

# **SPECIFICATIONS PROPOSAL & BID DOCUMENT**

IALHB0664-18 – 103  
Property: 4400 Morningside Avenue

**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 02/03/2023 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:**

**4400 Morningside Avenue  
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...”			
LINE	ITEM		LEAD
#	INTERIOR DIVISION	LIRA	PRICE
1	Basement, Family Room, Windows, Frame/Sash (#s 20/21) – 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 9	
2	Basement, Bedroom 2, Windows, Frame/Sash (#s 22/23) – 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.	28 29	
3	Basement, Bathroom 2/Laundry Room, Windows, Frame/Sash/Exterior Sash (#s 24/25) – 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.	52 53 334 336	
4	Floor 1, Rear Entry, Entry Door, Jamb/Stop/Door/Screen Door/Sill/Threshold/Exterior Door/Exterior Casing/Header (Side C) – Abatement – Remove and replace door components, casing-to-casing, paint to match surrounding. Sill - Abatement – Strip paint from component and photograph for documentation flowed by applying two coats of high quality appropriate paint	101 102 103 104 105 107 312 313	
5	Floor 1, Kitchen, Windows, Lower Sash/Jamb/Slide/Trough/Exterior Stop (#s 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.	119 122 123 124	
6	Floor 1, Bathroom 1, Windows, Upper Sash/Lower Sash/Trough (#s 8) – 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.	208 209 213	

	Floor 1, Bedroom 1, Windows, Lower Sash/Jamb/Slide (#s 5-7) – 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.	176 179	
7	Floor 1, Dining Room, Windows, Lower Sash/Upper Sash/Trough/Exterior Stop (#s 10-12) – 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.	235 236 240 241	
8	Floor 1, Living Room, Windows, Upper Sash/Lower Sash/Jamb/Slide/Trough/Exterior Stop (#s 4) – 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.	258 259 262 263 264	
9	Floor 1, Living Room, Entry Door, Door/Sill/Jamb (Side A White/Stain) - Abatement – Strip paint 2 inches from all impact/friction surfaces on Door, Strip paint from Sill/Jamb and photograph for documentation and photograph for documentation / paint stabilization on the entire side of Door followed by the application of two coats of high-quality appropriate paint on components.	266 268 269	
10	Floor 1, Front Enclosed Porch, Wall (Side C Beige) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	284	
11	Floor 1, Front Enclosed Porch, To Living Room Door, Casing/Header (Side C White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	295	
12	Floor 1, Front Enclosed Porch, Windows, Inside Stop (#s 13-19) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	292	
	<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
13	Exterior, Rear Entry, Overhang Ceiling/Upper Beam/Upper Trim/Overhang Supports (Side C Beige) - Interim - Paint	308 309 310 311	

	Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.		
14	Exterior, Entry Door, Casing/Header (Side A White) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	314	
15	Exterior, Windows, Casing/Header/Sill (#s 4-19) - Interim - Paint Stabilization followed by two coats of high quality appropriate paint. Repaint to match existing.	315 317 318 319 320 321 323 324 329 330 331 332	
	<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 (4400 Morningside Ave.)</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 Smoke and Carbon Monoxide Detectors. Install Smoke detectors on each floor and Carbon Monoxide detectors in sleeping areas.	\$
HH Alt	<p>Ensure the currently installed Active Soil Depressurization Radon Mitigation System is operating in accordance with current Environment Protection Agency Guidelines, Association of Radon Scientist and Technologists Standards (AARST), and American National Standards Institute (ANSI). The contractor shall provide the property owner with a Radon Documentation Information Package ANSI/AARST Standards for Existing Homes.</p> <p>A post mitigation measurement will be performed no sooner than twenty-four hours and no later than thirty days after a mitigation system is installed or repaired at no cost to the contractor/property owner. The dwelling must achieve post Radon Mitigation test results below 4.0 pCi/L.</p>	
HH Alt		
HH Alt	<p>Electrical, Basement, Bedroom 2, Light Switch, The Light Switch is not functioning. Ensure it operates as intended.</p> <p>Basement, Light Switch, The Light Switch is not functioning. Ensure it operates as intended.</p>	

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

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

Morningside Avenue

S Nicollet Street

A

S-1



B

S-2



D

C

Legend

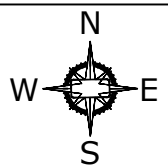
- ▲ Soil Sample
- × Dust Sample
- V = Vinyl
- M = Metal



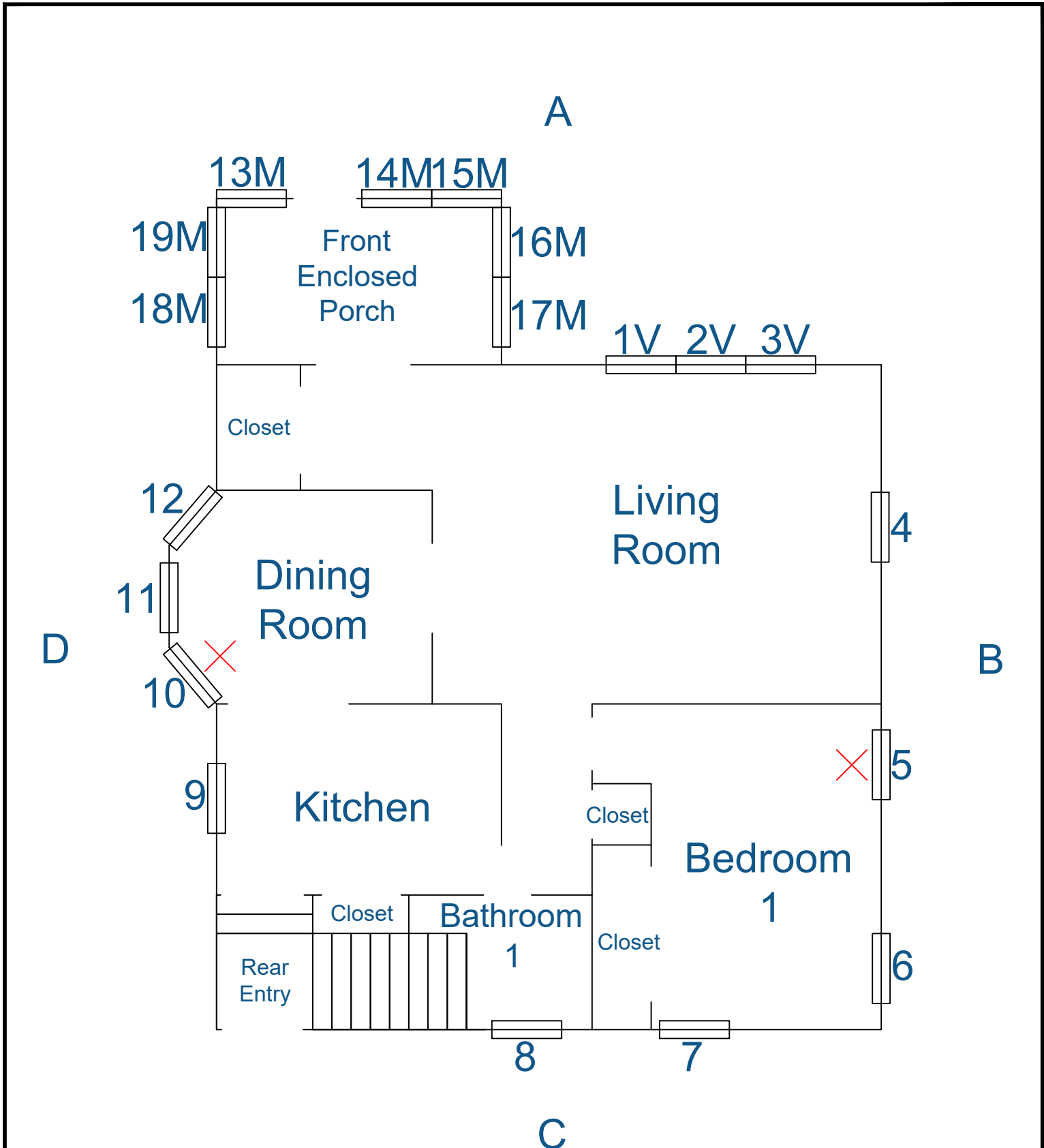
JOB DESCRIPTION:  
LBP Inspection / Risk Assessment  
4400 Morningside Avenue  
Sioux City, Iowa

SHEET TITLE:  
Property Map  
Exterior

DATE: 11/04/22  
DRAWN BY: LM  
CHECKED BY: TS  
SCALE: N/A  
PROJECT NO: Sioux City LHCG 2018







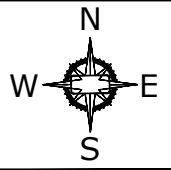
Legend	
	Soil Sample
	Dust Sample
V	Vinyl
M	Metal

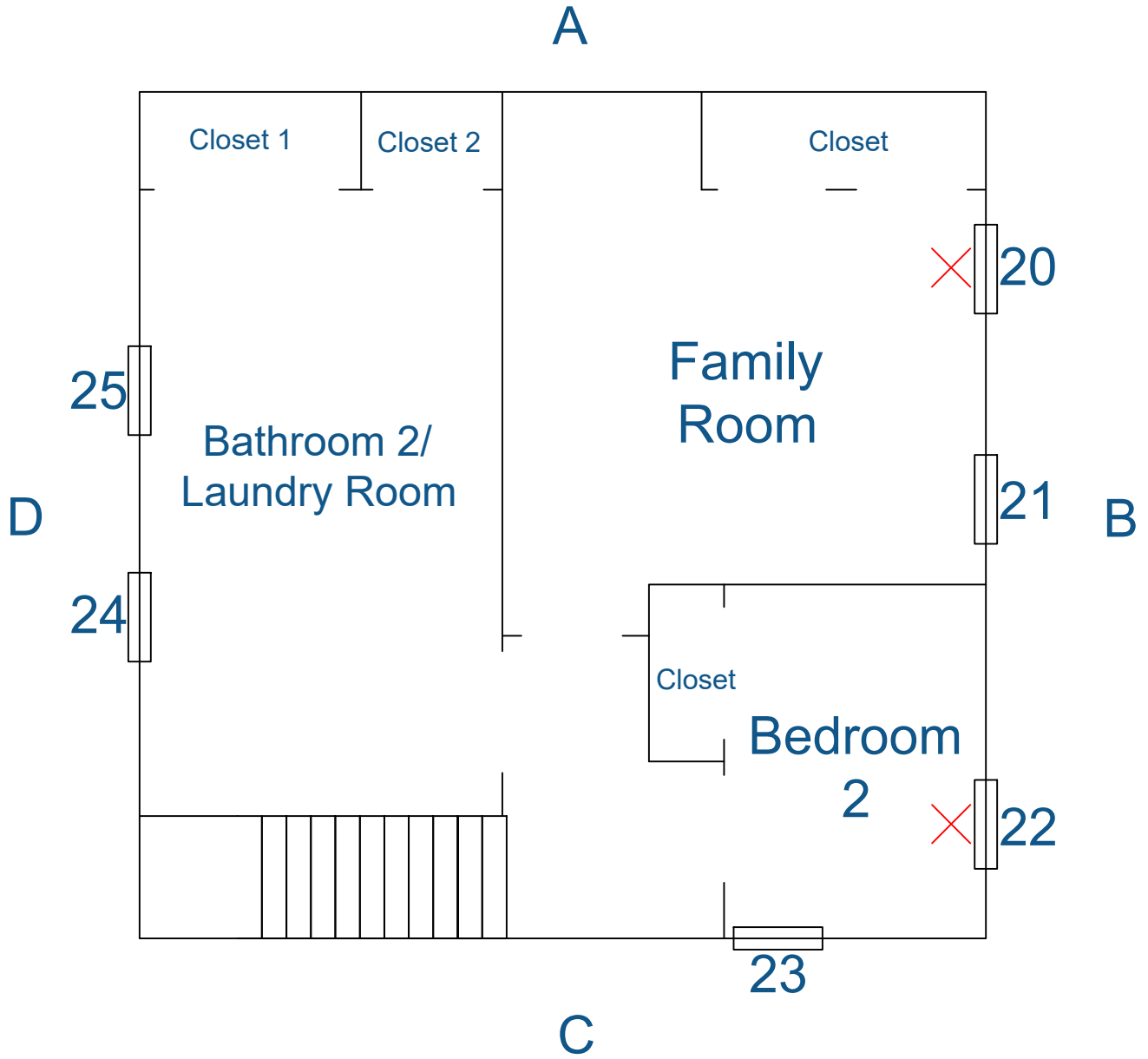


JOB DESCRIPTION:  
 LBP Inspection / Risk Assessment  
 4400 Morningside Avenue  
 Sioux City, Iowa

SHEET TITLE:  
 Property Map  
 1st Floor

DATE:	11/04/22
DRAWN BY:	LM
CHECKED BY:	TS
SCALE:	N/A
PROJECT NO.:	Sioux City LHCG 2018





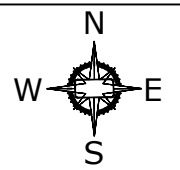
- Legend**
- ▲ Soil Sample
  - × Dust Sample
  - V = Vinyl
  - M = Metal



JOB DESCRIPTION:  
 LBP Inspection / Risk Assessment  
 4400 Morningside Avenue  
 Sioux City, Iowa

SHEET TITLE:  
 Property Map  
 Basement

DATE: 11/04/22  
 DRAWN BY: LM  
 CHECKED BY: TS  
 SCALE: N/A  
 PROJECT NO: Sioux City LHCG 2018



4400 Morningside Avenue - Positive XRF Results

Reading #	Component	Substrate	Side/#	Condition	Color	Hazard	Floor	Room	Result	Concentration	3 SD	Total Pb	Units	Date	Time
8	Window Frame	Wood	20/21	Deteriorated	White	Cracking	Basement	Family Room	Positive	0.8	0.2	1	mg/cm2	10/27/2022	12:49:43
9	Window Sash	Wood	20/21	Deteriorated	White	Friction/Impact	Basement	Family Room	Positive	1.8	0.5	2.3	mg/cm2	10/27/2022	12:51:06
28	Window Frame	Wood	22/23	Deteriorated	White	Cracking	Basement	Bedroom 2	Positive	0.8	0.2	1	mg/cm2	10/27/2022	13:04:33
29	Window Sash	Wood	22/23	Deteriorated	White	Friction/Impact	Basement	Bedroom 2	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	13:04:43
52	Window Frame	Wood	24/25	Deteriorated	White	Cracking	Basement	Bathroom 2/Laundry Room	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	13:16:54
53	Window Sash	Wood	24/25	Deteriorated	White	Friction/Impact	Basement	Bathroom 2/Laundry Room	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	13:17:05
101	Rear Entry Door Jamb	Wood	C	Deteriorated	White	Friction	1	Rear Entry	Positive	1.1	0.2	1.3	mg/cm2	10/27/2022	13:50:02
102	Rear Entry Door Stop	Wood	C	Deteriorated	White	Impact	1	Rear Entry	Positive	1.6	0.5	2.1	mg/cm2	10/27/2022	13:50:36
103	Rear Entry Door	Wood	C	Deteriorated	White	Friction/Impact	1	Rear Entry	Positive	2.7	0.5	3.2	mg/cm2	10/27/2022	13:50:53
104	Rear Entry Screen Door	Wood	C	Deteriorated	White	Friction/Impact	1	Rear Entry	Positive	2.3	0.5	2.8	mg/cm2	10/27/2022	13:51:06
105	Rear Entry Door Sill	Wood	C	Deteriorated	Brown	Friction	1	Rear Entry	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	13:51:19
107	Rear Entry Door Threshold	Wood	C	Deteriorated	Brown	Friction	1	Rear Entry	Positive	2.1	0.5	2.6	mg/cm2	10/27/2022	13:52:09
119	Window Lower Sash	Wood	9	Deteriorated	White	Friction/Impact	1	Kitchen	Positive	1.1	0.2	1.3	mg/cm2	10/27/2022	13:59:02
122	Window Jamb/Slide	Wood	9	Deteriorated	White	Friction	1	Kitchen	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	14:00:15
123	Window Trough	Wood	9	Deteriorated	White	Impact	1	Kitchen	Positive	1	0.2	1.2	mg/cm2	10/27/2022	14:00:51
124	Window Exterior Stop	Wood	9	Deteriorated	White	Cracking	1	Kitchen	Positive	1	0.2	1.2	mg/cm2	10/27/2022	14:02:06
176	Window Lower Sash	Wood	5-7	Deteriorated	White	Friction/Impact	1	Bedroom 1	Positive	1.3	0.2	1.5	mg/cm2	10/27/2022	14:28:43
179	Window Jamb/Slide	Wood	5-7	Deteriorated	White	Friction	1	Bedroom 1	Positive	0.8	0.2	1	mg/cm2	10/27/2022	14:29:50
208	Window Upper Sash	Wood	8	Deteriorated	White	Friction	1	Bathroom 1	Positive	1.1	0.2	1.3	mg/cm2	10/27/2022	14:42:35
209	Window Lower Sash	Wood	8	Deteriorated	White	Friction/Impact	1	Bathroom 1	Positive	1.7	0.5	2.2	mg/cm2	10/27/2022	14:43:24
213	Window Trough	Wood	8	Deteriorated	White	Impact	1	Bathroom 1	Positive	0.8	0.2	1	mg/cm2	10/27/2022	14:45:11
235	Window Upper Sash	Wood	10-12	Deteriorated	White	Friction	1	Dining Room	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	14:54:11
236	Window Lower Sash	Wood	10-12	Deteriorated	White	Friction/Impact	1	Dining Room	Positive	1.2	0.2	1.4	mg/cm2	10/27/2022	14:55:45
240	Window Trough	Wood	10-12	Deteriorated	White	Impact	1	Dining Room	Positive	1	0.2	1.2	mg/cm2	10/27/2022	14:57:05
241	Window Exterior Stop	Wood	10-12	Deteriorated	White	Cracking	1	Dining Room	Positive	1	0.2	1.2	mg/cm2	10/27/2022	14:57:41
258	Window Upper Sash	Wood	4	Deteriorated	White	Friction	1	Living Room	Positive	1.3	0.2	1.5	mg/cm2	10/27/2022	15:07:23
259	Window Lower Sash	Wood	4	Deteriorated	White	Friction/Impact	1	Living Room	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	15:07:57
262	Window Jamb/Slide	Wood	4	Deteriorated	White	Friction	1	Living Room	Positive	1.6	0.4	2	mg/cm2	10/27/2022	15:09:41
263	Window Trough	Wood	4	Deteriorated	White	Impact	1	Living Room	Positive	1.1	0.2	1.3	mg/cm2	10/27/2022	15:09:54
264	Window Exterior Stop	Wood	4	Deteriorated	White	Cracking	1	Living Room	Positive	1.4	0.3	1.7	mg/cm2	10/27/2022	15:12:00
266	Entry Door Jamb	Wood	A	Deteriorated	White	Friction	1	Living Room	Positive	1.6	0.4	2	mg/cm2	10/27/2022	15:13:15
268	Entry Door	Wood	A	Deteriorated	Stain	Friction/Impact	1	Living Room	Positive	2.4	0.5	2.9	mg/cm2	10/27/2022	15:13:43
269	Entry Door Sill	Wood	A	Deteriorated	White	Friction	1	Living Room	Positive	1.3	0.3	1.6	mg/cm2	10/27/2022	15:13:53
284	Wall	Wood	C	Deteriorated	Beige	Cracking	1	Front Enclosed Porch	Positive	1.9	0.5	2.4	mg/cm2	10/27/2022	15:23:03
292	Window Inside Stop	Wood	13-19	Deteriorated	White	Cracking	1	Front Enclosed Porch	Positive	0.8	0.2	1	mg/cm2	10/27/2022	15:24:54
295	To Living Room Door Casing/Header	Wood	C	Deteriorated	White	Cracking	1	Front Enclosed Porch	Positive	1.6	0.5	2.1	mg/cm2	10/27/2022	15:26:21
308	Rear Entry Overhang Ceiling	Wood	C	Deteriorated	Beige	Cracking	Exterior	Exterior	Positive	2.1	0.5	2.6	mg/cm2	10/27/2022	15:49:10
309	Rear Entry Overhang Upper Beam	Wood	C	Deteriorated	Beige	Cracking	Exterior	Exterior	Positive	1.7	0.5	2.2	mg/cm2	10/27/2022	15:49:27
310	Rear Entry Overhang Upper Trim	Wood	C	Deteriorated	Beige	Cracking	Exterior	Exterior	Positive	1.9	0.5	2.4	mg/cm2	10/27/2022	15:49:37
311	Rear Entry Overhang Supports	Wood	C	Deteriorated	Beige	Cracking	Exterior	Exterior	Positive	2.6	0.5	3.1	mg/cm2	10/27/2022	15:49:49
312	Rear Entry Door Casing/Header	Wood	C	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.6	0.5	2.1	mg/cm2	10/27/2022	15:50:09
313	Rear Entry Door	Wood	C	Deteriorated	White	Friction/Impact	Exterior	Exterior	Positive	1.8	0.5	2.3	mg/cm2	10/27/2022	15:50:30
314	Entry Door Casing/Header	Wood	A	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1	0.2	1.2	mg/cm2	10/27/2022	15:51:05
315	Window Casing/Header	Wood	13-15	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.9	0.5	2.4	mg/cm2	10/27/2022	15:51:43
317	Window Sill	Wood	13-15	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.9	0.5	2.4	mg/cm2	10/27/2022	15:52:06
318	Window Casing/Header	Wood	16/17	Deteriorated	White	Cracking	Exterior	Exterior	Positive	2	0.5	2.5	mg/cm2	10/27/2022	15:52:16
319	Window Sill	Wood	16/17	Deteriorated	White	Cracking	Exterior	Exterior	Positive	3	0.5	3.5	mg/cm2	10/27/2022	15:52:47
320	Window Casing/Header	Wood	18/19	Deteriorated	White	Cracking	Exterior	Exterior	Positive	2.2	0.5	2.7	mg/cm2	10/27/2022	15:52:59
321	Window Sill	Wood	18/19	Deteriorated	White	Cracking	Exterior	Exterior	Positive	3.2	0.5	3.7	mg/cm2	10/27/2022	15:53:08
323	Window Casing/Header	Wood	4-6	Deteriorated	White	Cracking	Exterior	Exterior	Positive	0.9	0.2	1.1	mg/cm2	10/27/2022	15:56:10
324	Window Sill	Wood	4-6	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1	0.2	1.2	mg/cm2	10/27/2022	15:56:57
329	Window Casing/Header	Wood	7/8	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.2	0.2	1.4	mg/cm2	10/27/2022	15:59:32
330	Window Sill	Wood	7/8	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1	0.2	1.2	mg/cm2	10/27/2022	16:00:07
331	Window Casing/Header	Wood	9-12	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.6	0.5	2.1	mg/cm2	10/27/2022	16:04:36

**4400 Morningside Avenue - Positive XRF Results**

Reading #	Component	Substrate	Side/#	Condition	Color	Hazard	Floor	Room	Result	Concentration	3 SD	Total Pb	Units	Date	Time
332	Window Sill	Wood	9-12	Deteriorated	White	Cracking	Exterior	Exterior	Positive	1.9	0.5	2.4	mg/cm2	10/27/2022	16:04:57
334	Window Sash	Wood	25	Deteriorated	Red	Friction/Impact	Exterior	Exterior	Positive	2.7	0.5	3.2	mg/cm2	10/27/2022	16:05:22
336	Window Sash	Wood	24	Deteriorated	Red	Friction/Impact	Exterior	Exterior	Positive	0.8	0.2	1	mg/cm2	10/27/2022	16:06:10