

REQUEST FOR PROPOSALS

General Contractor

Blue River Commerce Center Building 2 – NORTHPOINT DEVELOPMENT

*This RFP is open **only** to contractors prequalified by Port KC  
at the time of RFP issuance*

DATE OF ISSUANCE: 11/23/2020

# REQUEST FOR PROPOSALS – General Contractor

## Blue River Commerce Center Building 2 – NORTHPOINT DEVELOPMENT

### INTRODUCTION

The purpose of this RFP is to obtain proposals for the selection of a general contractor for the Blue River Commerce Center Building 2. Subcontractors wishing to provide bids for certain scopes, may do so directly to any Port KC Prequalified General Contractor that will be submitting a proposal.

### ELIGIBILITY

Only firms listed in the General Division of Port KC's Prequalified Contractors List as of the Date of Issuance noted on the cover page to this RFP are eligible to propose on this package. If you have questions as to whether your company is a qualified contractor, please find Port KC's list on our website at [www.portkc.com/rfpsrfgs/](http://www.portkc.com/rfpsrfgs/), which also includes an FAQ section. Further questions on becoming a prequalified contractor should be emailed to [info@portkc.com](mailto:info@portkc.com).

### RFP TIMELINE AND GROUND RULES

Submission. Submission of (1) electronic format of proposal will be accepted by NorthPoint Development, until **Monday, December 14, 2020 at 4:00 PM Central Standard Time.** Proposals should be emailed to Brian Benjamin at [bbenjamin@northpointkc.com](mailto:bbenjamin@northpointkc.com).

**Due to the COVID-19 restrictions and current restrictions in place in Kansas City, MO, in person submissions will no longer be accepted. All submissions must be emailed instead.**

Questions. Any general questions must be submitted to Brian Benjamin at [bbenjamin@northpointkc.com](mailto:bbenjamin@northpointkc.com) before Monday, December 7, 2020 at 4:00 PM Central Standard Time. Responses will be issued no later than December 9, 2020 at 4:00pm. All questions will be answered through an addendum to this RFP.

## **SCOPE OF WORK**

The scope of work is as defined in this Request for Proposals and related project documents (“Project Documents”), which can be reviewed at the following link:

File Access:

<https://northpointkc-my.sharepoint.com/:f/p/bbenjamin/Ep2vgiXflXlrX2A7fOwZQsBriaVjUK3pA4dS6qvXVvh7w?e=W705Ke>

Alternatively, the Project Documents are available from the project developer, NorthPoint Development, LLC, at the following: Brian Benjamin, [bbenjamin@northpointkc.com](mailto:bbenjamin@northpointkc.com)

All contractors submitting a proposal are required to quote on all of the work outlined in the Project Documents. No proposal will be accepted that does not comply with this format.

Contractors taking issue with the scope of work or wishing to add to or delete therefrom may do so only by quoting the defined scope of work, then submitting an add, alternate or delete statement clearly stating exactly what they propose to add or delete and how that add, alternate or delete will change the base price. No proposal will be accepted that does not comply with this format.

## **EXISTING CONDITIONS**

The location of the project is at the northeast corner of Bannister Road and Troost Ave in Kansas City, MO. It is generally located on the site previously occupied by the Bannister Federal Complex, which has since been demolished.

## **PROPOSING AND PROJECT TIMELINE**

The “Bid Sheet” included in the Project Documents shall solely be used when submitting proposals. The services sought are anticipated to start as soon as possible after a contract is executed with winning proposer. Proposers shall provide estimates in weeks of their estimated required timeframe to complete the scope of work as defined in this Request for Proposals and the Project Documents.

## **QUALIFICATIONS**

Proposals must address the specific items as outlined in the Project Documents. General Contractors are also required to submit a contractor's qualification statement using AIA-A305.

In submitting a proposal, the contractor understands and agrees that NorthPoint Development, LLC and Port KC shall have no financial responsibility for any costs or losses incurred as a result of proposer responding to this solicitation. NorthPoint Development, LLC reserves the right to reject any and all proposals submitted, and to accept portions of any one or more proposals.

## **APPLICABLE POLICIES AND STATUTORY REQUIREMENTS**

Blue River Commerce Center Building 1 is a Port KC development finance project and the construction of it is contractually subject to Port KC's Affirmative Action (M/WBE), Affirmative Action (Construction Workforce), Prevailing Wages, and Workforce Protection policies. Copies of those policies are available at [www.portkc.com](http://www.portkc.com) or from the project developer, NorthPoint Development, LLC, at the following: Brian Benjamin, [bbenjamin@northpointkc.com](mailto:bbenjamin@northpointkc.com)

**Bid Bond** – A bid bond will **NOT** be required for this project.