



SCHEDULE A BID PACKET
Lead Hazard Control
CITY OF CEDAR RAPIDS, IOWA

OWNER: _____ Emily Klinefelter
ADDRESS: _____ 345 28th Avenue SW, Cedar Rapids, Iowa 52402
SPECIALIST: _____ Alyssa Williams (7:30 A.M.- 4:00 P.M. Monday – Friday)
EMAIL: _____ a.williams@cedar-rapids.org **PHONE:** 319-286-5998

Bid Open House: **October 31st, 2016 12:00-2:00pm**
 Deadline for Receipt of Bid 5:00 P.M. on: November 7, 2016

Contractor:

 Phone Number:

In accordance with the guidelines given in the General Specifications Manual and the Lead Paint Safety Field Guide, please complete the following pages and return to the Housing Rehabilitation Office in a sealed envelope. All bids submitted for rehabilitation of this property will be opened immediately following the deadline for receipt in the Housing Rehabilitation Office, 101 First Street SE, Cedar Rapids, Iowa 52401. Owners and Contractors are invited and welcome to attend, if they so desire. However, attendance is optional.

Contractors bidding this project are accountable for ensuring that all workers and sub contractor personal have completed a minimum of the 8-hr. Lead Safe Work Practices Class when disturbing any paint over the deminimum, according to chapter 70 of the Iowa administrative code or any part of the established lead hazard control plan as specified below. In addition to minimal training; for all Lead Hazard Control Activities under this program fund, an individual trained as an Iowa State Certified Lead Abatement Contractor is required to be on site to supervise all allowed minimally trained personal within the specification provided by the Iowa State Regulations for distance/time away from any specific job under their supervision. All specifications refer back to the General Specifications for Housing Rehabilitation (GS###), revision April, 2011, which copies are available at the Housing Rehabilitation Office. Contractors shall follow General Specifications, and all references herein.

The General Contractor should carefully consider a proposed starting date and completion date. If abatement is specified the awarded contractor must submit to the state and to this program their Occupant Protection Plan along with their Abatement Notification to prove compliance with the Iowa State regulation for any abatement scope of work. The General Contractor is responsible to see that these dates are met based on availability of materials, labor and Sub-Contractors. Work on this project, shall be sequenced, and undertaken by the contractor in two (2) phases. Items identified on this Schedule A as being Phase I, herein identified as **(P1)**, general rehabilitation items, shall be completed first and must be completed within one month of the start date. Items identified on this Schedule A as being Phase II, herein identified as **(P2)**, Lead Hazard Control items or any other line items that will disturb a painted surface over De Minimis, shall start immediately following the completion of Phase I work. Lead Hazard Control Plan Activities may last no more than 10 working days from the time the containment is put up until the unit is determined clean and ready for clearance (not including clearance assessment and lab testing times). All items **must** be completed and clearance achieved within 30 days or less from Phase 1 start date, as agreed upon by the Housing Rehabilitation Specialist and the Contractor. Occupants will be relocated during phase II for no more than the approved days accepted by Cedar Rapids Program Manager and based on the Occupancy Protection Plan filed by the contractor prior to the job start. Any Occupant Protection Plan that identifies more than 10 days to complete all Lead Hazard Control activities must be preapproved by the Cedar Rapids Program Manager and the OHHLHC program GTR prior to the job start and relocation occurring to remain eligible.

A contractor may be granted an extension with written approval from the Owner and City for “good cause” (refer to Section 23 of the Owner & Contractor Housing Rehabilitation Contract for conditions) for Phase I work only. Phase I and Phase II may be scheduled once for interior work and once for exterior work during inclement weather. Any unplanned delays including weather will be communicated timely in writing to the Cedar Rapids Program Manager for official approval.

LEAD HAZARD CONTROL GRANT

OWNER: Emily Klinefelter

ADDRESS: 345 28th Avenue SW, Cedar Rapids, Iowa 52404

PROJECT DESCRIPTION

This project will focus on the above referenced property, Cedar Rapids, IA. The purpose of this project is to achieve lead safe conditions on both interior and exterior surfaces. Lead activities may include paint stabilization, lead abatement, soil remediation, and dust remediation.

PLAN OF ACTION

Only workers who have completed and passed the 8 hour initial lead safe renovator training, Iowa certified lead professionals which include Lead Safe Renovator employed by an Iowa certified firm, Lead Abatement Worker, and Lead Abatement Contractor can perform Lead Hazard control activities. All renovations performed in target housing and child-occupied facilities shall be performed according to the work practice standards in the Iowa Administrative Code, Chapter 70 *Lead-Based Paint Activities*, Section 70.6 (11). Key functions of the lead worker are to:

1. Contain the work area and minimize generation of lead-contaminated dust and debris during all hazard reduction activities according to the work practice standards in 70.6(11); dust suppression, housekeeping, and any other methods deemed appropriate and effective.
2. Prevent migration of lead-contaminated dust and debris into non-work areas.
3. Prevent contamination of interior and exterior surfaces through use of containment, barriers, enclosures, etc.
4. Protect all workers from the potential harmful effects of lead exposure.
5. Insure that remediated and adjacent non-remediated locations satisfy clearance criteria.
6. Insure the safety of all in proximity to the Lead Hazard project.

HUD AND EPA LEAD DUST SAMPLING EXPOSURE LIMITS

The following exposure limits have been set forth by Housing Urban Development (HUD) and the Environmental Protection Agency (EPA).

1. Interior Floors:.....40 micrograms per square foot.
2. Window Sills:.....250 micrograms per square foot.
3. Window Troughs:.....400 micrograms per square foot.
4. Soil Sample Play Area:.....400 parts per million.
5. Soil Sample Building Perimeter:.....1200 parts per million.

PAINT STABILIZATION

A. Substrate Repairs

1. Voids, deterioration, cracks, dents, and other defects in the substrate must be corrected in order to stabilize paint on the substrate.

B. Defective Paint Removal

1. Defective paint must be removed as part of the stabilization process.

2. Defective paint may be removed by:
 - a. Wet scraping: continually mist surface with water while scraping to remove all loose, flaking, and deteriorated paint; or
 - b. Wet sanding: continually mist surface with water while sanding, feathering edges lightly.

DO NOT USE PROHIBITED METHODS OF PAINT REMOVAL:

- Open flame burning or torching of paint.
- Machine sanding or grinding or abrasive blasting or sandblasting of paint unless used with high-efficient particulate air (HEPA) exhaust control that removes particles of 0.3 microns or larger from the air at 99.97 percent of greater efficiency.
- Uncontained water blasting of paint.
- Dry scraping or dry sanding of paint except in conjunction with the use of a heat gun or around electrical outlets.
- Operating a heat gun at a temperature at or above 1100 degrees Fahrenheit.

C. Special Surface Preparation

1. Chemically treat surfaced if necessary to ensure good paint adhesion. Follow manufacture's printed recommendations for the stabilization system used.
2. Test pH of surfaces.
 - a. Place litmus paper on wet surface.
 - b. Surface pH should be between 6 and 8.
 - c. If pH is not between 6 and 8, rinse surface with clear water or other neutralizing solution until proper pH is achieved.
3. Remove oils, waxes, and mold.
 - a. Provide appropriate eye, skin and respiratory protection during mold decontamination procedures.
 - b. Remove mold with a 1% to 10% bleach solution
 - c. Remove waxes with ammonia and water.
 - d. Degrease surfaces with suitable cleanser.
 - e. Thoroughly rinse surfaces after cleaning.

CLEANING

Cleaning should be completed at the end of each workday. Remove empty cans, rags, rubbish, and other waste material from the site. After painting, clean glass and other paint-spattered surfaces.

CLEARANCE SAMPLING

Before the project is complete, Linn County Public Health or the City of Cedar Rapids must perform a visual inspection and collect dust-wipe samples. Clearance samples shall be collected after a minimum of (1) one hour after completion of final post remediation clean-up. Residents will be permitted to re-occupy the property after the site has passed the visual inspection and clearance has been achieved. If release criteria are not met, repeat HEPA vac, wet wash, HEPA vac, procedure until satisfactory clearance results are obtained.

Phase II - Lead Hazard Control Plan

345 28th Ave SW

| Bid | Location | Training | Lead Hazards | Remediation Method |
|----------|-----------------|-----------|---|--|
| 1. \$ | Entire House | SWP | <p>Containment/Clearance entire property</p> <p>Lead in dust concentrations in excess of State of Iowa Lead in dust standards. FLOORS: <=40 µg/ft² WINDOW SILLS: <=250 µg/ft²</p> | <p>All working rooms noted below must be contained by installing 2-layers of poly film on the floors and over any furniture left in the room. Can shut doors or create primitive air lock to seal off high dust areas. Upon completion HEPA vacuum all surfaces of containment before removing. All containment must be disposed of and all rooms, whether worked in or not, must be cleaned thoroughly by washing with strong detergent and water. HEPA vacuum all surfaces, wet wash and do a final HEPA.</p> <p>All window panes must be cleaned on the interior and exterior of the property, both interior sashes and combination storm windows.</p> <p>All paint chips must be picked up from perimeter AT BEGINNING OF PROJECT. (Clean up any new chips/debris daily, as per OSHA/Chapter 70 of Iowa Administrative Code)</p> |
| 2. \$ | Exterior Side B | SWP | Windows: wood window frame: B3, B4 – 1 | <u>Stabilize Painted Surface</u> by: Wet scrape, spot prime and paint to cover with low VOC paint. |
| 3. \$ | Exterior Side C | SWP | Windows: wood window frame: C2, C3 – 1 | <u>Stabilize Painted Surface</u> by: Wet scrape, spot prime and paint to cover with low VOC paint. |
| 4. \$ | Exterior Side D | SWP | Windows: wood window frame: D1, D2 – 1 | <u>Stabilize Painted Surface</u> by: Wet scrape, spot prime and paint to cover with low VOC paint. |
| 5. \$ | Windows | Abatement | <p>#1 Dining Room: D1 #2 Bedroom: A1, B1 #4 Bedroom: B1, C1 #5 Bathroom: C1 #6 Kitchen: D1</p> | <p>Replace a total of seven (7) windows; Install an Energy Star® labeled, double-hung window unit with 0.35 U-Factor rating or less into an existing framed opening. Window sashes will be removable, have a spring balance system, tilt-in latches and have a sash lock. Provide trim as needed for the inside and finish window interior to match the existing windows. Install per manufacturer's warranty. All hardware to be included.</p> <p><i>Wet scrape and paint</i> utilizing LOW VOC paints, to <u>cover</u> any exposed wood casement framing, interior and exterior <u>plus</u> any disturbed paint after window displacement; replace any deteriorated wood frames with new treated wood and install separation membrane before capping.</p> <p>Note: Remove and haul away old windows, including combinations. It shall be the contractor's responsibility to check with Building Dept. on tempered glass requirements <u>prior</u> to installation.</p> <p>(GS303c; GS304c; GS601; and GS603)</p> |

| HEALTHY HOMES | | | |
|----------------------|---------------|-----|--|
| 6. \$ | Fire | SWP | Install smoke detectors Detectors/Alarms: Install battery operated, dual-sensor (photoelectric and ionization) smoke alarms. As needed, where needed, per code. GS1114 Note: Prefer mounting smoke alarms on ceilings towards the center of the living and sleeping areas as possible; wall placement is acceptable, but no more than 12" (max.) and no less than 4" (min.) down from ceiling. Install basement smoke alarm at bottom of stairway along the bottom of an exposed ceiling joist if the ceiling is unfinished. |
| 7. \$ | Mold & Growth | SWP | Vegetation growing in exterior gutters and downspout connections missing or disconnected. #5 bathroom vent fan Clean gutters and reconnect downspout extensions or install downspout connections where missing to match existing. Replace bathroom vent fan with newer/strong vent to help prevent moisture in the bathroom |

Total Bid: _____

Proposed Starting Date: _____

(Cannot exceed 60 days from Bid Opening or 30 days if listed as "High Priority")

Cost of required Permit Fee(s) and Inspection(s) shall be included in your bid price. Proof of Insurance and Iowa Contractor Registration Number will be needed before final approval is granted from Cedar Rapids Housing Services. Bid price shall include tentative start date and completion date. Any "alternatives" to the above Scope of Work shall be priced separately.

Change Orders for optional, additional or newly identified work items must be approved in writing, and signed off on, by Property Owner and Housing Services staff prior to the commencement of said work.

I hereby submit this competitive bid for the lead hazard control and the rehabilitation of the above captioned property. I acknowledge the minimal training required as specified in the scope of work to operate in compliance of these funds and this program with OHHLHC. I agree that I did not offer anything of monetary value or additional work beyond these specifications in consideration of being awarded this contract. Be advised that any conversations (in reference to this bid) between bidders and homeowners, outside of the listed specifications, during the entire competitive bidding process are strictly prohibited. Such actions will result in removal of the vendor from the bidder's list and rejection of the vendor's bid.

Contact Signature

Date

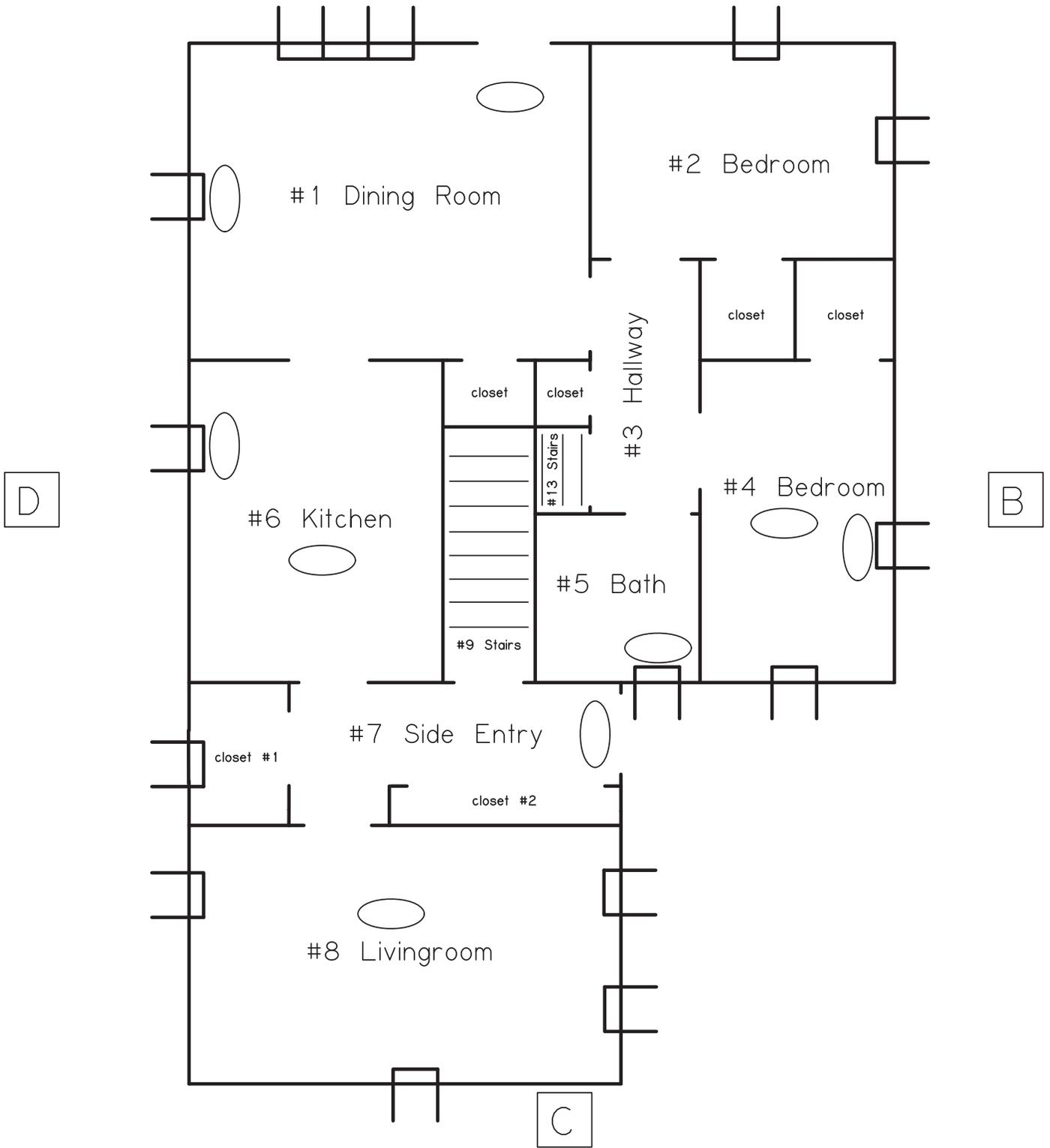
1.3 Site Plan Maps

345 28th Ave SW

Cedar Rapids, IA

A

1st Floor



Legend

NOT TO SCALE



Window



Dust Sample Area



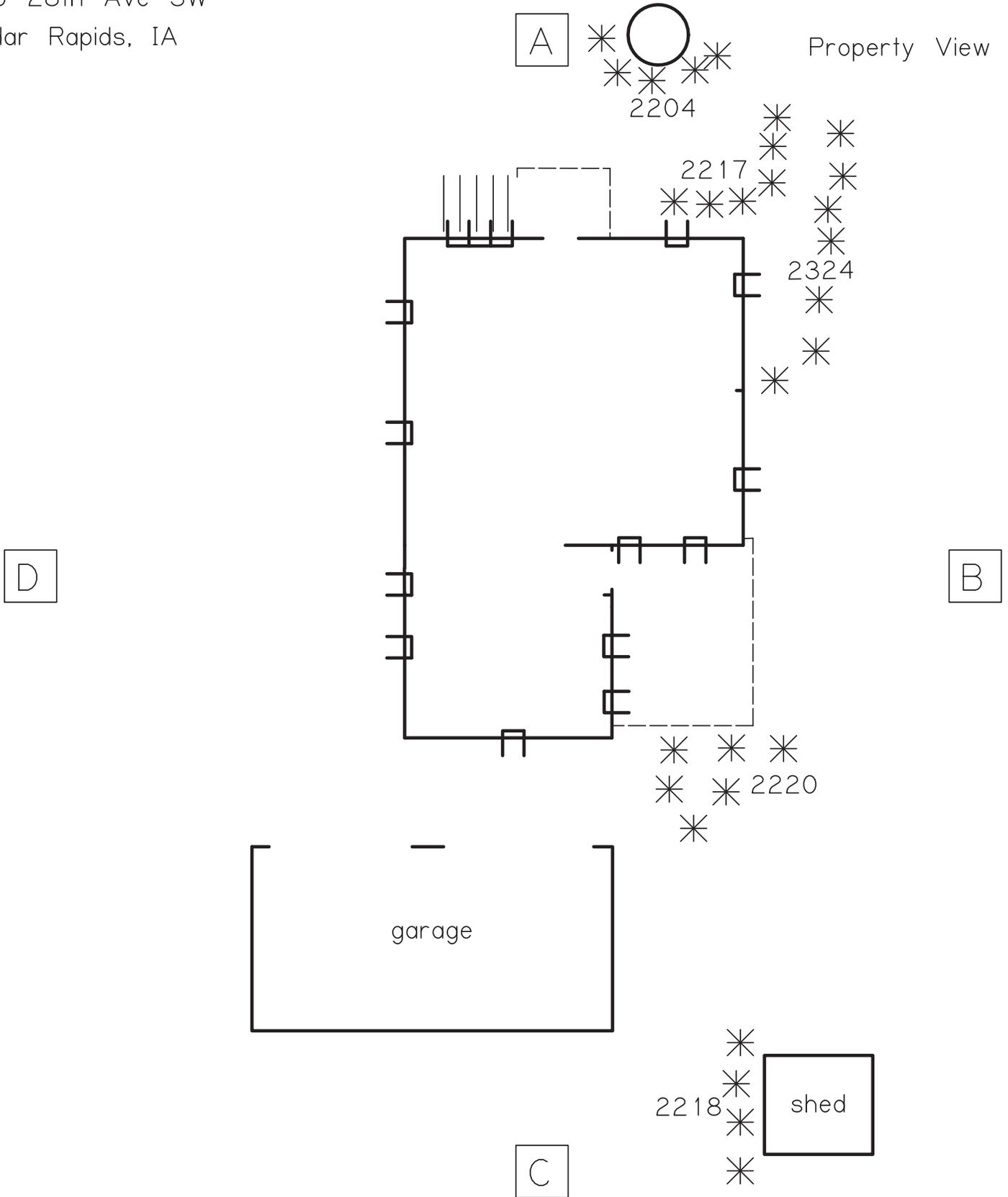
Side Identification



Soil Sample Area

345 28th Ave SW
Cedar Rapids, IA

Property View



Legend

NOT TO SCALE



Window



Dust Sample Area



Side Identification

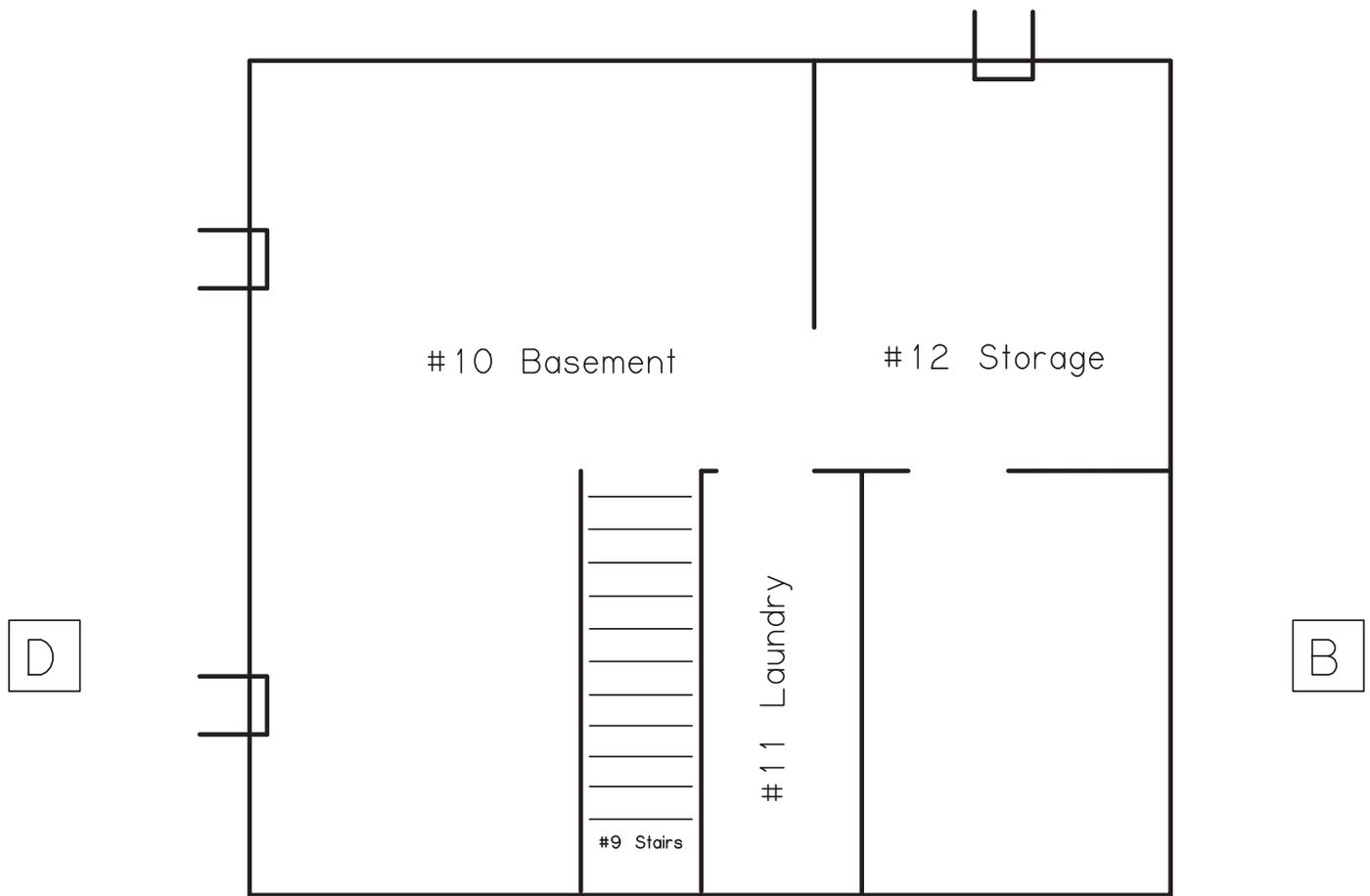


Soil Sample Area

345 28th Ave SW
Cedar Rapids, IA

A

0 Floor



C

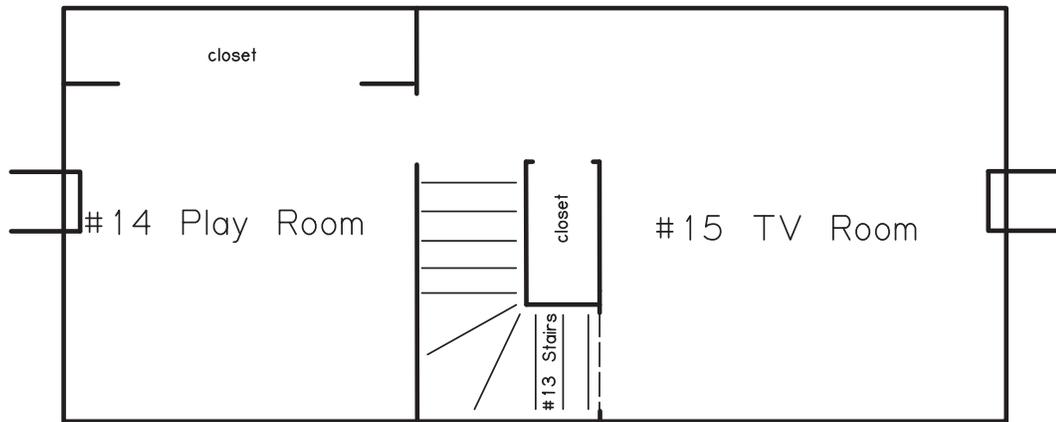
Legend
NOT TO SCALE

| | | | |
|--|---------------------|---|------------------|
|  | Window |  | Dust Sample Area |
|  | Side Identification |  | Soil Sample Area |

345 28th Ave SW
Cedar Rapids, IA

A

2nd Floor



D

B

C

Legend
NOT TO SCALE

| | | | |
|--|---------------------|---|------------------|
|  | Window |  | Dust Sample Area |
|  | Side Identification |  | Soil Sample Area |