

# Lead & Healthy Homes Contractor Pool Bid 2026

## Not Project Specific

**Pricing will be used to develop scope of work pricing on specific sites in the contractor rotation.**

1. Bids shall not include sales tax. Bids shall include all other applicable taxes and fees.
2. Bidders shall not add any conditions or qualifying statements or modify this proposal or the proposal may be declared irregular as being not responsive to the notice.
3. Contractors shall provide quality craftsmanship consistent with the industry standard for new residential dwelling construction. New work shall be made square, level, and plumb to the greatest extent possible and allowable considering the age and condition of the existing building. All materials, finishes, and equipment shall be installed per manufacturer's instructions and requirements. Provide all product manuals, instructions, and warranty copies at the end of the project to the property owner.
4. Coordinate all material and color selections with the property owner.
5. You are responsible for repairing any damage to house components during work.
6. Contractors will be held to the requirements set forth in City of Clinton's and ECIA's Lead & Healthy Home program Standards.

**Read each specification carefully before pricing. Some specifications have been revised from the previous year.**

#	Component	Windows (Pricing based on a 32" x 60" window.)	Qty	Bid
1	Window Sash/Jamb	<b>Replace existing window sashes with Northern Energy Star-rated vinyl replacement sashes, including full screens.</b> Windows must comply with all local building codes (e.g., glass, sash limiters). Remove weights, insulate pockets, repaint and reinstall sash stops. If stops are missing install new. Install windows according to the manufacturer's instructions. Provide a minimum five-year warranty on all window components.	1	
2	Window Sash/Jamb	Replace window sashes with prefinished <b>wood double hung window to match historic profiles.</b> Color: White. Remove sash balances, insulate weight pockets, wet sand/scrape sash stops, paint and reinstall. New window to have clear glass and a screen. Minimum five year manufacturer's warranty. Dispose of storm window and scrape and paint exterior blind stop and casing and sill.	1	
3	Window Sill	Strip all paint (to bare wood) from the windowsills/prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing sills.	1	
4	Window Sash	<b>Wet sand/wet scrape deteriorated paint from the window sash, strip friction surfaces of sash &amp; jamb, and prime and paint.</b> Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing sills.	1	

5	Window Casing	Wet sand/wet scrape deteriorated paint on window casing and sash stop, prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing casings.	1	
6	Window Trough	Wet sand/wet scrape deteriorated paint on window trough and prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing troughs.	1	
7	Window Trough	HEPA vacuum the window trough. Install aluminum coil stock in trough and mechanically fastened. Caulk all edges.	1	

**Doors (Pricing based on a 32" x 80" door.)**

8	Door Casing	Wet scrape/wet sand deteriorated paint on door casing, prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing doors.	1	
9	Door Slab	Strip door on both sides (to bare wood), prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing doors.	1	
10	Door Jamb	Strip door jamb and door stop (to bare wood), wet sand/wet scrape deteriorated paint on door jamb components, prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing jambs.	1	
11	Door Slab/Jamb	Replace existing door with new <b>pre-hung hollow core</b> slab door, matching the species/color as closely as possible to the existing door. Provide and install latch set of appropriate function (passage or privacy). Pricing based on a Birch door in a standard finish.	1	
12	Door Casing	Replace existing door casing with stock Pine 2 1/4" ranch casing, pre-finished. Pricing based on a 32"x 80" door.	1	
13	Door Casing	Replace existing door casing with stock Oak 2 1/4" ranch pre-finished casing. Pricing based on a 32"x 80" door.	1	
14	Door Slab/Jamb	Replace existing door with new <b>pre-hung solid core</b> door oak 6-panel door to match existing color and configuration as closely as possible. Provide and install latch set of appropriate function (passage or privacy).	1	
15	Door Slab/Jamb	Replace existing <b>door slab with new solid core oak door slab</b> to match existing in color as closely as possible. Provide and install latch set of appropriate function (passage or privacy).	1	

## Walls

16	Wall	Wet scrape/wet sand deteriorated wall paint, <b>repair all holes</b> and cracks in wall, prime & paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 finish coats satin or eggshell latex paint. Pricing based on a 12' w x 8' h wall.	1	
17	Wall	<b>Install new 1/2" drywall</b> , tape, plaster, texture to match, prime and paint. Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 finish coats satin or eggshell latex paint. Pricing based on a 12' w x 8' h wall.	1	
18	Baseboard	Wet scrape/wet sand deteriorated paint on baseboards then prime & paint (baseboards up to 12 inches high). Use Low-VOC water-based primers, paints, stains, varnishes, and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing baseboards. Pricing based on 8 linear foot.	1	

## Floors

19	Floor	Provide and install minimum <b>12 mil wear layer thick vinyl sheet</b> flooring to cover the entire floor. Install flooring per manufacturer's instructions. Any flooring adhesives to be Low VOC. Flooring color and pattern to be approved by the owner. Include any finish trims and transitions as needed. Trim corners should be mitered. Pricing based on a 12' x 12' room.	1	
20	Floor	Provide and install minimum <b>20 mil wear layer with luxury vinyl plank</b> flooring according to manufacture installation guidelines. Includes any finish trims and transitions as required. Trim corners should be mitered. Color and pattern to be approved by owner. Pricing based on a 12' x 12' room.	1	
21	Floor	Level the floor using a self-leveling product prior to installing flooring. Price for 4' x 4' area.	1	
22	Floor	Install underlayment to the entire floor prior to installing flooring. Pricing based for 12' x 12' room.	1	
23	Floor	Install new plywood sub floor prior to installing flooring. Pricing based for 4' x 8' sheet.	1	
24	Stair Stringer	Wet sand/wet scrape and paint stair stringers. Pricing based on 14 treads and risers.	1	
25	Stair Treads & Risers	Cover stair treads and risers with carpet. All carpet and pad shall be sheet polyester textured carpet with pad. Pile height: .5" minimum. Weight: 16 oz minimum. Pattern and color to be approved by owner. Pricing based on 14 treads and risers.	1	
26	Stair Tread	Wet sand/wet scrape deteriorated paint on all stair treads. Prime & paint component. Use Low-VOC water-based primers, paints, stains, varnishes and other wood finishes. Paint shall be Sherwin Williams ProMar 400 Pro Zero VOC or equal. Apply 1 coat primer, and 2 top coats semi-gloss latex paint, or similar finish to existing. Cover existing stair treads with new vinyl tread covers. Pricing based on 14 treads.	1	

27	Stair Tread	Replace broken stair tread with new wood stair tread. Pricing based on 30" w x 12" d x 3/8 "h tread.	1	
<b>Exterior</b>				
28	Window Casing	Wrap window casings with aluminum coil stock. Pricing based on a 32" w x 60" h window.	1	
29	Window Sill	Wrap window sills with aluminum coil stock. Pricing based on a 32" w windowsill.	1	
30	Window Stop	Wrap window stop with aluminum coil stock. Pricing based on a 32" w x 60" h window.	1	
31	Window Sill, Trim, Jamb, Sash	Wet sand/wet scrape all exterior window components (sill, casing, jamb, sash). Apply 1 coat primer and 2 coats paint and repaint window components. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent. Color to match existing. Pricing based on a 32" w x 60" h window.	1	
32	Window Sill	Replace rotten window sill. Pricing based on a 32" window sill.	1	
33	Window Casing	Wet sand/wet scrape deteriorated paint on window casing, prime & paint. Paint shall be Sherwin Williams Exterior Acrylic Latex or equivalent. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing casings.	1	
34	Window Sill	Wet sand/wet scrape deteriorated paint on window sill, prime & paint. Paint shall be Sherwin Williams Exterior Acrylic Latex or equivalent. Apply 1 coat primer, and 2 top finish coats semi-gloss latex paint, or similar finish to existing casings.	1	
35	Door Casing	Wrap door casings with aluminum coil stock. Pricing based on a 32" x 80" door.	1	
36	Door	Strip exterior door components (threshold, casing, jamb, slab). Prime and repaint door components. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent. 1 coat primer and 2 coats of paint. Color to match existing. Pricing based on a 32" x 80" door.	1	
37	Soffit & Fascia	Wrap soffit and fascia with aluminum. Pricing based on 20 linear foot with 16" overhang.	1	
38	Soffit & Fascia	Wet sand/wet scrape wood soffit and fascia. Prime and repaint all wood surfaces. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent, 1 coat primer and 2 coats of paint. Color to match existing. Pricing based on 20 linear foot with 16" overhang.	1	
39	Siding	<b>Wet sand/wet scrape wood siding.</b> Apply 1 coat primer and 2 coats paint on all wood surfaces of siding and trim. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent. Color to match existing. Pricing based on a 10' h x 10' w wall.	1	
40	Siding	<b>Remove the existing siding from the house.</b> Install fanfold or house wrap. Install vinyl, (.044 thick), 4" double, standard lap siding with all required trims and channels. Owner is to select color of siding, no special-order items. Price for 10' h x 10' w wall.	1	
41	Siding	Install fanfold or house <b>wrap over existing siding.</b> Install vinyl, (.044 thick), 4" double, standard lap siding with all required trims and channels. Owner is to select color of siding, no special-order items. Price for 10' h x 10' w wall.	1	

42	Porch Ceiling	Wet sand/wet scrape porch ceiling. Apply 1 coat primer and 2 coats paint and repaint all wood surfaces of ceiling. Paint all surfaces with Sherwin Williams exterior Acrylic Latex or equivalent. Color to match existing. Pricing based on a 10' x 10' ceiling.	1	
43	Porch Ceiling	Enclose porch ceiling with aluminum soffit material. Pricing based on a 10' x 10' ceiling.	1	
44	Porch Floor	Strip porch floor of all existing paint. 1 coat prime and 2 coats paint. Paint all surfaces with Sherwin Williams "Porch & Floor Enamel" or equivalent. Pricing based on a 10'x10' floor.	1	
45	Porch Column	Wet sand/wet scrape porch column. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent, 1 coat primer and 2 coats of paint. Color to match existing.	1	
46	Porch Column	Wrap porch column with aluminum coil stock. Price per column.	1	
47	Box Beam	<b>Wet sand/wet scrape box beam.</b> Apply 1 coat primer and 2 coats paint and repaint all wood components of box beam. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent. Color to match existing. Pricing based on 8 linear foot.	1	
48	Box Beam	<b>Wrap box beam</b> with aluminum coil stock. Pricing based on 8 linear foot.	1	
49	Door Slab	Provide and install exterior, <b>painted, pre-hung</b> , insulated R5 minimum, 6-panel/half lite steel door. Color: White. Provide and install deadbolt and entrance lever (Schlage, Kwikset or equal). Adjust, shim, and insulate around entry door for proper operation. Pricing based on a 32" x 80" door.	1	
50	Door Casing	Replace existing exterior door casing with stock casing, prime and cover with two coats of paint. Paint all surfaces with Sherwin Williams Exterior Acrylic Latex or equivalent. Color to match existing. Pricing based on a 32"x 80" door.	1	
51	Concrete Pad	<b>Pour a 4-inch-thick concrete pad reinforced with #3 rebar (metal or fiberglass) spaced 18" on center in a square pattern over a gravel or compacted limestone base.</b> The new pad shall match the configuration of the existing. Slope the concrete away from the house. Score the concrete to one-quarter depth in equal squares. Finish the surrounding grade with seed and straw. Price based on a 10' x 10' area.	1	
52	Sidewalk	<b>Pour a 4-inch-thick concrete pad reinforced with #3 rebar (metal or fiberglass) spaced 18" on center in a square pattern over a gravel or compacted limestone base.</b> The new sidewalk shall match the configuration of the existing. Slope the concrete away from the house. Score the concrete to one-quarter depth in equal squares. Finish the surrounding grade with seed and straw. Price based on a 3' x 8' sidewalk.	1	
<b>Other</b>				
53	Material Costs	Material costs for containment, PPE, signage, proper disposal, etc. to comply with lead-safe work practices.	1	
54	Cleaning	Thoroughly clean the entire home to comply with lead clearance standards, pass clearance inspection, and adhere to the occupant protection plan.	1	
<b>Lead Hazard Control Total</b>				

		<b>Healthy Homes</b>	<b>QTY</b>	<b>BID</b>
55	Smoke Alarm	Install 10-Year sealed lithium battery smoke alarm.	1	
56	Combo SM/CO	Install 10-Year sealed lithium battery combination smoke & carbon monoxide alarm.	1	

57	GFCI Outlet	Install Ground Fault Circuit Interrupter (GFCI) outlet.	1	
58	Outlet Cover	Install receptacle cover.	1	
59	Handrail	Install or replace wall-mounted handrail. <b>Ends must return to wall.</b> Match existing finish, repair and paint wall as needed. Pricing based on 12 linear feet.	1	
60	Exhaust Fan	<b>Install exhaust fan</b> and vent to exterior. Fan to be 110 CFM or greater.	1	
61	Exhaust Fan	<b>Replace exhaust fan.</b> Fan to be 110 CFM or greater.	1	
62	Counter	Install laminate countertop with rolled front edge and backsplash. Color per owner. Mitered joint, finish exposed ends to match. Reinstall existing sink and plumbing. Pricing based on 8'.	1	
63	Gutters & Downspouts	Install 5" seamless gutters to all horizontal rooflines of the house. Include for entire house and includee downspouts with hinge extensions. Pricing based on 10 linear foot.	1	
64	Downspout Extension	Add downspout extensions to direct water away from house. Price per extension.	1	
65	Toilet	Replace toilet with a comfort height model. Replace wax ring/bolts. Re-connect supply lines.	1	
66	Deadbolt	Provide and install deadbolt and entrance lever.	1	
67	Stairs	Replace exterior steps with treated lumber. Install graspable handrail on both sides, include new guardrails and risers to meet national building code standards. Pricing based on 5 stairs.	1	
		<b>Healthy Home Total</b>		