

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](mailto:bids@nni.org); [lori\\_morgan@nni.org](mailto: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](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:**

4537 N Locust Street

# 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# 744**  
 Project Manager: **Monte Rodgers**  
 Phone: **816-454-3236**

**Address: 4537 N LOCUST Street** **Unit: Revised 7/23/15**

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22 Plumbing</b>					
7012	<b>COMMODE--REPLACE--1.28 GPF</b> Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode tested through the latest edition of the "Maximum Performance" (MaP) testing project that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush), such as the American Standard FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results: <a href="http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058">http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058</a> Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.	1.00	EA	_____	_____
<b>Location Total:</b>				_____	

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2680	<b>WRAP ALL WINDOW TRIM--WHITE .019 GA. ALUMINUM COIL</b> 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: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule. 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.  After establishing any required ground/vertical containment with polyethylene sheeting, mark "Lead Paint" every 10 linear feet. Enclose trim with .019 white aluminum formed on a machine brake with tight lap joints, folded hem edges and accurately fitted connections. Back caulk all seams with 25 year siliconized acrylic and flash head joints to create an weathertight seal. HEPA vacuum all paint chips, dust and debris.	105.00	LF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

1. Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials.
2. Work will include LBP interim controls. LBP clearance testing may be conducted after work is complete.

3210 REAR STORM DOOR--ALUMINUM

1.00 EA

Remove and properly Dispose of existing rear storm door. Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.

1. Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials.
2. Work will include LBP interim controls. LBP clearance testing may be conducted after work is complete.

Trade: 19 Paint &amp; Wallpaper

5676 PREP &amp; PAINT EXTERIOR SOFFIT--ALL WOOD SOFFITS

40.00 LF

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: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

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.

After establishing any required ground 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.

Address: 4537 N LOCUST Street

Unit: Revised 7/23/15

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	<b>Paint &amp; Wallpaper</b>				

HEPA vacuum all paint chips, dust and debris. Spot prime bare substrate, fill any voids with an acrylic latex caulking and apply two top coats of premium acrylic latex to entire surface.

Surfaces must pass Lead Based Paint Clearance Testing.

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

Location: 4 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	<b>HVAC</b>				

Custom **FURNACE/AC SUPPLY VENT**

1.00 EA \_\_\_\_\_

Install a new furnace/AC supply vent to the utility room ceiling to supply forced air to heat and cool utility room.

- Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials.
- Work will include LBP interim controls. LBP clearance testing may be conducted after work is complete.

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

Unit Total for 4537 N LOCUST Street, Unit Revised 7/23/15: \_\_\_\_\_

Address Grand Total for 4537 N LOCUST Street: \_\_\_\_\_

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