



## BID PROPOSAL

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

Pre-bid Date: Thursday January 6<sup>th</sup> 2022 @ 1:30

Property Address: 323 Wabash

Owner Name: John Reardon

Phone: 816-914-9808

**Bid Due Date: On or before Friday January 14<sup>th</sup> 2022 - 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

12/30/2021

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address: 323 Wabash** **Unit: Unit 01**

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**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'

Address: 323 Wabash

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

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

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas.

Location Total:

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 7 Masonry

1330 CHIMNEY--REPOINT

3.00 EA

Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. all 3 chimneys, as needed

Trade: 15 Roofing

4580 TEAR OFF AND REROOF SHINGLES

1.00 AL

Remove and dispose of all roofing & defective sheathing. Replace up to 5% of defective decking to match existing. Prepare roof deck surface as recommended by manufacturer to receive asphalt roofing system.

Provide asphalt shingles complete with metal flashing, counterflashing and drip edge trim. Open valleys to be metal (color to match shingle color) on double roll asphalt. All nails to be galvanized. New roofing to be 30 year manufacturer's material warranty. New shingles to be lamiated style Timberline or equal. Install 1 layer of 30 lb. felt over new or existing roof sheathing.

Install weather watch at outside perimeter of all edges to a minimum 24". Install weather watch to a minimum or 24" of all penetration and in all valleys to a minimum of 24" each side of valley under metal "W" valley. Chimney, vent pipes, dormers, skylights, etc. and other intersections and penetrations to be sealed with metal step flashing. Metal flashing to be install under siding at sidewall intersections and cut into brick mortar joints at brick chimneys and sidewalls.

Roofing cement will not be acceptable as flashing or for repairs of adjoining surfaces caused by installing metal flashing or removal of old roof. Counter flashing to brick chimney location is required. Exposed nails to be clipped or pulled. Clean up job site and haul away job related debris.

ALL WORK MUST BE TO CITY MHR SPECIFICATIONS, CITY CODE REQUIREMENTS AND MANUFACTURES SPECIFICATIONS; WHICHEVER IS MOST STRENUOUS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY MEASUREMENTS.

main roof only; exclude the front porch

Include a ridge vent; no box vents

Location Total:

Unit Total for 323 Wabash , Unit Unit 01:

Address Grand Total for 323 Wabash :

Bidder: