porch Areas

Mechanical:

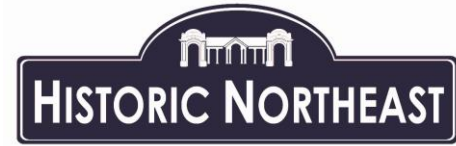
1. Procure and Install Ducted Mini-Split Units, Economizer, ERV, and HVAC Distribution Systems

Electrical:

1. Procure and Install Cable to Pre-Set Boxes
2. Procure and Install Switches, Receptacles, and Cover Plates
3. Procure and Install Lighting Fixtures provided by Owner
4. Procure and Install Electrical Panel and Accessory Components
5. Procure and Install Smoke Detectors

Plumbing:

1. Procure and Install Plumbing Fixtures and Water Heating System

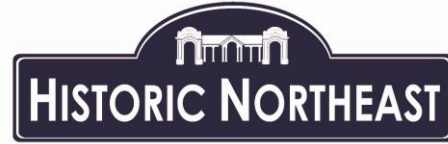


Post Inspection:

1. Install Manufacturer-Supplied Interior Panels to Cover Electrical, Plumbing, and Framing Work
2. Install Manufacturer-Supplied Casework
3. Procure and Install Remaining Finish Systems: GWB, Base Trim, Doors, and Additional Accessories

Appliances:

1. Procure and Install Appliances provided by Owner



REQUEST FOR QUALIFICATIONS RESPONSE REQUIREMENTS

Provide the information requested below in PDF format (single document) to:

swagner@mattierhodes.org

Deadline for submittals:

5:00 PM Friday, February 28, 2020

General:

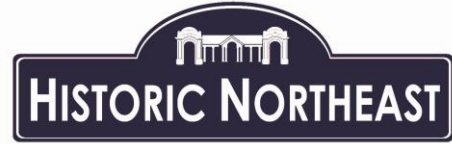
1. Please provide your company's mailing address, physical address, telephone number, and website (if any).
2. Please indicate your company's structure: Corporation, Partnership, LLC, Individual, etc.
3. If your company is a corporation please provide the date of incorporation, state of incorporation, all officer's names.
4. If your company is a partnership please provide date of organization, type of partnership (if applicable), and the names of the general partners.
5. If your company is individually owned, please provide the date of organization, and the name of the owner.
6. Please provide a description of your construction company. A promotional brochure that describes your company is adequate.
7. Please indicate how many years your organization has been offering general contracting services.
8. Please list all business and contractor's licenses and certifications.
9. Please provide a sample of the contract that you would typically use on projects of this type.
10. Please indicate your experience with HUD-funded projects.
11. Please describe your insurance: per occurrence and aggregate amounts:
 - a. Builders Risk
 - b. General Business Liability
 - c. Worker's Compensation

Performance:

1. Has your company ever failed to complete any work awarded to it?
2. Has any officer or principal of your company ever been an officer or principal of a construction company that failed to complete any work awarded to it?
3. Does your company or its officers have any judgements or other legal proceedings pending or outstanding, either as plaintiff or defendant?
4. Please describe your safety record: have you been cited by any regulatory agency for safety violations? Do you have a written safety manual?

Relationships:

1. Please provide contact information (individual name, business name, and telephone number are adequate) for individuals in the following types of relationships:
 - a. Business relationships. Please provide the contact of one lender with whom you've done business with in the last three years.
 - b. Project Owners. Please provide the contact of one project owner of a project for which you were the general contractor. A project owner is the responsible party



with whom you signed a contract for general construction, usually the building owner.

- c. Sub-Contractors. Please provide the contact of one sub-contractors with whom you have entered into contracts with in the last three years in order to fulfill the requirements of your contract for general construction.

Questions and Addenda to this RFQ

- Please submit questions via email to: swagner@mattierhodes.org by **5:00 PM Friday, February 14, 2020.**
- An addenda, if required, based on the number and nature of questions, will be issued: **by 5:00 PM Tuesday, February 18, 2020.**

SHORTLIST

Three general contractors will be selected to competitively bid for the contract for construction. The shortlist will be announced by **5:00 PM Monday, March 2, 2020.**