

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:

3703 N Lister Ave.

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 #746**
 Project Manager: **Monte Rodgers**
 Phone: **816-454-3236**

Address: 3703 N Lister Avenue

Unit: Revised 7/23/15

Location: 1 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 **Carpentry**

Custom	FRONT & REAR ENTRY DOOR REPLACEMENT	2.00	EA		
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Using lead safe practices, remove existing front & rear entry doors & jambs and properly dispose of them and of all loose materials prior to installation of new doors . Replace any deteriorated framing or trim.
 Install prehung metal, insulated, 6-panel with window entry doors and jambs including interior and exterior casing, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.

Both doors to be keyed alike

Interior & exterior door trim shall have a professional finish upon completion, to include priming, caulk and painting with 25 year paints.

Lead Based Paint clearance testing may be conducted after work is complete.

Front entry door to have fan lite.

Location Total: _____

Location: 2 - Basement Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 17 **Drywall & Plaster**

5210	*BASEMENT DRYWALL--PATCH--FOUR AREAS*	150.00	SF		
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1. REPAIR WATER DAMAGED CEILING AND WALL GYPSUM.

Cut back defective gypsum to expose half of the studs on each side of the repair areas. Cut and tightly fit drywall patch. Install patch with 1-1/4" drywall screws 8" o.c.. Finish in texture and color to match existing as closely as possible.

Install hose bibbs prior to any drywall work.

*Install access panels at both hose bibb locations.

Secure sagging drywall ceiling (Approx. 120 SF). Finish to match existing as close as possible.*

Trade: 22 **Plumbing**

7135	HOSE BIBBS	2.00	EA		
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Install a brass, frost free anti siphon hose bibb on outside of

Address: 3703 N Lister Avenue

Unit: Revised 7/23/15

Location: 2 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

structure at both the front and rear of the hose (Drywall has been removed at both locations). Plumb new hose bib with existing Pex piping. Leak test both hose bibs until no leaks exist. Seal exterior penetration with white exterior silicone caulk.

Provide shut-off valves at both locations.

Location Total: _____

Location: 3 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1000 Specialties (CSI)

Custom DRYER VENT PIPE--NEW

1.00 EA _____

Remove and properly dispose of existing vent pipe. Install new close elbow to dryer along with a sufficient amount of flexible dryer pipe to accomadate existing pipe exit.

Location Total: _____

Location: 4 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

6710 WASTE LINE--SNAKE

1.00 EA _____

Power snake basement floor drain to clear lines & eliminate drainage backup.

Location Total: _____

Location: 5 - 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

9627 EXTERIOR-- STABILIZE & PAINT FRONT PICTURE WINDOW

1.00 EA _____

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.

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,

Location: 5 - 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

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. Repeat process on the inside of the window. Clean glass both inside and out.

Trade: 10 Carpentry

2982	WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR	5.00	EA	_____	_____
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Replace a total of 5 windows - Two side lights in the front picture window, the remaining two front windows and the kitchen window. The picture window paint will be addressed in another specification.

1. Using Lead Safe Work Practices, remove existing window and dispose of properly.
2. Field measure, order and install a vinyl, double hung, Low E, Energy Star Coronet Window or equal. All windows will be custom made.
3. Replace any deteriorated, broken, rotted or missing materials associated with the window cavity, framing, and trim prior to installation of window.
4. Windows are to be silicone or caulked and installed according to manufacturer recommendations.
5. All gaps and cracks will be foam filled for additional insulation.
6. Repair all damage caused by the installation of the windows to include but not limited to the exterior and interior trim.
7. Installation shall pass any clearance testing required, including LBP testing.
8. Clean glass both inside and out.

Front windows will be replaced from the inside. Must provide vertical and floor containment.

Location Total: _____

Location: 6 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

6805	REPAIR FAUCET--KITCHEN	1.00	EA	_____	_____
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Tighten single lever faucet securely to counter top.

Location Total: _____

Location: 7 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 3703 N Lister Avenue

Unit: Revised 7/23/15

Location: 7 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

7045 BATH FIXTURE--CUSTOM

1.00 EA

Remove and properly dispose of existing shower spigot and valve body.

1. Install a new access panel in adjacent bedroom.
2. Install a new brass bodied, single lever faucet assembly in a chrome finish.
3. Install two new 1/4 turn shut-off valves.

Location Total: _____

Unit Total for 3703 N Lister Avenue, Unit Revised 7/23/15: _____

Address Grand Total for 3703 N Lister Avenue: _____

Bidder: _____