



Vradenburg, 1413 Palean St., Keokuk

# **BID PACKET**

NOTICE TO BIDDERS  
GREAT RIVER HOUSING TRUST FUND  
REHABILITATION PROJECTS

**Time and Place for filing sealed Proposals.** Sealed bids for the work comprising the improvement as stated below must be filed before **10:00AM, Tuesday, March 10, 2026** in the Southeast Iowa Regional Planning Commission, 211 North Gear Avenue, Suite 100 .

**Time and Place Sealed Proposals will be Opened and Considered.** Sealed proposals will be opened and bids tabulated at **10:01AM, Tuesday, March 10, 2026** in the Southeast Iowa Regional Planning Commission, 211 North Gear Avenue, Suite 100.

**The project will be awarded to the lowest responsible bidder.** Southeast Iowa Regional Planning Commission, as administrative agent for the Great River Housing Trust Fund, reserves the right to reject any and all bids.

**Time for Commencement and Completion of Work.** Work on the improvement shall be commenced immediately upon approval of the contract by the SEIRPC and within Seven (7) days from the date specified on the Proceed Order. **Proceed Order Start Date may be flexible.**

**Contract Documents.** Copies of the contract documents can be aquired from the homeowner or picked up at Southeast Iowa Regional Planning Commission, 211 N Gear Ave, Suite 100, West Burlington, IA.

**General Nature of Public Improvement.** The rehabilitation of buildings, structures and sites in accordance with the rehabilitation standards determined by general inspection and guidance explained on bid packets; in accordance with the contract documents. **Project will be bid as a whole.**

**\*\*Women and Minority Owned Business are encouraged to participate\*\***

Any questions regarding this notice can be directed to Mike Norris at SEIRPC, (319) 753-4310.

## MEMORANDUM

TO: Contractors

FROM: Southeast Iowa Regional Planning Commission

RE: Great River Housing Trust Fund Housing Rehabilitation Program

DATE: February 23, 2026

Thank you for your interest in bidding on the homes in the Great River Housing Trust Fund Housing Rehabilitation Program. The following are a few reminders as you complete your bid packet.

1. All bids must be completed in permanent ink. Bids written in pencil will not be accepted.
2. Sealed bids for the work comprising of the improvements as stated below must be filed before **10:00AM, Tuesday, March 10, 2026** at **Southeast Iowa Regional Planning Commission, 211 North Gear Avenue, Suite 100**. Sealed proposals will be opened and considered at **10:01AM, on Tuesday, March 10, 2026** in **Southeast Iowa Regional Planning Commission, 211 North Gear Avenue, Suite 100**. The project will be awarded to the lowest responsible bidder. The Great River Housing Trust Fund reserves the right to reject any and all bids. Copies of the contract documents can viewed and downloaded at [www.seirpc.com](http://www.seirpc.com) or picked up at Southeast Iowa Regional Planning Commission, 211 N Gear Ave, Suite 100, West Burlington, IA.
3. All bid submittals must include the following:
  - ✓ **Completed bid packet with all costs identified.**
  - ✓ **Bids with items not completed shall be considered non responsive, and thrown out.**
  - ✓ Signed non-collusion statement
4. The following will be required after the project is awarded:
  - ✓ Certificate of Insurance showing SEIRPC of city as additional insured.
  - ✓ Copy of Iowa Department of Labor Contractor Registration
  - ✓ Must be registered with Iowa Workforce and listed on website
5. All work must be bid as written. All notes/corrections will be considered, however to provide accurate bids, work involved must follow bid specifications. Any changes will be made with a change order. Bids not following specifications shall be considered non responsive.
6. Bid amount will be publicly recorded as amount written on bid request cover sheet. Correct calculations are the responsibility of the contractor.



GREAT RIVER HOUSING TRUST FUND
BID SHEET

DATE BIDS RELEASED 2/23/2026 BIDS DUE 3/10/2026, 10:00 AM

Project: HTF-25-036
Tiffanie Vradenburg
1413 Palean St.
Keokuk, IA 52632
Phone:319-520-5326

The following is hereby submitted as per your request. This bid covers all work and/or specified in the bid documents received for this job.

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the Work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the Work within the time stated and in strict accordance with the proposed Contract Document, including furnishing of any construct, and complete said Work in accordance with the Contract Documents, for the sum of money:

All labor, materials, services, and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Total Bid (written amount) Dollars: \$ (numeric)

If awarded the Contract, the Bidder agrees to have on file with the Agency all required documents for verification of licensing and insurance. Completion of the project will require \_\_\_ calendar days. This proposal is valid for a period of 60 days.

All units of measurement and amounts are estimates.
Contractors shall be responsible for on-site measurements for complete accuracy.
Bid is for complete scope unless adjusted by change order by SEIRPC.

For questions, please contact:

Jack Swarm

Regional Planner

Southeast Iowa Regional Planning Commission

211 North Gear Avenue, Suite 100

West Burlington, IA 52655

Email: jswarm@seirpc.com

Phone: 319-753-4316

Fax: 319-754-4763

Website: www.seirpc.com

Office use only:
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**Contractor Information**

Company Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
 Fed. Tax ID: \_\_\_\_\_ Email: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Insurance Provider Information**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_ Policy #: \_\_\_\_\_

To assist in notification of future bidding projects we will be sending texts to the cell phone numbers on file. If you would like to have your number included please list your service provider to assist in setting up this service. If you do not wish to be included please let us know or reply "STOP" to any future message and we will remove you from our list.

List any Subcontractors that will be included

(note: all subcontractors will need to sign a lean waver prior to any payments on project)

Name	Trade
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Note:** This is a complete bid all blanks shall be filled. Any omissions by the contractor bidding on this project shall be the responsibility of the contractor. Omissions of amounts shall be varified by the contractor.

The amount listed on the front page shall be considered a full and complete amount for entire scope of work. Please be sure your calculations are correct. Incorrect amounts may result in your bid being declared non-responsible, and rejected.

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

GRHTF 25-22  
1413 Palean St., Keokuk, IA 52632

STATE OF Iowa )

) SS:

COUNTY OF Lee )

\_\_\_\_\_ . being first duly sworn, deposes and says that:

(printed name of contractor)

He/she is: (owner) (representative) (office personnel)  
(partner) (other, explain \_\_\_\_\_)

Of \_\_\_\_\_, the Bidder that has submitted the attached Bid;

(Company name)

He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such bid;

Such Bid is genuine and is not a collusive or sham Bid;

Neither the said Bidder nor any of its officers, partners, owner, agents, representatives, employees or parties in interest including this affidavit, nor any employee or official of the City of Burlington has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a 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 of any other Bidder, 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 Keokuk or the owner of the property interested in the proposed contract;

The prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of Bidder or any of its agents, representatives, owners, employers or parties in interest including this affidavit, or by any employee or official of the City of Keokuk.

**Signed** \_\_\_\_\_

**Title** \_\_\_\_\_

Item	Specification	Quantity/Unit	Total Cost
1	<p>General Permit Requirements</p> <p>City of Keokuk Building Permits:</p> <p>All permits or licenses necessary for the new construction or alterations to the structure must be obtained and paid for by the Contractor before starting work. Contractors and Subcontractors are responsible for obtaining any progress or final inspections from the Building Department. Failure to call for required inspections or proceeding without inspection may result in suspension from future bidding. Two copies of all permits are required, one shall be publicly displayed at the job site for all interested parties concerned, the second shall be on file at Southeast Iowa Regional Planning Commission. The Southeast Iowa Regional Planning Commission has the right to inspect work in progress. These inspections need not be announced in advance.</p>	1.00	\$ _____

Item	Specification	Quantity/Unit	Total Cost
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2 Complete Roof: Tear off, reshingle.

Option: The roof is about 10 years old and there are two places of damage. These areas strongly indicate improper installation and justify replacement. If, upon investigation, the contractor determines that the entire roof need not be replaced and the buckling shingles on the front and the patched leak area on the north side at intersection of roof/dormer can be repaired, a change order can be issued to cancel roof replacement and to possibly add siding replacement.

Recover all roof surfaces on house, including porches, overhangs, unless specified to the contrary. Remove down to sheathing. Replace defective, rotted and/or deteriorated sheathing to match existing up to 10% of roof area. If more than 10% call for approval by agency for additional work. Install Ice and water shield on perimeter of roof (Adhesive Styrene). (Use with new roof installation) Install modified-bitumen roofing material under new roofing material from under the drip edge to a point 2 feet past where the sidewall meets the roof. Install felt roofing with top lap of 2" and end lap of 4". Install drip edge at eaves first and finish with drip edge along the rakes. Call for inspection before installing shingles (to be made within 24 hours). Install laminated architectural, square butt, self-sealing fiberglass strip shingles with a 30 year warranty. Joints to be staggered in 6 courses. Do not use staples for installation of shingles. Install a ridge vent and/or any additional venting to assure adequate attic ventilation. Replace all flashing with .019 aluminum coil stock, including valleys, and where roof line meets wall of higher elevation. Reflash all mechanical penetrations and chimney. Inspect all fascia; replace where rotted or unstable. Prime any new wood installed. Provide copy of manufacturer's instructions and warranty to Homeowner.

Contractor responsible for proper disposal of all old roofing material and construction debris.

Note: Any and all chimney work must be completed before finish roof is installed.

1,000.00 SF

\$ \_\_\_\_\_

Item	Specification	Quantity/Unit	Total Cost
3	<p>Replace gutters &amp; downspouts. Remove all old gutters. Inspect for rotted fascia boards or rafters. Request change order if needed. Install 5", K-Type or ogee, seamless, .027" or thicker aluminum gutter and accessories. Gutters to extend full length of roof edge drip line. Contractor shall furnish and install all needed outlet tubes and custom miters. Support gutters with galvanized steel gutter spikes through ferrules or K style gutter hangers clipped into the front lip of the gutter and screwed through the back of the gutter and into the fascia board, spaced not more than 6' apart. Maintain proper pitch of 1/2" per 10'. Seal all gutter seams with gutter sealer and secure each seam with a sheet metal screw or rivet. Remove all old downspouts. Install matching 4" downspout and accessories. Fasten downspouts to wall with straps every 6 vertical feet. Connect into existing crocks with PVC connector. If there are no crocks then splash blocks shall be provided. Color to match existing.</p>	55.00 LF	\$ _____
4	<p>Install aluminum fascia and soffit, complete.  On all areas of roofing fascia and soffit, install preformed aluminum fascia and soffit. Owner to have choice of standard colors. Follow manufacturer's instructions.  There are several areas on the fascia and soffit where animals are entering the structure. Be sure to install fascia and soffit in a workman like manner to prevent animals from entering the struture.</p>	150.00 ft	\$ _____
5	<p>Optional: Paint aluminum siding.  Please bid painting siding and installation of new siding. The project budget will determine which option is selected. An appropriate change order will be issued.  Prepare siding for painting. Clean siding. Caulk all penetrations. Mask siding as appropriate to eliminate overspray. Prime and paint aluminum siding with a premium paint manufactured for painting aluminum siding. Follow manufacturer's instructions. Allow owner to choose standard colors.</p>	1.00 ea	\$ _____

Item	Specification	Quantity/Unit	Total Cost
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6 Optional: Install vinyl siding, with fanfold, wrap all trim. complete

If the project budget allows, this line item will be selected and painting the siding will be removed from the project budge. Please provide a bid.

Install on entire exterior, including wrapping all cornice and corner with minimum .040 gauge vinyl installed over fan fold insulation. All door and window trim must be cased. Aluminum shall be installed on windows and door trim, all other trim areas, and all porch ceilings. Preformed fascia trim shall be used where applicable. Inside and outside corner posts, service meter blocks, replacement vents, plumbing and electrical blocks in matching color shall be used as required. Caulk all seams with silicone caulk., beads not to exceed 3/8". Siding must carry a nonprorated, transferable manufacturer's limited lifetime warranty. All installation procedures, including spacing, shall be in accordance with manufacturer's specifications. Owner to have choice of color.

NOTE: You must have a licensed electrician remove and reinstall the electric conductors attached to the house.

Square feet is estimate only. Contractor responsible to determine amount of materials needed provide price for complete project.

1,600.00 SF \$ \_\_\_\_\_

Please transfer this total to the front page in space provided.

<b>Total Bid</b>	\$ _____
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