



Helping people. Changing lives.

CHAUTAUQUA OPPORTUNITIES, INC.

A COMMUNITY ACTION PARTNERSHIP



Bid Summary Sheet –LEAD Remediation Work

Building site:

***86 Liberty St. #1&2
Jamestown, NY, 14701***

An open house walkthrough is scheduled for **Tuesday June 10, 2025 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 “86 Liberty St. #1&2 Lead Bid” written on the envelope.

Submission Date: Bids must be received by **Friday June 20, 2025 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: **Monday June 23, 2025 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:

Apartment #1 (Downstairs)

Enclosed Porch:

1. Enclose floor
2. Replace door #1 jamb and door on wall D
3. Replace or repaint door #1 casing on wall D
4. Enclose or repaint wall D
5. Replace window #1,2,3 on wall D
6. Replace or repaint window #1,2,3 header, casing, apron, and sill on wall D
7. Enclose or repaint ceiling
8. Replace window #1,2,3 on wall B
9. Replace or repaint window #1,2,3 header, casing, apron, and sill on wall B
10. Replace or repaint door #1 casing and header on wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Enclosed Porch: \$ _____

Kitchen:

1. Replace window #1, 2 on wall C
2. Replace or repaint window #1, 2 header and casing on wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Kitchen: \$ _____

Pantry:

1. Enclose or repaint wall D
2. Replace or Repaint Cabinet on wall A
3. Enclose Cabinet shelves on wall A
4. Replace or repaint door #1 casing on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Smoking Room: \$ _____

Living Room:

1. Replace window #1,2,3 on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Living Room: \$ _____

Bedroom 1:

1. Enclose or repaint wall A,B,C,D
2. Replace window #1 on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 1: \$ _____

Room 2:

1. Replace window #1,2 on wall B

Total room materials: \$ _____

Total Room 2: \$ _____

Total Room 2: \$ _____

Basement Stairwell:

1. Replace door #1 door on wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Basement Stairwell: \$ _____

Exterior:

1. Enclose or repaint all white trim on wall A,B,C,D

Total room materials: \$ _____

Total room labor: \$ _____

Total Exterior: \$ _____

Exterior Porch:

1. Replace door #1 stop and jamb on wall D
2. Replace or repaint door #1 frame on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Exterior Porch: \$ _____

Garage Exterior:

1. Enclose or repaint wall A,B,C,D
2. Replace door #1 door on wall D
3. Enclose or repaint beam on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Garage Exterior: \$ _____

Apartment #2 (Upstairs)**Kitchen:**

1. Replace door #1,2 jamb, stop, and door on wall C
2. Replace or repaint door #1,2 frame on wall C
3. Replace window #1,2 on wall D
4. Replace or repaint window #1,2 headers and casing on wall D
5. Replace or repaint door #1 frame and casing on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Kitchen: \$ _____

Living Room:

1. Replace window #1,2 on wall D
2. Replace or repaint window #1,2 header and casing on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Living Room: \$ _____

Office:

1. Replace window #1 on wall D
2. Replace window #1,2 on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Office: \$ _____

Bedroom:

1. Replace door #1 jamb and stop on wall D
2. Replace or repaint door #1 header and casing on wall D
3. Replace window #1,2 on wall B
4. Replace or repaint window #1,2 header and casing on wall B
5. Replace or repaint baseboards on wall A,B,C,D
6. Replace or repaint door #1,2 casing on wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom: \$ _____

Bathroom:

1. Replace or repaint window #1 header on wall C
2. Replace door #1 stop on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Bathroom: \$ _____

Rear Foyer:

1. Replace or repaint door #1 casing on wall A
2. Enclose or repaint wall A,B,C,D
3. Enclose or repaint ceiling
4. Replace attic door on wall C
5. Replace or enclose stair treads and risers
6. Replace or repaint stair balusters and railings
7. Replace window #1 on wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Rear Foyer: \$ _____

Foyer:

1. Replace or repaint stair stringer on wall D
2. Enclose or repaint wall A,B,C,D
3. Replace door #1 jamb, stop door on wall B
4. Replace or repaint door #1 casing and header on wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Foyer: \$ _____

Porch:

1. Replace door #1 door on wall D
2. Replace or repaint door #1 header and casing on wall D

Total room materials: \$ _____

Total room labor: \$ _____

Total Porch: \$ _____

Front Foyer:

1. Replace window #1 on wall B
2. Replace or repaint window #1 header, casing, and sill on wall B
3. Replace window #1 on wall A
4. Replace or repaint window #1 header, casing, and sill on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Front Foyer: \$ _____

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

#1

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 **
Enclosed Porch	Paint	Floor	-	Wood	D	A	Enclose
Enclosed Porch	Paint	Door	D	Wood	D	A	Replace
Enclosed Porch	Paint	Door Casing	D	Wood	D	IC	Repaint
Enclosed Porch	Paint	Walls	All	Wood	D	A or IC	Enclose or Repaint
Enclosed Porch	Paint	Window #1, #2, #3	D	Wood	D	A	Replace
Enclosed Porch	Paint	Window headers, casings, aprons, and sills	D	Wood	D	IC	Repaint
Enclosed Porch	Paint	Ceiling	-	Wood	D	A or IC	Enclose or Repaint
Enclosed Porch	Paint	Window #1, #2, #3	B	Wood	D	A	Replace
Enclosed Porch	Paint	Window headers, casings, aprons, and sills	B	Wood	D	IC	Repaint
Enclosed Porch	Paint	Door casings, header	B	Wood	D	IC	Repaint
Kitchen	Paint	Window #1, #2	C	Wood	D	A	Replace
Kitchen	Paint	Window headers, and casings	C	Wood	D	IC	Repaint
Pantry	Paint	Wall	D	Wood	D	IC	Repaint
Pantry	Paint	Cabinets	PA	Wood	D	A or IC	Replace or Repaint and Line Shelves
Pantry	Paint	Door casing	D	Wood	D	IC	Repaint
Living Room	Paint	Window #1, #2, #3	D	Wood	D	A	Replace
Bedroom 1	Paint	Walls	All	Plaster	D	IC	Repaint
Bedroom 1	Paint	Window #1	D	Wood	D	A	Replace
Room 2	Paint	Window #1, #2	B	Wood	D	A	Replace
Basement Stairwell	Paint	Door #1	C	Wood	D	A	Replace
Exterior	Paint	All White Trim	All	Wood	D	A or IC	Enclose or Repaint
Exterior Porch	Paint	Door #1	AD	Wood	D	A	Replace
Garage Exterior	Paint	Walls	All	Wood	D	A or IC	Enclose or Repaint
Garage Exterior	Paint	Door	D	Wood	D	A	Replace
Garage Exterior	Paint	Beam	D	Wood	D	A or IC	Enclose or Repaint

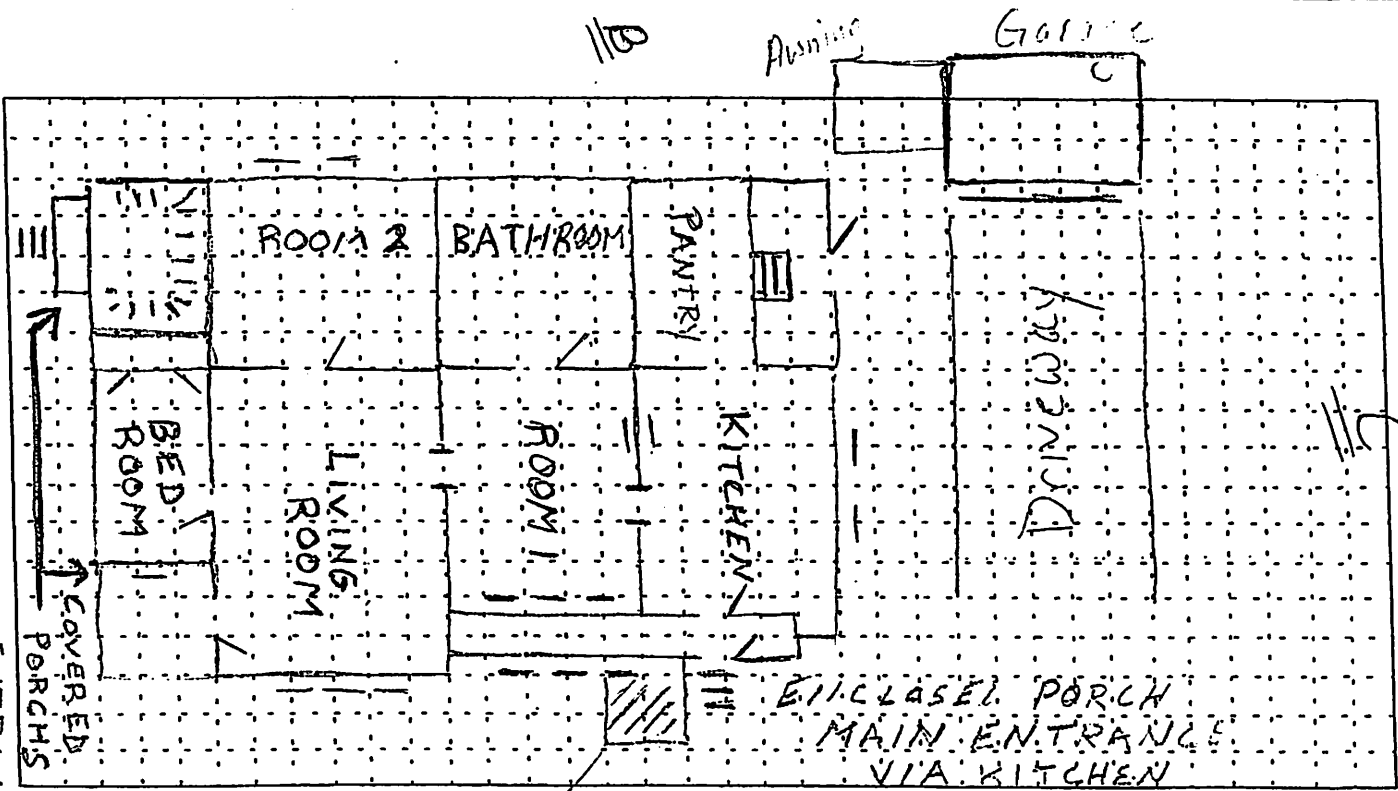
*See description for abatement or interim control in the Lead Hazard Control Options section. Costs to address lead hazards can vary. Generally, abatement methods are considerably higher than those of interim control. Dust hazards for windows will be addressed during the abatement process by cleaning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

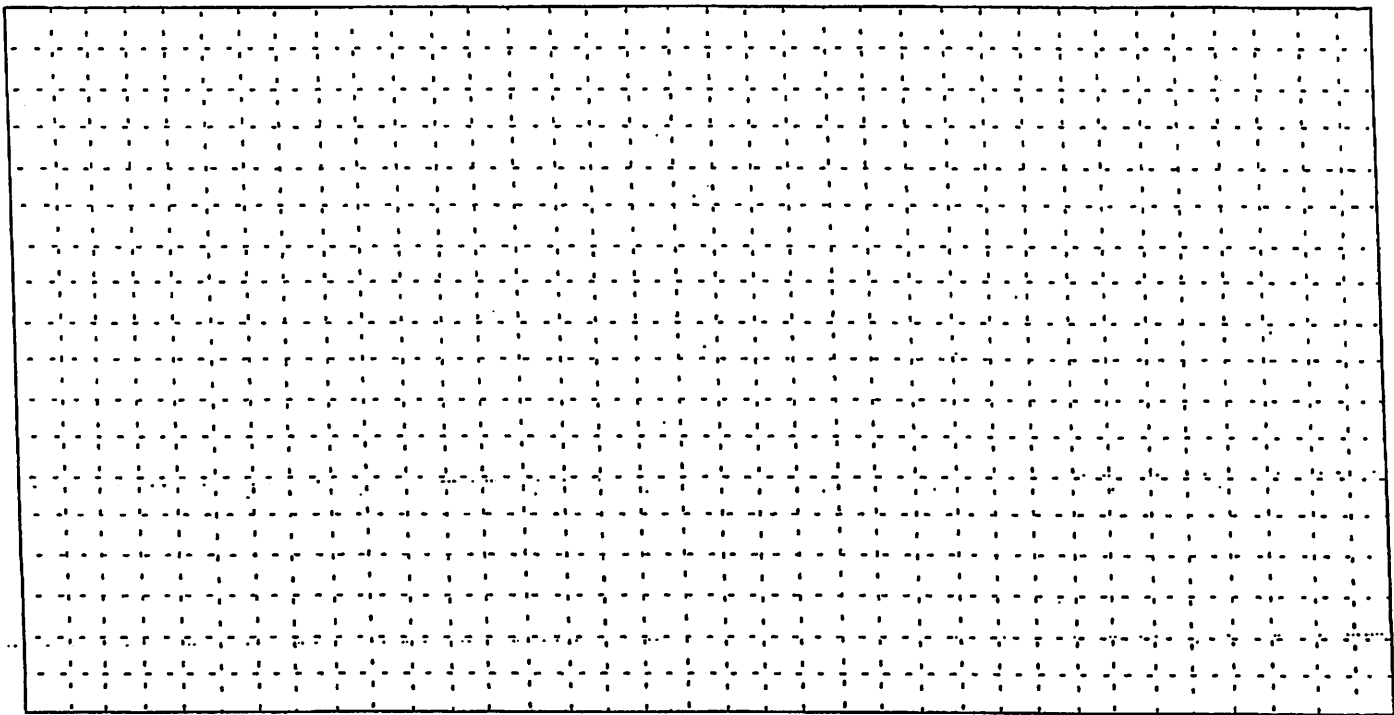
Floor # 1st

8TH STREET

Back Street



Floor #



Lead Hazard Remediation Plan

#2

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.

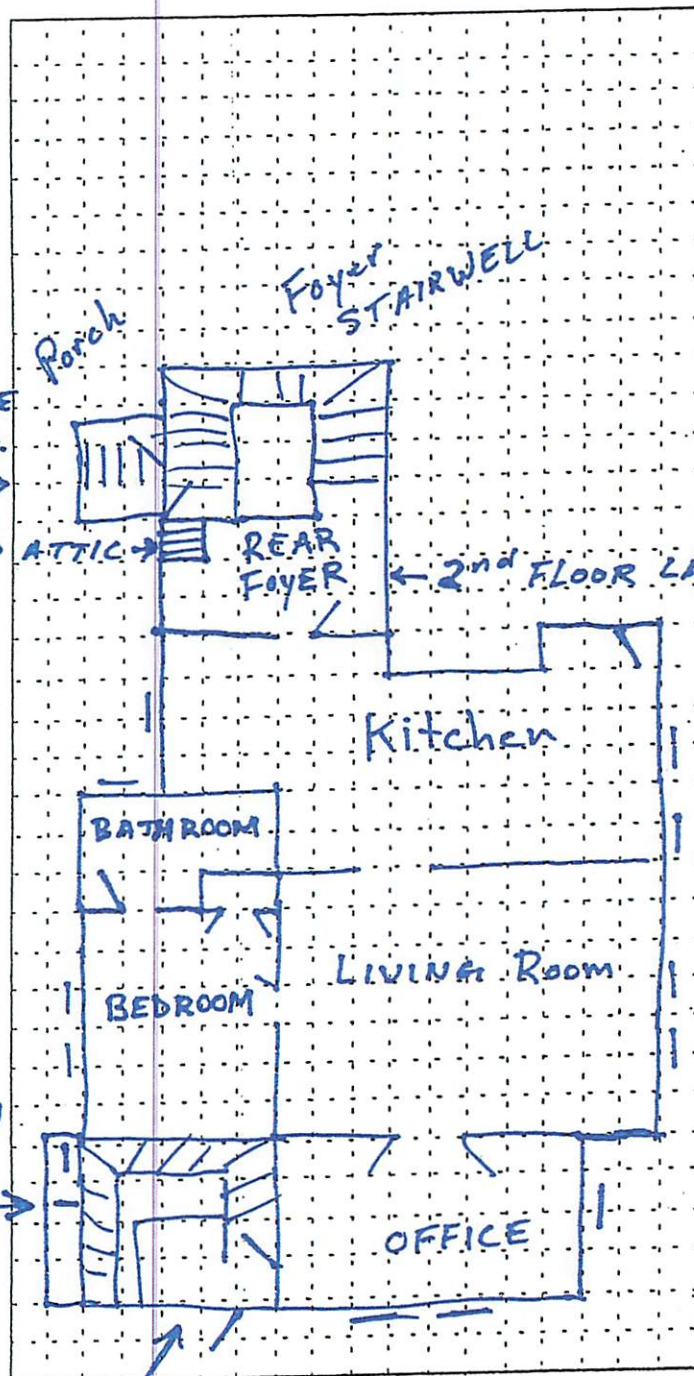
Location of Hazard (Interior/Exterior & Room#/name)	Type of Lead Hazard (Dust, paint, or soil)	Structure/Feature (window, wall, door, trim, etc.)	Wall A B C D	Substrate (wood, plaster, drywall, etc.)	Condition (Intact or Deteriorated) D or I (Dust – Failing Value)	Recommended Control (Abatement or Interim Control) A or IC	Remediation Action Required **
Kitchen	Paint	Door #1 & #2	C	Wood	D	A	Replace
Kitchen	Paint	Door Frames	C	Wood	D	A or IC	Replace or Repaint
Kitchen	Paint	Window #1 & #2	D	Wood	D	A	Replace
Kitchen	Paint	Window headers, casings	D	Wood	D	A or IC	Replace or Repaint
Kitchen	Paint	Door frame and casings	A	Wood	D	A or IC	Replace or Repaint
Living Room	Paint	Window #1 & #2	D	Wood	D	A	Replace
Living Room	Paint	Window headers, casings	D	Wood	D	A or IC	Replace or Repaint
Office	Paint	Window #1	D	Wood	D	A	Replace
Office	Paint	Window #1 & #2	A	Wood	D	A	Replace
Bedroom	Paint	Door #1	D	Wood	D	A	Replace
Bedroom	Paint	Door headers, casings	D	Wood	D	A or IC	Replace or Repaint
Bedroom	Paint	Window #1 & #2	B	Wood	D	A	Replace
Bedroom	Paint	Window headers, casings	B	Wood	D	A or IC	Replace or Repaint
Bedroom	Paint	Baseboards	ALL	Wood	D	A or IC	Replace or Repaint
Bedroom	Paint	Door casings	C	Wood	D	A or IC	Replace or Repaint
Bathroom	Paint	Window Header	C	Wood	D	A or IC	Replace or Repaint
Bathroom	Paint	Door Stop	A	Wood	D	A	Replace or Strip and Repaint
Rear Foyer	Paint	Door Casings	A	Wood	D	A or IC	Replace or Repaint
Rear Foyer	Paint	Walls	ALL	Plaster	D	A or IC	Enclose or Repaint
Rear Foyer	Paint	Ceiling	-	Wood	D	A or IC	Enclose or Repaint
Rear Foyer	Paint	Door to Attic	B C	Wood	D	A	Replace
Rear Foyer	Paint	Stair Treads, Risers, Balusters, Railings	ALL	Wood	D	A	Replacement and enclosure
Rear Foyer	Paint	Window #1	C	Wood	D	A	Replace
Foyer	Paint	Stair Stringer	D	Wood	D	A or IC	Replace or Repaint
Foyer	Paint	Walls	ALL	Wood	D	A or IC	Replace or Repaint
Foyer	Paint	Door #1	B	Wood	D	A	Replace
Foyer	Paint	Door casings, header	B	Wood	D	A or IC	Replace or Repaint
Porch	Paint	Door #1	D	Wood	D	A	Replace
Porch	Paint	Door casings, header	D	Wood	D	A or IC	Replace or Repaint
Front Foyer	Paint	Window #1	B	Wood	D	A	Replace
Front Foyer	Paint	Window header, casings, sill	B	Wood	D	A or IC	Replace or Repaint
Front Foyer	Paint	Window #1	A	Wood	D	A	Replace
Front Foyer	Paint	Window header, casings, sill	A	Wood	D	A or IC	Replace or Repaint

SECTION I Diagram of Unit (Show Sampling Locations on Diagram)

Main ENTRANCE
To Upper Apt.

NOT IN
USE

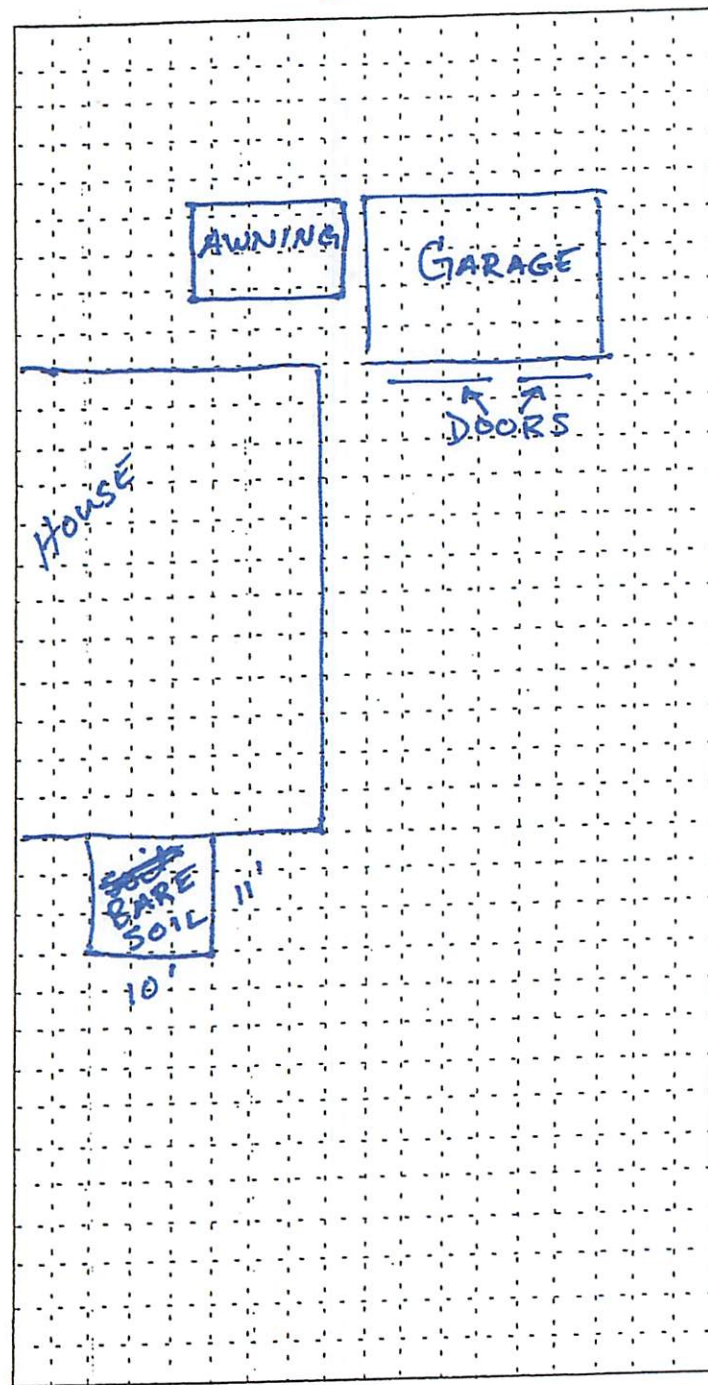
Floor # 2nd



A - Liberty St.

A
Liberty St.

Floor # _____



D