



P.O. Box 5327 • 5700 R Street • Lincoln, NE 68505

REQUEST FOR PROPOSALS

PROJECT: **NORTHWOOD TERRACE DUMPSTER FENCES - 2024**
1025 North 23rd Street
Lincoln, Nebraska

OWNER: Lincoln Housing Authority
5700 "R" Street
Lincoln, Nebraska 68505

ARCHITECT: Bob Goggins, Development Coordinator
Lincoln Housing Authority
P. O. Box 5327, 5700 "R" Street
Lincoln, Nebraska 68505
Telephone: 402-434-5558
E-mail: bob@l-housing.com

DATE: November 12, 2024

JOB NUMBER CI-2025-19

PROJECT DESCRIPTION

Project consists of constructing dumpster fencing as shown in attached drawings at two locations at Northwood Terrace Apartments at 1025 North 23rd Street, Lincoln, NE.

Form of Contract shall be AIA A104-2017.

Proposals should be submitted by **Thursday, November 22nd, 2024, at 5:00 PM**. All proposals shall show individual prices for each site.

SECTION 01 00 00 - GENERAL

1. Proposal: Provide proposal on Contractor's standard form. Provide pricing to remove and replace existing pavement shown on the attached Site List and Drawings. Proposal shall reference this Request for Proposal document. Proposal should be submitted by **Thursday, November 22, 2024, at 5:00 PM.**

2. Review of Sites and Documents: Determine that the Work can be executed as shown on the Drawings and in the Specifications. Notify the Architect immediately of any discrepancies. If any errors or omissions are found in the Drawings or any other documents during bidding or construction, the Contractor shall notify the Architect and request clarification before proceeding with the Work. The Contractor shall field verify the square-footages described in the site list prior to submitting a proposal.

3. Bonds: **No bonds** are required for this proposal, either Bid Bond or Performance and Labor and Material Bond.

4. Insurance: **Before LHA will sign the contract**, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage as attached below is in force.

5. Payments to Contractor: Application for payment shall be submitted to the Architect no later than the 5th day of each month for work completed through the last day of the preceding month. Applications for payment shall be **signed and notarized**. Upon certification by the Architect, the Owner shall pay to the Contractor, on account of the Contract, 95% of the value of labor and materials incorporated in the Work. AIA Document G703, Certificate for Payment, Continuation Sheet shall be used for the Schedule of Values, and must be prepared in such a manner that **each site as listed in the Site List is shown as a single line item**. In applying for payment, the Contractor shall submit a statement based on this schedule. AIA Document G702, Application and Certificate for Payment and G703 Continuation Sheet, shall be used in applying for progress payments.

6. Contractors Responsibility for Work: The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract, unless Contract Documents give other specific instructions concerning these matters.

The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

Protect the Work, adjoining property, and the public. The Contractor shall be responsible for any and all damage or injury due to his acts or neglect. Furnish all such repair work to rectify any damage at no extra cost to the Owner.

7. Tenant Notice: The Contractor shall notify affected tenants and the LHA Project Coordinator (Bob Goggins at 402-429-9616) at least 48 hours prior to the commencement of the work at each site. LHA has preprinted notices available for the Contractor to use in notifying the tenants.

8. Construction Schedule: Coordinate with Owner's representative to schedule work. Complete in least practical amount of time. **All work is to be completed prior to October 1, 2023.** LHA would like the work done as soon as possible.
9. Temporary Facilities & Controls: Provide all temporary utilities, (water & electricity) as may be required. Provide barricades and signs as required to direct traffic around work. Provide temporary sanitary facilities for the use of all workmen.
10. Cleaning: Keep the sites clean. Clean up and remove work related trash immediately upon completion of each day's work. No debris shall be allowed to blow about on the site or on adjacent property.

END OF SECTION

SECTION 01 29 00 - PROGRESS PAYMENTS AND FINAL PAYMENT

1.1 Work included: This Section establishes requirements, for the Contractor in applying for payment.

1.2 Related work described elsewhere: Refer to Article 15 "Payments and Completion" of the General Conditions of the Contract, AIA Document A104 - 2017. The Contractor's payments to his subcontractors and material suppliers are the Contractor's responsibility and are not part of this Section's content.

1.3 Schedule of Values: AIA Document G703, Certificate for Payment, Continuation Sheet shall be used for the Schedule of Values, and must be prepared in such a manner that **each site as listed in the Site List is shown as a single line item.** In applying for payment, the Contractor shall submit a statement based on this schedule.

1.4 Application and certificate for payment form: AIA Document G702, Application and Certificate for Payment and G703 Continuation Sheet, shall be used in applying for progress payments.

1.5 Application and certificate for payment submittals: Application for payment shall be submitted to the Architect no later than the 5th day of each month for work completed through the last day of the preceding month. Applications for payment shall be **signed and notarized.**

1.6 Retainage: Upon certification by the Architect, the Owner shall pay to the Contractor, on account of the Contract, 95% of the value of labor and materials incorporated in the Work. **No payments shall be made for stored materials.**

1.7 Final payment: After final completion, and upon receipt of application for final payment, accompanied by the items listed below, and upon certification of the Architect, the Owner shall pay the Contractor the entire balance of the Contract Sum. Other items required, before Final Payment will be certified include the following:

- 1) AIA Document G706 "Contractor's Affidavit of Payment of Debts and Claims", and AIA Document G706A "Contractor's Affidavit of Release of Liens".
- 2) Completion of all "punch List" items. "Punch list" items are defined as an inspection report which lists all items requiring completion or corrective action by the Contractor.

END OF SECTION

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART ONE - GENERAL

1.1 DESCRIPTION

1.1.1 Work included: Selective removal and subsequent off-site disposal of existing construction including, but not necessarily limited to:

- 1) Removal of existing concrete walks, drives, private streets, and other items to be replaced;
- 2) All other items which must be removed to complete work as described in the Drawings and these Specifications.

1.2 JOB CONDITIONS

1.2.1 Occupancy: Owner's Tenants will occupy buildings immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize the need for disruption of Owner's Tenant's normal operations. Coordinate with Owner to schedule demolition activities.

1.2.2 Condition of Structures: Owner assumes no responsibility for actual condition of items to be demolished. Conditions existing at time of commencement of contract will be maintained by Owner insofar as practicable; however, variations may occur.

1.2.3 Salvageable Items: All removed material shall be removed from the site for disposal or Contractor's salvage. Contractor's storage or sale of removed items on site will not be permitted.

1.2.4 Utility Services: Maintain existing utilities to remain. Keep in service and protect against damage during demolition.

1.3 PRODUCT HANDLING

1.3.1 Protection: Provide temporary barricades and other forms of protection as required to protect Owner's Tenants and general public from injury due to selective demolition work. Use all means necessary to protect all items and construction to remain, including but not limited to flagging and barricades. Do not allow water to stand on subgrades where concrete has been removed.

1.3.2 Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART TWO - PRODUCTS

2.1 ENVIRONMENTAL CONTROLS

Comply with governing regulations pertaining to environmental protection.

PART THREE - EXECUTION

3.1 INSPECTION

Prior to all work of this Section, inspect areas in which work will be performed. Photograph existing conditions of structure, surfaces, equipment, or surrounding properties that could be misconstrued as damage resulting from selective demolition work; file with Architect prior to starting work.

3.2 PREPARATION

3.2.2 Structural protection: Provide interior and exterior shoring, bracing, or support to prevent movement settlement, or collapse of adjacent facilities to remain. Cease operations and notify Architect immediately if safety of structures appears to be endangered. Take precautions to support structure until determination is made for continuing operations.

3.2.3 Barricades: Erect and maintain barricades as required to prevent persons from entering and falling in areas where concrete is removed.

3.3 DEMOLITION

3.3.1 Scheduling: Coordinate removal and replacement to comply with Supplementary Conditions Paragraphs "e" and "f".

3.3.2 Slabs on grade: Use removal methods that will not crack or structurally disturb adjacent slabs. Use power saw where edge of removal does not fall at an existing control joint and as otherwise required to remove concrete to clean straight (at top) edges.

3.3.3 If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

3.4 CLEANUP

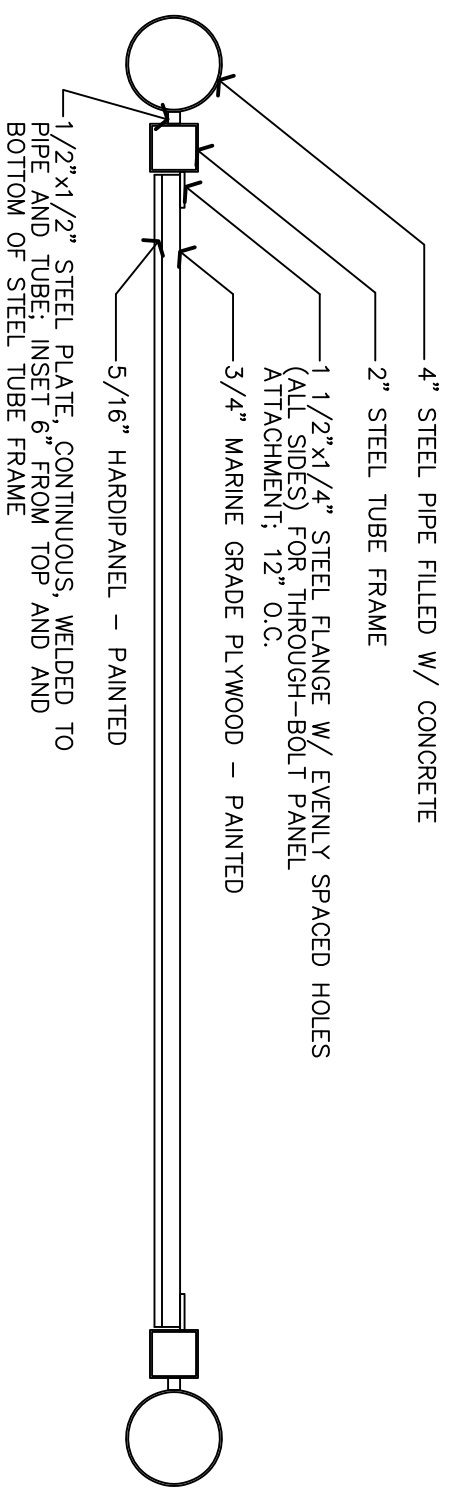
3.4.1 Disposal of Demolished Materials: Remove debris, rubbish, and other materials resulting from demolition operation from building site. Transport and legally dispose off site. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution. Burning of removed materials is not permitted on project site.

3.4.2 Final Cleanup: Upon completion of demolition work, remove tools, equipment, and demolished materials from site.

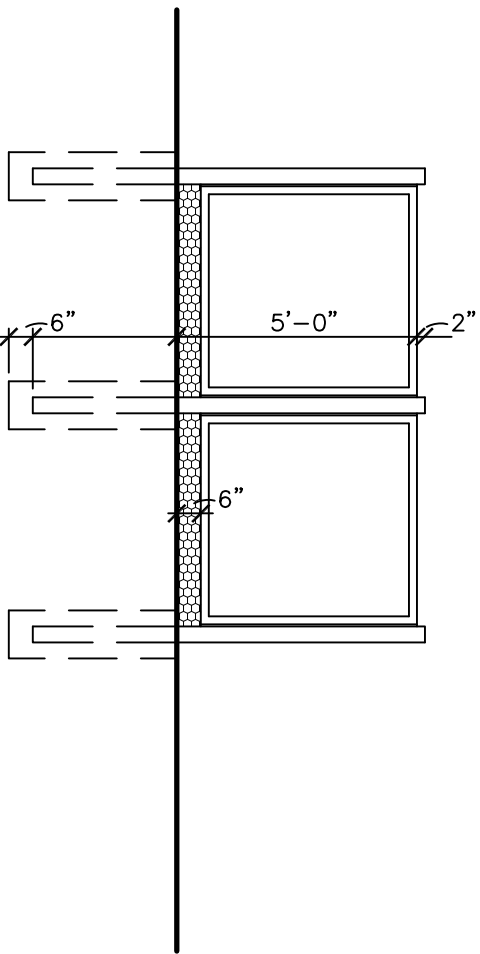
END OF SECTION

Insurance: Before starting any work, the Contractor shall furnish LHA with a certificate of insurance showing the minimum insurance coverage listed below, or greater if required by law, is in force. Contractor shall maintain the specified insurance coverage until all obligations under this Contract are satisfied. Failure to do so shall constitute material breach of this Contract upon which the Owner may immediately terminate the Contract. Insuring company must be lawfully authorized to do business in the State of Nebraska and rated at least A-VII in the current Best Company ratings. Evidence of rating must be provided along with the certificate of insurance. The Contractor’s insurance certificate shall list The Housing Authority of the City of Lincoln, its officers, officials, agents, employees and volunteers as Additional Insureds. If, by the terms of this insurance, any mandatory deductibles are required, the Contractor shall be responsible for payment of mandatory deductibles in the event of a paid claim.

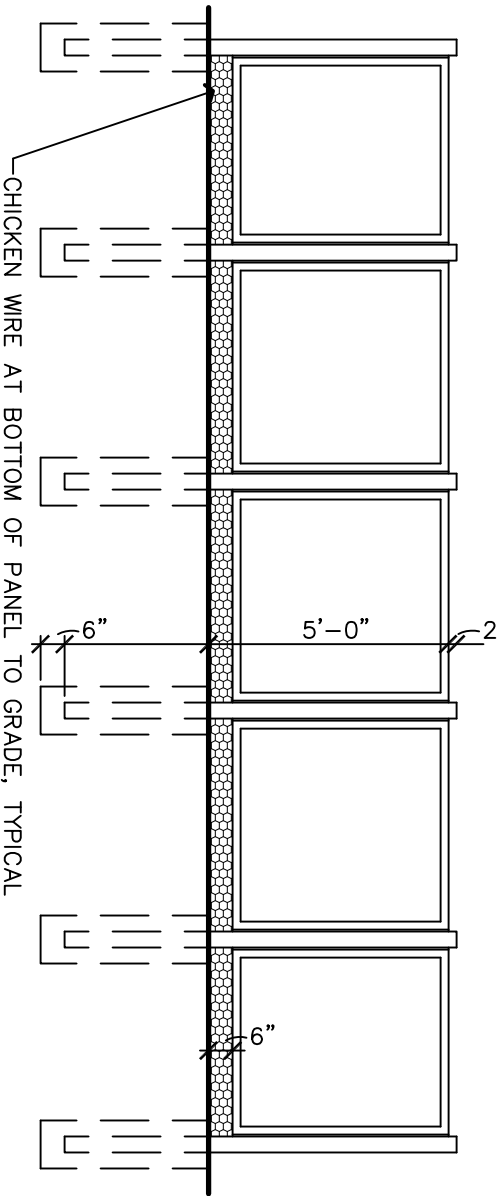
1.	General Liability:	
	Each Occurrence	\$1,000,000
	Damage to Rented Premises	\$ 0
	Medical Expense (Any one person)	\$ 0
	Personal & Advertising Injury	\$1,000,000
	General Aggregate	\$2,000,000
	Products Completed/Operations Aggregate	\$2,000,000
2.	Automobile Liability:	
	Combined Single Limit	\$ 500,000
	or	
	Bodily Injury (Per person)	\$ 250,000
	Bodily Injury (Per accident)	\$ 500,000
	Property Damage (Per accident)	\$ 100,000
3.	Umbrella Liability/Excess Liability:	
	Each Occurrence	\$ 0
	Aggregate	\$ 0
4.	Worker’s Compensation & Employer’s Liability:	
	Worker’s Compensation	Statutory
	E.L. Each Accident:	\$ 500,000
	E.L. Disease (Each employee)	\$ 500,000
	E.L. Disease (Policy limit)	\$ 500,000



4 PANEL DETAIL
 SCALE: 1/2" = 1' 0"



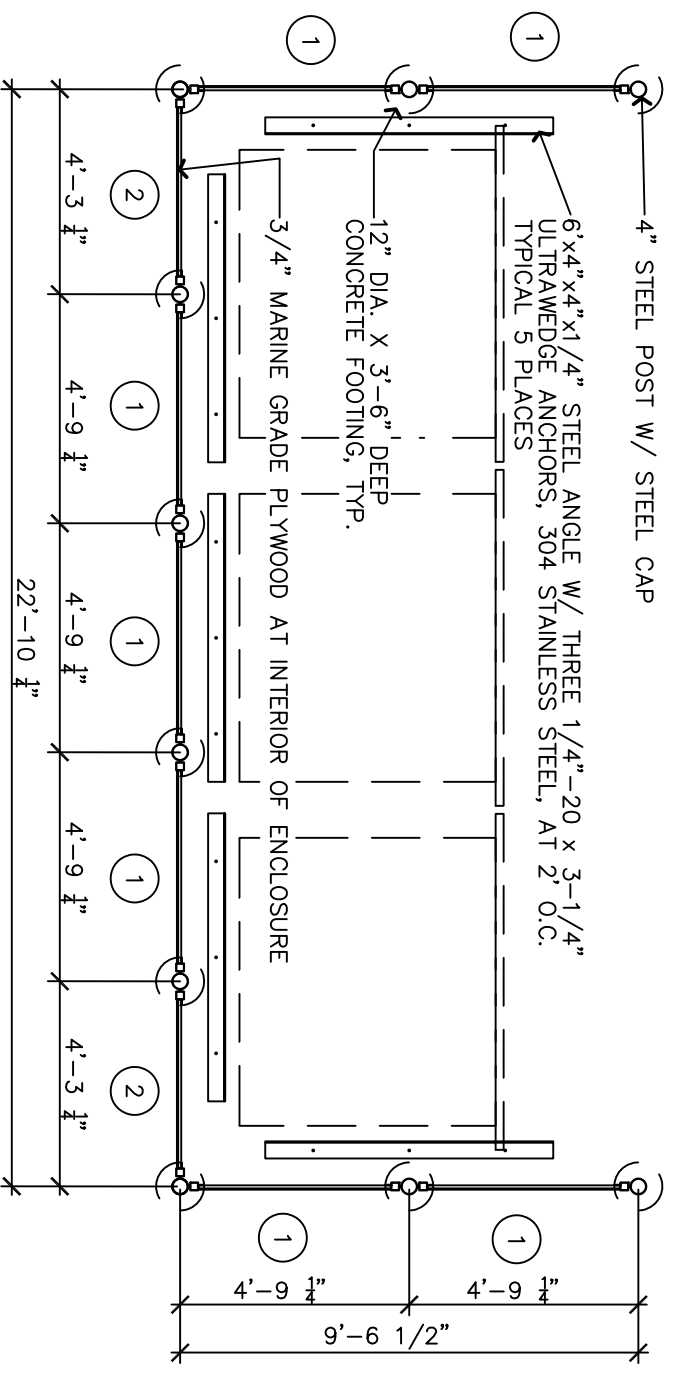
3 EAST DUMPSTER ELEV.
 SCALE: 1/4" = 1' 0"



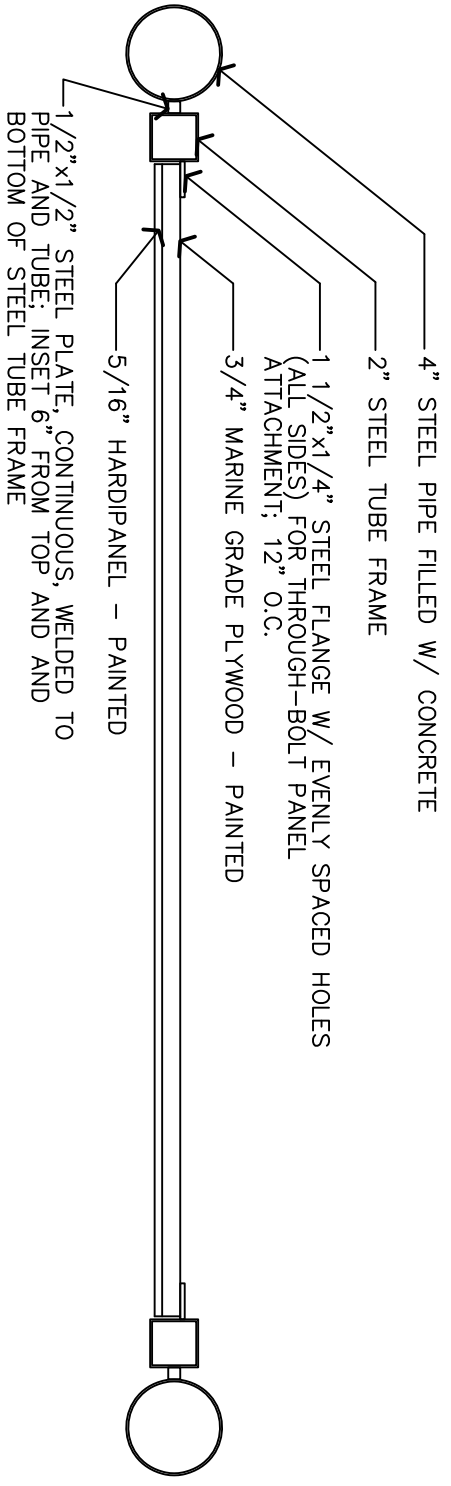
2 EAST DUMPSTER ELEV.
 SCALE: 1/4" = 1' 0"



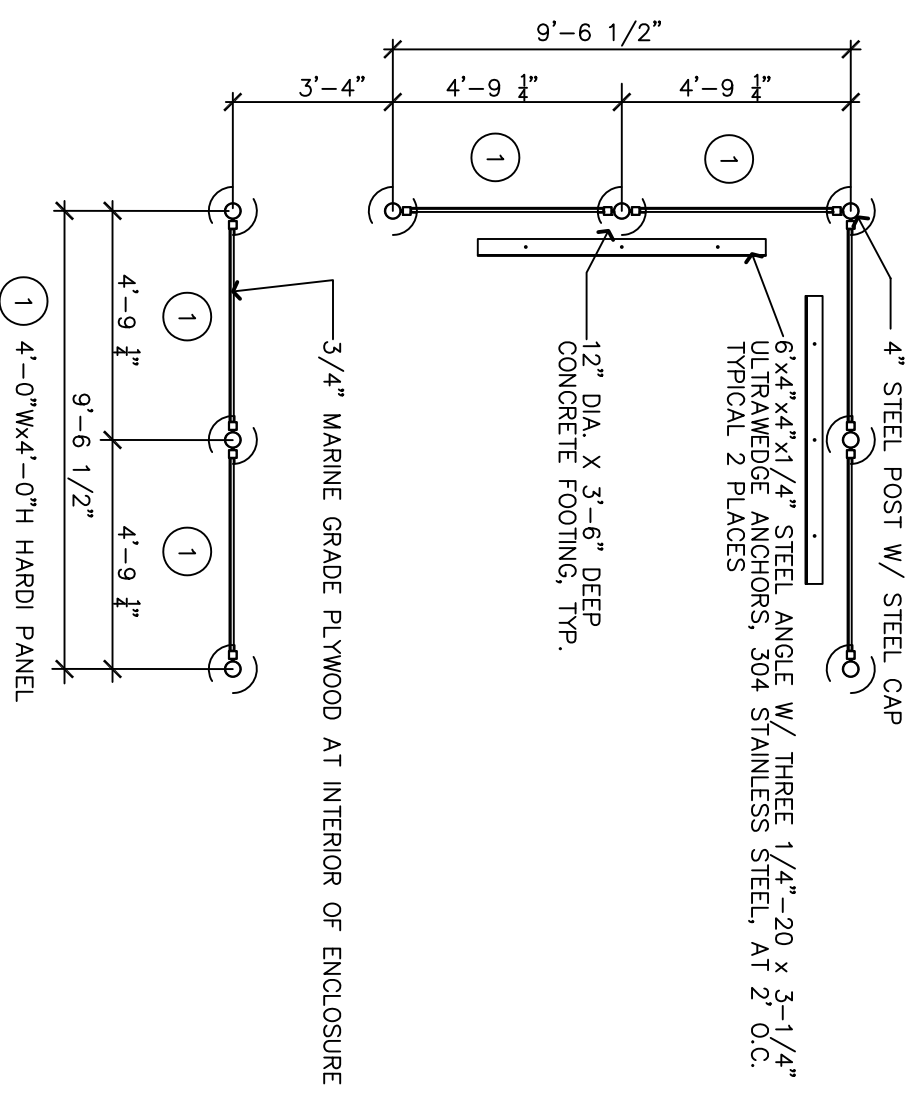
SITE PLAN
 SCALE: 1" = 60'



1 EAST DUMPSTER PLAN
 SCALE: 1/4" = 1' 0"



4 TYPICAL PANEL DETAIL
SCALE: 1 1/2" = 1'

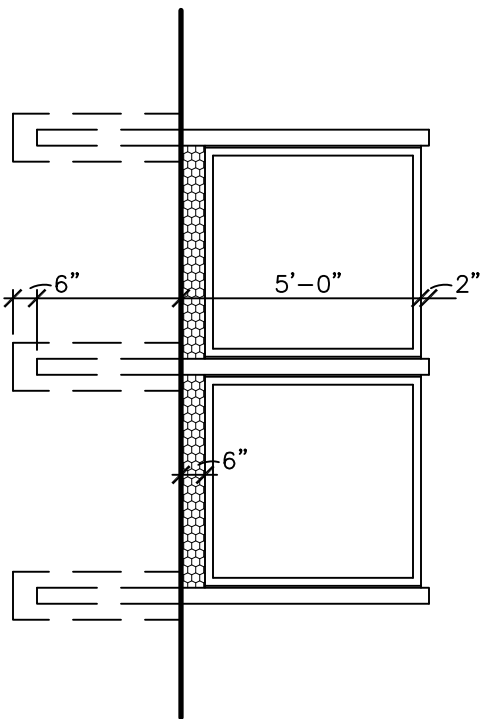


1 WEST DUMPSTER PLAN
SCALE: 1/4" = 1'

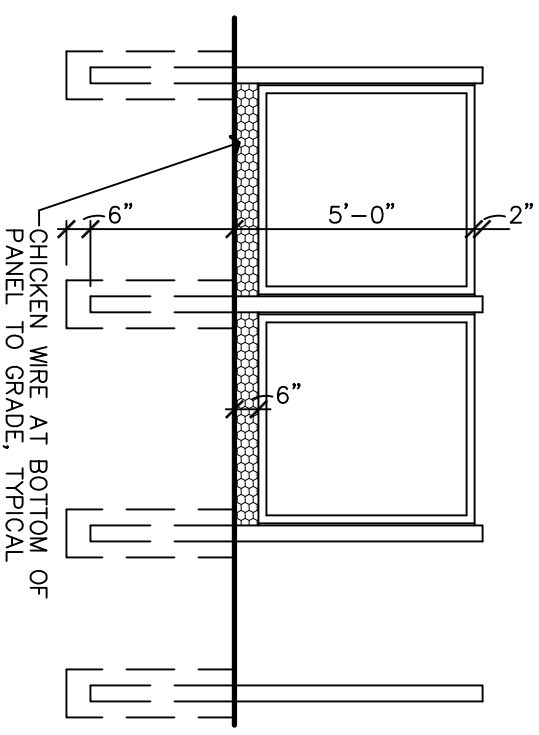


1 SITE PLAN
SCALE: 1" = 60'

1. REMOVE OLD FENCING.
2. PAINT ALL STEEL COMPONENTS OF NEW FENCING WITH 1 COAT: METAL PRIMER AND 2 COATS: EXTERIOR GLOSS ALKYD ENAMEL
3. PAINT ALL WOOD/HARDIPANEL COMPONENTS OF NEW FENCING WITH 1 COAT: ALKYD PRIMER AND 2 COATS: FLAT EXTERIOR ACRYLIC LATEX



2 WEST DUMPSTER ELEV.
SCALE: 1/4" = 1'



3 WEST DUMPSTER ELEV.
SCALE: 1/4" = 1'