

ALL REQUIRED DOCUMENTS MUST BE IN PLACE BEFORE YOU WILL BE
GIVEN THE OPPORTUNITY TO BID ON THE FOLLOWING:

NORTHLAND NEIGHBORHOODS, INC.
4420 NE Chouteau Trafficway
KANSAS CITY, MO 64117

Office: 816-454-2000

Fax: 816-454-1747

bids@nni.org; lori_morgan@nni.org

July 23, 2015

NOTICE OF CONTRACTING OPPORTUNITY

Your written bid must be itemized, signed and received by NNI in a sealed envelope NO LATER THAN JULY 29, 2015 @ 2:00PM. All bids must be valid for 60 days from Bid Date.

The work scope is attached to this notice. All questions or concerns must be submitted as RFI's to bids@nni.org.

General Project Notes:

All Contractors submitting proposals for this work shall first examine the site and all conditions therein. **All proposals shall take into consideration each and every such condition that may affect the work to be performed.**

The submission of a bid will signify to NNI that the Bidder has fully examined the site, understands the work scope and NNI general requirements. All bids must include: scope of work, location of project, client number, and signature.

In projects where paint will be disturbed, Contractor must provide a certificate that Contractor is certified to conduct lead-based paint renovation, repair, and painting activities. In such cases Contractor must use Lead Base Paint (LBP) Safe Work Practices.

While care has been exercised in verification of dimensions and preparation of work scope, it shall be the responsibility of the Contractor to recheck and verify all dimensions and conditions before fabricating or installing materials. All apparent discrepancies shall be promptly reported to NNI.

If your bid is Selected:

A Notice To Proceed (NTP) will be issued for the project. Please sign and return the NTP to NNI. **You MUST notify NNI and client prior to start date.**

It shall be assumed that once a Contractor starts work, all conditions of NNI have been accepted and the Contractor shall then be held fully responsible for any defects thus occurring from the Contractor's work.

Project site:

4818 Marvin Road

NNI GENERAL REQUIREMENTS

Exhibit to Work Scope

VERIFY QUANTITIES/MEASUREMENTS

All quantities stated in the attached work scope for this address are for the Contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. Discrepancies in quantities found by the Contractor must be communicated to a NNI Housing Associate prior to the submission of a bid. Claims for additional funds due to discrepancies in quantities shall not be honored if submitted after the bid submission.

NEW MATERIALS REQUIRED

All materials used in connection with this work scope are to be new, of first quality and without defects – unless stated otherwise or pre-approved by Owner and Northland Neighborhoods, Inc.

All materials and equipment used for this project shall be adequately inspected and tested in accordance with accepted standards. All materials and equipment for this project shall be installed, applied, or erected in strict accordance with manufacturer's trade association requirements unless technical specifications exceed these requirements. In such circumstances technical specifications shall prevail.

SCOPE OF WORK

Contractor shall follow the work scope and shall not do any extra work, provide extra equipment or supplies, or perform any services resulting in any charges to NNI over the agreement amount. Contact NNI if conditions indicate a revision of the work scope is needed. Any changes to the work scope will only be made through written authorization by NNI.

WORKMANSHIP STANDARDS

All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All labor and material shall comply with the current Kansas City, Missouri Building and Rehabilitation Codes.

All homeowners will be treated with the utmost respect by all.

1 YEAR GENERAL WARRANTY

Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract, prior to release of the final payment.

FINAL CLEAN

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. All refuse and debris resulting from this work shall be removed from the site and legally dumped at a licensed landfill.

PERMITS

Contractor will obtain any and all necessary permits to complete the project. NNI will require copies of the City's passing inspection report.

LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES

LBP testing or other testing may be required for this project.

Contractor's work will be expected to pass required inspections and testing. If a test or inspection fails, Contractor will pay the cost of additional testing and inspection.

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations, and guidelines for lead dust environments, including but not limited to: 24 CFR.

SPECS BY LOCATION/TRADE

7/23/2015

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: **CS# 742**
 Project Manager: **Monte Rodgers**
 Phone: **816-454-3236**

Address: **4818 NE Marvin Road**

Unit: **Revised 7/23/15**

Location: **1 - Basement**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6375	THERMOSTAT--DIGITAL SETBACK Install a digital setback thermostat allowing for four preset time/temperature settings per day.	1.00	EA	_____	_____
Custom	A/C & FURNACE--REMOVE AND REPLACE HVAC - Heater and Condensing Unit Replacement	1.00	EA	_____	_____
SUBMIT MANUFACTURERS CUT SHEET AND COOLING LOAD CALCULATOR FOR PROPOSED EQUIPMENT WITH BID					
1. Properly size and install a new High Efficiency A-coil. 2. Properly size and install a new Energy Star Condensing Unit. 3. Properly size and install a new 95% efficiency furnace. 4. Installation shall comply with all current codes of the city it is installed in. 5. Flush and Clean existing Line Set. 6. Provide and Install a new Condenser Pad if necessary. 7. Remove and properly dispose of old Heating and A/C equipment. 8. Check the operation of new Furnace, A-coil and Condensing Unit. 9. Mastic Seal of all affected ductwork (if applicable). 10. If necessary, modify Supply Air Plenum to accommodate new A-coil. 11. Clean up and properly dispose of any waste. 12. Provide product and warranty to Owner. 13. Provide owner with instructions on the operation, maintenance and programming of the system. 14. Obtain all necessary Permits, Inspection Pass Slip and provide copies to the owner and NNI.					

Location Total: _____

Location: **2 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9627	EXTERIOR-- STABILIZE AND PAINT EXTERIOR ACRYLIC LATEX PAINT Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair,	5.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

Establish any required vertical/ground containment with polyethylene sheeting, mist defective paint area with water to the point of saturation. Aggressively wet scrape all loose paint, caulking and glazing with curved and flat draw scrapers. Feather edges with a wet 100-grit sponge sanding block. Wash with detergent solution, rinse, allow to dry and HEPA vacuum all paint chips, dust and debris. Spot prime all bare spots, caulk with 25 year paintable siliconized acrylic and apply two coats of a premium exterior acrylic latex paint.

Execute the above description at the following locations:

1. Entry Door - Jambs, Header and Threshold.
2. Entry Porch - Ceiling & Joists
3. Screened Porch Exterior - All Wood Surfaces
4. Garage - Casing
5. Basement Windows (2) - Entire Frame
6. Foundation - Rear of House

ALL LOCATIONS MUST PASS LEAD CLEARANCE TESTING.

Trade: 10 Carpentry

Custom FASCIA BOARDS

70.00 LF

Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

1. Establish any required ground and/or vertical containment with polyethylene sheeting. Mist defective paint with water to the point of saturation. Wet scrape all defective paint areas and feather edges with a wet, 100-grit sponge sanding block. Wash with detergent solution and degloss remainder with mesh pad. HEPA vacuum all paint chips, dust and debris.

2. Enclose trim with .019 white aluminum coil stock formed on a machine brake with tight lap joints, folded hem edges and accurately fitted connections. Using a 25 year exterior acrylic latex caulk, seal all seams and head joints. HEPA vacuum all paint chips, dust and debris. Coil and caulking material color to match existing as close as possible.

3. Ensure that all waste, both hazardous and non-hazardous, is disposed of in accordance with all state regulations.

Custom FRONT VINYL WINDOWS--REMOVE AND REPLACE

6.00 EA

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	1. Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices. 2. Establish any required floor/ground and or vertical containment with polyethylene sheeting. Wet mist, remove, wrap in polyethylene sheeting and dispose of entire window unit and exterior 2X4 wood trim. Dispose of all waste, both hazardous and non-hazardous, in accordance with all state regulations. 3. Field measure, order and install a vinyl, double hung, Low E, Energy Star Coronet Window or equal. All windows will be custom made. 4. Windows are to be caulked and installed according to manufacturer recommendations. 5. All gaps and cracks will be foam filled for additional insulation. 6. Re-trim Jambs and Headers with PVC composite brick molding. Re-trim sill with a 1-3/8 in. x 1-5/16 in. Vinyl Composite Sill Moulding. Caulk all voids with a paintable exterior acrylic latex sealant. 7. Top coat all new trim with premium exterior acrylic latex in a color to match the coil material as close as possible. 8. Clean all glass both inside and out. 9. Installation shall pass any testing required, including LBP testing. THIS WINDOW REPLACEMENT DOES NOT APPLY TO NORTH STATIONARY OCTAGON WINDOW.				

Location Total: _____

Unit Total for 4818 NE Marvin Road, Unit Revised 7/23/15: _____

Address Grand Total for 4818 NE Marvin Road: _____

Bidder: _____