



Schmieg, 401 North Olive Street, Winfield

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 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-25-037
Mary Schmieg
401 North Olive Street
Winfield, IA 52659
Phone:319-986-5331

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 _____ Dollars: \$ _____
(written amount) (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 Email: jswarm@seirpc.com
Southeast Iowa Regional Planning Commission Phone: **319-753-4316**
211 North Gear Avenue, Suite 100 Fax: **319-754-4763**
West Burlington, IA 52655 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.

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

GRHTF 25-22
401 North Olive Street, Winfield, IA 52659

STATE OF Iowa)

) SS:

COUNTY OF Henry)

_____ . 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 Winfield 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 Winfield.

Signed _____

Title _____

Item	Specification	Quantity/Unit	Total Cost
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1 General Permit Requirements

City of Winfield Building Permits:

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 Remove Siding, Asbestos containing material (ACM) abatement.

Note: Assume siding to contain asbestos and provide bid to remove ACM siding as provided herein. Before removing, collect sample and test to verify if siding contains asbestos. If the siding does not contain asbestos, a change order will be issued to reimburse the contractor for sampling costs, to pay the contractor for siding removal, and to remove the costs associated with removal of asbestos siding.

Using all required safe work practices and licensed asbestos abatement workers and licensed asbestos abatement contractors, remove all **ACM** as identified in the asbestos inspection report, and dispose of in proper manner, at a preapproved disposal site. Provide housing department with receipts to document proper disposal. Maintain containment requirements to avoid contamination of other areas or neighboring properties. All regulations concerning the removal and disposal of **ACM** must be followed by the contractor, including proper notification to the IDNR and all other applicable agencies.

3,000.00 sf \$ _____

Item	Specification	Quantity/Unit	Total Cost
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3 Install vinyl siding, with fanfold, wrap all trim/fascia/soffit. complete

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, soffit, and all porch ceilings. On windows, carefully removed storm windows. Wrap trim, terminating at stops on sides and tops, terminating under window sashes on sils. Carefully reinstall storm windows. The contractor is not responsible for damaged storm windows if reasonable care is used.

Preformed fascia trim shall be used where applicable. Remove gutters, install fascia and soffit, reinstall gutters.

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.

3,000.00 SF

\$ _____

Item	Specification	Quantity/Unit	Total Cost
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4 Optional: Install vinyl replacement thermopane double hung window. No trim.

Please bid on this work. It will be accepted if the budget allows, or if siding work is too expensive.

Replace 23 windows. This is all windows except the following:

- two black storm windows on the front porch
- "diamond" fixed window on the front
- casement window on the rear of the house, north fact
- glass block window on the rear of the house.

Replace all other windows, including the double hung window inside the front porch.

Remove and dispose of storm windows. Remove and dispose of sash and parting beads. Carefully remove interior stop, preserving for re-use. Remove pulley assembly and weights, if present, and fill cavity with fiberglass insulation. 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.

Wrap exterior trim with white coil stock. Repair exterior trim and window sils sufficiently to firmly hold coil stock trim.

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.

23.00 EA

\$ _____

Item	Specification	Quantity/Unit	Total Cost
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5 **Optional:** Install vinyl thermopane double hung windows on front porch exterior.
Provide finish trim.

Please bid on this work. It will be accepted if the budget allows, or if siding work is too expensive.

This applies to the two storm windows on the front porch of the house. The intention is to install two windows where only storm windows are currently installed.

Remove and dispose of the storm window. Carefully prepare the opening for new windows and trim. Provide and install windows. Seal and insulate. Trim exterior and interior in a workman like manner to provide a finished appearance. The exterior should use coil stock to finish. The interior should use white painted wood. 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.

2.00 EA

\$ _____

Item	Specification	Quantity/Unit	Total Cost
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6 **Optional:** Install fixed vinyl replacement window. No trim.

Please bid on this work. It will be accepted if the budget allows, or if siding work is too expensive.

This applies to the diamond fixed window on the front of the house.

Remove and dispose fixed sash. Carefully remove interior stop, preserving for re-use. Provide and install a prefabricated, fixed, double glazed/thermopane, vinyl replacement window. Caulk blindstop and the edges to seal. Reinstall interior stops and caulk tight against window assembly. 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 \$ _____

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

Total Bid	\$ _____
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