



CITY OF GRANDVIEW
13500 Byars Road
Grandview, MO 64030
(816) 316-4800

PROJECT DATA SHEET

Project Name: M-150 Corridor Plan Update

Description: The City of Grandview, Missouri, is seeking proposals from qualified consulting firms to update the **M-150 Corridor Plan**, originally drafted in 2012. The Highway 150 corridor in southern Grandview is a two-mile, largely undeveloped area that represents the final opportunity for large-scale development within the city. Recognizing the importance of this corridor to Grandview's future growth and economic vitality, the City is committed to updating the plan to reflect current market conditions, infrastructure improvements, and community aspirations. The M-150 Corridor Plan can be found [HERE](#).

The selected firm will work closely with city staff, stakeholders, property owners, developers, and the broader community to update the **M-150 Corridor Plan** to provide a clear, actionable framework for future development.

All inquiries or contacts related to this Request For Proposals are required to be made exclusively through Randy Dunn, Community Development Director, by email at rdunn@grandview.org or at (816) 316-4820.

CITY OF GRANDVIEW, MISSOURI INVITATION FOR BIDS

The Community Development Department of the City of Grandview, Missouri, will receive sealed proposals for the provision of updating the M-150 Corridor Plan until 10:00 A.M. on the 21st day of April, 2025, at 1200 Main Street, Grandview, Missouri 64030, at which time all proposals received will be publicly opened and read aloud.

The Proposal submission process begins, and proposals can be submitted, Monday, March 17th at 10:00 AM.

- A. Interested firms are invited to submit sealed proposals for consideration until **10:00 A.M. on Friday, April 21st, 2025** at 1200 Main Street, Grandview, Missouri, 64030, to the attention of Randy Dunn, Community Development Director.

- B. Proposals must be furnished **on the proposal forms enclosed (Exhibits 1 through 3)** and delivered prior to the time and at the place indicated above. Each proposal shall be placed in a *sealed envelope* labeled:

" M-150 Corridor Plan Update"

*Electronic (e-mail) or fax proposals **WILL NOT BE ACCEPTED**. Proposals received after the 10:00 A.M. deadline **WILL NOT BE ACCEPTED**.*

- C. **Proposal forms and specifications** are available in 1200 Main Street, Grandview, Missouri, 64030, and may be obtained upon request or may be obtained from the City's web site:

- D. Invitation For Bid Number: CD-BS2025:01

The City of Grandview, Missouri (“CITY”) wishes to contract with a qualified Company (“CONTRACTOR”) for the provision of updating the M-150 Corridor Plan, originally drafted in 2012.

The Purpose of this **Request for Proposals** is to establish a contract, subject appropriation, with a qualified Company who can provide all necessary services needed to work closely with city staff, stakeholders, property owners, developers, and the broader community to update the **M-150 Corridor Plan** to provide a clear, actionable framework for future development.

INSTRUCTIONS TO PROPOSERS

1. The CITY reserves the sole right to reject any or all proposals and to waive, or not to waive, any irregularities in the proposal, and to determine the best and most responsive proposal for the work. The proposals become the property of the CITY upon receipt.
2. Each proposal shall be legibly written or printed in ink. No alterations in proposals, or in the printed forms therefore, by erasures, interpolations, or otherwise will be acceptable unless each such alteration is signed or initialed by the bidder; if initialed, the owner may require the bidder to identify any alteration so initialed. Any and all addenda to the Contractor Documents on which a proposal is based, properly signed by the bidder, shall accompany the proposal when submitted.
3. Each bidder shall **carefully examine the Specifications and other Contract Documents**, and *shall be presumed to have done so and their proposal shall be based upon their own conclusions from such examination*. Each proposer shall be informed concerning all Federal, State and local laws, ordinances or regulations which may in any manner affect CONTRACTOR’s proposed operations of construction, or those engaged or employed on the work or the material or equipment. Should bidder find discrepancies in or omissions from Specification or other Contract Documents, CONTRACTOR should at once notify the Community Development Director to obtain clarification or interpretation prior to submitting any bid. Any interpretation of the proposed Contract Documents will be made only by addendum duly issued, and a copy of such addendum will be mailed or delivered to each person obtaining a set of such documents from the Community Development Director. The CITY will not be responsible for any other explanations or interpretations of the proposed Contract Documents.
4. No bidder may submit more than one proposal. Two proposals under different names will not be received from one firm or association.
5. No bidder may withdraw their proposal for a period of forty-five (45) days after the date and hour set for the opening herewith. A bidder may withdraw their proposal at any time prior to the expiration of the period during which proposals may be submitted, by written request of the same persons or person who signed the proposal.
6. The CITY reserves the right to accept the bid which, in its judgment, is the most responsive bid; to reject any or all bids; and to waive irregularities or informalities in any bid submitted. Bids received after the specified time of closing will be returned unopened.

7. None of the Instructions to Bidders, Proposal, Performance and Payment Bonds, Contract Agreement, General Provisions, Special Provisions, Job Special Provisions or Specifications shall be removed from the bound copy of the Contract Documents prior to filing the proposal contained therein. Bids by LLCs shall be signed with the company name followed by the signature of the managing member or a member authorized to sign on behalf of the LLC.
8. Each bidder shall sign their proposal, giving their usual signature and giving their full business address. Bids by partnerships shall be signed with the partnership name followed by the signature of one of the members of the partnership or by an authorized representative and designation of the person signing. Bids by corporations shall be signed with the name of the corporation, followed by the signature and designation of the president, secretary, or other person authorized to bind it in the matter. The names of all persons signing shall also be typed or printed below the signature. A bid by a person who affixes to their signature the word "president", "secretary", "agent", or other designation, without disclosing their principal, may be held to the bid of the individual signing. When requested by the CITY, satisfactory evidence of the authority of the officer signing on behalf of a corporation shall be furnished.
9. Each bidder shall include in their proposal the following information: Partners/Principals Names, Partners/Principals Complete Home Addresses; the Firm Name, Treasury Number, Complete Business Address and Telephone Number.
10. The *Notice to Proceed* shall be issued within ten (10) days of the execution of the Agreement by the CITY. Should there be reasons why the Notice to Proceed cannot be issued within such period, the time may be extended by mutual agreement between the CITY and the CONTRACTOR.
11. All applicable laws, ordinances, and the rules and regulations of all authorities having Jurisdiction over construction of the project shall apply to the contract throughout. Including It is Safety and Health Administration (OSHA) construction safety regulations for its on-site employees. This means Contractor shall provide a ten-hour OSHA safety program for its on-site employees unless such employees have previously completed the required program, which includes a course in construction safety and health approved by OSHA or a similar program approved by the Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program.
12. All prospective bidders shall submit with their proposal, or within five calendar days of submittal, CONTRACTOR shall deliver to the CITY substantially in the form of Exhibit 4 (1) a sworn Affidavit of Enrollment in a Federal Work Authorization Program stating the CONTRACTOR is enrolled and participates in a Federal Work Authorization Program with respect to the employees working in connection with the contracted services and (2) CONTRACTOR does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. The sworn affidavits, substantially in the form of the enclosed "WORKER ELIGIBILITY VERIFICATION AFFIDAVIT FOR ALL CONTRACT AGREEMENTS IN EXCESS OF \$5,000", assure that the bidder and all known subcontractors participate in E-Verify or other federal work authorization program as defined in RSMo Sec. 282.525(6).
13. **Occupational License:** Required for the contractor to do business in Grandview. The CONTRACTOR shall obtain licenses and permits required to work with the CITY at CONTRACTOR's own expense.

14. INSURANCE: The CONTRACTOR shall maintain, throughout the duration of the Contract, insurance coverage not less than the types and amounts specified below as stated below. In the event that additional insurance, not specified herein, is required during the term of this Agreement, CONTRACTOR shall supply such insurance, if available, at CITY's cost. Policies containing a Self-Insured Retention are unacceptable to CITY.

It shall be the CONTRACTOR's responsibility to maintain adequate insurance coverage at all times, and their failure to do so shall not relieve them of any contractual obligation or responsibility. Failure on the part of the CONTRACTOR to maintain adequate insurance in full effect will be considered as failure in Contract performances and will be treated as such by the CITY.

1. Bodily injury \$1,000,000 per person, \$1,000,000 per occurrence
2. Property damage \$1,000,000 per occurrence, \$1,000,000 aggregate
3. Worker's compensation - \$500,000 per person, \$500,000 per accident
4. Auto liability – bodily injury same as above, property damage \$50,000 per occurrence; Combined Bodily & Property Damage, Limit of \$2,000,000
5. Personal injury \$2,000,000 per person, \$2,000,000 per occurrence; Combined Single Limit of \$2,000,000

The policies listed above may not be canceled until after thirty (30) days written notice of cancellation to CITY, ten (10) days in the event of nonpayment of premium. The Commercial General and Automobile Liability Insurance specified above shall name the CITY and its agencies, officials, officers, and employees, while acting within the scope of their authority, as an additional insured on all insurance policies required by the Agreement. CONTRACTOR shall provide to CITY at execution of this Agreement a certificate of insurance showing all required endorsements and additional insureds.

The certificate shall be on a form acceptable to CITY. Certificates evidencing such insurance shall be furnished to the CITY prior to the selected company commencing the work. The insurance evidenced by the certificate shall indicate that it will not be cancelled or altered, except that it may be cancelled or altered upon twenty days prior written notice to the CITY.

All insurance coverage must be written by companies that have an A.M. Best's rating of "B+V" or better and are licensed or approved by the State of Missouri to do business in Missouri.

Regardless of any approval by CITY, it is the responsibility of CONTRACTOR to maintain the required insurance coverage in force at all times; its failure to do so will not relieve it of any contractual obligation or responsibility. In the event of CONTRACTOR's failure to maintain the required insurance in effect, CITY may order CONTRACTOR to immediately stop work, and upon

ten (10) days' notice and an opportunity to cure, may pursue its remedies for breach of this Agreement as provided for herein and by law.

Should the CONTRACTOR hire a subcontractor for performance of services hereunder, said subcontractor shall maintain at least the same minimum insurance amounts and terms listed above.

MINIMUM SPECIFICATIONS

Firms responding to this RFP must include the following information in their proposal:

1. **Cover Letter** – A brief statement summarizing the firm's interest in the project and its qualifications.
2. **Firm Qualifications & Experience** – Description of the firm's relevant experience in corridor planning, economic development, transportation planning, and urban design.
3. **Project Team** – Identification of key personnel, their roles, and relevant experience.
4. **Project Approach & Methodology** – Explanation of the firm's approach to completing the project, including proposed methodologies for data collection, stakeholder engagement, and plan development.
5. **Proposed Project Timeline** – Estimated timeline, including key milestones and deliverables.
6. **Budget & Fee Proposal** – Detailed cost estimate, including personnel costs, travel expenses, and other anticipated costs.
7. **References** – Contact information for at least three (3) references from similar projects.

JOB SPECIAL PROVISIONS

I. SCOPE OF SERVICES

The selected contractor will be responsible for:

Task 1: Project Management & Coordination

- Conduct an initial **kickoff meeting** with City staff to confirm project goals and expectations.
- Develop a **project schedule and timeline** with milestones and deliverables.
- Provide **regular updates** to City staff and elected officials throughout the process.

Task 2: Stakeholder & Community Engagement

- Develop and implement a **public engagement strategy** to gather input from property owners, developers, residents, and key stakeholders.
- Facilitate **public meetings, workshops, and focus groups** to identify community priorities and concerns.
- Use **interactive tools** (surveys, online engagement platforms, etc.) to collect feedback.

Task 3: Data Collection & Market Analysis

- Analyze **existing land uses, infrastructure, zoning, and transportation networks** along the corridor.
- Conduct a **market feasibility analysis** to determine economic trends and development opportunities.
- Assess **infrastructure needs** (utilities, roadways, pedestrian access, transit, etc.) to support future development.

Task 4: Plan Development & Drafting

- Update the **M-150 Corridor Plan** to reflect current conditions and future opportunities.
- Develop **conceptual land use and development scenarios**, incorporating mixed-use, commercial, and residential components.
- Outline **design guidelines and development standards** for a cohesive, high-quality built environment.
- Establish a **phased implementation strategy**, including funding mechanisms, incentives, and policy recommendations.

Task 5: Final Plan Adoption & Implementation Strategy

- Present the draft plan to City leadership, stakeholders, and the public for review and feedback.
- Revise the plan based on input received.
- Provide a final **presentation to the Board of Aldermen** for review and adoption.
- Deliver **final documents** in both digital and print formats, including maps, graphics, and supporting data.

II. SELECTION CRITERIA

The quality of the provided services is important to the City of Grandview and its citizens. The City will consider the proposers approach to developing and completing the services of the highest quality as part of the bid evaluation to ensure the contractor's ability to meet or exceed our citizens' expectations.

Proposals will be evaluated based on the following criteria:

- **Relevant Experience** – Demonstrated expertise in corridor planning, urban design, transportation planning, and economic development.
- **Project Approach & Methodology** – Clear and effective approach to updating the corridor plan, including stakeholder engagement and implementation strategies.
- **Qualifications of Key Personnel** – Experience and expertise of the proposed project team.
- **Proposed Timeline & Budget** – Feasibility of the proposed schedule and cost-effectiveness of the fee structure.
- **References & Past Performance** – Quality of work on similar projects and feedback from references.

The City of Grandview reserves the right to request interviews with selected firms before making a final decision.

NOTE: The Contractor is cautioned that it is their sole responsibility to submit information related to the evaluation criteria. The City is under no obligation to solicit such information if it is not included in the Contractor's original proposal. Failure to provide such information may affect the evaluation of the Contractor's proposal.

Authorized Signature _____ Date _____

Printed Name of Person Signing _____

Title of Person Signing _____

EXHIBIT 2: City of Grandview Invitation to Bid.

"M-150 CORRIDOR PLAN UPDATE"

BID AFFIDAVIT

STATE OF _____)

) SS.

COUNTY OF _____)

The undersigned, _____ of the City of _____, County of _____, State of _____ ("Affiant"), being duly sworn on her or his oath, deposes and says:

1. I am the _____ (Title of Affiant) of _____ (Name of Bidder) and have been authorized by said Bidder to make this Affidavit on the Bidder's behalf.
2. No City elected official, City Administrator, nor other City Officer is financially interested in services the Bidder is proposing to offer the City pursuant to Bidder's Invitation to Bid ("Invitation"), nor is the Bidder a City employee or elected official whose bid creates a conflict of interest. A conflict of interest would arise if a City employee or elected official is in a position to affect either the decision to solicit bids or the selection of the successful bidder.
3. Bidder has not participated in collusion or committed any act in restraint of trade, directly or indirectly, which bears upon anyone's response or lack of response to Bidder's Invitation.
4. The authorized signer of this Affidavit certifies that the Bidder and each of its principals are not suspended, debarred or otherwise prevented from performing work for the City of Grandview, State of Missouri, Jackson County, or the Federal government.

_____ (Name of Bidder)

By: _____ (Signature of Affiant)

Subscribed and sworn to before me this _____ day of _____, 2025.

NOTARY PUBLIC in and for the County of _____, State of _____.

My commission expires: (SEAL)

EXHIBIT 3: AFFIDAVIT BY CONTRACTOR, SUBCONTRACTOR, OTHER BUSINESS ENTITY, OR GRANTEE OF COMPLIANCE WITH RSMo § 285.530

WORKER ELIGIBILITY VERIFICATION AFFIDAVIT FOR ALL CITY OF GRANDVIEW CONTRACT AGREEMENTS IN EXCESS OF \$5,000

(for joint ventures, a separate affidavit is required for each business entity)

STATE OF _____)

) ss

COUNTY OF _____)

On this _____ day of _____, 20____, before me appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be a person whose name is subscribed to this affidavit, who being by me duly sworn, deposed as follows:

My name is _____, and I am of sound mind, capable of making this affidavit, and personally certify the facts herein stated, as required by Section 285.530 RSMo, to enter into a contract agreement with the City of Grandview (“City”) to perform a certain job, task, employment, labor, personal services, or other activity for which compensation is provided, expected, or due, said contract more particularly described as _____ (the “Contract”); and

I am the _____ of _____ (the “Company”),
title business name

and I am duly authorized, directed, and/or empowered to act officially and properly on behalf of the Company.

I hereby affirm and warrant that the Company and the subcontractors listed on Exhibit 1 are enrolled in a federal work authorization program operated by the United States Department of Homeland Security as defined by Section 285.525 RSMo to verify information of newly hired employees, and the Company and the listed subcontractors shall participate in said program with respect to all employees working or providing services under the Contract. I have attached documentation to this affidavit to evidence enrollment/participation by the Company and the listed subcontractors in a federal work authorization program, as required by Section 285.530 RSMo.

In addition, I hereby affirm and warrant that the Company and all of its subcontractors do not and shall not knowingly employ, in connection with work or services provided under the Contract, any alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. § 1324a(h)(3).

I am aware and recognize that, unless certain contract and affidavit conditions with respect to subcontractors (both those listed and others that the Company may contract with) are satisfied pursuant to Section 285.530 RSMo, the Company may be held liable under Sections 285.525 through 285.550 RSMo for such subcontractors that knowingly

employ any unauthorized alien to work within the City.

I acknowledge that I am signing this affidavit as a free act and deed of the aforementioned business entity and not under duress.

EXHIBIT 3: AFFIDAVIT BY CONTRACTOR, SUBCONTRACTOR, OTHER BUSINESS ENTITY, OR GRANTEE OF COMPLIANCE WITH RSMo § 285.530, Page 2

[NAME OF ENTITY]

SIGNATURE AND TITLE OF AUTHORIZED REPRESENTATIVE OF ENTITY

STATE OF _____)

SS.

COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 2025.

NOTARY PUBLIC in and for the County of _____, State of _____.

My commission expires: _____ (SEAL)

(documentation of enrollment/participation in a federal work authorization program attached)

| CHECK ONLY ONE | | | |
|--------------------------|--|--------------------------|--|
| <input type="checkbox"/> | Missouri Individual | <input type="checkbox"/> | Foreign Individual |
| <input type="checkbox"/> | Missouri Partnership | <input type="checkbox"/> | Foreign Partnership |
| <input type="checkbox"/> | Missouri Limited Liability Corporation | <input type="checkbox"/> | Foreign Limited Liability Corporation Licensed in Missouri, incorporated in the state of |
| <input type="checkbox"/> | Missouri Corporation | <input type="checkbox"/> | Foreign Corporation Licensed in Missouri, incorporated in the state of |

| CHECK IF APPLICABLE | |
|--------------------------|---|
| <input type="checkbox"/> | Individual or Partnership, Missouri or Foreign, doing business in Missouri under fictitious name, registered in the office of Secretary of State. |