



**REQUEST FOR PROPOSALS**

**Project Name: Briarcliff Apartments**  
**Address: 1330 NW Tullison Road, Kansas City, Missouri**

**The Opus Group**

**PORT KC**

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

**DATE OF ISSUANCE: July 28, 2021**

# REQUEST FOR PROPOSALS – First Tier Subcontractors

The Opus Group  
1330 NW Tullison Road, Kansas City, Missouri  
PORT KC

## INTRODUCTION

The Port Authority of Kansas City, Missouri (“Port KC”), a political subdivision authorized under Chapter 68, RSMo, and chartered by the City of Kansas City, Missouri, is seeking written proposals on behalf of The Opus Group for the selection of First Tier Subcontractors for the Briarcliff Multifamily Project. This opportunity is open to any contractor prequalified by Port KC (see Subcontractor Eligibility section below).

### History

Port KC is a political subdivision authorized under Chapter 68, RSMo, and chartered by the City of Kansas City, Missouri. Port KC is governed by a Board of Commissioners appointed by the Mayor of Kansas City.

Port KC is granted broad governmental and business enterprise powers for the purpose of promoting economic development and job creation. The most important of these powers are:

- To acquire, own, construct, redevelop, lease, maintain, and conduct land reclamation, residential, commercial and mixed-use development, industrial parks, facilities, terminals, terminal facilities and any other type of port facility;
- To promote and expand inland and river port commercial throughput of cargo and freight;
- To identify and pursue redevelopment opportunities at blighted and historic preservation sites;
- To redevelop the Downtown Kansas City Riverfront to promote and develop new opportunities for residence, commerce and leisure; and
- To promote the full integration of multi-modal transportation assets to increase commercial opportunities locally, nationally and internationally.

Port KC’s statutory powers of issuing bonds, land reclamation and the ability to enter into contracts to implement its development projects make it a unique and influential agency.

Port KC has the flexibility to engage in a wide variety of strategic economic development projects that are vital to the economic progress of Kansas City.

### **Mission**

Port KC's mission is to grow the economy of Kansas City's port district through transportation, global commerce and development.

### **Vision**

The premier port providing efficient, effective, and innovative transportation and development solutions to compete nationally and globally.

## **PROJECT INFORMATION**

The project is a 255 Unit Apartment Unit Project. Opus Design Build, L.L.C. has been selected as the General Contractor for the project. Any subcontracts awarded pursuant to this RFP will be between the General Contractor and the selected proposers (s).

## **BID DOCUMENTS**

Bid documents are available for download through an invitation. Please send an email with the following information to [briarcliff@opus-group.com](mailto:briarcliff@opus-group.com) to gain access to the bidding documents:

- Company Name
- Company Address
- Contact Name
- Contact Email
- Contact Phone Number
- Scope Divisions

The scopes that are bidding at this time are as follows: residential drywall, rough / finish carpentry, wood material, masonry, hardi, EIFS, residential windows, balconies, unit millwork (cabinets), countertops, roofing & sheet metal, residential painting, glass & glazing and structural steel.

## **PRE-PROPOSAL MEETING**

A virtual pre-proposal meeting will be held on **August 5<sup>th</sup>, 2021 from 11:00AM-12:00PM CST**. Interested proposers will be permitted to ask the owner and architect initial

questions. Attendance will be taken and contact information distributed and posted to Port KC's website. Registration for the event will be through a link provided at a later date.

## **RFP TIMELINE AND GROUND RULES**

### Virtual Pre-Bid Meeting:

August 5<sup>th</sup>, 11:00AM-12:00PM CST.

Submission. Submission of (1) electronic format of proposal will be accepted by The Opus Group, until **August 17<sup>th</sup> at 5:00 PM Central Standard Time.** Proposals should be emailed to Mike Stromberg at [briarcliff@opus-group.com](mailto:briarcliff@opus-group.com).

Questions. Any general questions must be submitted to Mike Stromberg at [briarcliff@opus-group.com](mailto:briarcliff@opus-group.com) before **August 10<sup>th</sup> at 3:00PM Central Standard Time.** Responses will be issued no later than **August 12<sup>th</sup> at 3:00PM Central Standard Time.** All questions will be answered through an addendum to the bidding documents.

## **SCOPE OF WORK**

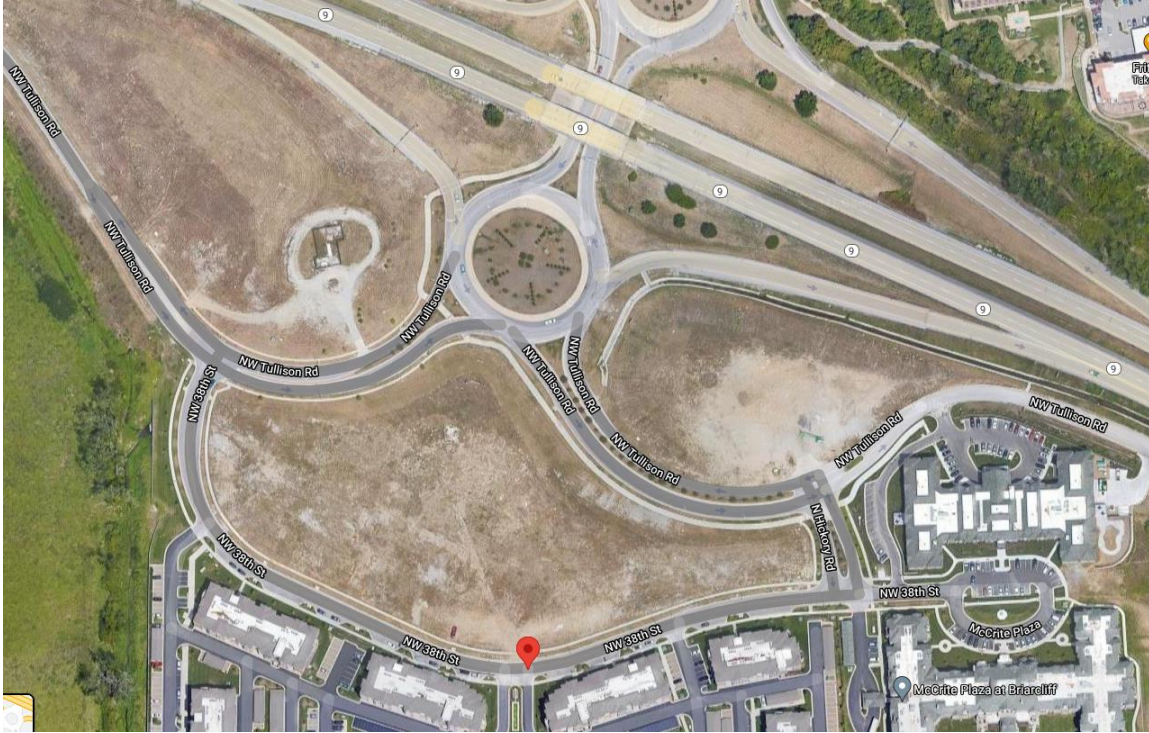
The scope of work is as defined in this Request for Proposals and related project documents ("Project Documents"), which can be reviewed by requesting access through [briarcliff@opus-group.com](mailto:briarcliff@opus-group.com).

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 in **Jackson County**, located within Kansas City, MO. Site is located at **1330 NW Tullison Road, Kansas City, Missouri 64116**. See map below.



**PROPOSING AND PROJECT TIMELINE**

The “Bid Form” 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 calendar days for 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.

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

**QUESTIONS**

Any general questions must be submitted to [info@portkc.com](mailto:info@portkc.com) before **August 10<sup>th</sup> at 3:00pm Central Standard Time**. Proposers shall not contact Port KC staff before

proposals are due. Unless otherwise specified, any and all inquiries must be directed to [info@portkc.com](mailto:info@portkc.com). Failure to follow this procedure may result in a proposer's disqualification. A response will be generated promptly, with a goal of within one (1) business day of receipt of email. All questions and answers will be posted anonymously on the Port KC website.

## **APPLICABLE POLICIES AND STATUTORY REQUIREMENTS**

**Briarcliff Apartments** 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, Briarcliff KC QOB. LLC, at the following: Thomas Calahan, [tcalahan@thebalboagroup.com](mailto:tcalahan@thebalboagroup.com).

## **CONFIDENTIALITY**

In submitting a proposal the proposer acknowledges and agrees that all information supplied in connection with the proposal may be shared with agents, team members and consultants, and employees of the General Contractor and Port KC and its affiliates.

## **NONBINDING**

This RFP is not a contract, an offer, or a request for an offer. Proposers responding to this RFP receive no rights as a result of the response whatsoever. The General Contractor may accept alternate proposals, accept or reject any proposal in whole or in part, or reject all proposals with or without notice or reasons. The General Contractor reserves the right to award any and all business detailed in this RFP as it deems appropriate to meet its needs. Upon reviewing the proposals, the General Contractor also reserves the right not to award any of the business, if it so elects. Proposers responding to this RFP shall not be compensated for any time or materials used or involved in preparing their response to this RFP. Furthermore, neither Port KC nor the General Contractor shall have financial responsibility, of any kind, for any costs or losses incurred by a proposer or potential proposer as a result of or in connection