



Edgington, 19772 Iowa City Road, Sperry

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, October 28, 2025** 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, October 28, 2025** 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 acquired 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: October 09, 2025

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, October 28, 2025** at **Southeast Iowa Regional Planning Commission, 211 North Gear Avenue, Suite 100**. Sealed proposals will be opened and considered at **10:01AM, on Tuesday, October 28, 2025** 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 be viewed and downloaded at 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 10/9/2025

BIDS DUE 10/28/2025, 10:00 AM

Project: HTF-25-024

Lindsay Edgington
19772 Iowa City Road
Sperry, IA 52650
Phone: 319-768-9947

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 verified 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 24-26
19772 Iowa City Road, Sperry, IA 52650

STATE OF Iowa)
) SS:
COUNTY OF Des Moines)

_____. 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 Sperry 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
Sperry.

Signed _____

Title _____

Item	Specification	Quantity/Unit	Total Cost
1	General Permit Requirements: It is believed that permits are not required for this work. However, 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.	1.00	\$ _____
2	Complete Roof: Tear off, reshingle. Recover all shingled roof surfaces on house, including porches, overhangs. The flat roof will be covered under a different bid item. 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 3 tab, or 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.	1,600.00 SF	\$ _____

Item	Specification	Quantity/Unit	Total Cost
3	Recover flat roof at peak of house using EPDM; single ply with cement. Tear off all existing roof covering down to decking. Inspect and replace defective decking to match. Prepare surface by sweeping and removing all loose material. Use 45 mil EPDM. Fully adhere with adhesive specified by the EPDM manufacturer. If lap splices are required, use lap splice cement specified by the EPDM manufacturer. Lap joints to be a minimum of 4".	200.00 SF	\$ _____
4	For stairway ceiling: Laminate ceiling with 1/2" drywall; prime. Remove loose plaster. install furring strips where plaster was removed over studs even with plaster thickness . Fasten 1/2" drywall sheeting over existing ceiling. Use drywall screws and fasten through existing plaster into joists. Screws must be long enough penetrate through plaster and into studs 1.25 inches. Cut holes for ceiling fixtures and use work box extenders if required. Tape and finish joints to a smooth finish. Use high quality flexible, paintable caulking, neatly applied, to create a finish joint between the ceiling and wall. Prime and paint.	120.00 SF	\$ _____
5	For northwest bedroom ceiling: Laminate ceiling with 1/2" drywall; prime. Remove loose plaster. install furring strips where plaster was removed over studs even with plaster thickness . Fasten 1/2" drywall sheeting over existing ceiling. Use drywall screws and fasten through existing plaster into joists. Screws must be long enough penetrate through plaster and into studs 1.25 inches. Cut holes for ceiling fixtures and use work box extenders if required. Tape and finish joints to a smooth finish. Use high quality flexible, paintable caulking, neatly applied, to create a finish joint between the ceiling and wall. Prime and paint.	132.00 SF	\$ _____
6	For northeast bedroom: Laminate ceiling with 1/2" drywall; prime. Remove loose plaster. install furring strips where plaster was removed over studs even with plaster thickness . Fasten 1/2" drywall sheeting over existing ceiling. Use drywall screws and fasten through existing plaster into joists. Screws must be long enough penetrate through plaster and into studs 1.25 inches. Cut holes for ceiling fixtures and use work box extenders if required. Tape and finish joints to a smooth finish. Use high quality flexible, paintable caulking, neatly applied, to create a finish joint between the ceiling and wall. Prime and paint.	108.00 SF	\$ _____

Item	Specification	Quantity/Unit	Total Cost
7	Install combination storm door on south side of house. Repair exterior door trims, which were damaged by previous storm door. Install vinyl or aluminum storm door with continuous hinge. Door to have combination storm and screen panel in passing tracks or shall be equipped with removable panels. Door to be equipped with latching handle, bottom sweep, pneumatic closer, and anti-wind check chain. Door to fit opening completely. Reducing the door opening size shall not be permitted. Adjust and test closing operation. Use Larson brand door or equivalent.	1.00 EA	\$ _____
8	Install combination storm door east side of house. Remove existing floor. Repair broken porch floor boards. Install vinyl or aluminum storm door with continuous hinge. Door to have combination storm and screen panel in passing tracks or shall be equipped with removable panels. Door to be equipped with latching handle, bottom sweep, pneumatic closer, and anti-wind check chain. Door to fit opening completely. Reducing the door opening size shall not be permitted. Adjust and test closing operation. Use Larson brand door or equivalent.	1.00 EA	\$ _____
9	Repair soffit on porch ceiling. A piece of soffit is missing on the porch ceiling. Find a piece of aluminum soffit that matches as closely as possible and install where soffit is missing.	1.00 ea	\$ _____
10	Repair fascia trim. On south side of the house, some aluminum fascia is missing. The fascia was made using preformed aluminum soffit panels. Install new aluminum soffit panels on the fascia, prefinished white, where fascia is missing. Install a custom bent corner piece to trim between fascia and soffit, to match adjacent areas.	1.00 ea	\$ _____
Please transfer this total to the front page in space provided.		Total Bid \$ _____	