

**SCHEDULE A BID PACKET
COMPREHENSIVE HOUSING REHABILITATION
CITY OF CEDAR RAPIDS, IOWA**

OWNER:	Tea Ware		
ADDRESS:	1521 8 th Ave SE	Cedar Rapids, Iowa	52403
SPECIALIST:	Leland Hoeger		
PHONE:	(319) 286- 5179	(7:30AM – 4PM Monday – Friday)	

Bid Open House: November 1, 2016 1:30-3:30AM
Deadline for Receipt of Bid 4:00 P.M. on: November 8, 2016

Contractor:

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. Iowa Lead Safe Renovator Training Class when disturbing any paint over the De Minimis, per chapter 70 of Iowa Administrative Code (Minor Repair and Maintenance Activities) 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.

PROPOSED STARTING DATE: _____ **(A specific start date will be listed on the Contract and cannot exceed 30 days for Comprehensive Rehabilitation and no more than 10 days for Lead Hazard Control.**

DEADLINE FOR RECEIPT OF YOUR BID IS 4:00 PM ON: Tuesday, November 8, 2016

Notice: If not specifically requested, contractor is encouraged to attach addendum sheet(s) for additional comments and/or clarifications in regards to “Method”, “Type/Style”, and “Manufacturer/Supplier” for each itemized bid item. Contractor is to assume responsibility for the accuracy of all final measurements. Applying for utility rebates, if any, shall be the owner’s responsibility for timely filing with the utility companies; the general contractor shall provide the owner with relevant documentation to assist in this application process.

**COMPREHENSIVE REHABILITATION – PHASE I
1521 8th AVE. SE**

OWNER:	Tea Ware
ADDRESS:	1521 8 th Ave SE Cedar Rapids, Iowa 52403

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.

RESIDENT OCCUPANCY

The property is a single-family house.

PLAN OF ACTION

Only workers who have completed and passed the 8 hour initial lead safe renovator training are allowed inside the work area once containment has been established.. Iowa certified lead professionals which include Lead Safe Renovator employed by a Iowa certified firm, Lead Abatement Worker, and Lead Abatement Contractor can perform Lead Hazard control activities and are the only persons qualified to establish containment where required in scope of work. 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.

BACK GROUND SAMPLING

Background samples and XRF results will be provided to the contractor prior to work activities per request of the contractor.

PAINT STABILIZATION

Substrate Repairs

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

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 or 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.

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 procedures until satisfactory clearance results are obtained. All additional cost for repeated clearance testing, including relocation, labor and lab samples will be offset to the contractor awarded and at the discretion of the program manager.

COMPLETE LIST OF PROPOSED/ EXPECTED CONTRACTORS & SUBCONTRACTORS

PROPOSED SUB-CONTRACTORS

If awarded this project, do you plan to use any sub-contractors? Yes No If yes, list information below.

Subcontractor Company Name	IA Contractor Registration #

Following is a listing of the problems/deficiencies to be bid.

Code Items

1521 8th Ave . SE

Cost	Phase I or Phase II	Training	Specification
1. \$	P1	SWP	Fire Extinguisher: Install one (1) 1A 10BC fire extinguisher properly displayed in the kitchen area.
2. \$	P1	SWP	Detectors/Alarms: Install battery operated, dual-sensor (photoelectric and ionization) smoke alarms. As needed, where needed, per code. GS1114 1. Install Carbon Monoxide alarm per code. 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.
3. \$	P1	State Licensed Contractors / SWP	Plumbing: 1. Clothes washing machine draining into floor drain in basement needs to be piped directly into sanitary sewer. 2. Remove the existing tub from the job site including all piping that cannot be reused when installing new work. Furnish and install a new 60" Fiberglass recessed bathtub white. Must be UPC approved. Install to code. Variations of bathtub size or type may be called for in the bidder's specifications when necessary. Work with the carpenter for enclosing the open end of the tub. 3. Repair existing or replace plumbing under the vanity in the bathroom.
4. \$		State Licensed Contractors / SWP	Electrical: 1. Replace missing outlet & switch plate covers as needed throughout. 2. Receptacle outlets installed in or on open porches, breezeways, garages, utility rooms shall be of the grounded type, and shall be GFCI with a weatherproof cover if they can be reached when standing on the ground or have stairs leading to the ground. 3. Ensure that all outlets w/ in 6 feet of a water source are GFCI protected. 4. Replace the switch at the bottom of the steps leading to the 2 nd floor bedroom and add a switch at the top of the stairs to control the 2 nd floor lighting. 5. Check and make necessary repairs to the south electrical outlets on the 2 nd floor. 6. Test all receptacles to confirm they are properly wired to current standards. Inspect electrical service panel. Provide a change order for any deficiencies found.
			Exterior
5. \$	P1	SWP	Front Porch Steps: 1) Remove existing (deteriorated) pre-cast steps and handrail. 2) Replace with wood steps and replace handrail/ guardrail.
6. \$	P1	SWP	Rear Steps: 1) Remove existing steps and replace with landing, steps, and handrail/guardrail to comply with code.
7. \$	P1	SWP	Siding: 1) Replace missing corner pieces. Match existing material type and color.

8. \$	P1	SWP	<p><u>Gutters, Soffit & Fascia:</u></p> <ol style="list-style-type: none"> 1) Repair or replace gutters, downspouts, and extensions as needed to ensure proper function. 2) Replace missing pieces of soffit (match existing). 3) Repair soffit and fascia as needed.
9. \$	P1		<p><u>Driveway:</u></p> <ol style="list-style-type: none"> 1) Remove and replace deteriorated section of driveway at front right corner of home (adjacent to steps) approx. 10'x10' and include the area leading to the front steps. PER GS 1201
10. \$	P1	SWP	<p><u>Window Wells:</u></p> <ol style="list-style-type: none"> 1) Install window wells at basement windows as needed. Include 6" of clean rock @ each, with the top of the rock > 4" below the window.
11. \$	P1	SWP	<p><u>Vent Covers:</u></p> <ol style="list-style-type: none"> 1) Remove and replace the exterior dryer vent cover. 2) Remove and replace the exterior stove vent cover.
			<u>Interior</u>
12. \$	P1	SWP	<p><u>Living Room:</u></p> <ol style="list-style-type: none"> 1) Remove and replace damaged sections of wood flooring in living/dining room areas. 2) Add structural support (floor joists) as needed where existing joists are termite damaged (sister new joists to old).
13. \$	P1	SWP	<p><u>Interior door:</u></p> <ol style="list-style-type: none"> 1) Replace missing door knob on south main floor bedroom to match existing. 2) Replace missing door knob on main floor hall closet door to match existing.
14. \$	P1	SWP	<p><u>Bathroom:</u></p> <ol style="list-style-type: none"> 1) Install <u>wood front</u>, vanity cabinet of the width specified and 21" deep. Cabinet bodies will be 3/8" thick with matching wood grained vinyl laminated to particle board. Cabinet fronts will be 3/4" hardwood. Doorframes will be 3/4" hardwood and a veneered center panel. Door hinges will be self-closing. Doors will have a reverse bevel for easy opening. Exterior wood surfaces will be stained, sealed, sanded, and finished with scratch resistant, heat-cured Alkyd-Urea finish. Quality and price to be mid-range. 2) Install plywood underlayment minimum thickness 3/16". A maximum spacing of 1/16" is allowed for butt joints and side joints of all panels. Use appropriate joint compound for support. Sand joints smooth. Nail with coated or ring shank nails spaced 4" apart, glue or staple as necessary. 3) Install vinyl floor tile or sheet goods of minimum thickness of .065 gauge and 10-mil wear layer. The outer edge of the room will be trimmed with a finished quarter round or base shoe. Bath flooring will be trimmed to within 1/8" of the tub line and caulked with a silicone caulk. Adhesive shall be a type designed for this purpose and applied in accordance with the manufacturers specifications. Finished work shall be free from protrusion of any kind. Vinyl to be chosen by owner from selected samples. Quality and price to be mid-range. Products shall be no or low VOC. 4) Repair existing or replace tub surround at main floor bathroom. Prep wall for new tile (to be supplied by homeowner) 3' up on the wall from the top of the new bathtub 5) Remove and Replace trim around window to allow for the install of the tile surround. Paint and seal appropriately to ensure moisture protection.

15. \$	P1	SWP	<u>Kitchen:</u> 1) Repair kitchen cabinets (drawers/doors) as needed. 2) Install Energy Star power vented range hood that exhausts to the exterior. As feasible, run through roof vs. side wall. 3) Repair wall between the kitchen and the living room
16. \$	P1	SWP	<u>Basement:</u> 1) Install wood guardrail "slat enclosure", max. 4" inside spacing, along <u>open</u> sides and one (1) standard wood milled, stock handrail for flight from basement floor to landing at exterior door to code; attach enclosure with screws. ****Bid price to include applying one coat of sealer as a protective first coat for <u>all</u> newly installed wood if not treated.*** 2) There is a strong sewer gas smell. Price to clean out basement drains and/or possibly replace with new <u>waste piping</u> will be of sufficient size according to local plumbing code. Plastic piping to be schedule 40 PVC or ABS. if found necessary.
17. \$	P1	SWP	<u>2nd Floor Bedroom:</u> 1) Furnish and Install a floor vent cover. Use floor vent cover of appropriate width, & length.
18. \$	P1	Licensed Asbestos Abatement Contractor	<u>Asbestos Abatement:</u> 1) <u>Asbestos Covered Register:</u> 2 - register boots in the wall between the kitchen and Living Room to be removed by Licensed Asbestos Abatement Contractor - <u>Per Federal Regulation 40 CFR Part 61 Section 61.150 Standard for waste disposal for manufacturing, fabricating, demolition, renovation, and spraying operations.</u>
19.1 \$ 19.2 \$ 19.3 \$	P1	SWP	<u>Options:</u> Please give pricing for each item: 1) Repair walls around Stove and sink 2) Remove and replace countertop, please include detach & reset kitchen sink and anything associated with the replacement of the countertop. <u>Per GS 512 -Install a pre-formed counter top. Top will have standard 25" depth, 1½" rolled front with drip edge, 3½" rolled backsplash. Miter corners will be sealed with silicone caulk and bolted securely. Top material shall be thermosetting plastic laminate securely bonded to ¾" particleboard.</u> 3) Replace kitchen floor. <u>Per GS 702 - Install vinyl floor tile or sheet goods of minimum thickness of .065 gauge and 10-mil wear layer. The outer edge of the room will be trimmed with a finished quarter round or base shoe. Bath flooring will be trimmed to within ⅛" of the tub line and caulked with a silicone caulk. Adhesive shall be a type designed for this purpose and applied in accordance with the manufacturers specifications. Finished work shall be free from protrusion of any kind. Vinyl to be chosen by owner from selected samples. Quality and price to be mid-range. Products shall be no or low VOC.</u>
\$	SUBTOTAL		

Lead Hazard Control Plan – Phase II

Bid	Location	Training	Lead Hazards	Remediation Method
20. \$		SUPERVISED SWP	Containment/Clearance entire property PRE-CLEANING OF SOIL	<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>
21. \$	Exterior	SWP	Scrape and paint all loose paint at exterior of home.	<p>Stabilize Painted Surface by: Wet scrape, spot prime and paint to cover with low VOC paint. Contain as referenced above.</p> <p>Properly remove all dirt and grime accumulation from the surfaces to be painted using <i>lead-safe work practices</i>. Wet scrape and sand all loose and flaking paint.</p>
22. \$	Basement	SWP	Basement Floor	<p>Remove all paint from floor in basement (where flooring is not present)</p> <p>Properly remove all dirt, grease, loose plaster and flaking paint from interior surfaces to be painted using <i>lead-safe work practices</i>. Wet scrape all loose areas of chipping or flaking paint. Clear area of paint chips upon completion.</p> <p>Paint all interior surfaces to cover, minimally two (2) coats – one interior primer and one appropriate floor paint, unless otherwise designated. High durability surfaces will be painted with enamel-type paint. Use low/no Volatile Organic Compound (VOC) paint. All paint will be applied according to manufacturer's specifications. Use paint brushes, roller or pads. The owner will choose paint colors. Clear area of paint chips upon completion.</p> <p>Note: Spray painting is acceptable provided the paint is brushed through and approved by owner before application. Contractor is responsible for any damage or cleanup from overspray.</p>

23. \$	Basement	SWP	Interior of Basement concrete walls	<p>Stabilize Painted Surface by: Wet scrape, spot prime and paint to cover with low VOC paint. Contain as referenced above Properly remove all dirt, grease, loose plaster and flaking paint from interior surfaces to be painted using <i>lead-safe work practices</i>. Wet scrape all loose areas of chipping or flaking paint. Clear area of paint chips upon completion.</p> <p>Paint all interior surfaces to cover, minimally two (2) coats – one interior primer and one appropriate for concrete walls, unless otherwise designated. High durability surfaces will be painted with enamel-type paint. Use low/no Volatile Organic Compound (VOC) paint. All paint will be applied according to manufacturer’s specifications. Use paint brushes, roller or pads. The owner will choose paint colors. Clear area of paint chips upon completion.</p> <p>Note: Spray painting is acceptable provided the paint is brushed through and approved by owner before application. Contractor is responsible for any damage or cleanup from overspray.</p>
24. \$	Attic floor	SWP	Repair or replaced cracked floor boards and paint to match.	Stabilize Painted Surface by: Wet scrape, spot prime and paint to cover with low VOC paint. Contain as referenced above.
25. \$	Exterior Window Trim	SWP	Exposed painted surfaces at exterior window trim where not covered or only partially covered by aluminum coil	Encapsulate all exterior window trim properly w/ white aluminum coil.
\$	SUBTOTAL			

\$ _____ TOTAL BID

I hereby submit this competitive bid for the Comprehensive Rehabilitation of the above captioned property. I acknowledge the minimal training required as specified in the scope of work to work 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.

Date:

Contractor Signature: