

# **SPECIFICATIONS PROPOSAL & BID DOCUMENT**

IALHD0498-23 – 112  
Property: 3715 Jackson 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 08/29/2024 no later than 4:00 p.m.  
City of Sioux City: Neighborhood Services Division  
Attn: Matt Meylor  
521 Nebraska Street  
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 REDUCTION PROGRAM  
BID AND PROPOSAL**

**PROJECT SPECIFICATIONS FOR PROPERTY LOCATED AT:**

**3715 Jackson Street  
Sioux City, Iowa 51104**

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	Design/Install an Active Soil Depressurization Radon Mitigation System 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.  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 at no cost to the contractor/property owner. The dwelling must achieve post Radon Mitigation test results below 4.0 pCi/L.	HH	
2	Floor 1, Dining Room, Upper Wall (Side B Beige) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	199	
3	Floor 1, Living Room, Wall (Side A Beige) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	218	
4	Floor 1, Front Entry, Wall (Side A Beige)/Ceiling (Side All White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	268 270	
5	Floor 1, Front Entry Closet, Wall (Side B/C White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	285 286	
6	Floor 2, 2 <sup>nd</sup> Floor Stairway, Wall (Side A/C/D Beige) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	296 297 298	
7	Floor 2, Bedroom 2 Closet, Wall (Side B/C White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	353 354	
8	Floor 2, Bedroom 3 Closet, Wall (Side A/C/D White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	383 385 386	
9	Floor 2, Bedroom 4 Closet, Wall (Side All White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	417 418 419 420	

10	Floor 2, Bedroom 4, Windows, Upper Sash/Lower Sash (#s 27) – 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.	403 404	
11	Floor 2, Bathroom 2, Cabinet Interior (Side D White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	447	
12	Floor 2, Hallway 1, Wall (Side C Beige) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	452	
13	Floor 2, Hallway 2, Wall (Side B Beige)/Ceiling (Side All White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	482 485	
14	Floor 2, Bathroom 3, Ceiling (Side All White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	498	
15	Floor 3, Attic Stairway, Wall (Side B White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	318	
16	Floor 3, Attic, Windows, Window Frame (#s 35-37) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	316	
17	SMOKE DETECTOR - DUAL SENSOR TYPE – Provide and install battery operated smoke detectors, complete with batteries. Install one per each level of home, outside each sleeping area, inside each sleeping area, and in other locations where required by applicable laws, codes, or standards. Follow the manufacturer’s instructions for placement and mounting height.  Note to Occupant: The useful life of the unit is according to manufacturer’s date. Replace unit after recommended replacement date or when it starts the chirp sound. Alarms should be tested at least once a month.	HH	
18	CARBON MONOXIDE DETECTOR - Sealed Lithium Battery Type – CO alarms should be installed in a central location, outside each sleeping area, on every level of the home, and in other locations where required by applicable laws, codes, or standards. Follow the manufacturer’s instructions for placement and mounting height.  Note to Occupant: The useful life of the unit is according to manufacturer’s date. Replace unit after recommended replacement date or when it starts the chirp sound. Alarms should be tested at least once a month.	HH	

	<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
19	Exterior, Exterior Front Patio, Upper Beam (Side A/D White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	562	
	<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 2023 LHRG. This amount is payable to Impact 7G., Inc. If there are any failed visual inspections they will be billed at a rate of \$450.00 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 \$1,275.00 are the responsibility of the contractor.		\$ 1,275

<b>BID SUMMARY (3715 Jackson 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>	\$ 1,275
<b>TOTAL AMOUNT FOR BASE BID</b>	\$
<b>ALTERNATE BID ITEMS</b>	
	<b>Alternate Pricing</b>

**NOTE:** 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			\$
Alt			\$

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

<b>ACCEPTED HEALTHY HOMES ALTERNATES</b>	\$
<b>ACCEPTED LBP ALTERNATES</b>	\$
<b>REJECTED LINE ITEMS</b>	-\$
<b>ADJUSTED BASE BID TOTAL</b>	\$

Doesn't  
Open

41

Garage

C

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D

A

Jackson  
Street

### Legend

- ✗ Dust Sample
- Support Post
- M = Metal
- V = Vinyl



JOB DESCRIPTION:

LBP Inspection / Risk Assessment  
3715 Jackson Street  
Sioux City, Iowa

DATE:

07/23/24

DRAWN BY:

TS

CHECKED BY:

JR

SCALE:

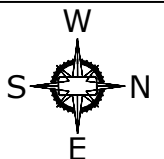
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PROJECT NO.:

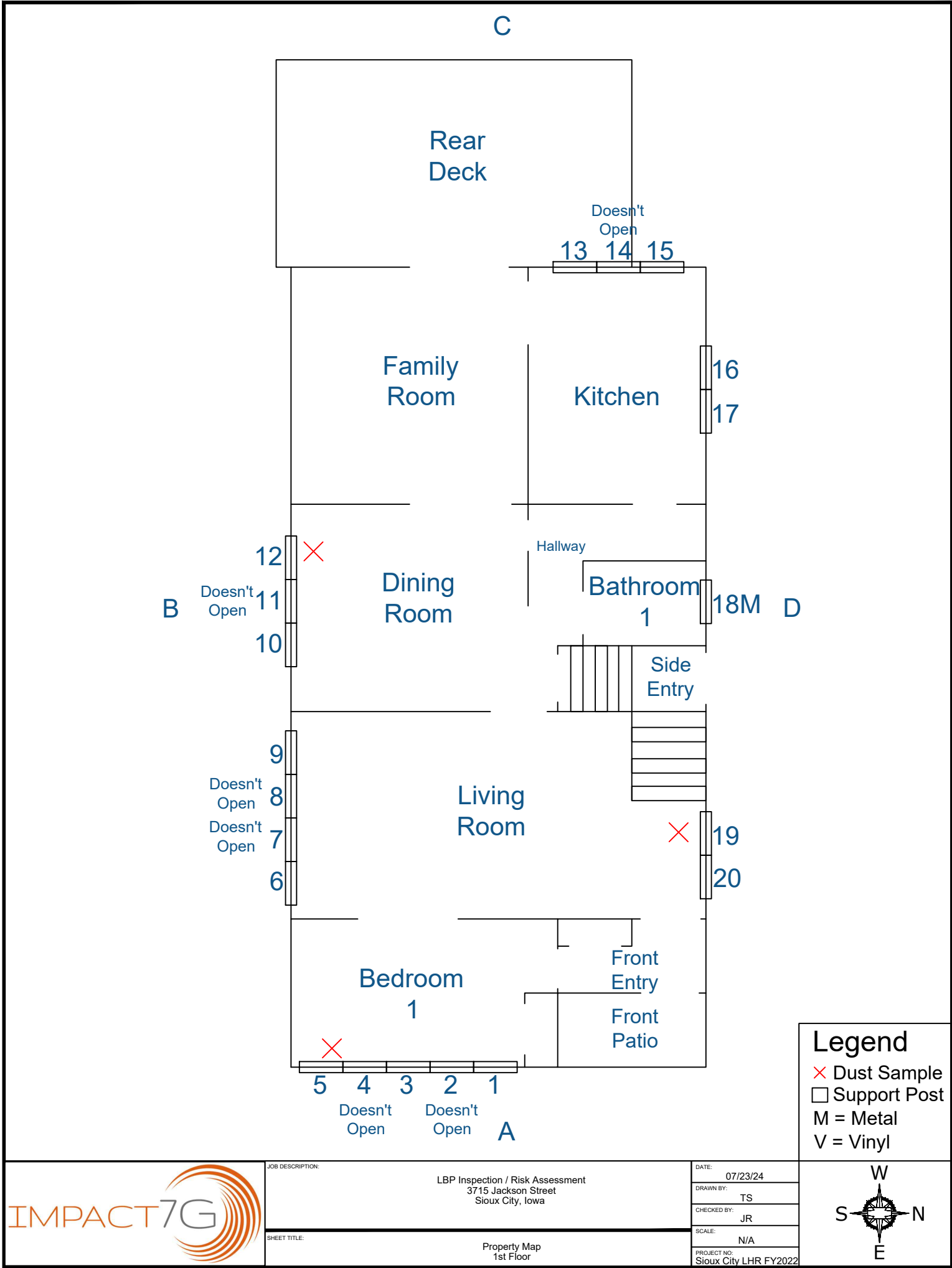
Sioux City LHR FY2022

SHEET TITLE:

Property Map  
Exterior







**Legend**

- ✗ Dust Sample
- Support Post
- M = Metal
- V = Vinyl



JOB DESCRIPTION: LBP Inspection / Risk Assessment  
 3715 Jackson Street  
 Sioux City, Iowa

SHEET TITLE: Property Map  
 1st Floor

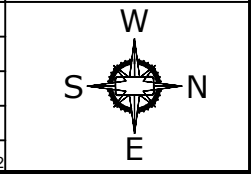
DATE: 07/23/24

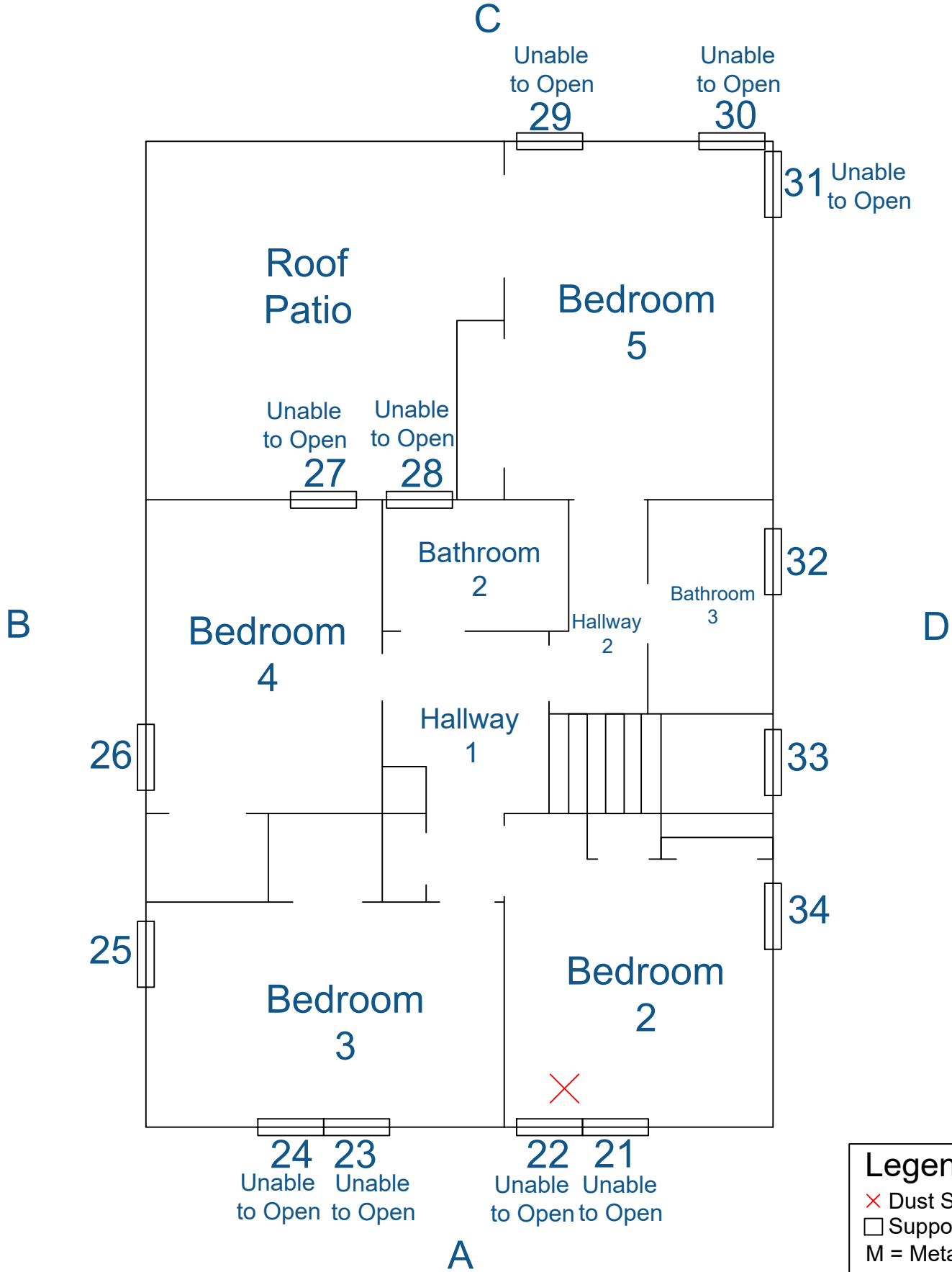
DRAWN BY: TS

CHECKED BY: JR

SCALE: N/A

PROJECT NO: Sioux City LHR FY2022





**Legend**

- ✗ Dust Sample
- Support Post
- M = Metal
- V = Vinyl



JOB DESCRIPTION: LBP Inspection / Risk Assessment  
3715 Jackson Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
2nd Floor

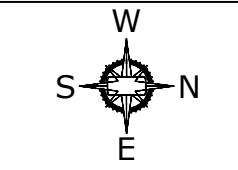
DATE: 07/23/24

DRAWN BY: TS

CHECKED BY: JR

SCALE: N/A

PROJECT NO: Sioux City LHR FY2022

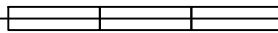
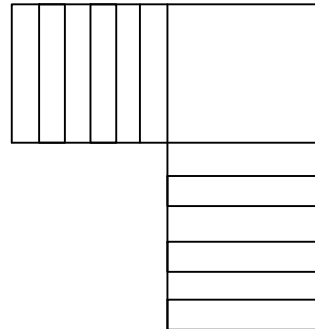


C

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Attic



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### Legend

- ✗ Dust Sample
- ☐ Support Post
- M = Metal
- V = Vinyl



JOB DESCRIPTION:

LBP Inspection / Risk Assessment  
 3715 Jackson Street  
 Sioux City, Iowa

SHEET TITLE:

Property Map  
 Attic

DATE:

07/23/24

DRAWN BY:

TS

CHECKED BY:

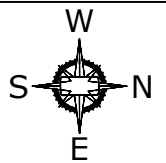
JR

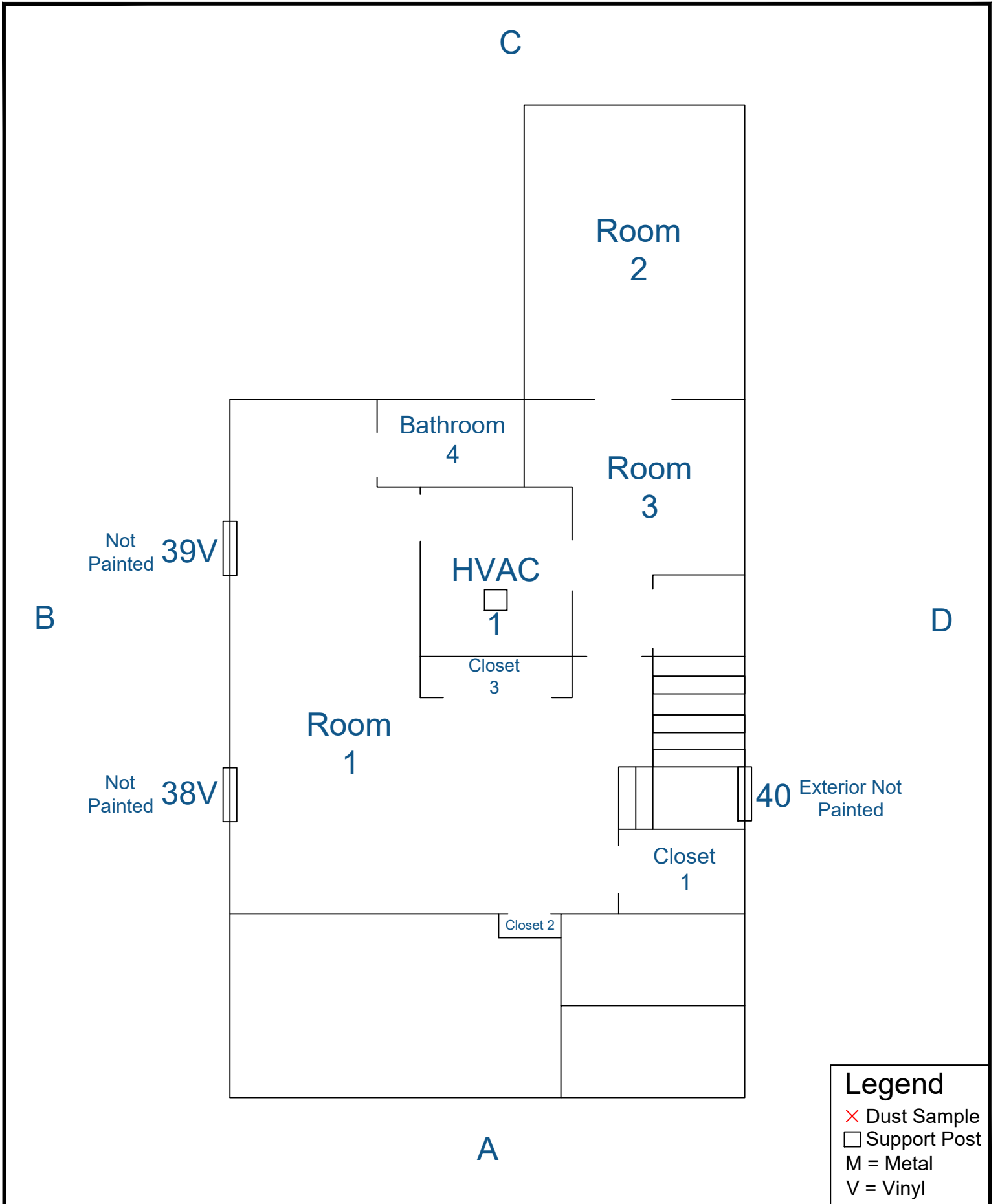
SCALE:

N/A

PROJECT NO.:

Sioux City LHR FY2022





JOB DESCRIPTION: LBP Inspection / Risk Assessment  
3715 Jackson Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
Basement

DATE: 07/23/24  
DRAWN BY: TS  
CHECKED BY: JR  
SCALE: N/A  
PROJECT NO: Sioux City LHR FY2022

**Legend**

- × Dust Sample
- Support Post
- M = Metal
- V = Vinyl

## 3715 Jackson Street - Positive XRF Results

Reading #	Component	Substrate	Side/#	Condition	Color	Hazard	Floor	Room	Result	Concentration	3 SD	Total Pb	Units	Date	Time
199	Upper Wall	Plaster	B	Deteriorated	Beige	Cracking	1	Dining Room	Positive	4.8	0.3	5.1	mg/cm2	6/10/2024	17:07:38
218	Wall	Plaster	A	Deteriorated	Beige	Cracking	1	Living Room	Positive	3.5	0.3	3.8	mg/cm2	6/10/2024	17:25:10
268	Wall	Plaster	C	Deteriorated	Beige	Cracking	1	Front Entry	Positive	3.3	0.3	3.6	mg/cm2	6/10/2024	18:55:16
270	Ceiling	Plaster	All	Deteriorated	White	Cracking	1	Front Entry	Positive	7.4	0.3	7.7	mg/cm2	6/10/2024	18:55:58
285	Wall	Plaster	B	Deteriorated	White	Cracking	1	Front Entry Closet	Positive	1.1	0.2	1.3	mg/cm2	6/10/2024	19:04:26
286	Wall	Plaster	C	Deteriorated	White	Cracking	1	Front Entry Closet	Positive	0.8	0.2	1	mg/cm2	6/10/2024	19:05:47
296	Wall	Plaster	A	Deteriorated	Beige	Cracking	2	2nd Floor Stairway	Positive	4.6	0.3	4.9	mg/cm2	6/10/2024	19:20:40
297	Wall	Plaster	C	Deteriorated	Beige	Cracking	2	2nd Floor Stairway	Positive	7.6	0.3	7.9	mg/cm2	6/10/2024	19:20:59
298	Wall	Plaster	D	Deteriorated	Beige	Cracking	2	2nd Floor Stairway	Positive	3.3	0.3	3.6	mg/cm2	6/10/2024	19:21:20
316	Window Frame	Wood	35-37	Deteriorated	White	Cracking	3	Attic	Positive	10.5	0.3	10.8	mg/cm2	6/10/2024	19:32:13
318	Wall	Plaster	B	Deteriorated	White	Cracking	3	Attic Stairway	Positive	0.8	0.2	1	mg/cm2	6/10/2024	19:36:46
353	Wall	Drywall	C	Deteriorated	White	Cracking	2	Bedroom 2 Closet	Positive	1.5	0.3	1.8	mg/cm2	6/10/2024	19:59:09
354	Wall	Drywall	D	Deteriorated	White	Cracking	2	Bedroom 2 Closet	Positive	1.6	0.3	1.9	mg/cm2	6/10/2024	19:59:31
383	Wall	Plaster	A	Deteriorated	White	Cracking	2	Bedroom 3 Closet	Positive	1.7	0.3	2	mg/cm2	6/10/2024	20:20:08
385	Wall	Plaster	C	Deteriorated	White	Cracking	2	Bedroom 3 Closet	Positive	1.1	0.2	1.3	mg/cm2	6/10/2024	20:20:46
386	Wall	Plaster	D	Deteriorated	White	Cracking	2	Bedroom 3 Closet	Positive	1	0.2	1.2	mg/cm2	6/10/2024	20:21:23
403	Window Upper Sash	Wood	27	Deteriorated	White	Cracking	2	Bedroom 4	Positive	2.4	0.3	2.7	mg/cm2	6/10/2024	20:34:27
404	Window Lower Sash	Wood	27	Deteriorated	White	Friction/Impact	2	Bedroom 4	Positive	2.1	0.3	2.4	mg/cm2	6/10/2024	20:34:46
417	Wall	Plaster	A	Deteriorated	Yellow	Cracking	2	Bedroom 4 Closet	Positive	1.1	0.2	1.3	mg/cm2	6/10/2024	20:41:42
418	Wall	Plaster	B	Deteriorated	Yellow	Cracking	2	Bedroom 4 Closet	Positive	1.1	0.2	1.3	mg/cm2	6/10/2024	20:42:24
419	Wall	Plaster	C	Deteriorated	Yellow	Cracking	2	Bedroom 4 Closet	Positive	0.8	0.2	1	mg/cm2	6/10/2024	20:43:00
420	Wall	Plaster	D	Deteriorated	Yellow	Cracking	2	Bedroom 4 Closet	Positive	1.1	0.2	1.3	mg/cm2	6/10/2024	20:43:38
447	Cabinet Interior	Plaster	D	Deteriorated	White	Cracking	2	Bathroom 2	Positive	7.5	0.3	7.8	mg/cm2	6/10/2024	21:00:41
452	Wall	Plaster	C	Deteriorated	Beige	Cracking	2	Hallway 1	Positive	5.8	0.3	6.1	mg/cm2	6/10/2024	21:12:05
482	Wall	Drywall	B	Deteriorated	Beige	Cracking	2	Hallway 2	Positive	0.8	0.2	1	mg/cm2	6/10/2024	21:28:31
485	Ceiling	Drywall	All	Deteriorated	White	Cracking	2	Hallway 2	Positive	1.9	0.3	2.2	mg/cm2	6/10/2024	21:30:09
498	Ceiling	Drywall	All	Deteriorated	White	Cracking	2	Bathroom 3	Positive	2.1	0.3	2.4	mg/cm2	6/10/2024	21:36:31
562	Upper Beam	Wood	A/D	Deteriorated	White	Cracking	Exterior	Exterior Front Patio	Positive	24	0.3	24.3	mg/cm2	6/10/2024	22:15:47