



**Wagaman, 201 Spring Street, West Burlington**

# **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-25-043
David Wagaman
201 Spring Street
West Burlington, IA 52601
Phone:319-572-6819

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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HO CN Pb C

**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.



Item	Specification	Quantity/Unit	Total Cost
1	<p>General Permit Requirements</p> <p>City of West Burlington 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 Install vinyl replacement thermopane double hung window. No trim.  
 Replace 20 vinyl replacement windows. The existing vinyl windows are replacement-style windows, which were used to replace double hung wood windows in their original frames. The lifespan of the windows is over and they need replaced. The replacement should be simple and similar to that of wood double hung windows.

Remove and dispose of vinyl replacement windows. Carefully remove interior stop, preserving for re-use. Remove pulley assembly and weights, if still present, and fill cavity with fiberglass insulation if not previously filled. Cover pulley opening with coil stock or flashing. Caulk seams of weight cavity cover. Provide and install a prefabricated, double-hung, double glazed/thermopane, vinyl replacement window, including self-storing screen. Caulk blindstop and the edges to seal. Reinstall interior stops and caulk tight against window assembly.

Review exterior aluminum trim and refurbish/re-seal/re-caulk as necessary with aluminum prefinished to match trim color. Aluminum trim is mostly intact but needs touched up in places.

Remove all labels from glass. Clean glass pane.  
 Note: If there is any conflict in specifications, the window shall be installed according to manufacturers instructions unless otherwise indicated by the agency. Warranty is to be given to the Homeowner.

PRODUCT STANDARD: Fusion-welded, low - E glass with low-conductance spacer a minimum of 3/4" and a U-factor rating of 0.30 or below; and a lifetime limited warranty. Simonton Prism series; ThermaStar by Pella®; or other equal quality window approved by the agency.

Windows must have overridable opening limiters to prevent accidental falls.

20.00 EA

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

Item	Specification	Quantity/Unit	Total Cost
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3 Install vinyl replacement thermopane casement window. Match original trim.

Remove and replace 1 casement window on west side of the house over the kitchen sink.

Remove and dispose of casement window. Provide and install a prefabricated, casement, double glazed/thermopane, vinyl replacement window, including screen. Caulk blindstop and the edges to seal.

Retrim if necessary, matching the original trim as closely as possible. Original trim may be reused, finished appearance must be achieved, repaint trim as necessary.

Review exterior aluminum trim and refurbish/re-seal/re-caulk as necessary with aluminum prefinished to match trim color.

Remove all labels from glass. Clean glass pane.

Note: If there is any conflict in specifications, the window shall be installed according to manufacturers instructions unless otherwise indicated by the agency. Warranty is to be given to the Homeowner.

PRODUCT STANDARD: Fusion-welded, low - E glass with low-conductance spacer a minimum of 3/4" and a U-factor rating of 0.30 or below; and a lifetime limited warranty. Simonton Prism series; ThermaStar by Pella®; or other equal quality window approved by the agency.

1.00 EA \$ \_\_\_\_\_

4 Perform maintenance on gutter/downspout west side of the house.

The downspout on the SW corner of the house is clogged. Review the gutter, unclog it, and perform minor maintenance to get it flowing properly.

1.00 ea \$ \_\_\_\_\_

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

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