



portkc

REQUEST FOR PROPOSALS

Core Phase II Apartments by NorthPoint Development

DATE OF ISSUANCE: 7/22/2024

BID DUE DATE : 8/15/2024

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CORE PHASE II APARTMENTS – NORTHPOINT DEVELOPMENT

INTRODUCTION

The Port Authority of Kansas City, Missouri (“Port KC”), a political subdivision authorized under RSMo Chapter 68 and chartered by the City of Kansas City, Missouri, is seeking written proposals for the construction of a new multifamily apartment community for NorthPoint Development, named Core Phase II Apartments located at 601 Berkley Parkway in Kansas City, Missouri.

Through a development agreement with the private developer, Port KC requires contractors comply with Port KC procurement policies, including prevailing wage on public infrastructure, and affirmative action M/WBE contractor participation and workforce policies. All of Port KC’s procurement policies can be found in the bid package link included below in this document.

All bid package information, including plans & specs, site related environmental and geotechnical reports, and NorthPoint clarifications can be reviewed at the following link:

File Access: [Bid Package Link](#)

HISTORY

Port KC is a political subdivision of the State of Missouri created pursuant to Section 68.010 et seq., RSMo (“Port Authority”) 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/VISION

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

Port KC’s vision is to be the premier port providing efficient, effective, and innovative transportation and development solutions to compete nationally and globally.

RFP TIMELINE AND GROUND RULES

Submission. Submission of (1) electronic format of proposal will be accepted by NorthPoint Development, until **Thursday, August 15th, 2024 at 5:00 PM Central Daylight Time.**

Bid proposals must be submitted on the Bid Form Spreadsheet included in the bid package link above. Additional clarifications will be accepted, but bids will not be considered without filling out the bid form provided in the bid package link.

Questions. Any general questions should be submitted to Brian Benjamin at bbenjamin@northpointkc.com before Thursday, August 8th, 2024 at 5:00 PM Central Daylight Time. Responses will be issued no later than Monday, August 12th, 2024 at 5:00pm.

All questions and answers will be responded to through a public bid addendum issued to all bidders. The Professional understands and agrees that Port KC and NorthPoint Development shall have no financial responsibility for any costs or losses incurred as a result of proposer responding to this Request for Proposals. Port KC and NorthPoint Development reserve the right to reject any and all Proposals submitted, and to accept portions of any one Proposal.

SCOPE OF WORK

The scope of work is as defined in this Request for Proposals and related Project Documents, including the Outline Specifications and Drawings. All contractors submitting a proposal are required to quote on all of the work outlined in the “Scope of Work” statement for the proposed bid. No proposal will be accepted that does not comply with this format or include the defined scope of work and “Bid Specifications.”

Contractors taking issue with the scope of work or wishing to add to or delete from the “Scope of Work” 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 or include the defined scope of work.

BID SPECIFICATIONS

The proposals for performing the described work shall also include on the part of the bidder the factors and disclosure requirements outlined in the Bid Specifications.

APPLICABLE POLICIES AND STATUTORY REQUIREMENTS

Port KC's Affirmative Action (M/WBE) Policy - Port KC encourages participation by companies who have been certified as a Minority Business Enterprise ("MBE") or Women's Business Enterprise ("WBE") by the City of Kansas City, Missouri Human Relations Department. The company will be required to comply with Port KC's Affirmative Action Policy for any contract awarded in excess of \$300,000.00. Refer to the affirmative action M/WBE Policy provided in the bid package for more details.

The applicant must submit a completed contractor utilization plan along with their proposal. A copy of the contractor utilization plan is included in the Affirmative Action M/WBE Policy in the bid package.

Port KC's Construction Workforce Policy - Port KC encourages the recruitment, training and retention of residents, minorities and women on Port KC construction projects. Should the scope of work exceed \$324,000.00, Port KC requires compliance with the Construction Workforce Policy. Refer to the affirmative action construction workforce policy provided in the bid package for more details.

Prevailing Wage - The Prevailing Wage Law (Section 290.250, RSMo) requires that on every construction project in the state that is for the public use or benefit, or uses local funds, not less than the prevailing hourly rate of wages, as set out in the attached wage order and made part of this specification for work, shall be paid to all workers performing under contract. Prevailing wage requirements only apply to public infrastructure work, and do not apply to private site development work. Refer to the full prevailing wage policy provided in the bid package link for more details.

Participation in a Federal Work Authorization Program – Section 285.530.2, RSMO requires that as condition for the award of any contract in excess of five thousand dollars the business entity shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. This requirement will be incorporated into the final construction contract for the potential bid winner, and any potential bid winner's failure to sign the affidavit of compliance may result in revocation of the award.

Payment Bond – Payment bonds are not required for private site development scopes of work. If public infrastructure scopes of work are in excess of \$50,000, a payment bond is required just for the public infrastructure scope of work, but not for the entire project. Details on Payment bond requirements are included below.

Payment Bond Standard Requirement Details –

Section 107.170, RSMo requires that for any public works contract in excess of \$50,000.00, contractors for such work must furnish the public entity (Port KC) with a payment bond. This will be required of contractors for public works projects in excess of \$50,000.00, and any potential bid winner's failure to provide a payment bond may result in revocation of the award.

Performance Bond – A performance bond should be provided as an add alternate on the bid form. The cost of the performance bond should **not** be included in the base bid amount.

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

Sales Taxes – Proposals should exclude all sales taxes on construction materials. The project will have a sales tax exemption on construction materials.

EXISTING CONDITIONS

The location of the project is at Berkley Riverfront park with a planned address of 601 Berkley Pkwy, Kansas City, MO. The site is adjacent to and just north of the existing Core Apartments located at 701 Berkley Parkway.

PROJECT TIMELINE

The bid form as included with the drawings and specs shall solely be used when submitting bids. The services sought are anticipated to start as soon as possible after a contract is executed with winning bidder. Bidders shall provide a proposed construction schedule noting their estimated required timeframe to complete the Services described herein. The anticipated construction start date is October 15, 2024.

QUALIFICATIONS

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

DESIGN-BUILD SCOPES OF WORK

The following scopes of work are to be managed as design-build under the general contractor:

- Fire Protection System
- Fire Alarm System
- Foundation Subgrade Improvements (Rigid Inclusions per Geotech)

PERMIT FEES

Developer will pay directly for all direct building permit and plan review fees, utility tap/impact fees, and connection fees.

Contractor will pay for all trade-specific permit fees such as Elevator, HVAC, Electrical, plumbing, fire protection etc. required to complete construction after receipt of building permit.

PROJECT BID DOCUMENTS LIST (Available in link above):

- Folder 1 - RFP Document (This Document)
- Folder 2 – Fillable Bid Form
- Folder 3 – Plans & Specifications
- Folder 4 – Environmental Information
- Folder 5 – Geotechnical Report
- Folder 6 – PortKC M/WBE & Procurement Policies
- Folder 7 – NorthPoint Clarifications