

# **SPECIFICATIONS PROPOSAL & BID DOCUMENT**

IALHB0664-18 – 026  
Property: 801 South Cecelia 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 06/11/2020 no later than 4:00 p.m.  
City of Sioux City: Neighborhood Services Division  
Attn: Matt Meylor  
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:**

**801 South Cecelia Street  
Sioux City, Iowa 51106**

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 1, Stair Tread, (All) - Interim – Paint stabilization followed by the installation of a wear resistant material.		
2	Basement, Room 1, To Room 2 Door, (Side A) - Abatement – Strip paint from component and photograph for documentation followed by the application of two coats of high-quality appropriate paint.		
3	Basement, Room 1, Detached Window Sash, (Side D) - Abatement – Remove Component		
4	Basement, Room 1, Windows, Sash/Frame (#s 34-38) – 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.		
5	Basement, Room 1, Floor, (Side All) - Abatement – Strip paint from component and photograph for documentation.		
6	Basement, Room 2, Entry Door, Stop, (Side C) Abatement – Remove and replace door stop followed by the installation of two coats of high-quality appropriate paint to match existing.		
7	Basement, Room 2, Windows, Sash/Frame (#s 33) – 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	Basement, Basement Entry, Tread/Riser/Landing Tread (All) - Interim – Paint stabilization followed by the installation of a wear resistant material.		
9	Basement, Basement Entry, Lower Wall Cap, (Side A/C) - Abatement – Scrape paint from jamb and photograph for documentation, paint components with two coats of high-quality appropriate paint.		
10	Floor 1, Rear Entry, Ceiling/Wall (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
11	Floor 1, Kitchen, Windows, Middle Stop/Jamb/Exterior Stop/Trough (#s 14/15) – 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.		
12	Floor 1, Dining Room, Wall (Side A) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
13	Floor 1, Dining Room, Windows, Middle Stop/Jamb/Exterior Stop/Trough (#s 1/3) – 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.		
14	Floor 1, Living Room, Wall (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
15	Floor 1, Living Room, Windows, Middle Stop/Jamb/Exterior Stop/Trough (#s 4-6/7/9) – 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.		
16	Floor 1, Living Room, Entry Door, Stop, (Side A) Abatement – Remove and replace door stop followed by the installation of two coats of high-quality appropriate paint to match existing.		
17	Floor 1, Hallway, Wall (Side B) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
18	Floor 1, Hallway, Bathroom Hall Wall (Side D) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
19	Floor 1, Hallway, Ceiling (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
20	Floor 1, Bedroom 1, Windows, Middle Stop/Jamb/Exterior Stop/Trough (#s 12) – 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.		
21	Floor 1, Bathroom 1, Wall/Ceiling, (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
22	Floor 1, Bathroom 1, Windows, Upper Sash, Lower Sash, Inside Stop, Middle Stop/Jamb/Exterior Stop/Trough (#s 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.		
23	Floor 1, Bathroom 1, Window, Casing/Header (#s 13) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
24	Floor 1, Bathroom 1, Windows, Sill (#s 13) – Abatement – Scrape paint and photograph for documentation of removal, repaint with two coats of high-quality appropriate paint.		
25	Floor 1, Bathroom 1, Entry Door, Casing/Header/Jamb/Stop/Door – Abatement – Remove and replace door components casing-to-casing paint to match surrounding.		
26	Floor 1, Bathroom 1, Medicine Cabinet, Door/Sill/Frame (Side D) – Abatement – Scrape paint and photograph for documentation of removal, repaint with two coats of high-quality appropriate paint.		
27	Floor 1, Bathroom 1, Medicine Cabinet, Wall (Side A/B) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
28	Floor 1, Bathroom 1, Medicine Cabinet, Shelf (Side All) – Abatement – Scrape paint and photograph for documentation of removal, repaint with two coats of high-quality appropriate paint.		
29	Floor 2, 2 <sup>nd</sup> Floor Stairway, Wall, (Side A/C) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
30	Floor 2, 2 <sup>nd</sup> Floor Stairway, Ceiling, (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
31	Floor 2, Hallway, Ceiling, (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
32	Floor 2, Bathroom 2, Windows, Middle Stop/Jamb/Exterior Stop/Trough (#s 30-32) – 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.		
33	Floor 2, Bedroom 2, Ceiling (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
34	Floor 2, Bedroom 2, Closet, Wall (Side C)/Ceiling/Baseboard (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
35	Floor 2, Bedroom 3, Wall (Side C/D) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		

36	Floor 2, Bedroom 3, Closet, Wall (Side C)/Ceiling (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
37	Floor 2, Bedroom 3, Wall (Side C/D) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.		
38	Floor 2, Bedroom 3, Ceiling (Side All) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint 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.			
***	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
39	Exterior, Soil, (Side B/C) - Install 6-inches of mulch to cover Bare Soil along Side within the drip-line of the house.		
40	Exterior, Soil, Garage (Side A/B) - Install 6-inches of mulch to cover Bare Soil along Side within the drip-line of the house.		
41	Exterior, Eave/Soffit/Fascia/Soffit Supports/Truss Ends (All) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
42	Exterior, Upper Wall/Corner Trim/Lower Trim/Upper Trim (All) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
43	Exterior, Windows, Casing/Header/Sill (#s 14-18/30-32) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
44	Exterior, Lower Trim Cap/Mid Wall Trim/Mid Wall Trim Cap (Sides B/C/D) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
45	Exterior, Windows, Casing/Header/Sill (#s 12/13/25-29) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
46	Exterior, Windows, Window Frame (#s 35) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
47	Exterior, Windows, Window Frame/Sash/Middle Stop (#s 33/34) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
48	Exterior, Windows, Casing/Header/ Exterior Stop/ Sill (#s 7-11/22-24) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		

49	Exterior, Windows, Exterior Stop (#s 26-28) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
50	Exterior, Windows, Casing/Header/ Exterior Stop/ Sill (#s 1-6/19-21) – Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
51	Exterior, Entry Door, Casing/Header/ Sill (Side A) – Abatement - Paint Stabilization followed by installation of wear resistant material, caulk seams to create a dust-tight seal.		
52	Exterior, Front Porch, Soffit/Truss Ends/Upper Beam/Ceiling/Crown Molding/Column (Side All) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
53	Exterior, Garage, Upper Wall (Side A/B/D) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
54	Exterior, Garage, Upper Trim/Eave/Soffit (Side A/B/D) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
55	Exterior, Garage, Fascia/Soffit Supports (Side B/D) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
56	Exterior, Garage, Truss Ends (Side A) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
57	Exterior, Garage, Casing/Header/Jamb (Side D) – Abatement - Paint Stabilization followed by installation of wear resistant material, caulk seams to create a dust-tight seal.		
58	Exterior, Garage, Windows, Casing/Header/Upper Sash/Lower Sash/Middle Stop/Jamb/Trough/Exterior Stop/Sill (#s 39/40) – Remove and replace Window Components. Abatement - Paint Stabilization followed by installation of wear resistant material, caulk seams to create a dust-tight seal.		
59	Exterior, Garage, Entry Door, Casing/Header/Stop/Door (Side A) - Abatement – Remove and replace door components casing-to-casing, paint to match surrounding.		
	<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		\$ 900



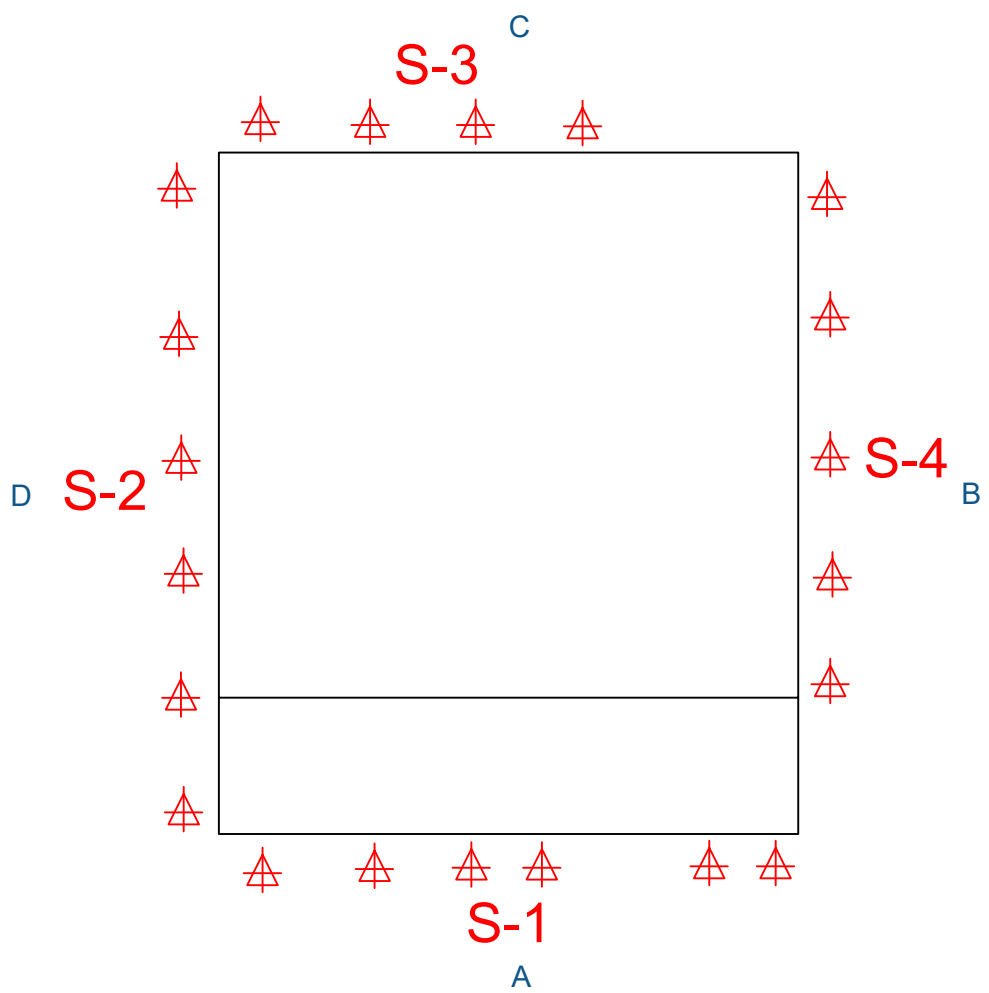
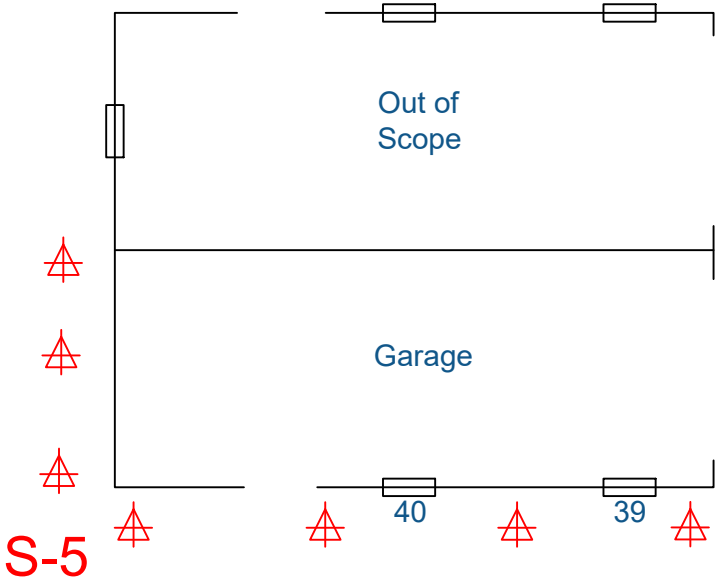
	inspections that require dust or soil sampling they will be billed at a rate of \$600.00 per occurrence. Any amounts incurred over the initial \$900.00 are the responsibility of the contractor.		

<b>BID SUMMARY (801 S. Cecelia 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		\$
HH Alt	Install 2 Smoke Detectors	
HH Alt	Install 2 Carbon Monoxide Detectors	
Alt	<p><b>PERMANENT SOFFIT &amp; FASCIA / METAL COIL WORK - Entire (complete cover) House. Eliminates (Items 41/43/45-52/54-59)</b></p> <p>- Bid to use plastic "Containment" on ground or floor where appropriate. All listed areas are lead hazards. Must use Lead RRP practices.</p> <p>Any exterior door or window trim, (including basement window jambs &amp; trim) not covered in separate specifications.</p> <p>All house overhang soffit, overhang supports including gable braces, and fascia.</p> <p>All overhangs to be finished with vinyl or metal soffit. For lead paint chip containment reasons, use non-vented soffit on overhangs and isolate existing soffit house vents by using vented soffit for these vents only. Include all porch lids and beams. Cover the exterior fascia with pre-painted aluminum coil trim. Face nailing should be minimized. Leave no exterior exposed wood on soffit and fascia.</p>	

Alt	<p><b>PERMANENT SIDING-VINYL</b> - Full cover house and front &amp; rear porch. Eliminates (Items 42/44/53)</p> <p>Notes: - Bid to use plastic "Containment" on ground or floor where appropriate. All listed areas are lead hazards. Must use Lead RRP practices.</p> <ul style="list-style-type: none"> <li>- Include all exterior coil work not covered in "soffit /fascia spec" items.</li> <li>- Leave no original bare or painted wood on the exterior. Wrap all with pre-colored metal.</li> <li>- All metal edges are to be caulked/sealed inside and outside with silicone to enclose any lead hazard.</li> <li>- Prepare all surfaces for new siding, including any repair work to existing siding to facilitate new vinyl covering</li> </ul> <p>Install 1/4" foam core backer before siding. Fir out all walls that show severe waviness. Furnish and install vinyl siding in standard colors as manufactured by Certainteed (Mainstreet) or equivalent. Siding panels to be no less than .042" thickness. Contractor to install house numbers and reinstall all pre-existing attachments. All work will be done according to manufactures instructions and to Code.</p> <p>This line item would include the re-hanging of the existing gutters unless otherwise specified. This would eliminate all other exterior work.</p>	
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**Section to be filled in by City:**

<b>ACCEPTED HEALTHY HOMES ALTERNATES</b>	\$
<b>ACCEPTED LBP ALTERNATES</b>	\$
<b>ADJUSTED BASE BID TOTAL</b>	\$



Marshall Avenue

S Cecelia Street

**Legend**

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



JOB DESCRIPTION: LBP Inspection / Risk Assessment  
801 S Cecelia Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
Exterior

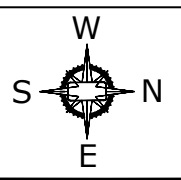
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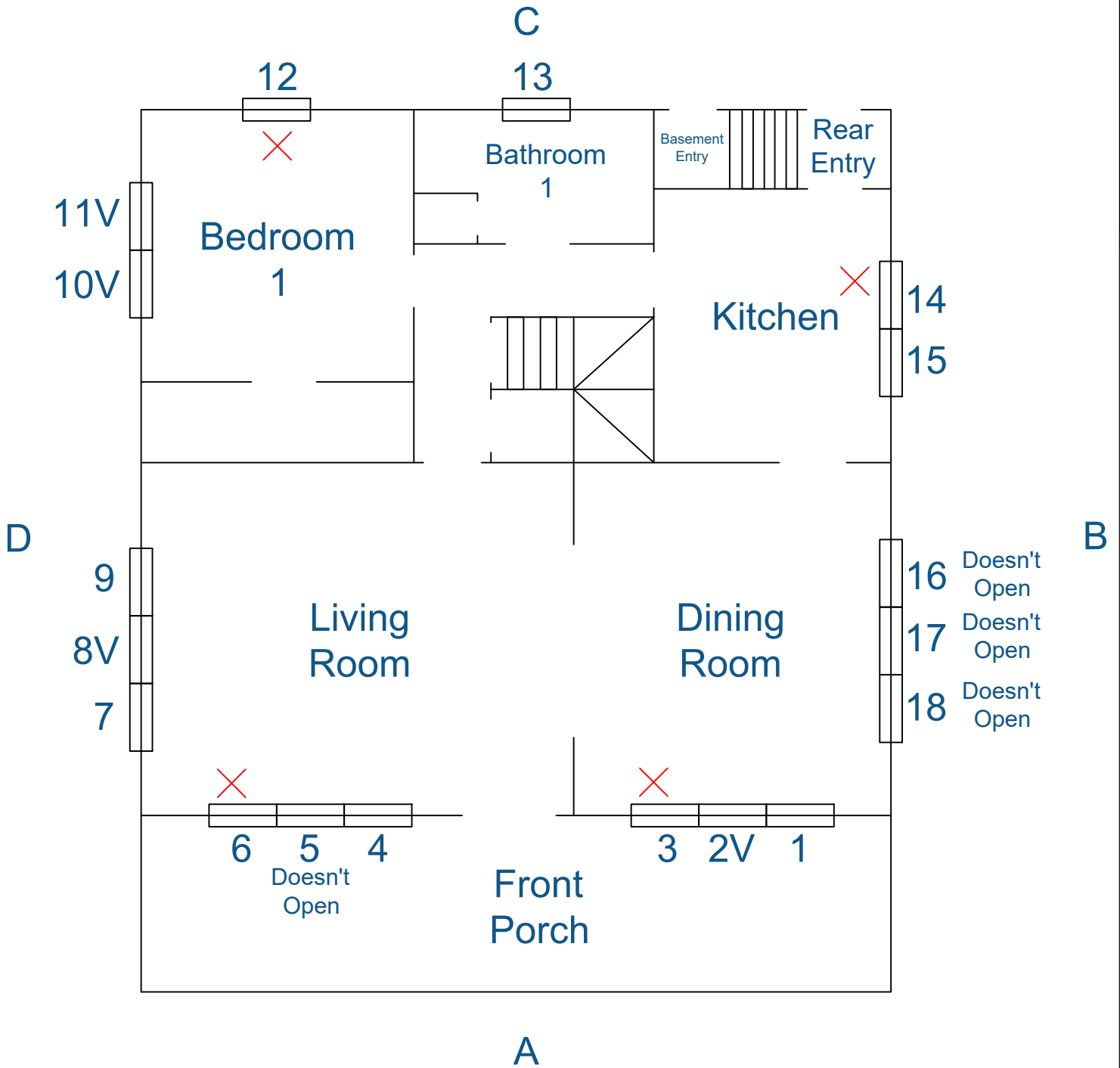
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SCALE: N/A

PROJECT NO: Sioux City LHCG 2018

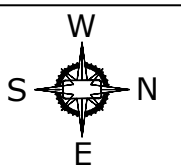


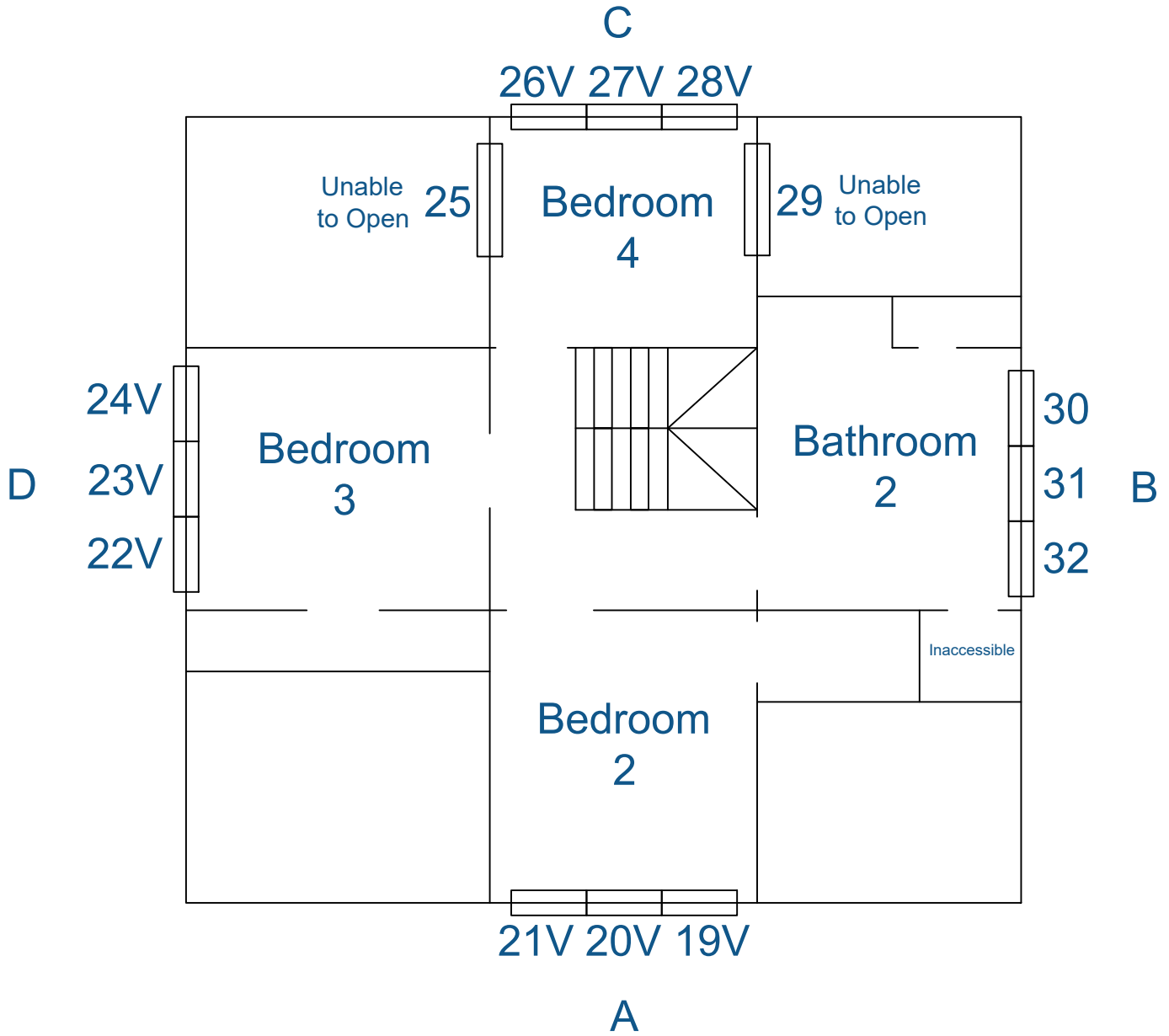


JOB DESCRIPTION: LBP Inspection / Risk Assessment  
801 S Cecelia Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
1st Floor

DATE: 05/19/20  
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  
801 S Cecelia Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
2nd Floor

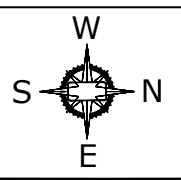
DATE: 05/19/20

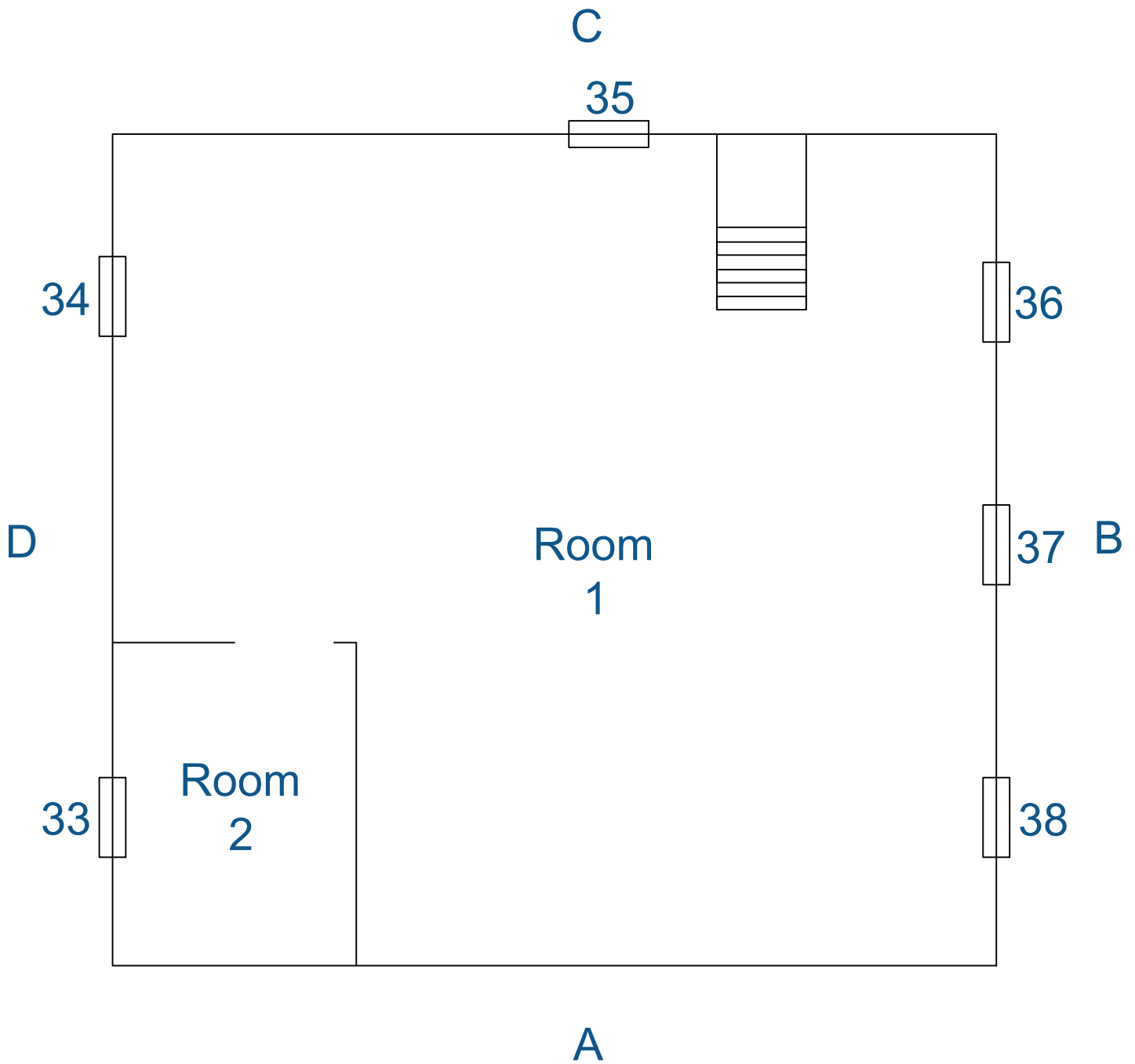
DRAWN BY: TS

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  
801 S Cecelia Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
Basement

DATE: 05/19/20  
DRAWN BY: TS  
CHECKED BY: JR  
SCALE: N/A  
PROJECT NO: Sioux City LHCG 2018

