



BID PROPOSAL

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

Pre-bid Date: 9/11/23

Property Address: 2836 Summit St. KCMO. 64108

Owner Name: Carlos Noriega

Phone Number: 816-529-8569

**Bid Due Date: On or before Friday 15<sup>th</sup> 2023, hand delivery 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 High Efficiency:** \_\_\_\_\_

**Total Bid Standard Efficiency:** \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

Company Phone: \_\_\_\_\_

# SPECS BY EDUCATION/TRADE

7/15/2023

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

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

**Address: 2836 Summit Street** **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 Write Up (WWU) 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 WWU.

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 Write Up (WWU) with the "Date Inspected" date of \_\_\_\_\_ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.

x \_\_\_\_\_  
 Contractor Date

**28 VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS** 1.00 GR \_\_\_\_\_

This dwelling unit must have a ventilation system that meets ASHRAE 62.2 . See <http://www.ashrae.org/technology/page/548> and <http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/>

**30 WALL NAMING PROTOCOLS** 1.00 EA \_\_\_\_\_

Walls and attached components shall be identified with the letters A, B, C & D. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D.

To name components, for example, a window as a subset of 4 windows on the D wall, the first would window is Window D1. The last is window D4 moving in a clockwise direction. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Replace the right side window casing at window D3.

**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.

**35 VERIFY QUANTITIES/MEASUREMENTS** 1.00 GR \_\_\_\_\_

All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist 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.

**39 HVAC PERMIT REQUIRED** 1.00 EA \_\_\_\_\_

Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.

**45 CONTRACTOR PRE-BID SITE VISIT** 1.00 DU \_\_\_\_\_

The contractor must inspect 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.

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR		
77	<b>NEW MATERIALS REQUIRED</b> 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.	1.00	GR		
78	<b>WORKMANSHIP STANDARDS</b> 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.	1.00	GR		
90	<b>1 YEAR GENERAL WARRANTY</b> 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' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU		
120	<b>FINAL CLEAN</b> 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.	1.00	RM		
132	<b>ACCESSIBILITY--FULLY ACCESSIBLE UNIT</b> The dwelling unit must comply with ICC /ANSI A117.1, Type A, Fully Accessible guidelines. Accessible components include but are not limited to: Entry to the unit; doorway clearance throughout the unit; bathroom accessibility; kitchen accessibility; clear floor spaces; thresholds; grab bars; obstructions.	1.00	GR		
134	<b>ACCESSIBILITY--ACCESSIBLE ENTRY</b> The dwelling unit must have an accessible entry per ICC /ANSI A117.1 including but not limited to wheelchair access.	1.00	GR		
136	<b>ACCESSIBILITY REQUIREMENTS-COMPONENT REPLACEMENT</b> All components installed that affect accessibility, including but not limited to light switches, electrical receptacles, hand rails, grab bars, stairs, and ramps. must be installed to conform with ICC/ANSI A117.1-2003. The height of the top of new or reinstalled handrails on stairs shall be between 34" and 36" measured from the top of the nosing of the stair treads and on ramps between 34" and 36" from the surface of the ramp. Handrails shall have a minimum 1.5" clearance between the inside of the rail and any wall. All new light switches, electrical receptacles, thermostats, etc. will be placed within reach of occupants with physical challenges per ICC/ANSI A117.1-2003, e.g. a maximum 48" above the floor for light switches and a minimum of 15" above the floor for electrical receptacles.	1.00	GR		

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

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6050	<b>FURNACE &amp; DUCT</b> Install intermit. pilot, forced air furnace complete with plenum, galvanized return duct connected to Furnace. Minimum AFUE OF 92% . Include setback thermostat, filter, filter cover, New Gas Line and shut off valve, fan and plenum control. All duct work to be sealed with MASTIC no tape. Install Exhaust and intake per KC MO Code. Provide separate power circuit & operating manual. Must be installed to meet or exceed KC MO Minor Home Repair Standards.	1.00	EA		
6180	<b>A/C CENTRAL UNIT</b> Install a/c central system with a minimum SEER of 16 Including condensing unit. A type coil, control and power wiring. Insulated freon lines, plenums, ext pad & connections. Seal all penetrations. Include outside disconnect . with proper size breaker.	1.00	EA		

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

Unit Total for 2836 Summit Street, Unit Unit 01: \_\_\_\_\_

Address Grand Total for 2836 Summit Street: \_\_\_\_\_

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