



BID PROPOSAL

Please return to: Westside Housing Organization
919 W 24th Street
Kansas City, MO 64108

Pre-bid Date: Tuesday September 28th @ 2:00 pm

Property Address: 1023 Monroe

Owner Name: Stacy Rubalcaba

Phone: 816.309.8260

Bid Due Date: On or before Friday October 8th 2021 - Hand Deliver by NOON

For consideration stated below, the undersigned proposed to furnish all labor and materials necessary to complete the work as described in the attached itemized scope of work for the property listed above.

Total Bid: _____

Date: _____

Signature: _____

Company Name: _____

Company Address: _____

Company Phone: _____

SPECS BY LOCATION/TRADE

9/21/2021

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

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1023 Monroe

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				

10 OWNER ACCEPTS SCOPE OF WORK 1.00 DU _____

The undersigned applicant(s) certifies that he/she has participated in the development of this Work Scope with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this Work Scope.

X _____ X _____
 Applicant Date Applicant DATE

14 CONTRACTOR ACCEPTS SCOPE OF WORK 1.00 DU _____

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Scope with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each item of the Work Scope.

X _____
 Contractor Date

31 CONSTRUCTION DEFINITIONS 1.00 GR _____

"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component. Please initial this after reading.

35 VERIFY QUANTITIES/MEASUREMENTS 1.00 GR _____

All measurements are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal. During the contractor's walk through we will make an effort to verify all measurements so that all contractors will be bidding on the same quantities. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL MEASUREMENTS. Please initial after reading.

45 CONTRACTOR PRE-BID SITE VISIT 1.00 DU _____

The contractor must attend the required prebid inspection the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction. Contractor must sign in at each property inspection. Unless otherwise noted, bids are due at our office by 11:00 a.m. one week after the contractor's walk through. The contractor must submit bids in a sealed envelope prior to bid opening date and time. If more than one bid opens at the same day and time you may insert all bids for this date and time in the same sealed envelope. Please initial after reading.

55 WORK TIMES 1.00 GR _____

Contractors and their Subcontractors shall schedule working times with homeowner and primarily be between 8:00am and 5:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner. NOTE: WHO will do an inspection of all work and the contractor and Home Owner will sign all payment documents. Please initial after reading.

77 NEW MATERIALS REQUIRED 1.00 GR _____

All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist. Please initial after reading.

90 1 YEAR GENERAL WARRANTY 1.00 DU _____

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. Further, contractor shall furnish owner with all manufacturers'

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

and suppliers' written warranties covering items furnished under this contract prior to release of the final payment. Please initial after reading.

120	FINAL CLEAN	1.00	EA		
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Remove from site all construction materials, tools and debris. Sweep clean all work areas.

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

980	DRIVEWAY--CONCRETE	800.00	SF		
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Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3500 psi air entrained concrete, 4" thick driveway. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade and seed disturbed areas.

Replace ribbon drive way with new concrete driveway. Starting at the east side of the sidewalk, replace all existing and missing concrete leading to the garage. Widen width of driveway north, east of the house, to accommodate a two car garage.

Trade: 9 Environmental Rehab

9675	SOFFIT-REMOVE & REPLACE	1.00	AL		
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Remove, package and dispose of curved trim at fascia. Install 1" smart board associated moldings with bevel cut joints using galvanized finish nails. Caulk over joints, prime and paint with exterior alkyd. Paint color to be approved by owner.

The current gutters will not align with drip edge due to a curved trim on the Fascia. Build out a small soffit approximately 8"x6" along the span of the north, east and west gutter runs. The new soffit should align the gutters just behind the drip edge.

9697	EXTERIOR-- REPLACE RAILING SYSTEM	1.00	AL		
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Install a 36" high wood railing with 1" x 1" pickets, 3" on center supported by preservative treated 4" x 4". Prep, prime and top coat with premium acrylic latex.

Around back deck

Trade: 10 Carpentry

3463	DECK--2"x6"	1.00	AL		
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Install 2"x6" preservative treated eased edge decking face nailing with hot dipped galvanized fasteners, into solid porch joists. Duplicate the depth of the original deck overhang, or a minimum of 1 1/2". Include all trim necessary to create a neat appearance where the deck adjoins other surfaces.

back deck

3590	WOOD STEPS/STAIRS/LANDING--EXTERIOR	1.00	EA		
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Dispose of existing steps and landing. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 5'x 6' landing, of 2"x 6" and 2"x 6" decking.

back deck

Trade: 15 Roofing

4645	GUTTER/DOWNSPOUT--6" SEAMLESS	1.00	AL		
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Dispose of original and replace with 6", K Type, seamless, .027 aluminum prefinished gutter, 4"x3" prefinished downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.

All gutters replaced in current configuration.

Location Total: _____

Unit Total for 1023 Monroe , Unit Unit 01: _____

Address Grand Total for 1023 Monroe : _____

Bidder: _____