



App-20-2021 - 111

Affected Properties Program

Issue Date: 6/14/2021

Questions Deadline: 7/1/2021 12:00 PM (CT)

Response Deadline: 7/1/2021 04:00 PM (CT)

Event Information

Number: App-20-2021 - 111
Title: Affected Properties Program
Type: Request for Bid
Issue Date: 6/14/2021
Question Deadline: 7/1/2021 12:00 PM (CT)
Response Deadline: 7/1/2021 04:00 PM (CT)
Notes:

The City of Council Bluffs Community Development is requesting bids for all work set forth -in the plans, specifications, and proposals for this project.

Major items of work for this project include lead remediation and rehabilitation of the following property: **46 Charles**

The City of Council Bluffs will accept electronic bid submittals in IonWave until the date and time listed for this solicitation. Hard copy bid submittals are not acceptable and will not be considered. Any bid submitted after the deadline will be automatically rejected.

Each respondent is responsible for taking the necessary steps to ensure their submission is received and complete by the listed deadline. Incomplete submissions are automatically rejected. The City is not responsible for technical difficulties and will not allow late submissions due to the same.

The bid will be administered and overseen by an authorized designee of the Community Development Department. **A mandatory bid walk-thru is scheduled for: Thursday, June 17, 2021 between the hours of 1:15 pm and 2:15 pm.**

Bids are due on Thursday, July 1, 2021 by 4:00 pm.

Bid Activities

Mandatory Bid Walk Thru

6/17/2021 1:15:00 PM (CT)

A mandatory bid walk-thru will be held for this project.

Bid Attachments

Electrician Bid Form.pdf

[Download](#)

Electrician Bid Form must be completed, signed and attached under the Response Attachments" tab

Plumber Bid Form.pdf

[Download](#)

Plumber Bid Form must be completed, signed and attached under the "Response Attachments" tab

Bid & Proposal Acknowledgement.pdf

[Download](#)

Bid & Proposal Acknowledgement

General Contractor Bid Form.pdf

[Download](#)

General Contractor Bid Form must be completed, signed and attached under the "Response Attachments" tab

HVAC Bid Form must be completed, signed and attached under the "Response Attachments" tab

Requested Attachments

General Contractor Bid Statement

(Attachment required)

Please complete and sign the General Contractor Bid Statement and upload it in the "Response Attachment" tab.

Plumber Certification

(Attachment required)

Please complete and sign the Plumber Certification and upload it in the "Response Attachment" tab.

Electrician Certification

(Attachment required)

Please complete and sign the Electrician Certification and upload it in the "Response Attachment" tab.

HVAC Bid Form

(Attachment required)

HVAC Bid Form must be completed, signed and attached under the "Response Attachments" tab

Bid & Proposal Acknowledgement

(Attachment required)

Bid & Proposal Acknowledgement must be completed, signed and attached under the "Response Attachments" tab

Bid Attributes

1	<p>Submittal Information</p> <p>The City of Council Bluffs will accept electronic submittals in IonWave until the date and time listed for this solicitation. Hard copy submittals are not acceptable and will not be considered. Any response submitted after the deadline will be automatically rejected.</p> <p>Each respondent is responsible for taking the necessary steps to ensure their submission is received and complete by the listed deadline. Do not wait until the last minutes; incomplete submissions are automatically rejected. The City is not responsible for technical difficulties and will not allow late submissions due to the same.</p>
2	<p>Certification</p> <p>All general contractors working with the City of Council Bluffs Housing Rehabilitation Program must have attended an approved training session and be certified as a Lead Safe Contractor/Worker and licensed with the Iowa Department of Public Health. Where a suspected lead-based paint hazard is discovered by the contractor and such suspected hazard is not covered in the bid document, the contractor shall immediately notify the Rehabilitation Office.</p> <p><input type="checkbox"/> I have read, understand and am certified <i>(Required: Check if applicable)</i></p>

3 Contractor Registration & Licensing

All General Contractors shall be licensed and registered with the City of Council Bluffs.

The Contractor, in addition to being licensed and registered with the City of Council Bluffs and certified as a Lead Abatement Contractor with the Iowa Department of Public Health, shall be required to carry the following amounts of insurance coverage. These limits may be provided by any combination of primary and excess policies. No cancellation or change of the policy will be allowed without a written notice of change or cancellation, which must be presented to the City ten (10) days prior to any alterations. If the policy is due to expire during the construction period, a new certificate shall be presented to the City immediately upon renewal. The General Contractor shall furnish a Certificate of Insurance subject to approval by the City Attorney evidencing the following:

- a. Liability insurance for housing related environmental health and safety hazard evaluation and control activities and Commercial General Liability insurance coverage (or its equivalent, in the minimum amount of two million dollars (\$2,000,000) per occurrence for bodily injury, including death or damage to property of others arising out of work performed or responsibilities assumed under the license and which will identify the City of Council Bluffs, Iowa as an additional insured. The aggregate limit shall be no less than two million dollars (\$2,000,000);
- b. Workers Compensation insurance sufficient to satisfy the laws of the State of Iowa;
- c. Employer's Liability Insurance in the minimum amount of one hundred thousand dollars (\$100,000); and
- d. Auto Liability Insurance in the minimum amount of one million dollars (\$1,000,000).

I have read, understand and agree
(Required: Check if applicable)

4 Mandatory Bid Walk-Thru

A mandatory bid walk-thru will be held at the project site at the following date and time:

June 17, 2021 between the hours of 1:15 pm and 2:15 pm.

I have read, understand and agree
(Required: Check if applicable)

5 Acknowledgement

The contractor hereby agrees that he/she has reviewed the terms and conditions and bid specifications attached hereto and agrees to abide by said requirements. The contractor further agrees if this bid is accepted, to furnish all materials and complete all work described in the bid specifications for the price stated in the bid documents.

I have read, understand and agree
(Required: Check if applicable)

6 Quantities/Measurements

The Contractor shall verify all stated quantities, measurements and dimensions prior to submitting a bid. Any discrepancies in the plans or work write-up shall be brought to the attention of the Program Manager prior to submission of bid. There will be no change order due to mistaken quantities, measurements or dimensions after the bid is received.

I have read, understand and agree
(Required: Check if applicable)

7 General Terms & Conditions

GENERAL TERMS & CONDITIONS

Each Bid & Proposal for the project shall be opened at the date and time specified by the Instruction to Bidder and shall be an irrevocable continuing Bid & Proposal, which the Owner may accept for a thirty (30) day period from said date and time.

All Bid & Proposals shall be reviewed by the Community Development Specialist to determine the lowest responsible bid. The total bid price must be within 15% of the written estimate prepared by the Inspection Staff at the time of the initial inspection. Upon approval of the Community Development Specialist, the bid shall be accepted by the Owner. Owner acceptance is subject to approval of a rehabilitation loan by the City of Council Bluffs. If such loan is not approved, the entire Bid & Proposal is null and void. The owners signature on the Bid & Proposal of Contractor is acceptance of Scope of work and approval of said general contractor.

The Owner is obligated to issue a written proceed order within thirty (30) calendar days from the acceptance of the Contractor's Bid & Proposal. No work shall commence by the Contractor until he/she has received a written notice to proceed. If the proceed order is not received by the Contractor within this period, the Contractor has the option of withdrawing his/her Bid & Proposal.

Work shall meet all applicable local program regulations.

The Contractor hereby certifies that the bid submitted was prepared under his/her direct supervision and is fully informed respecting the preparation and contents of the bid.

The Contractor agrees to comply with the Section 3 requirements as applicable. Section 3 requirements provide that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to Section 3 businesses.

The Contractor will use its best efforts to afford minority and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the term "minority and female business enterprise" means a business at least 51% owned and controlled by minority group members or women.

The owner will permit the Contractor to use, at no cost, existing utilities such as light, heat, power and water necessary to the carrying out and completion of the work.

The owner cooperate with the Contractor to facilitate the performance of the work, including the removal and replacement of rugs, covering, and furniture as necessary. The premises will be occupied during the course of the contract work, except when: Utilities such as water, electricity and gas are turned off for periods exceeding 8 hours; rehabilitation takes place in the kitchen or available bathroom(s); extensive rehabilitation in several rooms requiring work over several days; a child under the age of 6 occupies the home; occupants cannot be prevented from entering the work site after hours; and debris and dust cannot be contained in the worksite and may spread to occupied areas.

Disputes or claims pertaining to the specifications, drawings or workmanship will be decided by the Housing & Economic Development Manager. If the Owner or Contractor wishes to contest such finding, a request for an appeal shall be directed to the Building Board of Appeals. The Building Board of Appeals shall review all facts and issue a ruling. This finding will be binding on the Owner and/or Contractor.

SPECIAL TERMS & CONDITIONS

The prices on the bid must be itemized by each individual specification.

The Contractor must commence work within thirty (30) calendar days after issuance of the proceed order. If the Contractor fails to commence work within thirty (30) calendar days after receipt of the notice to proceed, the Owner shall have the right to terminate this agreement. Such notice of termination shall be in writing to the Contractor.

The Contractor must satisfactorily complete the work within the number of days as specified on the Proceed Order (typically 30-45 calendar days) after the issuance of the proceed order. If the Contractor is unable to complete any portion of the work due to inclement weather or a delay in materials, an extension to the completion date may be awarded, provided it is agreed upon in writing by the Owner, Contractor and Community Development Department. In the event the Contractor fails to complete the work within the agreed upon period and fails to provide evidence of reasonable cause for such delay, the Owner shall have the right to declare the Contractor in default. Written notice shall be sent to the Contractor within seven (7) calendar days by registered mail of such default. The Contractor shall be given fifteen (15) calendar days to remedy the default. If the Contractor fails to remedy the default within fifteen (15) calendar days of such notice, Owner shall have the right to select another Contractor. If the expense of finishing the work exceeds the unpaid balance on this contract, the Contractor shall pay the difference to the City of Council Bluffs.

The Contractor shall be required to obtain and pay for all permits and licenses necessary for the completion and execution of the work and labor to be performed. Prior to final payment, Contractor shall provide proof that all necessary permits have been obtained.

The Contractor shall perform all work in conformance with applicable Federal, State and local codes and requirements whether or not covered by the Specifications and Drawings for the work.

The Contractor shall keep the premises clean and orderly during the course of the work and remove all debris at the completion of the project. Materials and equipment that have been removed and replaced as part of the work shall belong to the Contractor unless otherwise stated in the specifications.

The Contractor cannot assign or modify the contract without written consent of the Community Development Department and Owner.

The contractor must furnish the owner, in care of the City, with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment furnished under the contract.

The Contractor is responsible for the daily clean-up of the project site.

The Contractor must guarantee the work performed for a period of one (1) year from the date of final acceptance of all of the work required by the contract.

Permit the City to examine and inspect the rehabilitation work.

The Contractor will defend, indemnify and hold harmless, the Owner and the City, its officers, commissioners, and employees from liability and claim for damages because of bodily injury, death, property damage, sickness, disease or loss and expense arising from Contractor's operations under this contract. Contractor is acting in the capacity of an independent contractor with respect to this contract

Contractor shall protect, defend and indemnify the Owner from any claims for unpaid work, labor or materials. Payment shall not be due until the Contractor has delivered to the City, complete release of all liens arising out of this contract or receipts in full covering all labor and materials for which a lien could be filed, or a bond satisfactory to the Owner indemnifying him against any lien, all to the satisfaction of the City.

No modifications of this contract shall be made except by written change order, signed by the Contractor, accepted by the Program Manager, Inspection Staff, Community Development Department and Owner.

If the Contractor defaults or neglects to carry out the work in accordance with the Contract Documents or fails to perform any provision of the Contract or refuses or fails to supply properly skilled workers or proper materials, the City may, after providing seven (7) days written notice sent by certified mail to the Contractor and without prejudice to any other right or remedy he/she may have, make good such deficiencies. The City may hire the next lowest bidder to complete the work as outlined in the specifications and may deduct the cost thereof from the payment then or thereafter due the Contractor. If such expense exceeds such unpaid balance, the Contractor shall pay the difference to the City.

The Contractor hereby certifies that no employee or official of the City has paid or offered to pay any kickback, fees, or consideration of any type, directly or indirectly to the Contractor in the awarding of this contract.

The Contractor hereby certifies that the bid submitted was prepared under his/her direct supervision and is fully informed respecting the preparation and contents of the bid.

No public official, employee, board member or commission member of the City shall have any interest, direct or indirect, in any contract or subcontract or the proceeds thereof for work to be performed in connection with the project assisted under this contract.

9 Lead Safe Work Practices

LEAD SAFE WORK PRACTICES

Worksite preparation shall include:

- a. Sealing doorways with two flaps of poly sheating;
- b. Sealing off vents (if possible);
- c. Covering of floors and ground with poly sheating;
- d. Covering furniture and shrubs with poly sheating;
- e. Wrapping debris in poly sheating before disposal;

- f. Removing lead-contaminated protective clothing before exiting the worksite;
- g. Posting a warning sign at the entry of each room being treated for lead-based paint hazards when occupants are present. Warning signs on exterior surfaces should be visible from 20 feet from the worksite.

Protective measures for workers include (OSHA Regs. 29 CFR 1926.62):

- a. Using safe work practices.
- b. Wearing NIOSH-approved respirators.
- c. Wearing disposable gloves, work suits, booties and head coverings.

The contractor is responsible for daily clean-up on the job site as well as clean up for the clearance testing. The City will pay for the initial clearance testing. If the unit or area does not pass clearance testing, the additional fees for clearance testing will be deducted from the contractors final payment.

Worksite cleanup must be done using methods, products, and devices that are successful in cleaning lead contaminated dust, such as vacuum cleaners with HEPA filters or equivalent equipment and household lead specific detergents or equivalent products. Worksite cleanup removes dust and debris from the work area. Good cleanup is critical to passing clearance and leaving the unit safe for habitation.

Prior to final inspection, contractor shall certify the following:

- a. All lead hazard reduction work covered in the work specifications has been completed.
- b. All areas where paint has been stabilized have been re-painted with primer and finish coats of paint. Prior to applying a primer coat, deteriorated paint surfaces should be inspected to be sure that all loose paint, dust or grease has been removed and that the surface is smooth and solid.
- c. All causes of deteriorated paint have been repaired.
- d. Encapsulants have been applied according to their manufacturer's directions.
- e. Friction and impact surfaces have been treated.
- f. Surfaces that collect lead dust have been cleaned.

The use of lead based paint on this project is prohibited.

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Non-Discrimination

The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability of other handicap, age, marital status, or status with regard to public assistance. The Contractor will take affirmative action to insure that all employment practices are free from such discrimination. Such employment practices include, but are not limited to the following: Hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, pay, and selection for training. The Contractor agrees to post or otherwise make available equal opportunity and nondiscrimination information for employees.

I have read, understand and agree

(Required: Check if applicable)

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Non-Collusion

The Contractor hereby certifies that neither the said bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, nor any employee or official of the City of Council Bluffs, Iowa, has in any way colluded, conspired, connived or agreed, directly, or indirectly, with any other bidder, firm or person, to submit a collusive or sham bid in connection with the Contract for which the attached bid has been submitted, or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm, or person, to fix the price or prices in the attached bid, or to fix overhead, profit or cost element of the bid price or the bid price of any other bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement, any advantage against the City of Council Bluffs, Iowa, or the Owner of the property interested in the proposed contract. In addition, the price or prices quoted in the attached bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, unlawful agreement on the part of the bidder, or any of its agents, representatives, owners, employees, or parties in interest, including this affiant or by any employee or official of the City of Council Bluffs, Iowa.

I have read, understand and agree

(Required: Check if applicable)

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2 **Contractor Payment**

The Contractor will be paid the contract price in progress payments as the work satisfactorily progresses. Progress payments shall not exceed ninety percent (90%) of the value of the work satisfactorily completed. Any portion of the contract paid by the Owner shall be in the form of a cashier's check or money order made payable to the Contractor. Owner payments to the Contractor shall be delivered to the Community Development Department for disbursement. Progress payments due to the Contractor will be paid within fourteen (14) days after the City receives the Contractor's payment request and satisfactory release of liens or claims for liens by subcontractors, laborers, and material suppliers for completed work or installed materials.

Final payment shall not be disbursed until all release of liens, the one-year warranty paperwork and manufacturers warranties have been submitted to the Community Development Specialist; and the Program Manager, City Building Inspector and Community Development Department have inspected, approved and verified that the work has been completed according to the project specifications and applicable City codes. The Owner is also required to inspect the work upon completion and indicate their approval by signing an Owner's Acceptance. In addition, a clearance inspection conducted by the Program Manager or Inspection Staff is required following completion of lead hazard reduction activities. Clearance procedures outlined in the Iowa Administrative Code Chapter 70 shall be followed and each project must receive clearance before final payment will be issued. If project clearance is not achieved on the first attempt, the property will be tested again. If clearance is not achieved on the second attempt, additional testing fees will be at the expense of the Contractor. Each unit must pass inspection prior to families re-entering the home and successful clearance testing must be achieved.

I have read, understand and agree
(Required: Check if applicable)

1
3 **Contractor Notification**

Electrical:

GENERAL ELECTRICAL REQUIREMENTS 1: Iowa Code 103 requires electricians and electrical contractors to have an electrical contractor, class A master electrician, or a class B master electrician license to (for another) plan, lay out, or supervise the installation of wiring, apparatus, or equipment for electrical light, heat, power, and other purpose. Persons licensed as Class A journeymen electricians or class B journeymen electricians must be employed by an electrical contractor or work under the supervision of a class A master electrician or a class B master electrician. A person who is not licensed pursuant to Chapter 103 may plan, lay out, or install electrical wiring, apparatus, and equipment for components of alarm systems that operate at seventy volt/amps (VA) or less, only if the person is certified to conduct such work pursuant to chapter 100c.

A. Minimum Electrical Service:

1. Every dwelling unit, at a minimum, shall have a 100-ampere breaker controlled electrical panel. All electrical work shall be in compliance with adopted State electrical code requirements. The panel, service mast, etc. shall also be installed to local utility company requirements.

A. Convenience Outlets:

1. Every habitable room within the dwelling shall contain at least two (2) separate duplex, wall-type electrical outlets. Placement of such outlets shall be on separate walls. All newly installed receptacles shall be grounded duplex receptacles or GFCI protected.

2. All electrical outlets used in bathrooms and toilet rooms, all outlets within six foot (6'-0") of a water source (excluding designated simplex equipment circuits for clothes washing machines and sump pumps), outlets located on open porches or breezeways, exterior outlets, outlets located in garages and in non-habitable basements, except those electrical outlets that are dedicated appliance outlets. All kitchen receptacles serving the countertop area shall be ground fault circuit interrupter (GFCI) protected. All exterior receptacles shall be covered by a receptacle cover that when a cord is plugged in, the GFCI outlet will stay covered and protected.

3. All electrical outlets carrying heavy appliance loads (i.e., window air conditioning units, central air-conditioning units where they exist, refrigerators, freezers, electric stoves, microwaves, clothes washing machines, dish washing

machines, electric clothes dryers, furnaces, etc.) shall be simplex receptacles on a separate circuit of the proper amperage and wire size.

4. Basements shall have a minimum of one (1) wall-type electrical outlet for every two hundred (200) square feet, or fraction thereof, of the floor area. Unfinished basements shall have a minimum of one (1) GFCI wall-type electrical receptacle. Such receptacle shall be within 20 feet of the furnace.

5. All accessible knob and tube wiring shall be removed and replaced with type NM cable (Romex) or as required by code.

6. All broken, damaged or nonfunctioning switches or outlets shall be replaced. All fixtures and wiring shall be adequately installed to ensure safety from fire so far as visible components are observed.

7. All missing or broken switch and outlet covers (including junction boxes) shall be replaced. Each receptacle or switch located on an exterior wall shall have a foam seal placed under the cover.

B. Lighting:

1. Every habitable room and every bathroom (including toilet room), laundry room, furnace or utility room, and hallway shall have at least one (1) ceiling or wall-type electric light fixture, controlled by a remote wall switch. Habitable rooms (except kitchens or kitchenettes) may have a wall-type electrical outlet controlled by a remote wall switch in lieu of a ceiling or wall-type light fixture. Energy efficient fixtures that meet energy star ratings and compact florescent bulb equivalent or better shall be installed in all new fixture installations.

Basements with no habitable rooms shall have a light illuminating the stairs with a switch controlling the light at the top of the stairs. Basements with habitable rooms shall have at least one light fixture controlled by a remote wall switch at the top and bottom of the stairs. If new fixtures are being installed, Energy Star rated fixtures shall be installed with compact florescent bulb equivalent or higher.

Porcelain type fixtures and pull chains are acceptable for use in basement (except for the one controlled by a remote wall switch), cellars and attics.

All pendant type lighting fixtures that are supported only by the electrical supply wire shall be removed or replaced. If replaced, replace with energy Star rated fixtures. All existing closet lights shall be covered.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ELECTRICIAN TO NOTE ON THE BID WHEN SUBMITTED IF THERE ARE ANY ADDITIOANL CHANGES TO THE WORK THAT MUST BE PERFORMED IN ORDER TO PASS ELECTRICAL INSPECTION.

I have read, understand and agree
(Required: Check if applicable)

Bid Lines

1 Package Header

Interior

Quantity: 1

Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

Package Items

1.1 REPLACE FURNACE: Install new minimum 90% efficient natural gas forced air furnace with PVC type flue with fresh air intake, condensate pump tied into drain system, sized properly for area of dwelling. Tie into existing duct work if possible or provide additional ductwork as needed for proper function and air flow. Installation shall be complete including connection to city gas, registers, ducts, and returns. All accessible existing and new duct work joints shall be sealed with mastic or suitable alternative. New programmable wall thermostat in central area, electrical, plumbing, filter, permits and removal of debris included. Repair all affected surfaces to match existing as close as possible. Contractor will provide access to furnace per code. All work and venting to be completed according to manufacturer warranty. The warranty and manuals must be provided to owner.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.2 REMOVE AND REPLACE ELECTRIC/GAS WATER HEATER. Remove and replace existing water heater with new energy star rated, 40 to 50 gallon, electric/gas water heater. Install on pad or in pan if location allows. Complete installation to include all plumbing and venting. All work to comply with the Plumbing and IRC codes.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.3 REPAIR FOUNDATION. Jack and brace sills, joists, and beams as needed to remove weight from foundation wall. Use proper bracing methods. There are 3 locations. Use 4x6 with 6 jacks. All work performed under IRC codes.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.4 REPAIR FOUNDATION – BASEMENT WEST WALL. Replace all broken or loose foundation wall elements, skim coat West wall and paint. All work performed under the IRC Codes.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.5 REMOVE AND REPLACE ELECTRIC/GAS WATER HEATER. Remove and replace existing water heater with new energy star rated, 40 to 50 gallon, electric/gas water heater. Install on pad or in pan if location allows. Complete installation to include all plumbing and venting. All work to comply with the Plumbing and IRC codes.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.6 EXTERIOR DOOR - No Window. (1) Remove existing door and haul away from site. Install new, owner approved, 1 and 3/4 inch, prehung insulated, exterior steel clad door unit with window (type of window, half glass or smaller, or no window at all, is owner's choice) complete with integral jamb, interior and exterior trim, weatherstripping, and sill. Unit to be Mastercraft or equal and must be installed according to manufacturer's instructions, with insulation around jam and exterior caulking. Replace existing trim if in good condition or provide and install new trim finished to match existing. Lock by Schlage or equal. Paint of door slab is owner's responsibility. Requires lead safe renovator practices.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.7 STORM DOOR. (1 EACH) Furnish and install solid core, seamless aluminum or vinyl combination storm door with complete hardware package (door sweep, hinges, closer, lock set, chain, etc.). Door shall be hinged to suit convenience of the homeowner (avoid interference of handles of new storm door and existing exterior door). Manufactured by Larson or equal. Color selection is owner's choice, if same cost as white. Adjust door to open, close and lock properly. Install as per IRC codes.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.8 REPLACE BASEMENT WINDOW (1 EACH). Remove basement window unit and install new slider or awning style (owner's preference) thermal pane, vinyl basement window with welded corners and all necessary finished trim per manufacturer's recommendations. Paint interior/exterior trim and frame. Window must have welded corners. Repair all surfaces affected by the installation. Install as per IRC codes.

Quantity: 1 UOM: Basement Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.9 EXTERIOR DOOR - No Window. (1 EACH) Remove existing door and haul away from site. Install new, owner approved, 1 and 3/4 inch, prehung insulated, exterior steel clad door unit with window (type of window, half glass or smaller, or no window at all, is owner's choice) complete with integral jamb, interior and exterior trim, weatherstripping, and sill. Unit to be Mastercraft or equal and must be installed according to manufacturer's instructions, with insulation around jam and exterior caulking. Replace existing trim if in good condition or provide and install new trim finished to match existing. Lock by Schlage or equal. Paint of door slab is owner's responsibility. Requires lead safe renovator practices.

Quantity: 1 UOM: Dining Room Price: \$ Total: \$

Supplier Notes: _____

No bid
 Additional notes
(Attach separate sheet)

1.10 GFCI OUTLET/S: Replace existing outlets within 6 feet of a water source with GFCI protected duplexes per code. All wiring must be concealed and installed under NEC and IRC codes. Kitchen - 3 each are looped together.

Quantity: 1

Price: \$

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

2 Package Header

Exterior

Quantity: 1

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

Package Items

2.1 INSTALL NEW CENTRAL AIR CONDITIONER. Connect new unit to the existing ductwork if sized properly. Replace ductwork if and as necessary to ensure adequate air flow. Energy efficiency rating must be a 13 SEER rating or high enough to qualify for rebate. Air conditioner must be sized for house. Install according to manufacturer's recommendations, warranty, and applicable codes.

Quantity: 1

Price: \$

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

2.2 FILL IN ABANDONED FRUIT CELLAR. Fill in the abandoned fruit cellar using material that will achieve compaction levels making this area safe. All work performed under IRC Codes.

Quantity: 1

Price: \$

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

2.3 RETAINING WALL: Demolish existing retaining walls and remove from site. Install new retaining walls in same footprint. Use interlocking landscaping block, sized appropriately for conditions. All work to be to code, manufacturer's recommendations and standard trade practices. Will require proper footings, gravel drainage with collection tile and proper lateral anchorage. Repair affected yard to seed ready condition. All work performed under IRC Codes.

Quantity: 1

Price: \$

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

2.4 REPLACE/REPAIR SOFFIT AND FACSIA WHERE MISSING OR DAMANGED. Properly trim soffit and fascia where missing or damaged around perimeter of house. Lead safe work practices required.

Quantity: 1

Price: \$

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

3 Package Header

Lead Safe Work Practices

Quantity: 1

Total: \$

Item Notes: Contractor shall provide a copy of the FIRM Certification prior to commencement of work. All specifications in this section: "Lead Safe Work Practices" will require Lead Safe Work Practices with the area contained. Note: All Lead Safe Work Practices will include repairing all chipped, peeling, flaking paint and/or varnish on areas that are designated Lead Safe Work Practices. If existing varnished sills look dry cover with a sealer. Contractors are to bid the cost of materials, installation and labor to install window inserts, doors that involve Lead Safe Work Practices will be included in the bid amount also. If doing basement windows, clean around window area, including wall and floor, if painting on exterior building, ground cover is to be used.

- No bid
- Additional notes
(Attach separate sheet)

Supplier Notes: _____

Package Items

3.1 POST CONSTRUCTION CLEAN UP. The contractor may hire a subcontractor certified to perform lead containment work by the state of Iowa, or may do it himself. Clean up must be sufficient for work area to pass the clearance test and must be done prior to clearance testing. Lead safe work practices required.

Quantity: 1

Price: \$

Total: \$

Supplier Notes: _____

- No bid
- Additional notes
(Attach separate sheet)

