

# **SPECIFICATIONS PROPOSAL & BID DOCUMENT**

IALHB0664-18 – 002  
Property: 1724 George Street

**Sioux City, Iowa**

**Lead Based Paint Remediation must be completed in 10 days from receiving the Notice to Proceed**

**All projects with costs of \$20,000 or more are subject to HUD's pre-approval prior to issuance of a Notice to Proceed.**

**BIDS ARE DUE at the following location on June 17, 2019 no later than 4:00 p.m.  
City of Sioux City: Neighborhood Services Division  
Attn: Ron Engle  
405 6<sup>th</sup> Street, Room 305  
P.O. Box 447  
Sioux City, IA 51102**

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF) \_\_\_\_\_ ) SS:  
COUNTY OF)

\_\_\_\_\_, being first duly sworn, deposes and says that:

- (1) He is \_\_\_\_\_ of  
(Owner, partner, office, representative, agent, other, explain)  
\_\_\_\_\_, the Bidder that has submitted the attached Bid;
- (2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owner, agents, representatives, employees or parties in including this affiant, nor any employee or official of the City of Sioux City has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a sham bid in connection with the Contract for which the attached Bids have been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement, any advantage against the City of Sioux City or the owner of the property interested in the proposed contract;
- (5) The prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of Bidder or any of its agents, representatives, owners, employers or parties in interest including this affiant, or by any employee or official of the City of Sioux City.

SIGNED

\_\_\_\_\_

TITLE

\_\_\_\_\_

**SIOUX CITY  
LEAD HAZARD CONTROL PROGRAM  
BID AND PROPOSAL**

**PROJECT SPECIFICATIONS FOR PROPERTY LOCATED AT:**

**1724 George Street  
Sioux City, Iowa 51103**

The proposal of \_\_\_\_\_ (hereinafter called "Bidder"), organized and existing under the laws of the State of \_\_\_\_\_ doing business as \* \_\_\_\_\_. (\*Insert "a corporation", "a partnership", or "an individual" as applicable.)

To the City of Sioux City, Iowa (hereinafter called "COMMUNITY").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the project located at the above referenced property certifies, and, in the case of a joint BID, each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter related to this BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence work under this proposal on or before a date to be specified in the Notice to Proceed.

**BIDDER acknowledges receipt and complete understanding of the Instructions to Bidder:**

\_\_\_\_\_  
Printed or typed name of BIDDER / CONTRACTOR

\_\_\_\_\_  
Signature of BIDDER / CONTRACTOR

## LINE ITEM PRICING

(CONTRACTOR TO VERIFY QUANTITIES DURING WALKTHROUGH)

<b>NOTE(S):</b> 1) All finish work to be completed per the Bidding Instructions. 2) You are responsible for repairing any damage to components remaining in place (i.e. header and casings as part of window replacement). 3) Per Iowa Admin Code 641-70.2(135) ““Paint Stabilization” means repairing any physical defect in the substrate...”			
LINE	ITEM		LEAD
#	INTERIOR DIVISION	LIRA	PRICE
1	Basement, Room 2, Entry Door Frame (D) – Abatement – Strip paint from door frame, photograph for documentation. Repaint with 2 coats of appropriate paint to match existing area.	21-5	
	Basement, Room 1, Wall (B) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	27	
2	Basement, Room 1, To Exterior Door Frame (C) – Abatement – Strip paint from door frame, photograph for documentation. Repaint with 2 coats of appropriate paint to match existing area.	82 84	
3	Basement, Stairway, Wall (A,B,C) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	136 138 140	
4	Basement, Stairway, Landing Baseboards (All) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	156 158	
5	Basement, Stairway, Joists(A,C), Joists (D) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	203 204 205 206	
	Basement, Stairway, Stair Railing Support (C) – Interim – Remove and replace stair railing support. Repaint to match existing.		
6	Basement, Stairway, Treads– Interim - Paint Stabilization followed by installation of wear resistant material.	261	
7	Basement, Stairway, Entry Door Casing/Header, (Side C)– Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	266	
	Attic, Room 1, Windows (#s 12,13) – Abatement – Remove and replace Window Components. Remove any unnecessary storm windows and ensure all painted surfaces exposed by the activity are covered in a suitable weather resistant material that matches the surrounding. Caulk seams to create dust tight seal.		
8	Attic, Room 1, Door to Room 2 (Door) – Abatement – Remove and replace door components.	269 270	
	Attic, Room 2, Windows (#s 14,15) – Abatement - Abatement – Remove and replace Window Components. Remove any unnecessary storm windows and ensure all painted surfaces exposed by the activity are covered in a suitable weather resistant material that matches the surrounding. Caulk seams to		

	create dust tight seal.		
9	Attic, Room 2, Closet Door, Casing and Header (Side A) – Interim – – Paint Stabilization followed by two coats of high quality appropriate paint.	274	
	Kitchen, Window, (# 7) – Abatement – Remove and replace Window Components. Remove any unnecessary storm windows and ensure all painted surfaces exposed by the activity are covered in a suitable weather resistant material that matches the surrounding. Caulk seams to create dust tight seal.		
	Living Room, Window, (# 3) - Abatement – Remove and replace Window Components. Remove any unnecessary storm windows and ensure all painted surfaces exposed by the activity are covered in a suitable weather resistant material that matches the surrounding. Caulk seams to create dust tight seal.		
	Bedroom 2, Closet, Wall (Side A) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
	Bedroom 1, (# 1) – Abatement – Remove and replace Window Components. Remove any unnecessary storm windows and ensure all painted surfaces exposed by the activity are covered in a suitable weather resistant material that matches the surrounding. Caulk seams to create dust tight seal.		
	Bedroom 1, Closet, Wall (Side A,C) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
	Front Entry, Entry Door, Stop (Side A) – Abatement – Remove and replace door stop, paint new stop to match existing.		
	Storage, Walls & Ceiling, (All) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
	Storage, Upper Trim and Baseboards, (All) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
	Storage, Shoe Molding, (All) - Abatement -Remove and replace component. Repaint to match existing.		
	Storage, Floor, (All) - Interim -Paint stabilization and then install suitable wear resistant material to cover entire floor.		
	Storage, Shelf and Support, (All) - Abatement -Remove and replace components. Repaint to match existing.		
	Storage, Entry Door, Casing/Header, (Side D) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
	Storage, Entry Door, Sill, (Side D) - Interim - Paint Stabilization followed by installation of wear resistant material.		
	Storage, Entry Door, Casing/Header, (Side C) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		

	<b>EXTERIOR DIVISION</b>		<b>PRICE</b>
<b>NOTE:</b> If due to colder weather, some or all exterior work may be postponed until warmer conditions. Please make sure that your prices incorporate this, as NO change orders will be issued for additional travel expenses.			
10	Exterior, Windows (#s 1-15) – Interim – Remove any unnecessary storm windows and ensure all painted surfaces are covered in a suitable weather resistant material that matches the surrounding. Caulk seams to create dust tight seal.	283 285- 298 302- 305	
11	Exterior, Lower Wall, Brick (Side A,B,D) – Interim – Paint Stabilization followed by two coats of high quality exterior paint. Repaint to match existing.	294	
12	Exterior, Entry Door, Casing/Header/Sill (Side A) – Interim – Paint Stabilization on Casng/Header/Sill. Repaint casing and header to match existing. Install wear resistant material on sill.	309	
13	Exterior, Upper Trim/Eave/Soffit/Fascia (Side A) – Abatement – Paint stabilization followed by the installation of an appropriate weather resistant material. Caulk all seams to create a dust tight seal.	317	
14	Exterior, Porch, Ceiling/Upper Horizontal Beam/Column/Lower Horizontal Support Beam – Interim – Paint Stabilization followed by two coats of high quality exterior paint. Repaint to match existing.	331 332	
15	Exterior, Porch, Floor– Interim – Paint Stabilization followed the installation of a wear resistant material.	336	
16	Exterior, Exposed Lower Trim (Side B) – Abatement – Paint Stabilization followed by installation of weather resistant material. Caulk all seams to create a dust-tight barrier.	345	
	Exterior, Rear Porch, Ceiling/Upper Horizontal Beam/Eave/Soffit/Fascia – Interim – Paint Stabilization followed by two coats of high quality exterior paint. Repaint to match existing.		
	Exterior, Fence Post (Side C) – Abatement – Remove and dispose of existing fence post.		
	Exterior, Rear Porch, Door to Storage, Door Stop (Side C) – Abatement – Remove and replace door stop. Paint to match existing.		
***	If any painted areas are exposed during the completion of activities the price to treat those areas to the same level as the line item should be included.		X
	<b>CLEAN UP AND CONTAINMENT DIVISION</b>		<b>PRICE</b>
	This section includes containment and clean-up and waste removal. It may or may not include wrapping of large pieces of furniture and/or appliances. Contractor must clean dwelling sufficiently to pass clearance testing. If containment is utilized, contractor is responsible for establishing containment. If dwelling does not pass clearance on the first attempt, the contractor is responsible for costs associated with subsequent attempts. <b>This line item shall not exceed \$1,500.</b>		\$
	<b>POST REMEDIATION TESTING AND CLEARANCE</b>		<b>PRICE</b>

	Pre-negotiated price for the entirety of the 2018 LHCG. This amount is payable to Impact 7G., Inc. If there are any failed visual inspections they will be billed at a rate of \$300.00 per occurrence, if there are additional inspections that require dust or soil sampling they will be billed at a rate of \$600.00 per occurrence. Any amounts incurred over the initial \$900.00 are the responsibility of the contractor.		\$ 900

<b>BID SUMMARY (1724 George Street)</b>		<b>Base Bid Price</b>
<b>INTERIOR DIVISION TOTAL</b>		\$
<b>EXTERIOR DIVISION TOTAL</b>		\$
<b>CLEAN-UP AND WASTE DIVISION TOTAL</b>		\$
<b>TESTING AND CLEARANCE</b>		\$ 900
<b>TOTAL AMOUNT FOR LEAD BASE BID</b>		\$
<b>ALTERNATE BID ITEMS</b>		
		<b>Alternate Pricing</b>
<b>NOTE:</b> Provide the TOTAL cost for the alternate bid items. If an alternate bid item is selected, the provided cost will replace the costs designated in the "Remove Lines."		
HH Alt	Clean out all existing gutters and re-attach where needed with additional gutter straps. In areas where gutters are appropriate but missing; Provide and install new gutters, and extensions. Gutters to be 5-inch Style K in standard colors. Down drops and spouts to be 3"x4". All fittings to be sealed with gutter seal. Gutters and downspouts to have a baked enamel finish. Steel gutter shall be 26 Gauge. Aluminum gutter shall be .032 thickness. Support / attach aluminum gutter a minimum of 24" on center. Steel may span further. All gutter systems shall ensure adequate drainage to protect the structure. Divert the water away from the foundation using downspout extensions. Use splash blocks where appropriate. Eliminate all cistern feeds.	
HH Alt	TBD	
HH Alt	TBD	

**Section to be filled in by City:**

<b>ACCEPTED HEALTHY HOMES ALTERNATES</b>	\$
<b>ACCEPTED LBP ALTERNATES</b>	\$

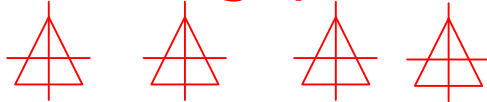
<b>ADJUSTED BASE BID TOTAL</b>	<b>\$</b>
--------------------------------	-----------



George Street

A

S-1



S-3

D



S-2

B



18th Street

C

### Legend

-  Soil Sample
-  Dust Sample
- V = Vinyl



JOB DESCRIPTION:

LBP Inspection / Risk Assessment  
1724 George Street  
Sioux City, Iowa

SHEET TITLE:

Property Map  
1st Floor

DATE:

05/02/19

DRAWN BY:

TS

CHECKED BY:

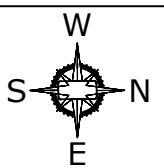
JR

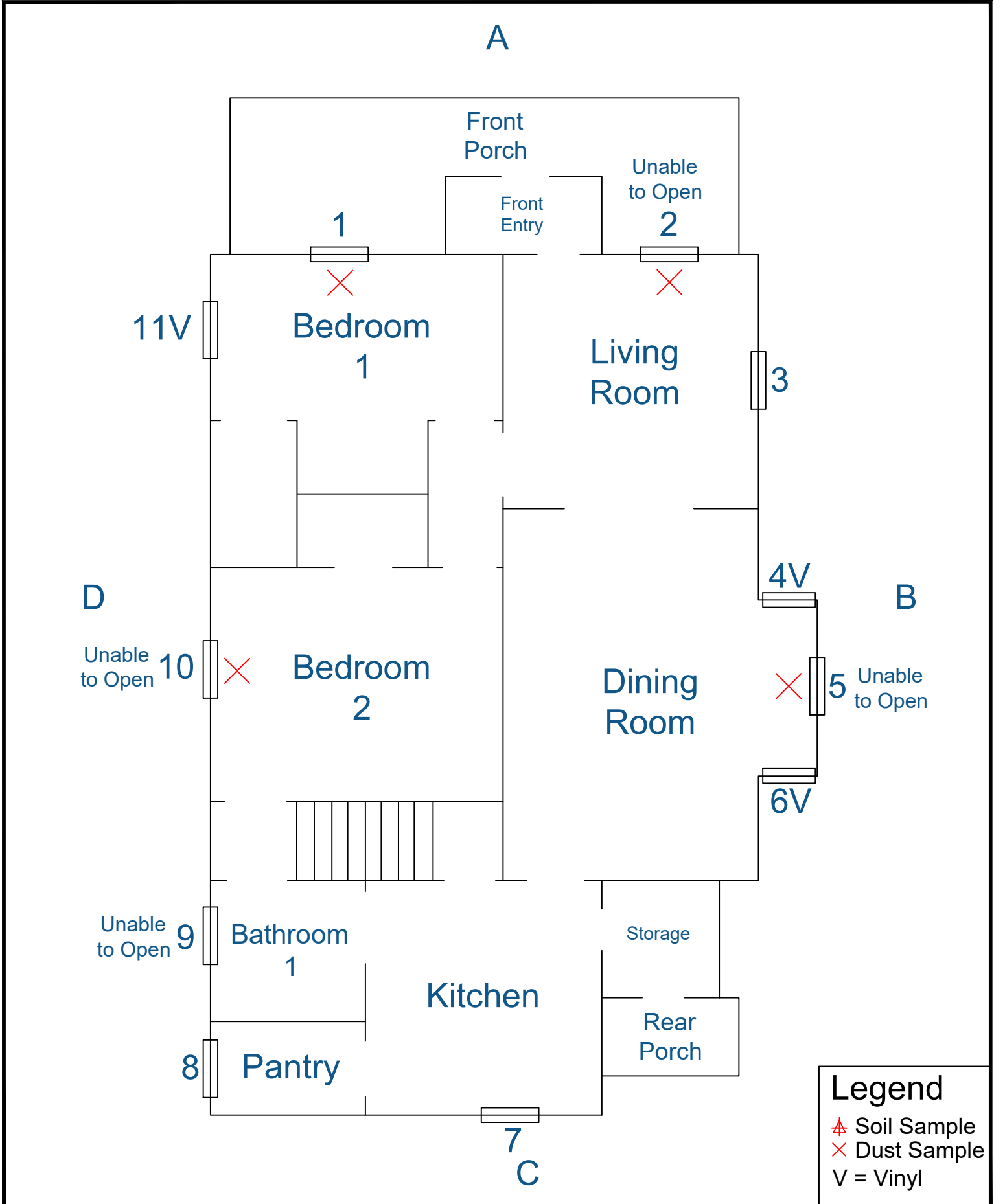
SCALE:

N/A

PROJECT NO.:

Sioux City LHCG 2018





**Legend**

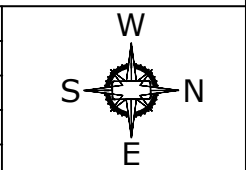
- ▲ Soil Sample
- × Dust Sample
- V = Vinyl

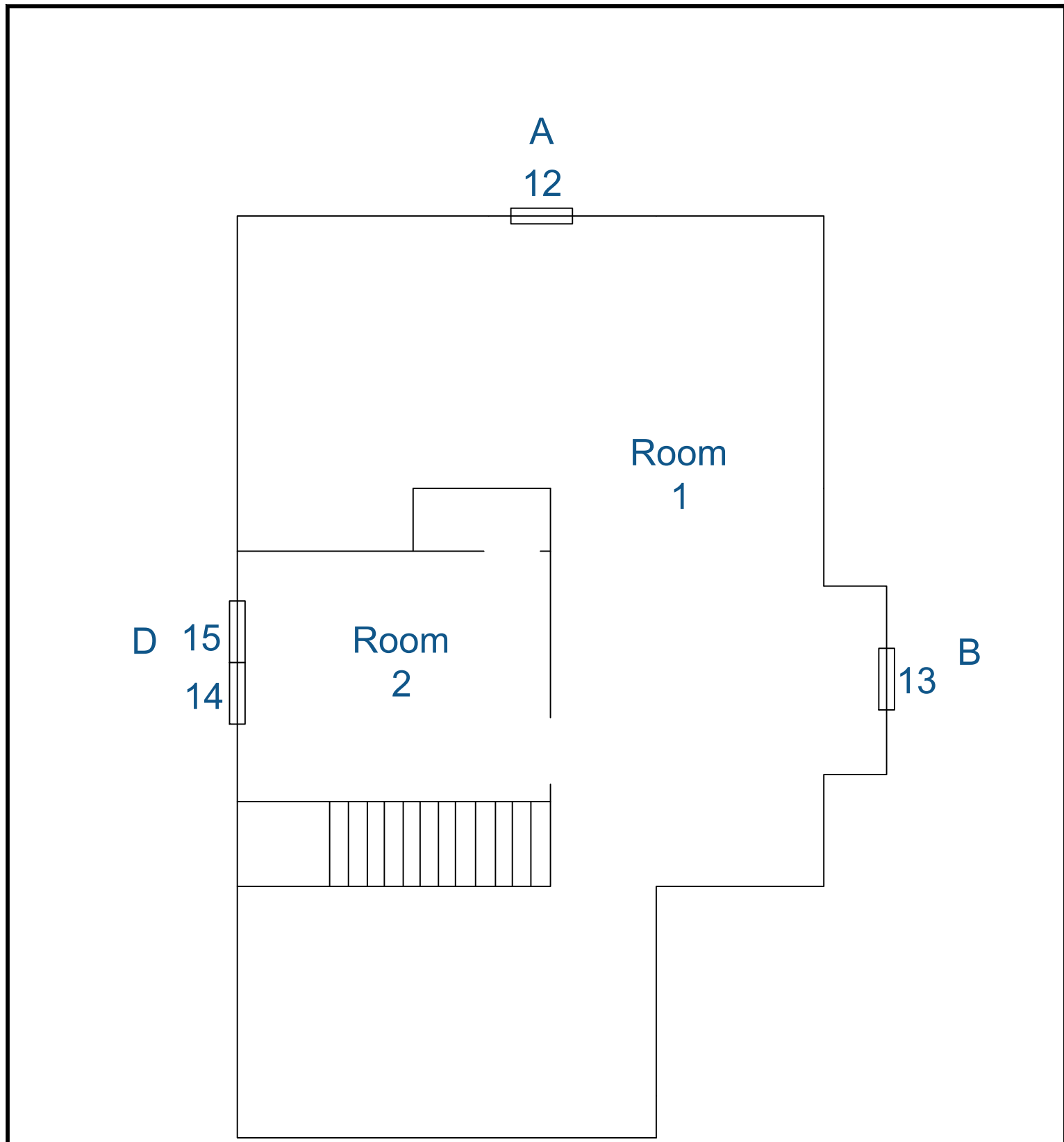


JOB DESCRIPTION: LBP Inspection / Risk Assessment  
 1724 George Street  
 Sioux City, Iowa

SHEET TITLE: Property Map  
 1st Floor

DATE: 05/02/19  
 DRAWN BY: TS  
 CHECKED BY: JR  
 SCALE: N/A  
 PROJECT NO: Sioux City LHCG 2018

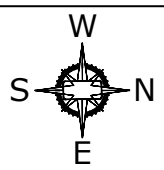




JOB DESCRIPTION:  
 LBP Inspection / Risk Assessment  
 1724 George Street  
 Sioux City, Iowa

SHEET TITLE:  
 Property Map  
 Attic

DATE: 05/02/19  
 DRAWN BY: TS  
 CHECKED BY: JR  
 SCALE: N/A  
 PROJECT NO: Sioux City LHCG 2018

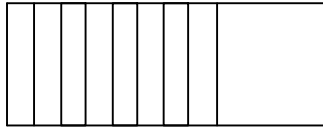


A

D

Glass Block 18

Room 1



Room 2

16 Glass Block

B

17 Glass Block

C



JOB DESCRIPTION:

LBP Inspection / Risk Assessment  
1724 George Street  
Sioux City, Iowa

SHEET TITLE:

Property Map  
Basement

DATE:

05/02/19

DRAWN BY:

TS

CHECKED BY:

JR

SCALE:

N/A

PROJECT NO.:

Sioux City LHCG 2018

