

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

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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](mailto: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:**

4029 N Jackson Terrace

# 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: Champ #284  
 Project Manager: Lyn Westfall  
 Phone: 816-454-7568

**Address: 4029 N Jackson Terrace** **Unit: Revised 7/23/15**

**Location: 1 - Air Conditioner** Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1500      **Mechanical (CSI)**

C15700	<b>AIR CONDITIONING - CONDENSING UNIT REPLACEMENT</b>	1.00	AL		
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Provide labor, equipment, materials and supervision to complete the following:

- 1- Properly size and install a new High Efficiency Energy Star rated, Condensing Unit.
- 2- Installation shall comply with all current building codes of the city in which it is installed.
- 3- Flush and Clean existing Line Set.
- 4- Provide and Install a new Condenser Pad.
- 5- Remove and properly dispose of old A/C equipment.
- 6- Check the operation of new Furnace, A-coil and Condensing Unit.
- 7- Clean up and properly dispose of any waste.
- 8- Provide product and warranty to Owner.
- 9- Provide owner with instructions on the operation, maintenance and programming of the system.
- 10- Obtain all necessary Permits, Inspection Pass Slip and provide copies to the owner and NNI.

\*SUBMIT MANUFACTURERS CUT SHEET AND COOLING LOAD CALCULATOR FOR PROPOSED EQUIPMENT WITH BID\*

Location Total: \_\_\_\_\_

**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**

9532	<b>FRONT ENTRY AND SIDE DOOR--REPLACE WITH METAL PREHUNG</b>	2.00	EA		
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After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door, frame and casing. Install an ENERGY STAR certified, insulated, prehung steel entry door, with a clear low e glass top lite, a passage latch and double cylinder dead bolt, keyed to match.

Retrim opening with 1" x 4" casing and brick molding. Prime, prep and paint interior and exterior of door, and all new wood trim with premium acrylic latex paint. Owner's choice of color.

\*\* Front entry and side kitchen door, are to be keyed alike.\*\*

\*Remove and reinstall storm doors at both locations.\*

Location Total: \_\_\_\_\_

Unit Total for 4029 N Jackson Terrace, Unit Revised 7/23/15: \_\_\_\_\_

Address Grand Total for 4029 N Jackson Terrace: \_\_\_\_\_

Bidder: \_\_\_\_\_