

INVITATION TO BID

BERKLEY BEER GARDEN

TO: Registered General Contractors of Port KC

From: Stephen Saussy – Construction Manager/Owners Rep for the Thrash Group

Date: 08/24/23

Re: Berkley Beer Garden Kansas City, MO

The Thrash Group, in collaboration with Port KC, is accepting Bids from general contractors that will be in attendance at the mandatory in- person Pre-Bid Meeting for this project and have registered with Port KC and are currently included in the “Registered Contractors List” maintained by Port KC. *Contractors that have not registered with Port KC are ineligible to submit a Bid. Contractors not in attendance at the Pre-Bid Meeting are ineligible to submit a Bid.*

Interested contractors are advised to verify their registration status by visiting www.portkc.com/registered-contractors-list prior to submitting a Bid. Contractors desiring to register with Port KC may do so by visiting:

<http://portkc.com/wp-content/uploads/2022/06/Request-for-Qualifications-Registered-Contractors-List-1.pdf>

PROJECT DESCRIPTION: The Thrash Group, in coordination with Port KC, is constructing a new, unique food and beverage experience located within the formal park space of the Berkley Riverfront in Kansas City, Missouri, for which the primary feature is an extensive beer garden situated amongst an existing tree grove. The project is situated on a half-acre site. A newly constructed approximately 8,000 square foot two-story building will occupy the southern half of the intensively landscaped site, accommodating a lower-level beer hall and commercial kitchen with a cocktail bar and exterior deck at the upper level. Outdoor bar, restroom, and storage facilities will be accommodated in retrofitted shipping containers located in the beer garden north of the building.

Project Address: Berkley Riverfront Dr across from the Origin Hotel

SCOPE OF WORK: The project scope includes, but is not limited to, the following: the construction of a new approximately 8,000 square foot commercial building, including bringing necessary utilities to the site. The site will require limited tree demolition and grading; however, ground improvement will be required on the site per US Army Corps of Engineers requirements within the levee critical zone to support the building and site elements. Intensive site landscaping as shown in the Construction Documents will be required, including planting of several trees, and installation of numerous native planting beds. Procurement of retrofitted shipping containers to accommodate outdoor bar, restroom, and storage functions will be required.

BIDDING SUBMISSION AND PROCEDURES

Bids will be accepted until 2:00 PM CDT on Thursday, October 5, 2023, at which time bidding will be closed.

Complete bidding instructions will be made available upon the issuance of the Construction Documents and Project Manual, to be made available to eligible bidders no later than Wednesday, September 13, 2023.

ON-SITE MANDATORY PRE-BID MEETING

A mandatory Pre-Bid Meeting will be held at Port KC's office at the address below at 10:30 AM CDT on Monday, September 11, 2023. This meeting is open to all bidding General Contractors and their Subcontractors. A project site walk-through will be conducted during the Pre-Bid Meeting. The Architect and the Owner representative will be present to answer any questions.

Port KC

[110 Berkley Plaza](#)
[Kansas City, MO 64120](#)

Entry at the northwest corner of the intersection of Berkley Plaza and Berkley Parkway
