Invitation to Bid
Lead-Based Paint and Asbestos Risk Assessment
1435 15th Avenue, Rock Island, IL 61201

Introduction
The City of Rock Island is requesting bids for lead-based paint and asbestos testing and risk assessment at a house located at 1435 15th Avenue. This City-owned property will be undergoing rehabilitation using Housing and Urban Development (HUD) funds to create affordable housing. All work will be subject to HUD 35.930 and Environmental Protection Agency (EPA) regulations. Contractors who are interested will need to schedule a site visit with the City’s Construction Officer, Jeff Laxton, prior to submitting the bid. Sealed bids must be received on or before Friday July 31, 2020 at 3:00 PM. They should be addressed and marked as followed.

CED Department
Attn: Jeff Laxton
1528 3rd Avenue
Rock Island, IL 61201

ENCLOSED: 1435 15th Avenue Lead/Asbestos Bid

Bids may be mailed or delivered in person. Late bids will not be opened. All sealed bids will be opened on Friday July 31, 2020 at 3:00 PM at City Hall in the CED Department offices. Contractors who have submitted bids may attend but are not required to do so. A bid tabulation will be posted online afterward. All questions are to be directed to the Construction Officer at 309-732-2906.

The subject property at 1435 15 Avenue. Floor plans attached.
Scope of Work
The contractor will do the following at 1435 15th Avenue in compliance with all applicable HUD, EPA, and State of Illinois lead-based paint and asbestos regulations. Any laboratory used for analysis must also follow said regulations, specifically by being recognized by the EPA National Lead Laboratory Accreditation Program (NLLAP).

1. Lead-Based Paint Testing: Using an X-Ray Fluorescence (XRF) Spectrum Analyzer gun, test all interior and exterior surfaces for the presence of lead-based paint. When the gun cannot be used, material samples should be collected and sent for laboratory analysis. Any results from such a laboratory must be included in the final report. Areas that shall be tested and clearly identified in the report include but are not limited to the following.
   a. Walls, ceilings, and floors in all living spaces.
   b. Window surfaces including sashes, jambs, casings, troughs, and sills.
   c. Door surfaces including both sides of doors themselves, jambs, and casings.
   d. Railings, baseboards, moldings, and any other similar design elements.
   e. Electrical and plumbing fixtures such as sink faucets.
   f. Exterior siding, soffits, porch columns, porch decking, and all other accessible surfaces.
   g. Soil around the house.
2. Asbestos Testing: Using the appropriate methods, test all suspect surfaces and materials for asbestos content. Special attention will be taken when inspecting the ventilation and mechanical systems of the house.
3. Reporting: Develop a report that details the results of the lead and asbestos testing. Locations in the house which were tested will be clearly identified throughout the report using the floorplans provided at the end of this invitation to bid document. The report should propose methods for abatement and other options for hazard control. As the report will be shared with a future property owner, it is required that the report is written in simple, easy to understand language.

The contractor will have thirty (30) days to complete the work from the date of contract signing. The report shall be submitted as a single PDF file.

Bidder Qualifications & Requirements
1. Bidders must be currently licensed with the Illinois Secretary of State as well as be bonded and insured as an Environmental Testing Contractor.
2. Bidders must have or be able to obtain all applicable licenses and permits in addition to meeting all local, state, and federal requirements to perform requested work.
3. Bidders must have and provide proof of General Liability, Vehicle, and Workers Compensation Insurances and name the City of Rock Island as a Certificate Holder.
4. Bidders must have at least five years of experience in residential lead and asbestos testing.
5. Bidders must own or be able to rent sufficient equipment to complete the work.

Preparation of Bid
Each bid must be submitted on paper and delivered in a sealed envelope. Said envelope will be clearly labeled with “ENCLOSED: 1435 15th Avenue Lead/Asbestos Bid.” The bid must clearly address all requirements as described above. The cost of the work must be separated into line items with individual costs in addition to providing a total project cost. Proposals must contain a description of the firm’s experience, qualifications, and certifications for environmental testing and consulting. It should also
identify the personnel who would work on the project and their respective levels of experience. Finally, a minimum of five references from the past five years must be provided.

**Site Visit**
Contractors must schedule a site visit with the Construction Officer prior to submitting a bid. Failure to visit the site prior to submittal will disqualify a contractor’s bid. The Construction Officer, Jeff Laxton, can be reached at 309-732-2906.

**Awarding Contracts**
The lowest bid will not automatically guarantee a contractor will get the work they bid on. Bids will be reviewed for pricing, experience, previous work history, references, State Licenses, State Registration, insurances, bonds, subcontractors, equipment owned, equipment rented, operator experience, and financial stability. The City at its sole discretion will decide after a review which contractor, if any is responsive to the RFP. All bidding and award procedures undertaken by the City in regard to this project shall be consistent with the City’s adopted procurement procedures. Submitted bid prices shall remain valid for 60 days after bid opening.

**Bidder Responsibility**
Bidders should keep the bidding process confidential. Each bidder shall be fully acquainted with conditions relating to the site, the scope of work, any current EPA and HUD regulations pertaining to the work, and restrictions associated with acceptable execution of requested work. Failure or omission of the bidder to acquaint themselves with site conditions shall in no way relieve them of any obligation with respect to their bid or subsequent contract.

**Federal, State, and Local Reporting Compliance**
The contractor shall provide financial and programmatic information as required by the City of Rock Island to comply with all Federal, State and local law reporting requirements. The contractor will also adhere to all applicable Federal, State and local regulations including but not limited to the following.

- US Environmental Protection Agency (EPA): 40 CFR 745
- US Occupational Safety and Health Administration (OSHA): 29 CFR 1926

**Contact Information**
The primary contact person for this project is the City’s Construction Officer.

Jeff Laxton  
CED Department  
1528 3rd Avenue  
Rock Island, IL 61201  

309-732-2906  
laxton.jeff@rigov.org
BASEMENT

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FURNACE

WATER HEATER

STAIRWAY

56''

112''

4''

4'1''

25''

30''

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SECOND FLOOR