

# **SPECIFICATIONS PROPOSAL & BID DOCUMENT**

IALHB0664-18 – 092  
Property: 2212 South Nicollet 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 11/04/2021 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:**

**2112 South Nicollet 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:**

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Printed or typed name of BIDDER / CONTRACTOR

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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...”			
<b>LINE</b>	<b>ITEM</b>		<b>LEAD</b>
<b>#</b>	<b>INTERIOR DIVISION</b>	LIRA	<b>PRICE</b>
1	Basement, Room1, Closet 1, Shelf Support (Side B/C/D White) - Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	24	
	<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
2	Exterior, Upper Trim (Sides All) – Interim – Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	322 359	
3	Exterior, Windows, Screen Sash (#s 19-21) – Interim – Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	352	
4	Exterior, Garage, Gable Wall (Sides A)/Upper Wall (Side B/C/D)/Corner Trim (Side All) – Interim – Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	364 366 367 368 372	
5	Exterior, Garage, Entry Door, Casing/Header/Jamb/Stop/Door (Side A) – Abatement – Remove and replace door components, casing-to-casing, paint to match surrounding.	373 374 375 376	
6	Exterior, Garage, Overhead Door, Jamb/Stop/Door (Side A) – Abatement – Remove and replace Stop, Strip all paint from jamb and Strip paint 2 inches from all impact/friction surfaces on Door and photograph for documentation / paint stabilization on the entire side of failing component followed by the application of two coats of high-quality appropriate paint.	378 379 380	
7	Exterior, Garage, Windows, Sash (#s 25) – Interim – Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	383	
	<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 (2212 S. Nicollet 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	Install provided Smoke and Carbon Monoxide Detectors. Price not to exceed \$25.00	\$
HH Alt	Install handrail on Basement Stairway.	
HH Alt	Basement, Windows, (#s 18-23) – 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.	
	Install Bathroom Exhaust Fan Panasonic Whisper Model FV-05-11VKL2 (with light) or approved equivalent  Must be installed to vent to the exterior with outside termination through wall, soffit, or roof. Install a vented exhaust fan which will provide a minimum exhaust of 100 cfm delivered at terminal end. Product to be equivalent to "Panasonic Whisper - FV-05-11VKSL1" types for sound levels, and cfm	

	delivery. Installation of unit to have back damper, wall or ceiling cap, insulated ductwork.		
Alt	<p>PERMANENT SOFFIT &amp; FASCIA / METAL COIL WORK - Entire (complete cover) Garage/Attached Structures</p> <ul style="list-style-type: none"> <li>- Bid to use plastic "Containment" on ground or floor where appropriate. All listed areas are lead hazards. Must use Lead RRP practices.</li> </ul> <p>Any exterior door or window trim, (including basement window jambs &amp; trim) not covered in separate specifications. 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>PERMANENT SIDING-VINYL - Full cover Garage and all attached structures.</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 Certaineed (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>		

<p>Alt</p>	<p><b>PERMANENT SOFFIT &amp; FASCIA / METAL COIL WORK -</b>  Entire (complete cover) House/Attached Structures  - 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.  All house overhang soffit, overhang supports including gable braces, and fascia.  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>	
	<p><b>PERMANENT SIDING-VINYL -</b> Full cover House and all attached structures.  Notes: - Bid to use plastic "Containment" on ground or floor where appropriate. All listed areas are lead hazards. Must use Lead RRP practices.  - Include all exterior coil work not covered in "soffit /fascia spec" items.  - Leave no original bare or painted wood on the exterior. Wrap all with pre-colored metal.  - All metal edges are to be caulked/sealed inside and outside with silicone to enclose any lead hazard.  - Prepare all surfaces for new siding, including any repair work to existing siding to facilitate new vinyl covering</p> <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>	

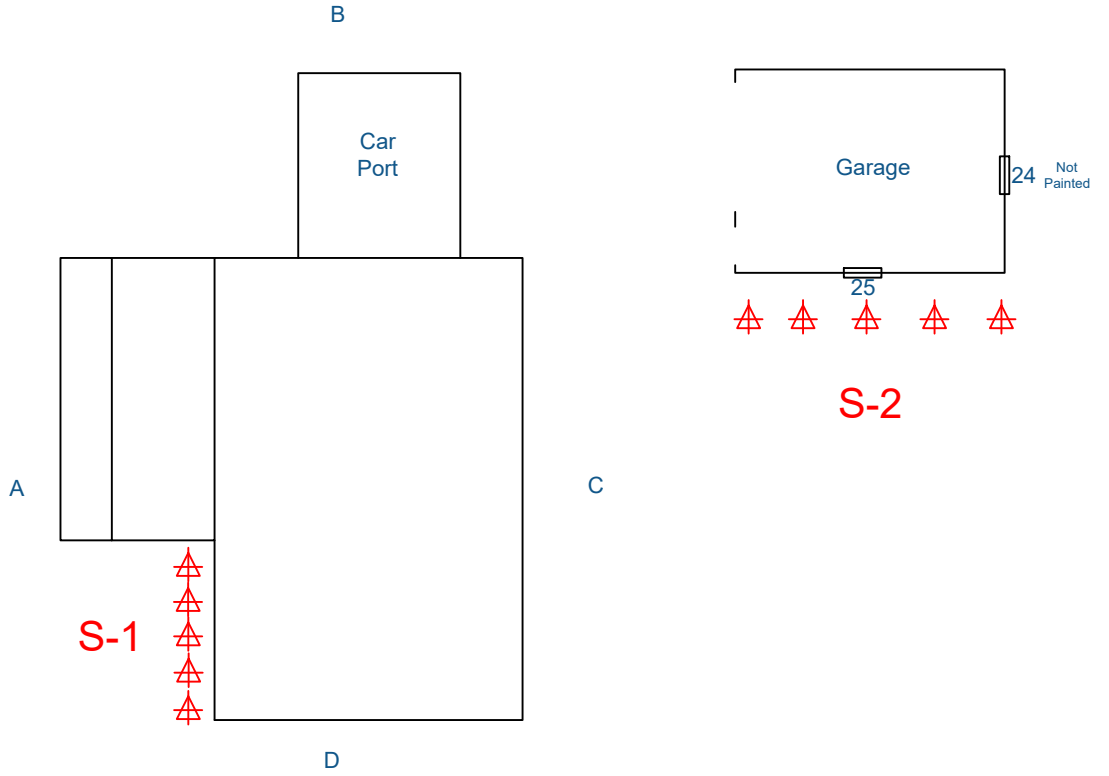
**Section to be filled in by City:**

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



S Nicollett Street



### Legend

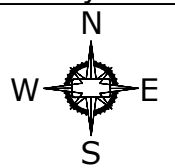
- ▲ Soil Sample
- × Dust Sample
- V = Vinyl

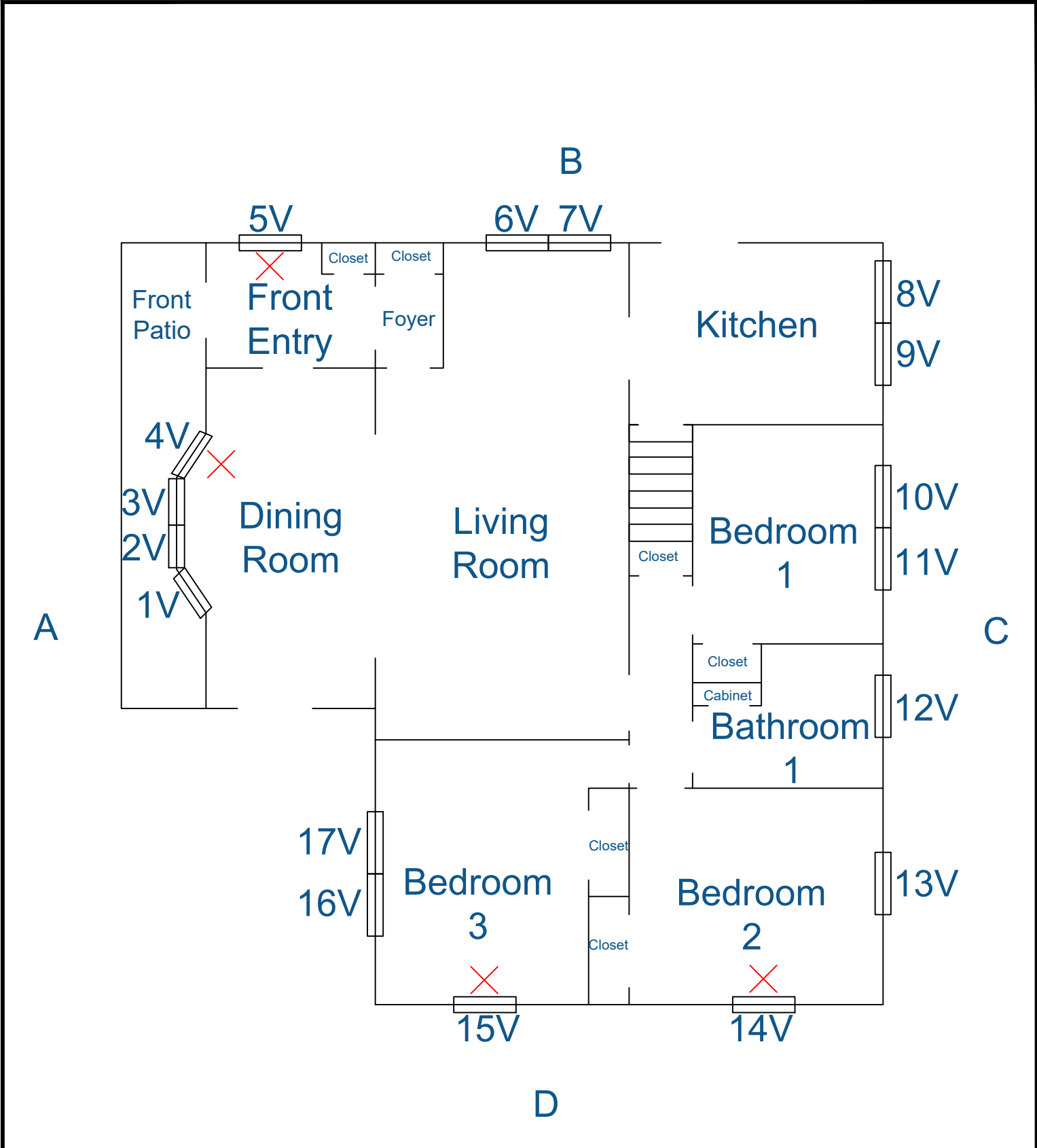


JOB DESCRIPTION: LBP Inspection / Risk Assessment  
2212 S Nicollett Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
Exterior

DATE: 10/01/21  
DRAWN BY: TS  
CHECKED BY: JR  
SCALE: N/A  
PROJECT NO: Sioux City LHCG 2018





**Legend**

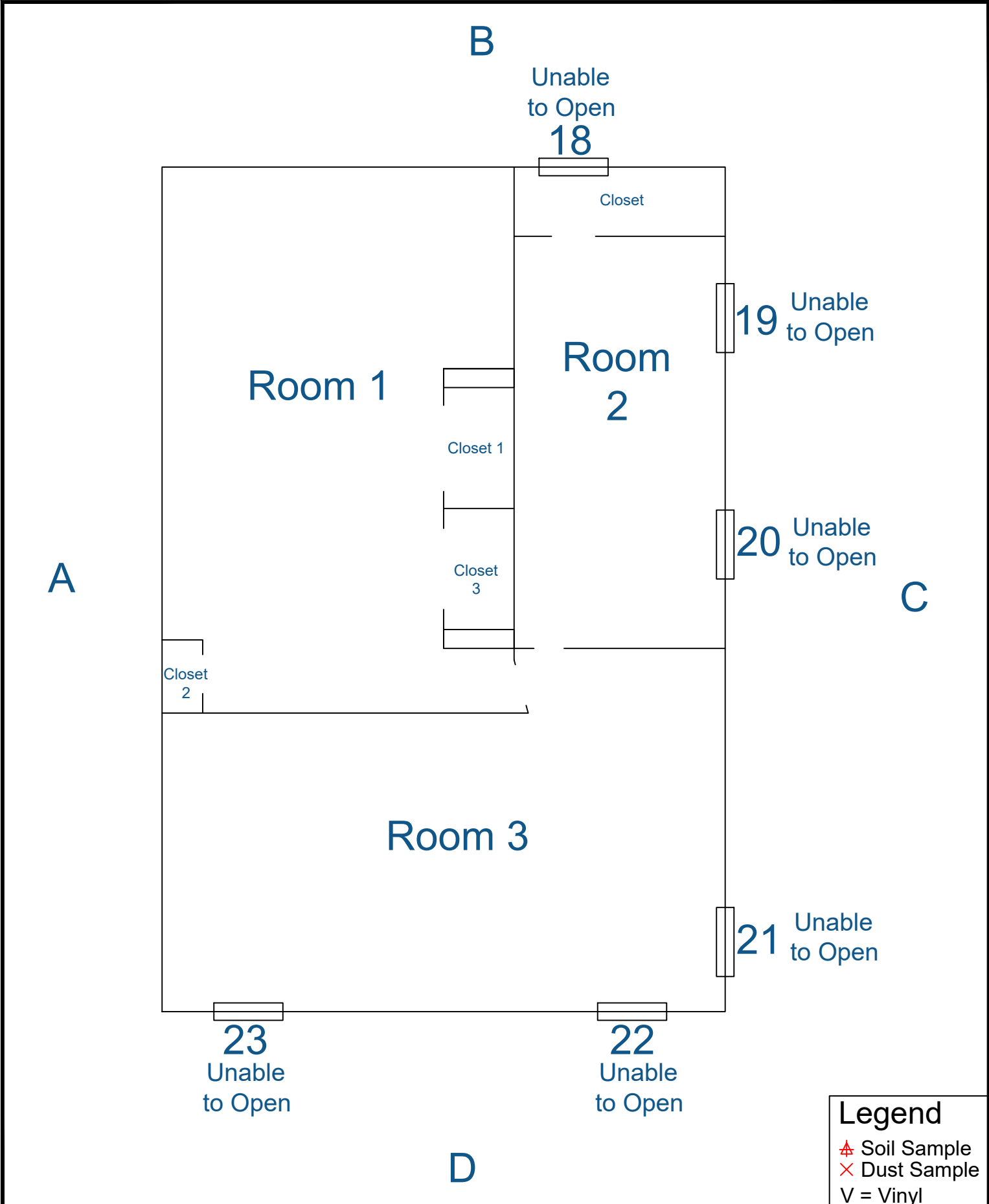
- ▲ Soil Sample
- × Dust Sample
- V = Vinyl



JOB DESCRIPTION: LBP Inspection / Risk Assessment  
2212 S Nicollet Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
1st Floor

DATE: 10/01/21  
DRAWN BY: TS  
CHECKED BY: JR  
SCALE: N/A  
PROJECT NO: Sioux City LHCG 2018



JOB DESCRIPTION: LBP Inspection / Risk Assessment  
 2212 S Nicollet Street  
 Sioux City, Iowa

SHEET TITLE: Property Map  
 Basement

DATE: 10/01/21  
 DRAWN BY: TS  
 CHECKED BY: JR  
 SCALE: N/A  
 PROJECT NO: Sioux City LHCG 2018

**Legend**

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

## 2212 S Nicollet Street - Positive XRF Results

Reading #	Component	Substrate	Side/#	Condition	Color	Hazard	Floor	Room	Result	Concentration	3 SD	Total Pb	Units	Date	Time
24	Shelf Support	Wood	B/C/D	Deteriorated	White	Cracking	Basement	Room 1 Closet 1	Positive	4.1	0.3	4.4	mg/cm2	9/22/2021	12:46:21
322	Upper Trim	Wood	All	Deteriorated	White	Cracking	Exterior	Exterior	Positive	3.6	0.3	3.9	mg/cm2	9/22/2021	14:58:14
352	Window Screen Sash	Wood	19-21	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.7	0.3	2	mg/cm2	9/22/2021	15:15:34
359	Upper Trim	Wood	D	Deteriorated	Beige	Cracking	Exterior	Exterior	Positive	3.4	0.3	3.7	mg/cm2	9/22/2021	15:21:07
364	Gable Wall	Wood	A	Deteriorated	Brown	Cracking	Exterior	Exterior Garage	Positive	1.9	0.3	2.2	mg/cm2	9/22/2021	15:24:22
366	Upper Wall	Wood	B	Deteriorated	Brown	Cracking	Exterior	Exterior Garage	Positive	1.5	0.3	1.8	mg/cm2	9/22/2021	15:24:55
367	Upper Wall	Wood	C	Deteriorated	Brown	Cracking	Exterior	Exterior Garage	Positive	1.9	0.3	2.2	mg/cm2	9/22/2021	15:25:26
368	Upper Wall	Wood	D	Deteriorated	Brown	Cracking	Exterior	Exterior Garage	Positive	1.3	0.2	1.5	mg/cm2	9/22/2021	15:25:45
372	Corner Trim	Metal	All	Deteriorated	Brown	Cracking	Exterior	Exterior Garage	Positive	1.5	0.3	1.8	mg/cm2	9/22/2021	15:27:32
373	Entry Door Casing/Header	Wood	A	Deteriorated	White	Cracking	Exterior	Exterior Garage	Positive	0.9	0.2	1.1	mg/cm2	9/22/2021	15:28:07
374	Entry Door Jamb	Wood	A	Deteriorated	White	Friction	Exterior	Exterior Garage	Positive	1.5	0.3	1.8	mg/cm2	9/22/2021	15:28:30
375	Entry Door Stop	Wood	A	Deteriorated	White	Impact	Exterior	Exterior Garage	Positive	2	0.3	2.3	mg/cm2	9/22/2021	15:28:40
376	Entry Door	Wood	A	Deteriorated	White	Friction/Impact	Exterior	Exterior Garage	Positive	1.6	0.3	1.9	mg/cm2	9/22/2021	15:28:52
378	Overhead Door Jamb	Wood	A	Deteriorated	White	Friction	Exterior	Exterior Garage	Positive	1.5	0.3	1.8	mg/cm2	9/22/2021	15:29:37
379	Overhead Door Stop	Wood	A	Deteriorated	White	Friction	Exterior	Exterior Garage	Positive	1.8	0.3	2.1	mg/cm2	9/22/2021	15:29:52
380	Overhead Door	Wood	A	Deteriorated	White	Friction/Impact	Exterior	Exterior Garage	Positive	1.4	0.2	1.6	mg/cm2	9/22/2021	15:30:16
383	Window Sash	Wood	25	Deteriorated	White	Cracking	Exterior	Exterior Garage	Positive	1.2	0.2	1.4	mg/cm2	9/22/2021	15:31:57