

Request for Bid (RFB)

Storm Damage Repair Services – Multiple Sites

Issued By: Platte County Board of Services

RFB Number: RFB-2606

Issue Date: May 26th, 2026

Bid Due Date and Time: June 12th, 2026, at 12:00 pm.

Point of Contact: Chad Sinnwell, Director of Compliance & Systems Security, Email: chad.sinnwell@pcbsdd.org, Office Number: 816-891-0990 ext. 249

1. Invitation to Bid

Platte County Board of Services (PCBS) is soliciting sealed bids from qualified contractors for storm damage repair services at multiple properties. Work includes inspection, repair, restoration, debris removal, and associated construction services resulting from recent storm events.

2. Project Overview

On or about March 10th, 2026, multiple properties owned or managed by Platte County Board of Services sustained storm-related damage including damaged exterior components, roofing systems, siding systems, windows, gutters, and associated improvements as specified herein.

3. Scope of Work

Site 1 – Raintree House

5541 NW Raintree Dr., Parkville, MO 64152

Roofing

Remove and replace the existing roofing system due to storm-related damage. Install new roofing materials, including underlayment, flashing, drip edge, ventilation components, and shingles or approved equivalent roofing material. Dispose of all roofing debris.

Gutters and Gutter Guards

Remove and replace existing gutters and gutter guard systems. Install new gutters, downspouts, and compatible gutter protection systems.

Siding

Remove and replace one damaged elevation/side of vinyl siding. Match existing siding profile and color as closely as commercially available.

HVAC Component

Remove and replace damaged exterior air conditioning condenser cover or protective enclosure.

Site 2 – Blair House

7107 NW Blair Rd, Parkville, MO 64152

Roofing

Submit a bid for both a full roof replacement and for roof patching and localized repairs in storm-damaged areas as required. Roof patching would include replacing damaged shingles, flashing, sealants, and underlayment as necessary.

Gutters and Gutter Guards

Remove and replace existing gutters and gutter guard systems. Install new gutters, downspouts, and gutter protection materials.

Retaining Wall

Repair damaged retaining wall sections. Stabilize and restore structural integrity using appropriate masonry, block, or retaining wall materials to match existing conditions as closely as possible. Install a storm water pit and catch basin for driveway drains to empty into before emptying into the yard.

Site 3 – Hamilton House

5707 Honor Lane, Parkville, MO 64152

Roofing

Submit a bid for both a full roof replacement and for roof patching and localized repairs in storm-damaged areas as required. Roof patching would include replacing damaged shingles, flashing, sealants, and underlayment as necessary.

Gutters and Gutter Guards

Remove and replace existing gutters and gutter guard systems. Install new gutters, downspouts, and gutter protection systems.

Siding Replacement

Remove and replace existing siding on the entire house. Install new painted LP SmartSide siding system, including trim and associated accessories. Prepare surfaces and install materials per manufacturer specifications.

Window Replacement

Remove and replace existing damaged windows. Install new energy-efficient windows including flashing, sealing, insulation, and trim work as required.

Deck Construction

Remove and replace existing damaged deck or construct new deck as required by project conditions. Install framing, decking, railings, stairs, and hardware in compliance with local and Missouri Department of Mental Health 9 CSR 45-5.130 code requirements.

Site 4 – Prairie View House

6800 NW Prairie View Rd, Kansas City, MO 64151

Roofing

Remove and replace the existing roofing system due to storm damage. Install new roofing materials including underlayment, flashing, ventilation components, and shingles or approved equivalent roofing material.

Siding

Remove and replace damaged vinyl siding sections. Match existing siding profile and color as closely as commercially available.

Window Replacement

Remove and replace damaged windows. Install new windows with appropriate flashing, sealing, and trim finishes.

Gutters and Gutter Guards

Remove and replace existing gutters and gutter guard systems. Install new gutters, downspouts, and gutter protection systems.

4. Mandatory Site Visits

A mandatory pre-bid site walkthrough will be conducted as follows:

Date: 6/3/2026

Time: 1 pm.

Meeting Location: 6800 NW Prairie View Rd, Kansas City, MO 64151

Failure to attend the mandatory site visit may result in bid disqualification.

5. Contractor Qualifications

Bidders must demonstrate:

- Experience with multi-site repair projects
- Appropriate state and local licensing
- Insurance coverage meeting Owner requirements
- Financial capacity to complete the work
- OSHA compliance and safety program
- References for similar completed projects

Contractors shall submit:

- Company profile
- References
- Licenses/certifications
- EMR/safety statistics
- Proof of insurance

6. Schedule Requirements

Milestone	Date
RFB Issued	5/26/2026
Mandatory Site Visit	6/3/2026
Questions Due	6/9/2026
Final Addendum Issued	6/10/2026
Bids Due	6/12/2026
Notice of Award	6/16/2026
Anticipated Start Date	7/13/2026

7. Bid Submission Requirements

7.1 Technical Proposal

Include:

- Project approach
- Proposed schedule
- Subcontractor list

7.2 Cost Proposal

Provide:

- Lump sum pricing by site
- Unit pricing where applicable
- Labor rates
- Material markups
- Equipment rates
- Emergency response rates
- Allowances and exclusions

7.3 Required Forms

- Bid form
- W-9

- Insurance certificate
- Non-collusion affidavit
- Contractor license information

8. Pricing Format

The Contractor shall provide:

- Lump sum pricing by site
- Unit pricing where applicable.

9. Insurance Requirements

The successful bidder shall maintain at minimum:

- Commercial General Liability: \$1,000,000
- Workers' Compensation: Statutory Limits
- Automobile Liability: \$1,000,000
- Umbrella/Excess Liability: \$1,000,000

Certificates of insurance shall be provided prior to commencement of work.

10. Safety Requirements

The Contractor shall:

- Comply with OSHA standards
- Provide PPE for all workers
- Secure all work areas
- Report incidents immediately

11. Payment Terms

Payment shall be made based on:

- Completed work milestones
- Approved invoices
- Supporting documentation

PCBS reserves the right to withhold payment for incomplete or deficient work.

12. Change Orders

Require written authorization for all scope changes.

13. Warranty

Contractor shall provide:

- Minimum 1-year workmanship warranty
- Manufacturer warranties on materials

- Transferable warranties where applicable

14. Evaluation Criteria

Bids may be evaluated based on:

- Price
- Relevant experience
- Response capability
- Staffing and resources
- Safety record
- Schedule compliance
- References
- Completeness of proposal

The Owner reserves the right to reject any or all bids.

15. Submission Instructions

Bid Due Date and Time: June 12th, 2026, at 3:00 pm.

Submit bids in sealed envelopes to:

Chad Sinnwell
Director of Compliance & System Security
Platte County Board of Services for the Developmentally Disabled
7900 NW 106th Street, Kansas City, MO 64153

Clearly label submissions:

“Storm Damage Repair Bid – Multiple Sites – RFB-2606”

Late submissions may not be accepted.

16. Terms and Conditions

- PCBS reserves the right to cancel or modify this solicitation.
- PCBS is not responsible for proposal preparation costs.
- Contractor(s) shall comply with all federal, state, and local laws.
- Contractor shall not assign the contract without written approval.
- All documents submitted become property of PCBS.

Attachment A – Bid Form

Item	Information
Company Name	
Address	
Contact Person	
Phone	
Email	
License Number	

Authorized Signature: _____

Name/Title: _____

Date: _____

Attachment B – Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____, who being duly sworn, states that he/she is _____ of _____ (“Respondent”), and that all statements and facts contained in the proposal are true and correct. Affiant further states that the Respondent has not, directly or indirectly, entered into any agreement, participated in any collusion, or taken any action in restraint of free competitive bidding in connection with the submitted proposal or any contract resulting therefrom. Affiant additionally certifies that the Respondent is not financially interested in, nor financially affiliated with, any other Respondent submitting a proposal for the same project or contract.

Signature

Printed Name / Title

Company Name

Sworn to and subscribed before me this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____