

SCHEDULE A BID PACKET

LEAD HAZARD CONTROL CITY OF CEDAR RAPIDS, IOWA

OWNER: HACAP c/o Jessy Hurley

ADDRESS: 1224 6th Ave. SE Cedar Rapids, Iowa 52403

PHONE: (319) 739-1551

SPECIALIST: Tricia Arnold

PHONE: (319) 286- 5179 (8AM – 5PM Monday – Friday)

CONTRACTOR:

ADDRESS:

PHONE:

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, 1211 6th Street SW, Cedar Rapids, Iowa. Owners and Contractors are invited and welcome to attend, if they so desire. However, attendance is optional.

Contractors bidding this project are required to have completed the 8-hr. Lead Safe Work Practices Class. However, an individual trained as an Iowa State Certified Lead Abatement Contractor may be required on certain portions of the project. Abatement or LSWP training requirements are listed in each line item under "Training". If none listed, special training is not required. All specifications refer back to the General Specifications for Housing Rehabilitation (GS###), revision March 2003, 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. 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. All items **must** be completed and clearance achieved within 30 days or less, as agreed upon by the Housing Rehabilitation Specialist and the Contractor. Occupants will be relocated during phase II.

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.

PROPOSED STARTING DATE: _____ **(A specific start date will be listed on the Contract and cannot exceed 60 days from the bid opening date.)**

OPEN HOUSE: Monday, October 26, 2009, 2:00 PM

DEADLINE FOR RECEIPT OF YOUR BID IS 4:00 PM ON: Monday, November 2, 2009

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

Directions: Front = Side A (Side B, C, and D run clockwise)

LEAD HAZARD CONTROL – PHASE II

OWNER: HACAP c/o Jessie Hurley
ADDRESS: 1224 6th Ave. SE Cedar Rapids, Iowa 52403
PHONE: (319) 739-1551

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 that is occupied. Tenants will be relocated for Phase II work.

PLAN OF ACTION

Only professionals who have been trained in Lead Safe Work Practices, Lead Abatement Worker, and Lead Abatement Contractor can perform Lead Hazard control activities. The primary function of the lead workers is to:

1. Minimize generation of lead-contaminated dust and debris during all hazard reduction activities through use of safe work practices; dust suppression, housekeeping, and any other method 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:.....400 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

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.

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 house 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.

Lead Hazard Control Plan

1224 6th Ave. SE

Bid	Location	Training	Remediation Method	
			Lead Hazards	
1. \$		SWP	Containment/Clearance entire property. PRE-CLEANING OF SOIL Please Note: Lead in dust concentrations in excess of State of Iowa Lead in Dust Standards: #10, Bedroom: Hardwood Floor – 69 µg/ft ² #1, Front Entry: A1, Coil stock Trough – 770 µg/ft ²	All working rooms 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, 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. All window panes must be cleaned on the interior and exterior of the property, both interior sashes and combination storm windows. All paint chips must be picked up from perimeter AT BEGINNING OF PROJECT. (Clean up any new chips/debris daily, as per OSHA)
2. \$	#2, Hall	SWP	Walls: B (include slanted ceiling) & C	Wet scrape, spot prime and paint with low VOC paint.
3. \$	#3, Kitchen	SWP	Walls: B (repair bulging substrate) C (behind cabinets only) Cabinet: D – frame	Wet scrape, spot prime and paint with low VOC paint. Repair substrate as needed on Wall B before repainting.
4. \$	#6, Side Entry	SWP	Walls: A, B, C, & D (repair substrate on C) Doors: D1 – casing & jamb Trim(chewable on wall B)	Wet scrape, spot prime and paint with low VOC paint. Repair substrate as needed on Wall C before repainting. Wall B trim needs stripped to bare wood at least 2" back from edge before repainting.
5. \$	Exterior Wall A	SWP	Door: A1 – jamb & threshold Front Porch – pillars, apron, ceiling, & header (apron has broken & missing pieces)	Wet scrape, spot prime and paint the listed components. Repair apron as needed by replacing broken pieces. Missing pieces are the homeowners responsibility.
6. \$	House	SWP	Foundation: A, B, C, & D Paint Chips	Wet scrape, spot prime and paint the foundation with appropriate paint. Any bare soil created from paint chip clean up or containment must be seeded with burlap.

ABATEMENT		Abatement Contractor:		
8. \$	Windows	Abatement	<p>#1, Front Entry: A1 & B1 – ext. sash & jamb #3, Kitchen: B1 – ext. sash #4, Dining room: C1 & D1 – jamb & ext. sash #5, Living room: A1 – jamb & ext. sash #8, Bathroom: C1 – ext. sash & jamb #9, Bedroom: D1 – ext. sash & jamb #10, Bedroom: A1 & D1 – ext. sash & jamb #11, Bedroom: A1 & B1 – ext. sash & jamb #13, Attic: A1, A2, B1, C1, C2, D1 – ext. sash, trough, & jamb (C1-C2 are small inops.) Ext. Window sills & casings: reseal alum. flashing around seams</p> <hr/> <p>Total 18 Windows</p>	<p>Install white vinyl sash assemblies to the following windows following GS303b and 304c. Windows to include screens and the exterior casing and sills to be re-capped per GS203 or repaired as necessary so no gaps are present and all tightly sealed.</p>

\$ _____ **TOTAL BID**

I hereby submit this competitive bid for the lead hazard control and the rehabilitation of the above captioned property. 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:



