

# **SPECIFICATIONS PROPOSAL & BID DOCUMENT**

IALHD0498-23 – 113  
Property: 906 Pacific 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 10/31/2024 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:**

**906 Pacific Street  
Sioux City, Iowa 51105**

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, Basement Stairway/Room 3, Beam (Side B White) – Interim – Paint stabilization followed by the installation of two coats of high-quality appropriate paint to match existing.	29	
2	Rewire To Code - Rewire to municipal electric code. Rewire the structure to current local modifications of the National Electric Code and accompanying Inspection letter. Each habitable room shall have two outlets. Contractor shall bring to minimum code all switches, outlets and fixtures. Install no wire-mold or conduit in habitable areas without owner’s approval.  While the house will be wired to local code requirements, unheated attic area (above the ceiling), and the space inside un-disturbed walls is NOT included and the wiring in these areas will not be replaced.	HH	
3	Basement, Basement Stairway, Wood Graspable Handrail – Install new wood, graspable, stock handrail. Handrails shall be code graspable (2”) or smaller. Handrails to be manufactured lumber and finish treated. Handrails to be spaced away from walls by metal handrail brackets securely mounted to wall studs and handrail. Spans between brackets to be no further apart than 8’. <i>Contractor is responsible for incorporating any updated codes that may affect this specification.</i>	HH	
4	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	
5	Floor 1, Side Entry, Side Entry Door Weather Stripping – Furnish and install compression type weather stripping, with no metal carrier. Fasten according to manufacturer recommendation.	HH	
6	Floor 1, Bedroom 1, Entry Door, Casing/Header (Side D) – Install Casing/Header where missing followed by the installation of two coats of high-quality appropriate paint to match existing.	HH	

7	Floor 1, Front Enclosed Porch to Living Room Door, Casing/Header (Side A) – Install Casing/Header where missing followed by the installation of two coats of high-quality appropriate paint to match existing.	HH	
8	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	
9	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
10	Exterior, Lower Wall (Side A Plaster Black) - Interim – Apply Acrylic Bonding Agent, Apply Fiber Glass Mesh on Repair Areas & Skim Coat Stucco  Apply cement stucco skim coating with acrylic bonding agent additive according to manufacturer's written directions. Stucco to be tool/brush finished.	197	
11	Exterior, Fascia (Side C Wood) – Install metal Fascia where missing.	HH	
12	Exterior, Rear Yard, Retaining Wall Railing (Side B) – Install welded wrought iron, stainless steel, or galvanized rail system. Railings to consist of one-inch square posts, one-half inch square hollow pickets, one and one-half inch top and bottom	HH	

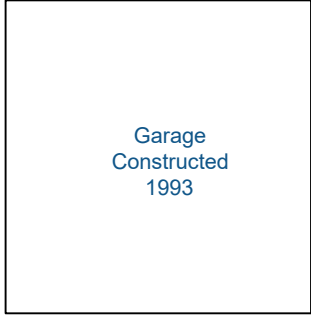
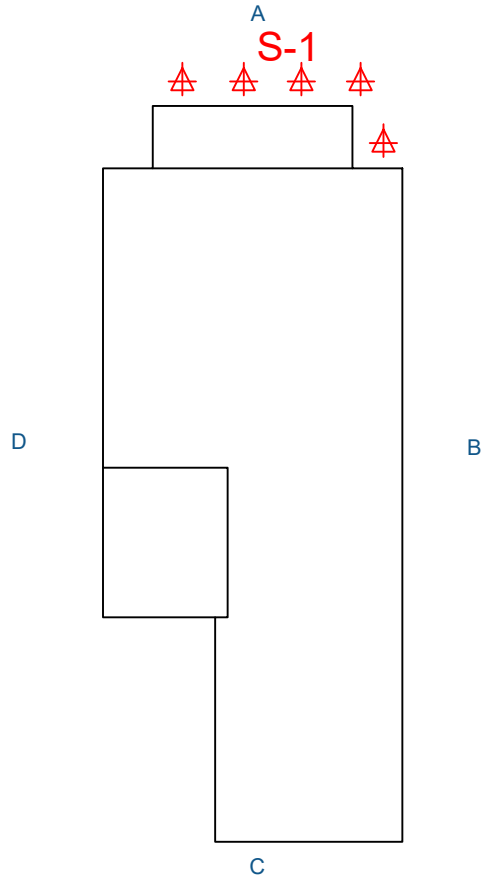
	channel rails. All wrought iron railings shall be welded iron. Railings to be painted final coat with black or white rust preventative paint. Railing shall be 36" in height. OR Build and install Wood Fence System. All materials shall be treated wood with 4"x4" fence posts with vertical wooden fence boards or pickets a minimum of 4/4 in thickness and placed such that a sphere 4" in diameter cannot pass through.		
	<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 (906 Pacific 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>NOTE:</b> Provide the TOTAL cost for the alternate bid items. If an alternate bid item is selected, line items associated with the alternate will be deducted from the total alternate cost.		
<b>LINE</b>	<b>ITEM</b>	<b>PRICE</b>
Alt 1		\$

**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>	\$

Pacific Street



**Legend**

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

JOB DESCRIPTION: LBP Inspection / Risk Assessment  
906 Pacific Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
Exterior

DATE: 10/01/2024

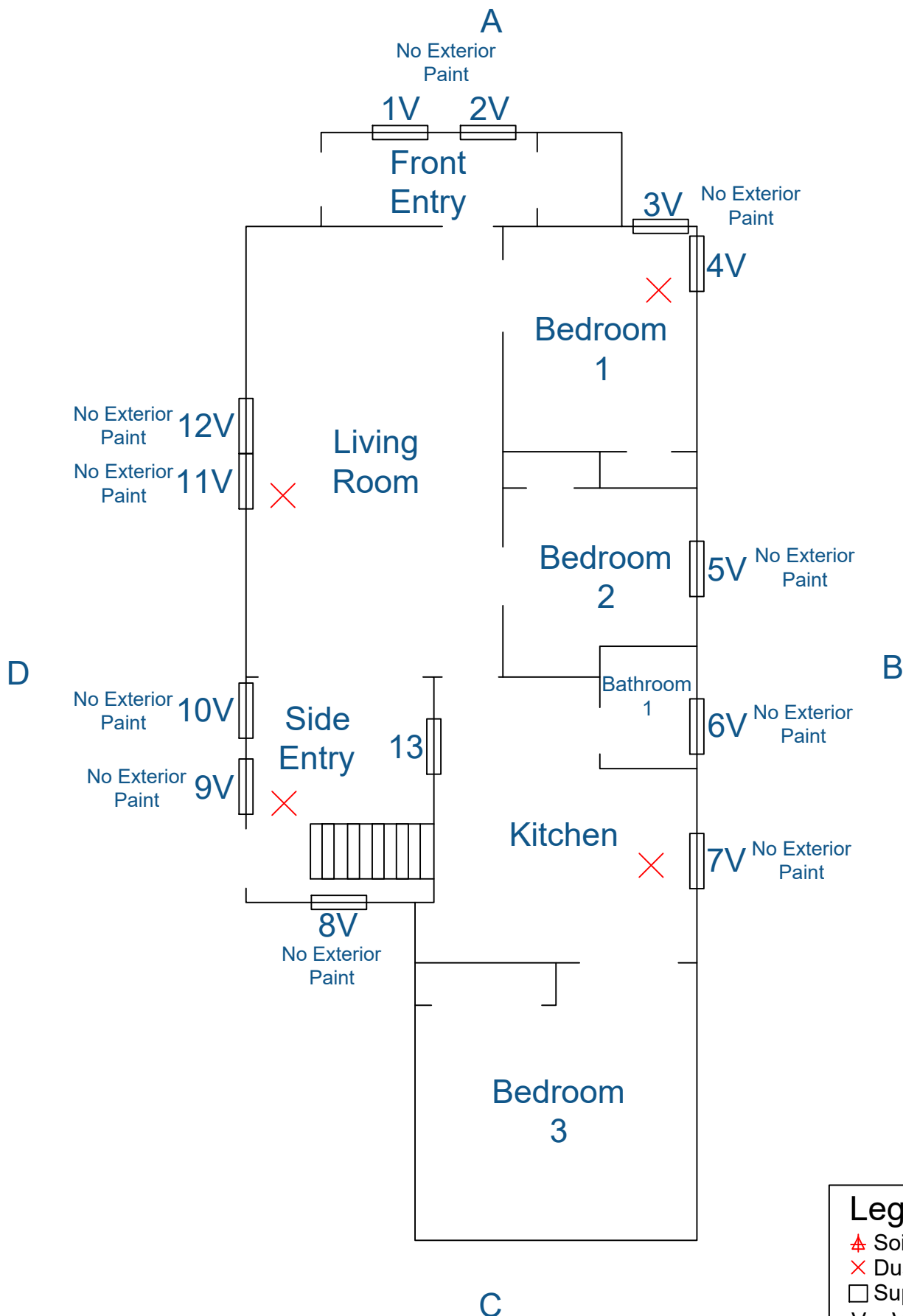
DRAWN BY: TS

CHECKED BY: JR

SCALE: N/A

PROJECT NO:  
Sioux City LHR FY2022





**Legend**

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



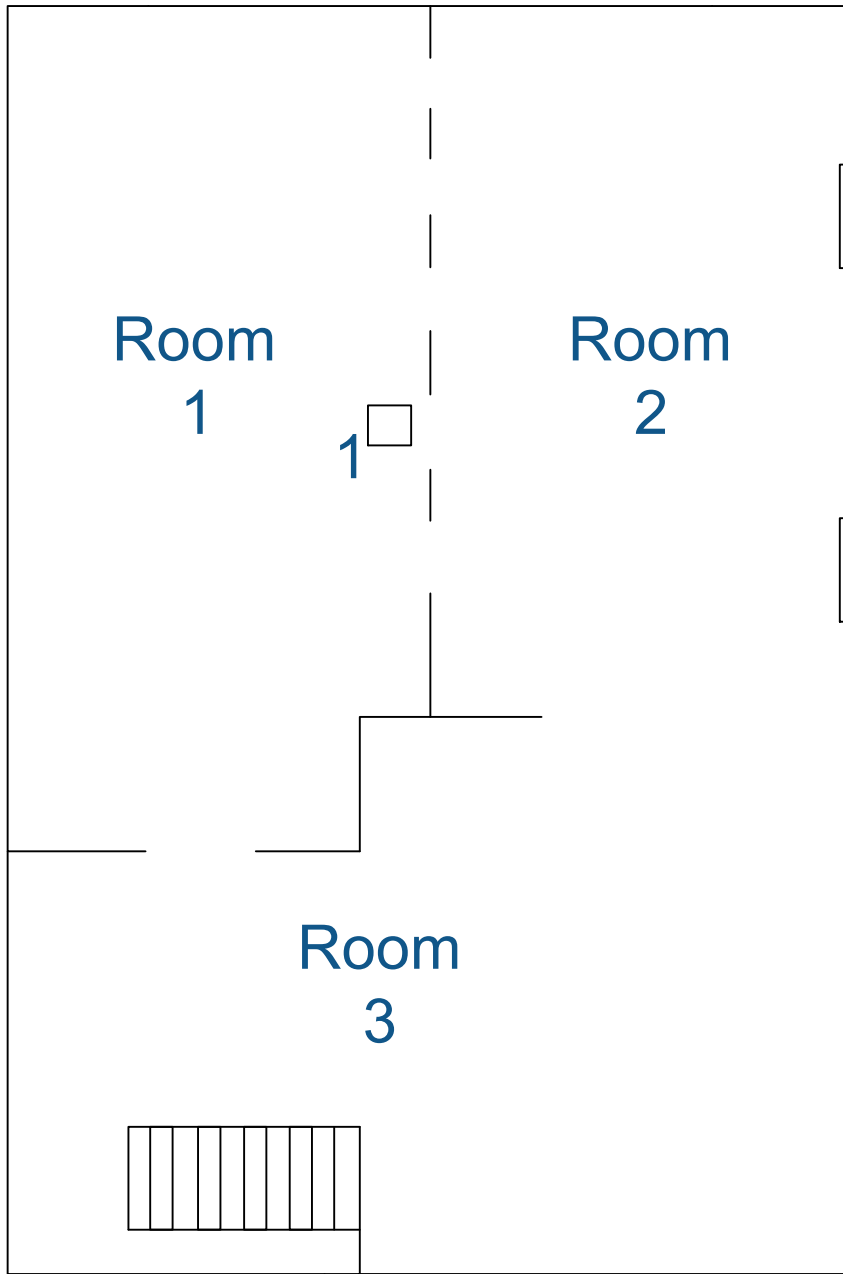
JOB DESCRIPTION: LBP Inspection / Risk Assessment  
906 Pacific Street  
Sioux City, Iowa

SHEET TITLE: Property Map  
1st Floor

DATE: 10/01/2024  
DRAWN BY: TS  
CHECKED BY: JR  
SCALE: N/A  
PROJECT NO: Sioux City LHR FY2022



A



14V Not Painted

15V Not Painted

D

B

Room 3

C

### Legend

-  Soil Sample
-  Dust Sample
-  Support Post
- V = Vinyl

JOB DESCRIPTION:

LBP Inspection / Risk Assessment  
906 Pacific Street  
Sioux City, Iowa

DATE:

10/01/2024

DRAWN BY:

TS

CHECKED BY:

JR

SCALE:

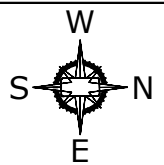
N/A

PROJECT NO:

Sioux City LHR FY2022

SHEET TITLE:

Property Map  
Basement



906 Pacific Street - Positive XRF Results

Reading #	Component	Substrate	Side/#	Condition	Color	Hazard	Floor	Room	Result	Concentration	3 SD	Total Pb	Units	Date	Time
29	Beam	Wood	B	Deteriorated	White	Cracking	Basement	Basement Stairway/Room 3	Positive	1	0.3	1.3	mg/cm2	9/4/2024	14:04:37
197	Lower Wall	Plaster	A	Deteriorated	Black	Cracking	Exterior	Exterior	Positive	2.1	0.3	2.4	mg/cm2	9/4/2024	16:14:37

# Inspection Services Division

Community Development Dept.

City of Sioux City, Iowa

405 6th Street, Room 309

Sioux City, Iowa 51102

Phone (712) 224-5216

Matt Meylor  
Rehab Technician  
City of Sioux City

RE: 906 Pacific st.

Dear Matt;

On 9/25/2024, an electrical inspection was conducted at the above address as a result of a request received by this Division.

Electrical Code deficiencies found are as follows **and this list may not include all deficiencies.**

## Basement

1. Remove and properly staple all nm cables in floor joist.
2. Close all junction boxes.
3. Add laundry circuits.
4. Grounding of service.

## Kitchen

1. 2 small appliance circuits for counters.
2. GFCI protection for all circuits.
3. Deep freezer circuit.

## **Dining Room**

1. Add outlet for air conditioner.

## **Main floor Bathroom**

1. GFCI outlet by vanity.

## **Misc.**

1. Outlet for camera system.
2. Remove cord through front door.
3. Check lights for flickering

An electrical contractor, licensed in the City of Sioux City, Iowa, shall be contacted for the correction of the deficiencies. All deficiencies shall be corrected as per 20.10 of the Municipal Code of the City of Sioux City, Iowa, and /or the National electrical Code.

If there are any questions, please feel free to contact this office .Phone # 279-6118

Sincerely,

Dave Hobbs  
Electrical Inspector  
Inspection Services Division