



## Bid Summary Sheet –LEAD Remediation Work

Building site:

*137 Sampson St #2  
Jamestown, NY, 14701*

An open house walkthrough is scheduled for **Tuesday October 29, 2024 at 2pm.** For questions on the walkthrough or the bid process, contact Gabriel Shields at 716-661-9430 EXT 2254.

Use the attached work specifications to submit your bid.

- Bids are to be received in a sealed envelope with “137 Sampson St #2 Lead Bid” written on the envelope.

Submission Date: Bids must be received by **Friday November 8, 2024 at 4pm**

Send or deliver completed forms to:

**Chautauqua Opportunities, Inc.  
Housing and Community Development  
402 Chandler Street  
Jamestown, NY, 14701  
ATTN: Gabriel Shields**

Bid opening is open to the public and will be on: **Tuesday November 12, 2024 at 9am**

COI reserves the right to reject any or all bids for the following reasons:

- The bid does not fall within expected cost reasonableness as determined prior to opening of bids + or – 10% of the in-house estimate
- The bid is not received in the manner described above
- The bidder’s availability does not meet the timeframe of the project
- The bidder fails to complete all sections of the bid summation
- The bidder is not in good standing with COI or with the property owner
- The Bidder has not Maintained required EPA Certifications and/or Insurances with COI

If the winning bidder fails to execute a contract within a reasonable time, COI reserves the right to re-award the bid or solicit new submissions. In certain cases, the property owner can choose a contractor other than the low bid, if the property owner pays the difference in the two bids. All bidders will be notified in writing of the bid award and the reasons for the award (low bid, owner preference, etc.)

**Bid Specifications:**

**Foyer:**

1. Replace door #1 jamb, stop on wall A
2. Repaint door #1 frame on wall A
3. Replace window #1 (B8) on wall B
4. Replace window #1 (D6) on wall D
5. Post remediation cleaning of floor, window sill(s)

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Foyer: \$ \_\_\_\_\_

**Stairwell:**

1. Repaint or Enclose wall B

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Stairwell: \$ \_\_\_\_\_

**Kitchen:**

1. Replace window #1 (A4) on wall A
2. Replace door #1 jamb on wall D
3. Repaint door #1 frame on wall D
4. Post remediation cleaning of floor, window sill(s)

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Kitchen: \$ \_\_\_\_\_

**Laundry Room:**

1. Repaint door #1 casing on wall B
2. Repaint or Enclose wall B
3. Repaint or Replace baseboard on wall B
4. Post remediation cleaning of floor

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Laundry Room: \$ \_\_\_\_\_

**2<sup>nd</sup> Floor Hallway:**

1. Repaint or Enclose cabinet shelves on wall B
2. Replace cabinet doors on wall B

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total 2<sup>nd</sup> Floor Hallway: \$ \_\_\_\_\_

**Bathroom:**

1. Replace window #1 (C16) on wall C
2. Post remediation cleaning of floor, window sill(s)

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Bathroom: \$ \_\_\_\_\_

**Bedroom 2:**

1. Replace window #1 (C17) on wall C
2. Repaint window #1 (C17) sill on wall C
3. Post remediation cleaning of floor

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Bedroom 2: \$ \_\_\_\_\_

**Living Room:**

1. Replace window #1, #2 (A9, A10) on wall A
2. Repaint window #1, #2 (A9, A10) sills on wall A
3. Post remediation cleaning of floor, window sill(s)

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Living Room: \$ \_\_\_\_\_

**Bedroom 1:**

1. Replace window #1 (C15) on wall C
2. Repaint window #1 (C15) sill on wall C
3. Post remediation cleaning of floor, window sill(s)

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Bedroom 1: \$ \_\_\_\_\_

**Room 1:**

1. Replace window #1 (A11) on wall A
2. Repaint window #1 (A11) sill, apron on wall A
3. Replace window #1, #2 (B12, B13) on wall B
4. Repaint window #1, #2 (B12, B13) sills, frames, aprons on wall B
5. Replace window #1 (C14) on wall C
6. Repaint window #1 (C14) sill, apron on wall C
7. Post remediation cleaning of floor, window sills(s)

Total room materials: \$ \_\_\_\_\_

Total room labor: \$ \_\_\_\_\_

Total Room 1: \$ \_\_\_\_\_

**Project total:**

Total project materials: \$ \_\_\_\_\_  
Total project labor: \$ \_\_\_\_\_  
Permit Fee (if needed) \$ \_\_\_\_\_

**PROJECT TOTAL:** \$ \_\_\_\_\_

**Approximate Date when available to start work:** \_\_\_\_\_

**After the contract is signed, the Contractor will have 30 days to start work. The Contractor has 10 days to finish work, or sooner, unless more time is requested below. Any further time after 10 days will have to be Approved prior to work starting by Housing and Urban Development Grantee.**

**Additional Days** \_\_\_\_\_ **Interior Days** \_\_\_\_\_ **Total Project Days** \_\_\_\_\_

Contractor Information:

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Contact Name: \_\_\_\_\_

Contact E-Mail: \_\_\_\_\_



## Contractor's General Terms and Conditions:

Work covers demolition, renovations, remodeling, and associated work as **noted on bid proposal**.

Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on performance of work.

Time Management: Do your work during normal working hours (7:00 am – 5:30 pm) unless special arrangements are made with the owner. Once work has begun, plan to remain on the site until completion of contract. Avoid working on holidays.

Protection: Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations. Provide protection of family environment from exposure to harmful conditions and materials. Provide protection to floors, furniture, heating systems, and owner's other personal property.

Cleaning: Make sure to thoroughly clean areas and spaces where work is performed or used as access to work areas, including touch-up painting of marred surfaces. Properly dispose of all materials and construction debris.

The contractor shall limit use of the premises to the work indicated, so as to allow for owner occupancy. Keep existing driveways and entrances serving the premises clear and available at all times. Do not use lawn for parking or storage of materials without prior approval from the owner.

Manufacturer's Instructions: Where installations include manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation, to the extent that these instructions and recommendations are more explicit and stringent than requirements indicated in the contract documents.

It shall be the contractor's responsibility to visit the site where work is to be done and ascertain the extent and the nature of the work involved. No extra cost by the contractor shall be entertained for failure of the contractor to visit the site and determine the job conditions affecting all phases of his work prior to submitting a quote on this project.

Painting- **The Contractor will use a LEAD barrier compound (LBC) for paint film stabilization as an interim control measure. Previously painted surfaces will be finished with additional coats of paint in a like color.**

Component Replacement- All replacements will include associated hardware new/unused fixtures. **Visible interior wood components must be sanded/finished wood. No rough lumber, OSB, or plywood should be used for visible components.**

Contractor's Duties: Except as specifically noted, provide and pay for:

1. Building permits
2. Proper insurances, including all subs: verified before work starts
3. Enforce strict discipline and good order among employees
4. Do not employ unfit persons, nor persons not skilled in assigned tasks
5. Labor, materials, and equipment
6. Tools, construction equipment, and machinery
7. Other facilities and services necessary for proper execution and completion of the work
8. Pay legally required sales, consumer, and use taxes
9. All buildings constructed pre 1978 contractor must work lead safe and provide an EPA "Renovation Recordkeeping Checklist" for each day worked.
10. **Contractor must have current Liability, Disability and Workers Compensation Insurances on record at COI**
11. **Contractor must be a EPA Lead-Safe Certified Firm and provide Certificates for all workers associated with the project to COI**

All work will be completed according to the Workscope and all local, state, and federal code requirements. Workmanship is to be guaranteed a minimum of twelve (12) months from date of completion. Invoice will be paid after receipt assuming work passes final inspection/clearance testing approvals.

Date: \_\_\_\_\_

Company name: \_\_\_\_\_

Signature: \_\_\_\_\_

Chautauqua Opportunities, Inc. reserves the right to reject any or all bids.

**NON-COLLUSIVE BIDDING FORM**

Sub-grantee Name: CHAUTAUQUA OPPORTUNITIES, INC.

1. By submission of a proposal, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint proposal each party thereto certifies, as to its own organization, under penalty of perjury, to the best of his knowledge and belief, that:
  - (a) the prices in a proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
  - (b) unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
  - (c) no attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.
  
2. A proposal shall not be considered for award nor shall any award be made where subdivisions (a), (b), and (c) under item #1 have not been complied with provided, however, that, if in any case, the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the proposal a signed statement which sets forth in detail the reason therefore. Where subdivisions (a), (b), and (c) under item #1 have not been complied with, the proposal shall not be considered for award nor shall any award be made unless COI HOUSING AND COMMUNITY DEVELOPMENT (HCD) determines that such disclosure was not made for the purpose of restricting competition.
  
3. Any proposal hereafter made to HCD by a corporate bidder for work or services performed or to be performed or for goods sold or to be sold, where competitive bidding is required by statute, rule, or regulation, and where such proposal contains that certification referred to in subdivision (a) of item #1, shall be deemed to be authorized by the Board of Directors of the bidder, and such authorization shall be deemed to include the signing and submission of the proposal and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

Bidder name: \_\_\_\_\_

Address: \_\_\_\_\_

License #(s) to conduct business in NYS and/or NYC, if applicable:

\_\_\_\_\_

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

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

## Lead Hazard Remediation Plan

Refer to attached XRF Lead Paint Inspection Reports. The full inspection with negative and positive results AND the positive only results are available directly following this plan.

Location of Hazard (Interior/Exterior & Room#/name)	Type of Lead Hazard (Dust, paint, or soil)	Structure/Feature (window, wall, door, trim, etc.)	Wall A B C D	Substrate (wood, plaster, drywall, etc.)	Condition (Intact or Deteriorated) D or I (Dust – Failing Value)	Recommended Control (Abatement or Interim Control) A or IC	Remediation Action Required **
Foyer	Paint	Door #1 jamb, stop	A	Wood	D	A	Replace
Foyer	Paint	Door #1 frame	A	Wood	D	IC	Repaint
Foyer	Paint	Window #8	B	Wood	D	A	Replace
Foyer	Paint	Window #6	D	Wood	D	A	Replace
Foyer	Dust	Floor			190 µg/ft <sup>2</sup>		Post Remediation Cleaning
Foyer	Dust	Window sill			10,400 µg/ft <sup>2</sup>		Post Remediation Cleaning
Stairwell	Paint	Wall	B	Wood	D	A or IC	Repaint or Enclose
Kitchen	Paint	Window #4	A	Wood	D	A	Replace
Kitchen	Paint	Window #4 well	A	Wood	D	IC	Repaint
Kitchen	Paint	Door #1 jamb	D	Wood	D	A	Replace
Kitchen	Paint	Door #1 frame	D	Wood	D	IC	Repaint
Kitchen	Dust	Floor			13.2 µg/ft <sup>2</sup>		Post Remediation Cleaning
Kitchen	Dust	Window sill			410 µg/ft <sup>2</sup>		Post Remediation Cleaning
Laundry Room	Paint	Door #1 casing	B	Wood	D	IC	Repaint
Laundry Room	Paint	Wall	B	Wood	D	A or IC	Repaint or Enclose
Laundry Room	Paint	Baseboard	B	Wood	D	A or IC	Replace or Repaint
Laundry Room	Dust	Floor			23.6 µg/ft <sup>2</sup>		Post Remediation Cleaning
2 <sup>nd</sup> Floor Hallway	Paint	Cabinet shelves	B	Wood	D	A or IC	Repaint or Enclose
2 <sup>nd</sup> Floor Hallway	Paint	Cabinet doors	B	Wood	D	A	Replace
Bathroom	Paint	Window #16	C	Wood	D	A	Replace
Bathroom	Dust	Floor			16.5 µg/ft <sup>2</sup>		Post Remediation Cleaning
Bathroom	Dust	Window sill			384 µg/ft <sup>2</sup>		Post Remediation Cleaning
Bedroom 2	Paint	Window #17	C	Wood	D	A	Replace
Bedroom 2	Paint	Window #17 sill, well	C	Wood	D	IC	Repaint
Bedroom 2	Dust	Floor			11.2 µg/ft <sup>2</sup>		Post Remediation Cleaning
Living Room	Paint	Windows #9 & #10	A	Wood	D	A	Replace
Living Room	Paint	Windows #9 & #10 sills, wells	A	Wood	D	IC	Repaint
Living Room	Dust	Floor			15.3 µg/ft <sup>2</sup>		Post Remediation Cleaning
Living Room	Dust	Window sill			108 µg/ft <sup>2</sup>		Post Remediation Cleaning
Bedroom 1	Paint	Window #15	C	Wood	D	A	Replace
Bedroom 1	Paint	Window #15 sill	C	Wood	D	IC	Repaint
Bedroom 1	Dust	Floor			26.3 µg/ft <sup>2</sup>		Post Remediation Cleaning
Bedroom 1	Dust	Window sill			104 µg/ft <sup>2</sup>		Post Remediation Cleaning
Room 1	Paint	Window #11	A	Wood	D	A	Replace
Room 1	Paint	Window #11 well, sill, apron	A	Wood	D	IC	Repaint
Room 1	Paint	Windows #12 & #13	B	Wood	D	A	Replace

Room 1	Paint	Windows #12 & #13 sills, frames, aprons	B	Wood	D	IC	Repaint
Room 1	Paint	Window #14	C	Wood	D	A	Replace
Room 1	Paint	Window #14 sill, apron	C	Wood	D	IC	Repaint
Room 1	Dust	Floor			10 µg/ft <sup>2</sup>		Post Remediation Cleaning
Room 1	Dust	Window sill			1,030 µg/ft <sup>2</sup>		Post Remediation Cleaning

\*See description for abatement or interim control in the Lead Hazard Control Options section. Costs to address lead hazards can vary. Generally, abatement methods are considerably higher than those of interim control. Dust hazards for windows will be addressed during the abatement process by cleaning and/or finishing all horizontal surfaces.

\*\* Remediation Action is based upon the surface and condition of the substrate. Friction and Impact surfaces require abatement action with paint removal, replacement, encapsulation, or enclosure. Other surfaces may be remediated through interim controls, such as paint film stabilization. When a surfaces substrate is damaged, it must be repaired or replaced.

#### NOTES

- Window in Foyer Stairwell is unreachable but presumed LBP based on similar windows through-out unit
- Wall B in laundry room to right of door was positive on XRF but intact
- Windows in laundry room are metal and have tested negative, interior and exterior
- Cabinet in 2<sup>nd</sup> Fl Hallway-lower drawers LBP and bottom shelf

HUD2024-7

C

137 Sampson St  
Apt 2  
Jamestown, NY 14701  
NOT TO SCALE

