

BID AND PROPOSAL
CLINTON / CDBG PILOT HOUSING REHABILITATION PROGRAM
PAGE 1 OF 10

SPECIFICATIONS FOR THE PROPERTY OF
221 2nd Ave South, Clinton, IA 52732

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 Council of the City of Clinton, Iowa (hereinafter called "CITY".)

In compliance with your Advertisement for Bids, BIDDER hereby proposed to perform all work for the house at **221 2nd Ave South** located in Clinton, IA, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of his BID, each BIDDER 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 CONTRACT on or before a date to be specified in the Notice to Proceed and to fully complete the project with **150 consecutive** calendar days thereafter. **The NOTICE TO PROCEED will be issued within 30 days of bid opening. Extra days may be added for weather issues as related to exterior work.**

BIDDER acknowledges receipt of the following ADDENDUM:

BID SCHEDULE

- NOTE: 1. Bids shall include sales tax and 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

LEAD HAZARD

Items indicated “**LEAD HAZARD**” (tested positive) or “**PRESUMED LEAD HAZARD**” (not tested, but likely lead) must be performed using Lead Safe Work Practices mandated by the U.S Department of Housing and Urban Development (HUD).

QUALITY / CRAFTSMANSHIP

Contractor 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 to remain building structure. 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. Coordinate all material color selections with the Project Manager.

BIDDER agrees to perform all the WORK described in the CONTRACT DOCUMENTS for the following unit prices or indicated sums:

SPEC#	DESCRIPTION	BID AMOUNT
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PERMITS / CODE COMPLIANCE

Contractor is responsible for obtaining and purchasing all construction permits as required by the City. All construction and installations shall conform to all applicable City and State codes.

DEMOLITION

01	Remove all interior materials including wall, ceiling, and floor finishes including floor base, casings/trim, interior doors, and kitchen cabinets. The house interior shall be “gutted” down to exposed wall studs, floor decking and ceiling joists. Remove all exterior materials including siding, roofing, doors, windows, boarding materials, gutters/downspouts, soffits, fascia and trim. The exterior shall be stripped down to exposed sheathing. If present, all appliances, HVAC equipment, plumbing fixtures and piping, electrical and lighting fixtures, wiring, equipment, and any associated scrap materials shall be removed from the house. Remove existing chimney structure entirely, patch in framing as required. Remove any existing junk or garbage from basement and perform general cleaning including removing insects and spider webs. Basement floors shall be swept, vacuumed, and mopped. Basement storage room cabinets, counters, and walk door to remain and be cleaned. All items to be disposed of legally or salvaged to contractor’s storage. Additional demolition may be required were indicated in the other work descriptions. PRESUMED LEAD HAZARD	_____
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EXTERIOR

02	Provide and install 4” double, standard lap, siding and all required trim and channels. Provide and install #15 asphalt paper or suitable underlayment. Siding to be 04” minimum thickness. Woodgrain finish. ECIA to approve color.	_____
03	Provide and install 30# asphalt paper or suitable underlayment with self-adhering ice and snow shield at valleys and eaves per code. Provide and install laminated (architectural), 230lb/square min, asphalt shingles at all sloped roof surfaces. Shingles to have 30-year warranty minimum. Provide and install any required penetration flashing and flashing at roof-wall connections per standard practice. Provide and install ridge attic vents per code. Patch roof sheathing at removed chimney.	_____

- 04 Provide and install windows (new construction or replacement type) including any basement units at any openings including where units were missing and temporarily boarded up. Window units to be double hung operation, double or triple glazed insulated and of vinyl construction. AAMA certified and Northern Energy Star certified/rated. Color: white. Seal exterior perimeter of window with suitable polyurethane or silicone sealant. Install windows flashed and sealed per manufacturer's instructions. Minimum Warranty: Basic Coverage: 20 years, Glazing: 20 Years.

- 05 Provide and install exterior, painted, pre-hung, insulated R-5, 6-panel steel doors of same size (or size of opening) as existing. Provide each door with a deadbolt and entrance function, lever style lockset Schlage, Kwikset or equal and satin nickel or similar finish.

- 06 Provide and install standard aluminum soffit and fascia cover over existing wood components. Repair and/or replace any unsuitable wood substrates. Remove and replace gutters and downspouts with aluminum components. Color of all components to be white.
PRESUMED LEAD HAZARD

- 07 Remove enclosed front porch completely and replace with an open porch structure of same size per code. Dispose of removed items legally. Shingled roof structure of same slope and per code. Floor structure to be treated lumber and sized per code. Decking and stair treads to be treated lumber. Support posts and stair and porch railings to be treated lumber and constructed per code. Provide aluminum eave fascia cover and aluminum soffit ceiling. All exposed components color to be white.
PRESUMED LEAD HAZARD

- 08 Remove stair at rear porch and replace with code compliant stair constructed of treated lumber. Dispose of removed items legally. (Porch enclosure to be remodeled with same finishes as rest of house.

- 09 Tuckpoint and/or repair all exposed exterior foundation cracks by grinding cracks to 3/8" minimum depth and patching with suitable grout mixture. Repair and patch all holes, chips and fractured concrete, masonry and limestone in foundation. Parge all exposed exterior foundation wall surfaces with Portland cement to a level ready for paint. Include any new foundation infill areas at front porch. Paint all exposed exterior foundation surfaces with suitable Sherwin Williams or equal block filler and suitable exterior top coats. Ensure all surfaces are blended uniformly before painting. Color: gray.

- 10 Provide and install R-13 minimum batt insulation with kraft paper facer in stud cavities at exterior walls. Provide and install R-38 minimum attic insulation above all conditioned spaces, blown-in or batt fiberglass. Apply 2" thick minimum closed cell spray foam insulation to rim board of floor system. Maximize all insulation R-value as permitted by existing cavity sizes preferably up to R-20 for walls and R-49 for ceilings if possible.

INTERIOR FINISHES, DOORS AND CASING/TRIM

- 11 Provide and install 1/2" gypsum board interior wall sheathing at all exterior and interior walls of main level and upper level. All panels to be of standard fire resistance. All bathroom wall panels shall be moisture resistant. Orange peel finish. Paint with suitable primer and minimum two finish top coats. Paint shall be Sherwin Williams ProMar 400 Zero VOC or equal. ECIA to approve color. Provide and install finished gypsum board wing wall at end of tub/shower unit.

- 12 Provide and install 5/8" gypsum board sheathing at all ceilings of main level and upper level. Orange peel finish. Paint with suitable primer and minimum two finish top coats of. Paint shall be Sherwin Williams ProMar 400, Zero VOC or equal. Color to be white. Where ceiling joists are of varying height or not level, shim gypsum board or replace joists to provide a level wall to ceiling corner. _____
- 13 Provide and install hollow, vinyl, panel, pre-hung, hinged, interior doors at all bathroom, bedrooms, closets, and at top of stair landing to basement. Color to be white. Provide and install lever style latchset of appropriate function (passage or privacy) and suitable stop where required. All hardware to be Schlage, Kwikset or equal and satin nickel or similar finish. _____
- 14 Provide and install floor base and casing at all windows and interior and exterior doors. Material to be vinyl or similar. Profiles to be standard colonial and minimum 5/8" thick by 3-1/4" wide. Provide extensions at windows (or gypsum board returns.) Colors to be white. _____
- 15 Provide and install sheet polyester textured carpet with pad at bedrooms. Pile height: .5" minimum. Weight: 16oz minimum. Provide and install minimum 2.4 mm thick vinyl sheet flooring at bathrooms. Provide and install minimum 7 mm thick vinyl plank flooring at all other rooms. Install all flooring per manufacturer's instructions. Any flooring adhesives to be Low VOC. Flooring colors and patterns to be approved by ECIA. _____
- 16 Remove basement stairs entirely. Dispose of legally. Construct replacement stairs with one handrail. Stair construction to be built of dimensional lumber and/or standard stair components. Provide and install standard pine rail components, painted. Stair construction to be as code compliant as feasibly possible considering existing stairwell opening conditions. Paint two coats, color to be gray. _____
- 17 Construct code compliant, insulated, attic access hatch for access to attic space. Build to match ceiling construction. Locate in most convenient location possible. Paint to match ceiling. _____

CASEWORK AND COUNTERTOPS

- 18 Provide and install base and wall cabinet casework for the kitchen of similar configuration as existing. Provide and install lavatory base at bathrooms to accommodate specified countertop/integral sink (see Plumbing). All cabinetry to be birch (fronts) and plywood construction. Shaker style raised panel doors, with adjustable shelves and standard hinges. Fully finished, painted white. 5-year warranty. Provide and install standard economy grade wire pulls. All hardware to be satin nickel or similar finish. _____
- 19 Provide and install plastic laminate countertops at all base cabinets with rolled front edge and 3" integrated backsplash. Standard finish. ECIA to approve color/finish selected from manufacturer's standard available options. _____

ACCESSORIES

20 Provide and install the following accessories (provide all required fasteners/brackets):

Medicine Cabinet with Mirror: At bathroom lavatory. 24"x36". Painted steel body/shelves, white. Surface mount.

Toilet paper holder: At bathroom. Standard double post holder. Satin nickel or similar finish.

Towel bar & ring: At bathroom. (1) 24" long standard, double-post, holders. (1) standard towel ring. Satin nickel or similar finish.

Shelves and rod: At each closet. (1) upper wire shelf, full width of closet and (1) lower wire shelf with hanger rod, full width of closet. Color white.

HVAC

21 Provide and install a natural gas furnace of adequate size and in conformance with code and applicable energy code minimum requirements including but not limited to all associated ductwork, combustion and intake air piping, terminations, and programmable thermostat for a complete working system. Include integral central air conditioning system components. Provide and install standard painted steel grilles and registers of similar size and shape as existing to allow reuse of existing rough openings. Provide required flashings at all roof and wall penetrations. Cooling system equipment shall be 16 SEER, minimum. Furnace shall be 96 AFUE, minimum.

22 Provide and install a switch controlled standard 75 CFM minimum exhaust fan with light ducted out through wall for bathroom. Broan, NuTone, or equal. Provide and install exterior weatherproof, anodized, aluminum hood termination. Install all ventilation components per code.

ELECTRICAL

23 Provide and install a 200 Amp service - Square D Homeline panel or equal with required circuit breakers and suitable surge protector. Protect and reuse existing meter/socket. Provide and install grounding/bonding provisions per code. Provide and install all wiring, receptacles, switches, light fixtures for a complete working system including electric stove and dryer. Provide and install all required device and fixture trims. Provide and install standard residential grade dome style light fixtures at bedrooms or pendant at kitchen (1000 lumens nominal), ceiling fan at living/dining rooms (1500 lumens nominal), and a standard 3-light bar type fixture above lavatory in bathrooms. All light fixtures to be UL listed, LED and installed per code. Provide lamps for all fixtures. Light fixture colors: Trims to be satin nickel or similar, housings to be white, lenses to be frosted or white. Provide and install RG-6 TV cable and standard phone wiring along with boxes, jacks and trims at living room and each bedroom. All electrical work to be installed per code.

PLUMBING

24 Provide and install a complete working plumbing supply and drainage system including but not limited to all piping, fixtures and associated equipment, devices, and trims. Include a .67 EF, Energy Star, 40-gallon minimum, natural gas water heater. Include laundry supply and drain provisions. All plumbing work to be installed per code. All fixtures to be WaterSense Labeled. Fixtures to include (1 kitchen, 1 bathroom, and laundry provisions in basement):

Toilet: 2-piece round bowl, 1.28 gpf, chair height, toilet with seat. Color to be white.

Bathroom lavatory sink: Solid surface counter with integral bowl. Standard thickness. Eased edge 24" wide nominal. Color white.

Bathroom lavatory faucet: Delta Classic 2510LF 4" faucet or equal. 1.5 gpm.

Tub/shower: Aquatic Everyday 30"x60"x72" tub/shower unit or equal, white.

Shower faucet: Delta Foundations B112900C shower head/controls or equal and tub faucet. 1.75 gpm.

Kitchen sink: Elkay D233194 double bowl stainless steel sink or equal. Cap unused holes.

Kitchen faucet: Delta Classic 100-DST faucet or equal. 2.0 gpm.

Hose Bibb: Woodford 17CF, freezeless outdoor faucet or equal. Locate at one side of house.

SMOKE AND CARBON MONOXIDE ALARMS

25 Provide and install combination smoke and CO detection alarms located per code. Units to be ionization type, 10-year battery, hardwired, and interconnected.

FRAMING MODIFICATIONS

26 Remove and replace existing steel post in basement under beam. Add additional post near wall at other end of beam and provide 2x4 lateral support or bracing at top of that post.

SITWORK

27 Remove all weeds and overgrown vegetation from yard as well as small trees, brush, and ivy adjacent to and on structure.

TOTAL BASE CONSTRUCTION BID:

LEAD CLEANING:

The project includes cleaning at the end of the project to remove all lead-based paint contaminants. After cleaning, lead clearance testing will be performed by ECIA. Project will close only after passing lead clearance again. Lead cleaning shall be performed as described below and as applicable:

LEAD CLEANING – READ AND DO!

- * **Post proper sign on the exterior doors.**
- * **Provide cleaning of all areas of the house before the request for lead testing. This will include providing plastic protection when removing windows, completing wet wash - HEPA Vacuum - wet wash - HEPA vacuum cleaning at all areas within the house and vacuuming with an approved heap filter vacuumed.**
- * **This also includes providing exterior ground protection while exterior work is being completed.**
- * **Contractor is to cover all personal items within the structure while interior work is being completed.**
- * **If the contractor fails the dust test the contractor will be required to pay the testing firm \$500.00 for each subsequent testing cycle until the house passes lead dust testing passed from a certified lab.**
- * **LEAD work must be completed in the shortest length of time as possible. Ideally the lead work should take no more than two working days with lead inspection on the third day at the latest.**
- * **The contractor has the right to temporarily change the house locks until lead testing is passed.**
- * **The contractor is completely responsible to comply with all State Lead Hazard Reduction requirements as required by the State of Iowa or as directed by IEDA protocol. Neither the City nor ECIA may be held liable for contractor's failure to follow Lead protocol. The contractor must have a state approved HEPA vacuum while lead work is being complete.**

TOTAL LEAD CLEANING BID: _____

Notice of Lead Testing Guidelines

On or about the date of final inspection, or as requested by the contractor, ECIA will complete lead dust sampling on the project you are bidding. We will randomly select four window troughs, four window sills, four floor areas, and outside the front or back door. These randomly selected areas must test at or below the required micrograms per foot squared as determined by a certified independent laboratory. Currently ECIA uses EHS Laboratories in Virginia for testing. If the first lead test fails, the contractor will be billed \$300.00 for retesting payable to ECIA by cashier's check before the next test is completed. The third and all subsequent testing's will result in a \$600.00 fee payable to ECIA by cashier's check before the next test is completed.

Remember that the training you received in **Safe Work Practices** is important and that the best way to prepare for the lead dust sampling is to HEPA VAC- wet wash- HEPA VAC. In addition, if siding was replaced we will conduct a visual inspection for paint chips around the house. We will schedule this inspection at your request and you must be finished cleaning at least one hour before we can test the home for dust.

If a surface fails within the house, such as a window sill, **all other** like components within the house must be cleaned, tested, and found to be below Iowa limits or an additional test will be required.

The owners will not be allowed to move into or back into the home until the lead dust tests come back below acceptable levels. In addition, final payment will not be made until lead testing is completed and certified at or below acceptable levels.

I also understand that if lead hazards are noted within these specifications that the contractor submitting this bid will not complete any work within this house unless the owner has been temporarily relocated as required by IEDA regulations and in association with the City of Clinton's grant. This is a mandatory requirement and funds are available to the owner for temporary relocation expenses. The owner may not move back into the structure until the house is approved LEAD SAFE by an ECIA Rehabilitation Specialist.

Any citations, fines, or none compliance issues are the responsibility of the firm completing lead work not the testing agency or qualified lab.

A STATE approved HEPA vacuum must be on site when working on all lead noted items.

I, _____ of _____ contracting company understand and will comply with all listed lead requirements. I further certify that any or all line items completed as identified lead surfaces will be completed by an individual trained and certified in LEAD SAFE RENEVATOR.

Contractor Signature _____ Date _____

PROJECT SUBCONTRACTORS and or SUPPLIERS

I certify, under penalty of perjury, that by submitting this bid and in accordance with the following complete list of all subcontractors and suppliers, if any, to whom the Contractor has awarded a construction contract, under the terms of which they are to furnish material and/or labor to incorporate into this real property. The Contractor will notify ECIA of any additions/deletions/changes to the information provided herein as soon as the information is available. **Note: Bid will be rejected if not completely filled out.**

PRINT your sub-contractors license from the State web site at and attached to your bid:

<http://www2.iwd.state.ia.us/contractor.nsf>

Subcontractor and Supplier listing	A State Electrical license is required.			
Provide Iowa Contractor numbers	Check with the City of Epworth for contractor requirements			
For all sub-contractors				
Business Name, Address, Iowa #	Phone	Work	Amount	

1. _____

Business Name	DUNS #	TAX ID #	IA Contractor #	Phone
Work Amount				

2. _____

Business Name	DUNS #	TAX ID #	IA Contractor #	Phone
Work Amount				

3. _____

Business Name	DUNS #	TAX ID #	IA Contractor #	Phone
Work Amount				

4. _____

Business Name	DUNS #	TAX ID #	IA Contractor #	Phone
Work Amount				

5. _____

Business Name	DUNS #	TAX ID #	IA Contractor #	Phone
Work Amount				

I, _____ (PRINTED NAME) certify that the attached subcontractors will be used for this project and the attached list of subcontractors and or suppliers is complete and the ECIA Rehabilitation Specialist will be notified if any additions or deletions are made from this given list:

Signature _____ Date: _____

Accompanying this BID is a _____ Insert: "Certified Check", "Cashier's Check", "Certified Share Draft", or "id Bond" as applicable) in the amount of _____ Dollars (\$_____) payable to the CITY OF CLINTON, IA, which it is agreed to be forfeited to the CITY, if the undersigned fails to execute the CONTRACT in accordance with the form of CONTRACT incorporated in the CONTRACT DOCUMENTS and as required by the CONTRACT DOCUMENTS within ten (10) days from the Notification of Award of the CONTRACT to be undersigned.

In submitting this proposal, it is understood and agreed by the undersigned that the right is reserved to the CITY AND OWNER to reject any or all proposals or to waive informalities and irregularities and to enter into such CONTRACTS that the CITY AND OWNER deems to be in the best interests of the CITY AND OWNER. It is further understood and agreed that this proposal may not be withdrawn for a period of thirty (30) days from the opening thereof.

The undersigned BIDDER understands that the CONTRACT(S), if awarded, will be awarded to the lowest responsible, responsive BIDDER(S) on the basis of approved equipment.

The undersigned also understands that he is to commence WORK on or before the date given in the Notice to Proceed and complete the WORK within the time period indicated in the CONTRACT DOCUMENTS, subject to any extensions of time which may be granted by the CITY.

The undersigned BIDDER understands that the U.S. Department of Housing and Urban Development, the State of Iowa Department of Economic Development, or any authorized representatives shall have right of entry to the project site for access and inspection and proper facilities will be provided therefore.

The name and address of the insurance company which the BIDDER proposes to furnish the specified Certificates of Insurance is:

This project is funded in part by the US Department of Housing and Urban Development (HUD). Due to 1999 federal HUD legislation regarding lead-based paint, all line items identified in the project specifications as Lead Hazard work must be accomplished by contractors trained and certified in "safe work practices, which details the procedures for lead hazard work. The certified contractor must provide a copy of his/her certification with this bid document.

The BIDDER is required to indicate the name and address of all subcontractors, along with the contractor or personnel trained and certified in "safe work practices".

BIDDER agrees to perform all the work described in the contract documents and the above project specifications for the above indicated residence at the following indicated price, and all bids shall include all other applicable fees. Bids as received must be for the execution of the entire job as called for in the project specifications provided. Each item is to be bid as a separate item. The individual line items are to be totaled to equal bid amount as entered in the bid summary. **Do not include Alternate Bids in bid summary price.** It is expressly understood that the foregoing total bid is the basis for establishing the amount of bid security and is for comparison of bids only, and is not to be considered or construed to be a lump sum proposal.

CONSTRUCTION BID: \$ _____ **(total bid including lead cleaning)**

BIDDER: _____

FIRM NAME: _____

STREET ADDRESS: _____

CITY AND ZIP CODE _____

OFFICE TELEPHONE NUMBER _____

CELULAR TELEPHONE NUMBER _____

E-MAIL ADDRESS _____

IOWA CONTRACTOR LICENCE NUMBER _____

SIGNATURE: _____

NAME TYPED OR PRINTED: _____

TITLE: _____ Date: _____

ALSO ATTACH TO YOUR BID THE FOLLOWING INFORMATION. (on file with ECIA is not acceptable).

- 1.) LEAD SAFE RENEVATOR CERTIFICATION FOR ALL EMPLOYEES
- 2.) PROOF OF CONTRACTORS INSURANCE CERTIFICATION
- 3.) BID SECURITY OR BID BOND (5% of total bid)
- 4.) THE BID MUST BE TYPED OR IN INK AND ROUNDED TO THE NEAREST DOLAR. Every line item must have a cost designation and items may not be lumped together. It is the right of the City of CLINTON to delete line items if necessary.

Incomplete bids will be rejected.