



Jackson County, Missouri

Request for Legislative Action

REQUESTED MEETING DATE: 03/18/2024

SPONSOR: Megan L. Marshall

To be completed by the County Counselor's Office:

NUMBER: 21588

ASSIGNED MEETING DATE: 03/18/2024

STAFF CONTACT: Keith Allen

PHONE: 816-881-3465

EMAIL: kallen@jacksongov.org

DEPARTMENT: Finance/Purchasing

TITLE: Awarding a split contract for a Twenty-four (24) Month Term and Supply Contract with One (1) Twelve Month Option to Extend for the furnishing of General Contracting Services for use by various County Departments to Hartline Construction LLC of Kansas City, MO, Lytle Construction, Inc of Lee's Summit, MO, Tailor Made Exteriors of Lee's Summit, MO and Universal Construction Company, Inc of Kansas

SUMMARY:

Various County Departments require a Term and Supply Contract for the furnishing of General Contracting Services. The Purchasing Department issued Invitation to Bid No. 23-082 in response to those requirements. A total of 1,352 notifications were distributed, 32 document takers with four (4) responses received and evaluated. An Executive Summary of the Invitation to Bid and the using Departments Recommendation Memos are attached.

Pursuant to Section 1054.6 of the Jackson County Code, the Purchasing Department recommends a split award of a Twenty-four (24) Month Term and Supply Contract with One (1) Twelve Month Option to Extend for the furnishing of General Contracting Services for use by various County Departments to Hartline Construction LLC of Kansas City, MO, Lytle Construction, Inc of Lee's Summit, MO, Tailor Made Exteriors of Lee's Summit, MO and Universal Construction Company, Inc of Kansas City, KS under the terms and conditions of Invitation to Bid No. 23-082 as the best qualified bids received. A split award is recommended.

FINANCIAL IMPACT: NO ☐

YES ☐

Amount

Fund

Department

Line-Item Detail

ACTION NEEDED: AWARD A CONTRACT

ATTACHMENT(S):



JACKSON COUNTY
Parks + Rec

22807 Woods Chapel Road
Blue Springs, Missouri 64015
MakeYourDayHere.com

Michele Newman, Director
(816) 503-4800
Fax: (816) 795-1234

MEMORANDUM

TO: Keith Allen, Sr. Buyer, Purchasing Department

FROM: John Johnson, Supt. Park Operations

DATE: January 26, 2024

SUBJECT: Recommendation - Bid No. 23-082 **General Contractor**

Parks + Rec recommends splitting the award between the four bidders, Lytle, Hartline, Universal and Tailor Made.

Parks and Facilities Management have previously worked with three of the four recommended companies and the quality and level of service were good. Given that the need to use a general contractor's service can be unpredictable, having four options to potentially use will help better service patrons and staff that use Parks + Rec facilities.

Having the ability to have multiple T&S general contractors with the capability to cover various needs could also help save the County money by having some work quoted by more than one general contractor.

Park's projected usage during the next twelve months is \$ 475,000.

Please advise me if you have questions or need additional information.

Thank you.



Frank White, Jr., County Executive



JACKSON COUNTY Facilities Management Division

Jackson County Courthouse
415 East 12th Street, Third Floor Mezzanine
Kansas City, Missouri 64106
jacksongov.org

(816) 881-3258
Fax: (816) 881-3583

MEMORANDUM

From: Rick Gerla, Facilities Management Administrator

To: Keith Allen, Senior Buyer, Purchasing Department

Date: January 30, 2024

Subject: Bid 23-082 – General Contractor Services Recommendation

Keith,

This memorandum is being prepared and submitted in response to your request for feedback regarding the above contract being awarded by Jackson County for General Contractor Services on a Term and Supply basis.

The Facilities Division would like to recommend moving forward with Hartline, Lytle, Tailor Made and Universal, vendors who applied for this contract. In review of their submissions, the Facilities Management Division see that the vendors are extremely close with their qualifications, references, and pricing. With the number of upcoming projects Facilities has inline and the need for General Contractors throughout the count, Facilities would prefer to distribute the bid to all 4 companies that bid. Annual spend could be around \$500,000.00.

Thank you,

Rick Gerla
Facilities Management Administrator
816.881.3748 (desk)
816.217.9310 (mobile)

Frank White, Jr., County Executive



23-082 - General Contracting Services

Project Overview

Project Details	
Reference ID	23-082
Project Name	General Contracting Services
Project Owner	Keith Allen
Project Type	ITB
Department	Various Departments
Budget	\$0.00 - \$0.00
Project Description	Jackson County, Missouri is seeking a Twenty-Four (24) Month Term and Supply Contract with One (1) Twelve Month Options to Extend for the furnishing of General Contracting Services for use by Various County Departments.
Open Date	Dec 19, 2023 12:00 PM CST
Intent to Bid Due	Jan 16, 2024 1:00 PM CST
Close Date	Jan 16, 2024 2:00 PM CST

Highest Scoring Supplier	Score
HARTLINE CONSTRUCTION LLC	93 pts



Seal status

Requested Information	Unsealed on	Unsealed by
Term & Supply Contract Page	Jan 16, 2024 2:03 PM CST	Keith Allen
Affidavit	Jan 16, 2024 2:03 PM CST	Keith Allen
Certificate of Compliance	Jan 16, 2024 2:03 PM CST	Keith Allen
Statement of Contractor's Qualifications	Jan 16, 2024 2:03 PM CST	Keith Allen
Acknowledgement of Receipt of Addenda	Jan 16, 2024 2:03 PM CST	Keith Allen
Greater KCMO Metro Area Information Memo	Jan 16, 2024 2:03 PM CST	Keith Allen
Attachment 1 - Bidder's Quotation Sheet (Mileage and Mark-Up Percentage)	Jan 16, 2024 2:03 PM CST	Keith Allen
Attachment 2 - References	Jan 16, 2024 2:03 PM CST	Keith Allen
Exhibit F - Bidder's Exceptions	Jan 16, 2024 2:03 PM CST	Keith Allen
M/W/VBE Participation Affidavit	Jan 16, 2024 2:03 PM CST	Keith Allen
General Contracting (BT-45WZ)	Jan 17, 2024 8:59 AM CST	Keith Allen



Scoring Summary

Active Submissions

	Total	A - Purchasing Evaluation	A-1 - Term and Supply Contract Page	A-2 - Affidavit	A-3 - Certificate of Compliance
Supplier	/ 100 pts	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail
HARTLINE CONSTRUCTION LLC	93 pts	0 pts	Pass	Pass	Pass
Tailor Made Exteriors	90 pts	0 pts	Pass	Pass	Pass
Universal Construction Company, Inc.	89.5 pts	0 pts	Pass	Pass	Pass
Lytle Construction, Inc	89 pts	0 pts	Pass	Pass	Pass



	A-4 - Statement of Contractor's Qualifications	A-5 - Addenda	A-6 - Attachment 1 - Bidder's Quotation Sheet	A-7 - Attachment 2 - References	A-8 - Exhibit F - Bidder's Exceptions
Supplier	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
HARTLINE CONSTRUCTION LLC	Pass	Pass	Pass	Pass	Pass
Tailor Made Exteriors	Pass	Pass	Pass	Pass	Pass
Universal Construction Company, Inc.	Pass	Pass	Pass	Pass	Pass
Lytle Construction, Inc	Pass	Pass	Pass	Pass	Pass



	A-9 - M/W/VBE Participation Affidavit	B - Department Evaluation	B-1 - Attachment 2 - References	B-2 - Statement of Contractor's Qualifications	B-3 - Exhibit F - Bidder's Exceptions
Supplier	Pass/Fail	/ 35 pts	/ 10 pts	/ 20 pts	/ 5 pts
HARTLINE CONSTRUCTION LLC	Pass	34 pts	10 pts	19 pts	5 pts
Tailor Made Exteriors	Pass	32.5 pts	10 pts	17.5 pts	5 pts
Universal Construction Company, Inc.	Pass	33.5 pts	10 pts	18.5 pts	5 pts
Lytle Construction, Inc	Pass	31.5 pts	9.5 pts	17.5 pts	4.5 pts



	D - Pricing Evaluation	D-1 - Bid Table
Supplier	/ 65 pts	/ 65 pts
HARTLINE CONSTRUCTION LLC	59 pts	59 pts
Tailor Made Exteriors	57.5 pts	57.5 pts
Universal Construction Company, Inc.	56 pts	56 pts
Lytle Construction, Inc	57.5 pts	57.5 pts