



MoDOT & Patrol Employees' Retirement System

Request for Proposal for Construction Services

Project Title: Remodel of 813 W. & 817 W. Stadium Boulevard

Issue Date: 1/14/2025

Proposal Due Date: 2/14/2025

Contact Information:

- **Name:** Katy Lacy
- **Title:** Facilities Manager
- **Email:** katy.lacy@mpers.org
- **Phone:** 573-298-6023

1. Introduction

The MoDOT & Patrol Employees' Retirement System (MPERS) is seeking proposals from qualified general contractors for the remodeling of two buildings located at 813 and 817 W. Stadium Blvd. This project aims to update and optimize the buildings' layout to better serve MPERS' current and future needs.

MPERS is an instrumentality of the state of Missouri vested with the powers and duties specified in state law. It is governed by an 11-member Board of Trustees.

MPERS is tax-exempt.

2. Scope of Work

The scope of work includes, but is not limited to, the following tasks:

- **Demolition:** Selective demolition of existing structures as specified in the attached plans.
- **Construction:** Remodeling of interior spaces, including framing, drywall, flooring, and ceiling work.
- **Structural Repairs:** Evaluate and correct structural issues mentioned in the attached report.
- **Exterior Improvements:** Repair and restriping of concrete in parking areas. Signage and painting.
- **Mechanical, Electrical, and Plumbing (MEP):** Upgrades and modifications to existing MEP systems.
- **Finishes:** Installation of new finishes, including paint, fixtures, and fittings.

- **Compliance:** Ensuring all work complies with local building codes and regulations.

Contractors are expected to provide all necessary materials, labor, and equipment to complete the project as specified.

3. Proposal Requirements

Proposals must include the following information:

- **Company Information:** Name, address, and contact details.
- **Experience and Qualifications:** Relevant experience and qualifications of the company and key personnel, particularly in building remodels.
- **Project Plan:** Detailed plan outlining the approach to the project, including timelines, and milestones.
- **Cost Proposal:** Detailed cost breakdown, including labor, materials, and any other expenses.
- **References:** At least three references from similar projects completed in the past five years.

4. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- **Experience and Qualifications**
- **Start Date**
- **Project Plan**
- **Cost Proposal**
- **References**

5. Submission Instructions

Proposals must be emailed, mailed, or submitted in person by 2//2025.

- **Email Address:** katy.lacy@mpers.org
- **Mailing Address:** MPERS P.O. Box 1930, Jefferson City, MO 65102
- **Physical Address:** 1913 William Street, Jefferson City, MO 65109

6. Terms and Conditions

- MPERS reserves the right to reject any or all proposals.
- All proposals must be valid for a period of 90 days from the due date.
- The selected contractor will be required to enter into a formal contract with MPERS.

7. Questions and Clarifications

All questions regarding this RFP must be submitted in writing to katy.lacy@mpers.org by 2/14/2024. Responses to all questions will be provided to all prospective bidders.

Attachments:

- Construction Documents
- Current floorplans
- Structural Investigation Report