

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:**

7716 NE 51<sup>st</sup> 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: CS #749  
 Project Manager: Monte Rodgers  
 Phone: 816-454-3236

**Address: 7716 NE 51st Terr. Terrace** **Unit: Revised 7/23/15**

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 **Concrete & Paving**

Custom	<b>INSTALLATION OF NEW LANDSCAPING BLOCK WALL</b>	85.00	SF	_____	_____
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Remove and properly dispose of existing railroad ties along driveway and section against front of house. In sections excavate hillside back two feet from the driveway and eight inches below the driveway creating a level surface in which the CMU will sit. In two inch lifts, place and compact AB3 gravel. Install new interlocking landscape block, in level sections, to four inches above adjacent lawn grade. Finish wall with a four inch solid cap laid in a bed of Loctite PL 500 Landscape Block Adhesive or equivalent. While installing the CMU place a four inch perforated drain pipe, with three exits holes, at the driveway level. Backfill wall with gravel a minimum of 12" wide and 12" tall to relieve any Hydrostatic Pressure. Finish backfilling with existing native soil and seed all necessary areas.

Landscape block to be of medium grade, price and a maximum of six inches tall.

\*Remove enough of the concrete sidewalk and stair to accomadate three new masonry stair risers. New masonry stairs to start at the front of new wall and end at the existing concrete sidewalk. Each stair tread is to be set on fully compacted AB3 gravel and laid in a bed of Loctite PL 500 or equivelant.\*

**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: 6 **Concrete & Paving**

Custom	<b>DRIVEWAY-CONCRETE</b>	517.00	SF	_____	_____
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Remove and properly dispose of existing driveway.

Excavate, level and compact four inches of AB3 gravel for subgrade. Form the driveway (from garage door to street) including an approach complete with turning wings. Apron must conform to the MO Dept. of Roads and Transportation's specifications. Dampen soil prior to pouring and consolidating 3000 psi, 6% air entrained 4" slump concrete with #4 rebar 12" O.C. each way. Broom finished in the same direction as the street. Install one inch deep control joints every 10 feet. Cure with sprayable membrane. Remove all forms, regrade and spot seed all needed areas.

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

Contractor is responsible for all permits and home owner authorization forms.

Trade: 10 Carpentry

Custom	<b>REMOVE AND INSTALL WINDOWS ON FRONT OF HOME</b>	4.00	EA	_____	_____
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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.

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

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

Unit Total for 7716 NE 51st Terr. Terrace, Unit Revised 7/23/15: \_\_\_\_\_

Address Grand Total for 7716 NE 51st Terr. Terrace: \_\_\_\_\_

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