

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 8, 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:

8519 N Lydia Ave.
Kansas City, MO 64155

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

7/7/2015

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

Case Number: **CS #748**
 Project Manager: **Monte Rodgers**
 Phone: **816-454-3236**

Address: **8519 N Lydia Avenue**

Unit: _____

Location: **1 - Kitchen & Dining Room Windows** Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2810	REPLACE GLASS--WOOD SASH Measure and order replacement glass unit. Remove broken glass unit. Prime the channel for the glass with linseed oil. Install s double pane low e insulated glass unit, touch up damaged paint. Replace casement window glass in kitchen and bottom sash in dining room.	2.00	EA	_____	_____

Location Total: _____

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4110	FLOOR ASSEMBLY--BATH/KIT Remove damaged floor covering and underlayment. Repair/replace subfloor to restore floor to sound and level condition. Install underlayment to match existing and \$8/yard vinyl sheet goods w/ owner's choice of shoe molding or vinyl base.	25.00	SF	_____	_____

Trade: 22 Plumbing

6725	COMMODE STUB-UP--REPLACE Remove commode stub-up and flange. Install a code approved stub-up, floor flange and wax ring. Reinstall existing commode. * Stool has already been pulled.	1.00	EA	_____	_____
7005	COMMODE--REFURBISH Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action.	1.00	EA	_____	_____

Location Total: _____

Location: **3 - Patio Door Stairs** Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3590	STEPS--REPL EXTERIOR Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads. Frame	1.00	EA	_____	_____

Address: 8519 N Lydia Avenue

Unit: _____

Location: 3 - Patio Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

stairs to be 4' wide over existing concrete step with no more than 7.5" rise. Construct a wood handrail on one side 32" above tread nosing.

Location Total: _____

Location: 4 - Garage Ceiling

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5208 DRYWALL--PATCH--SMALL

1.00 EA _____

Clean out and expand hole in garage ceiling to allow the insertion of a 1/2" gypsum backer board coated with construction adhesive. Screw through drywall face to secure. After adhesive is set, apply patching plaster to 1/4" of surface. Finish with compound, texture to match surrounding ceiling.

Location Total: _____

Location: 5 - Basement Bath

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7005 COMMODE--REFURBISH

1.00 EA _____

Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action.

Location Total: _____

Location: 6 - Water Heater

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7055 DISCHARGE TUBE

1.00 EA _____

Install temperature and pressure relief discharge tube on water heater. Bottom of tube shall be within 6" of floor or to outside of structure.

Location Total: _____

Unit Total for 8519 N Lydia Avenue, Unit Ortega Residence: _____

Address Grand Total for 8519 N Lydia Avenue: _____

Bidder: _____