



Bid Summary Sheet – LEAD Remediation & Healthy Homes Work

Building site:

**6 Geneva St.
Jamestown NY, 14701**

An open house walkthrough is scheduled for **Tuesday June 9, 2026 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 “**6 Geneva St. Lead Bid**” written on the envelope.

Submission Date: **Bids must be received by Friday June 19, 2026 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 22, 2026 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
- The bidder fails to attend the pre-bidding open house

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:

Lead Remediation

Playroom:

1. Replace Window #1 (D10) on Wall D
2. Post remediation cleaning of floor and window sills

Total room materials: \$ _____

Total room labor: \$ _____

Total Playroom: \$ _____

Living Room:

1. Post remediation cleaning of floor and window sills

Total room materials: \$ _____

Total room labor: \$ _____

Total Living Room: \$ _____

Hallway 1:

1. Replace Window #1 (A1) on Wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Hallway 1: \$ _____

Bedroom 1:

1. Post remediation cleaning of window sills

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 1: \$ _____

Bedroom 2:

1. Replace Window #1 (A13) on Wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 2: \$ _____

Bedroom 4:

1. Replace Window #1 (B16) on Wall B
2. Post remediation cleaning of floor and window sills

Total room materials: \$ _____

Total room labor: \$ _____

Total Bedroom 4: \$ _____

Attic:

1. Replace Window #1,2 (A20,A21) on Wall A
2. Replace Window #1 (C22) on Wall C
3. Repaint Window #1,2 (A20,A21) Frame on Wall A
4. Repaint Window #1 (C22) Frame on Wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Attic: \$ _____

Basement:

1. Repaint Door #2 Casing and Frame on Wall A
2. Replace Door #1 Door, Jamb, and Stop on Wall C
3. Repaint Door #1 Frame on Wall C
4. Replace Window #1,#2 (B23,B24) on Wall B

Total room materials: \$ _____

Total room labor: \$ _____

Total Basement: \$ _____

Basement Room 1:

1. Replace Window #1,2 (A27, A28) on Wall A
2. Repaint Window #1,2 (A27,28) Apron, Casing, Header, Header Trim, Sill on Wall A
3. Repaint Door #1 Casing, Header on Wall A
4. Repaint Wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Basement Room 1: \$ _____

House:

1. Enclose or Repaint All Exterior Walls
2. Enclose or Repaint Fascia and Soffit on all Walls
3. Enclose or Repaint Skirtboard on Wall C
4. Replace Crawlspace Access Door on Wall C
5. Enclose or Repaint Crawlspace Access Door Frame on Wall C
6. Repaint Exterior Stationary Windows #2,4 (A2,A4) on Wall A
7. Enclose or Paint Exterior Windows #1,2 (B5,B6) Casing, Frame, Header, Header Trim, Sill on Wall B
8. Replace Exterior Windows #2,3 (C8,C9) on Wall C
9. Enclose or Paint Exterior Window #1,2,3 (C7,C8,C9) Casing, Frame, Header, Header Trim, Sill on Wall C
10. Replace exterior windows #1,2,3 (D10,D11,D12) on Wall D
11. Enclose or Paint exterior Windows #1,2,3 (D10,D11,D12) Casing, Frame, Header, Header Trim, Sill on Wall D
12. Enclose or Repaint 2nd Floor Exterior Window Components on All Walls

Total room materials: \$ _____

Total room labor: \$ _____

Total House: \$ _____

Back Porch:

1. Enclose or Paint Upper Beam Side Face and underside on All Walls

Total room materials: \$ _____

Total room labor: \$ _____

Total Back Porch: \$ _____

Lead Remediation Total:

Total lead remediation materials: \$ _____

Total lead remediation labor: \$ _____

Healthy Homes

Priority #1

Mold & Moisture Issues:

1. Replace House and Porch Roofs
2. Install Gutters on Rear Porch
3. Repair or replace remaining Gutters

Total HH Priority #1 materials: \$ _____

Total HH Priority #1 labor: \$ _____

Total HH Priority #1: \$ _____

Priority #2

Electrical Hazards:

1. Repair nonfunctional outlets on Wall D in Bedroom 2
2. Replace ceiling light fixture in Bedroom 4
3. Attach dangling wires to rafters in Attic

Total HH Priority #2 materials: \$ _____

Total HH Priority #2 labor: \$ _____

Total HH Priority #2: \$ _____

Priority #3

Falls:

1. Add balusters to Rear Porch rail posts (gaps too wide)
2. Install handrails to Front Porch entry

Total HH Priority #3 materials: \$ _____

Total HH Priority #3 labor: \$ _____

Total HH Priority #3: \$ _____

**Priority #4
Inadequate Plumbing:**

1. Install pipe insulation or heat tape to pipes in Bathroom 1 (may need new outlet installed)

Total HH Priority #4 materials: \$ _____

Total HH Priority #4 labor: \$ _____

Total HH Priority #4: \$ _____

**Priority #5
Pest Control & Prevention:**

1. Patch hole in Basement Chimney
2. Patch holes in exterior foundation on wall A
3. Provide Dumpster for trash removal

Total HH Priority #5 materials: \$ _____

Total HH Priority #5 labor: \$ _____

Total HH Priority #5: \$ _____

Healthy Homes Total:

Total healthy homes materials: \$ _____

Total healthy homes labor: \$ _____

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 the lead work portion of the project, 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 (Lead) _____ Interior Days (Lead) _____

Total Project Days (Lead & H.H.) _____

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 **
Interior Components							
Playroom	Paint	Window #D10	D	Wood	D	A	Replace
	Dust	Floor	-	-	13.9 ug/ft ²	IC	Post Remediation Cleaning
	Dust	Window Sill	-	-	204 ug/ft ²	IC	Post Remediation Cleaning
Living Room	Dust	Floor	-	-	6.11 ug/ft ²	IC	Post Remediation Cleaning
	Dust	Window Sill	-	-	15.9 ug/ft ²	IC	Post Remediation Cleaning
Hallway 1	Paint	Window #A1	A	Wood	D	A	Replace
Bedroom 1	Dust	Window Sill	-	-	82.6 ug/ft ²	IC	Post Remediation Cleaning
Bedroom 2	Paint	Window #A13	A	Wood	D	A	Replace
Bedroom 4	Paint	Window #B16	B	Wood	D	A	Replace
	Dust	Floor	-	-	8.62 ug/ft ²	IC	Post Remediation Cleaning
	Dust	Window Sill	-	-	14.6 ug/ft ²	IC	Post Remediation Cleaning
Attic	Paint	Windows #A20	A	Wood	D	A	Replace
		Window #A21	A	Wood	D	A	Replace
		Window #C22	C	Wood	D	A	Replace
		Windows A20 & A21 – Frames	A	Wood	D	IC	Enclose or Paint
		Window C22 – Frame	C	Wood	D	IC	Enclose or Paint
Basement	Paint	Door #2 – Casing & Frame	A	Wood	D	IC	Enclose or Paint
		Door – Door, Door Jamb & Door Stop	C	Wood	D	A	Replace
		Door – Door Frame	C	Wood	D	IC	Enclose or Paint
		Window #B23	B	Wood	D	A	Replace
		Window #B24	B	Wood	D	A	Replace
Basement Room 1	Paint	Windows #A27	A	Wood	D	A	Replace

Basement Room 1	Paint	Window #A28	A	Wood	D	A	Replace
	Paint	Windows A27 & A28 – Aprons, Casings, Headers, Header Trims & Sills	A	Wood	D	IC	Paint
		Door Casing, Door Header	A	Wood	D	IC	Paint
		Wall	A	Wood	D	IC	Paint

Exterior Components							
House	Paint	Exterior Walls	All	Wood	D	IC	Enclose or Paint
		Skirt Board	C	Wood	D	IC	Enclose or Paint
		Crawlspace Access – Door	C	Wood	D	A	Replace
		Crawlspace Access – Door Frame	C	Wood	D	IC	Enclose or Paint
		Fascia	All	Wood	D	IC	Enclose or Paint
		Soffit	All	Wood	D	IC	Enclose or Paint
House	Paint	Exterior Windows A2 & A4 (Stationary)	A	Wood	D	IC	Paint
		Exterior Windows B5 & B6 – Casings, Frames, Headers, Header Trims & Sills	B	Wood	D	IC	Enclose or Paint
		Exterior Windows C8 & C9	C	Wood	D	A	Replace
		Exterior Windows C7, C8 & C9 – Casings, Frames, Headers, Header Trims & Sills	C	Wood	D	IC	Enclose or Paint
		Exterior Windows D10, D11 & D12	D	Wood	D	A	Replace
		Exterior Windows D10, D11 & D12 – Casings, Frames, Headers, Header Trims & Sills	D	Wood	D	IC	Enclose or Paint
Back Porch	Paint	Upper Beam – Side Face & Underside	All	Wood	D	IC	Enclose or Paint

*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

- All exterior windows components on the 2nd floor could not be reached at the time of the inspection. Due to the similar paint & construction history to the windows on the 1st floor, all of the exterior window components are assumed to be positive for lead based paint.

- Other exterior housing surfaces on the 2nd floor such as Walls, Fascia & Soffit could not be reached for testing and due to the similar paint & construction history to the same surfaces on the 1st floor, these surfaces are assumed to be positive for lead based paint.

-Exterior windows D10 & D11 and their associated components could not be reached for testing at the time of inspection due to overgrown vegetation on the Wall D side of the home. Due to the similar paint & construction history to that of window D12 (which could be tested), these windows and their associated components are assumed to be positive for lead based paint.

Ongoing Monitoring

Ongoing monitoring is a necessary requirement in all dwellings where there is known lead-based paint present. There is still a potential for lead hazards to develop over time. Hazards can develop due to reasons such as, but not limited to: failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead dust re-accumulating through friction, impact, and deteriorating paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure.

Ongoing monitoring includes re-evaluation and annual visual inspections. A re-evaluation is a risk assessment that includes limited dust sampling, soil sampling, and a visual inspection of the paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the property owner. These evaluations should be conducted at least once a year, and/or when the property owner, or property manager receives complaints from the residents about any deterioration or other potential lead hazards, when the house will change the number of dwelling units, when the unit changes tenants or becomes vacant, or when significant damage occurs that could affect the integrity of the lead hazard control treatments (e.g. flooding, vandalism, fire). The visual assessment should cover the interior of the unit, common areas, exterior painted surfaces, and any ground cover (if soil hazards were present). Visual assessments should confirm that all paint with known or suspected lead-based paint is intact, that lead hazard controls have not failed, and that structural problems do not threaten the integrity of any known, presumed or suspected lead-based paint.

An inspection will be conducted by a certified risk assessor from the Lead-CHHP staff one year after the lead hazard control measures have been completed. The re-evaluation will include:

- 1.) A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were taken, and when these findings and controls took place.
- 2.) A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil.

Healthy Homes Supplemental Workplan

Status is documented as: Not-assessed Identified
Assessed & No Identified &
hazard addressed

Resident Name: Jordan Seeley Inspector Name: Darrick Christodaro
 Resident Address: 6 Geneva Street, Jamestown, NY 14701 Date of Inspection: 04/30/2026

Age of property: 1950	Property type: SF residential	Total # of rooms: 15	Bedrooms: 4
Rent/Own: Own	Rent Amount: \$958/month	Eligible Income: Unknown	

<u>Hazard</u>	<u>Status</u>	<u>Action Required</u>
CO/Smoke Detectors	Assessed & No Hazard	None
Mold & Moisture Issues	Hazard Identified	Priority #1: Replace deteriorated House and Porch Roofs; Install gutters on Rear Porch Roof; Repair/replace remaining gutters as needed, e.g. side D
Pest Control & Prevention	Hazard Identified	Priority #5: Patch hole in Basement Chimney; Patch holes in exterior foundation, side A; Ensure Crawl Space and Rear Basement Doors close securely; Provide dumpster for trash removal
Electrical Hazards	Hazard Identified	Priority #2: Repair nonfunctional outlet(s) on D wall, Bedroom 2; Replace ceiling light fixture, Bedroom 4; Attach intact, dangling wires in Attic to rafters
Safety from Intruders	Assessed & No Hazard	None
Temperature Extremes	Assessed & No Hazard	None
Falls	Hazard Identified	Priority #3: Add balusters to Rear Porch rail posts (gaps too wide); Install hand rails to Front Porch entry
Fire Hazards	Assessed & No Hazard	None
Lead-Based Paint	Hazard Identified	See LIRA Report regarding components and surfaces to be abated.
Radon	Assessed & No Hazard	Radon detector deployed in Basement registered below threshold of concern: 2.9 pCi/L
Unsafe Structures	Hazard Identified	Install supplemental steel support post in rear of Basement
Improper Ventilation	Assessed & No Hazard	None

Inadequate Plumbing	Hazard Identified	Priority #4: Bathroom 1 water pipes freeze: install insulation and/or heat tape as needed (the latter may require installation of additional interior electrical outlet)
Environmental Tobacco Smoke Exposure	Assessed & No Hazard	None

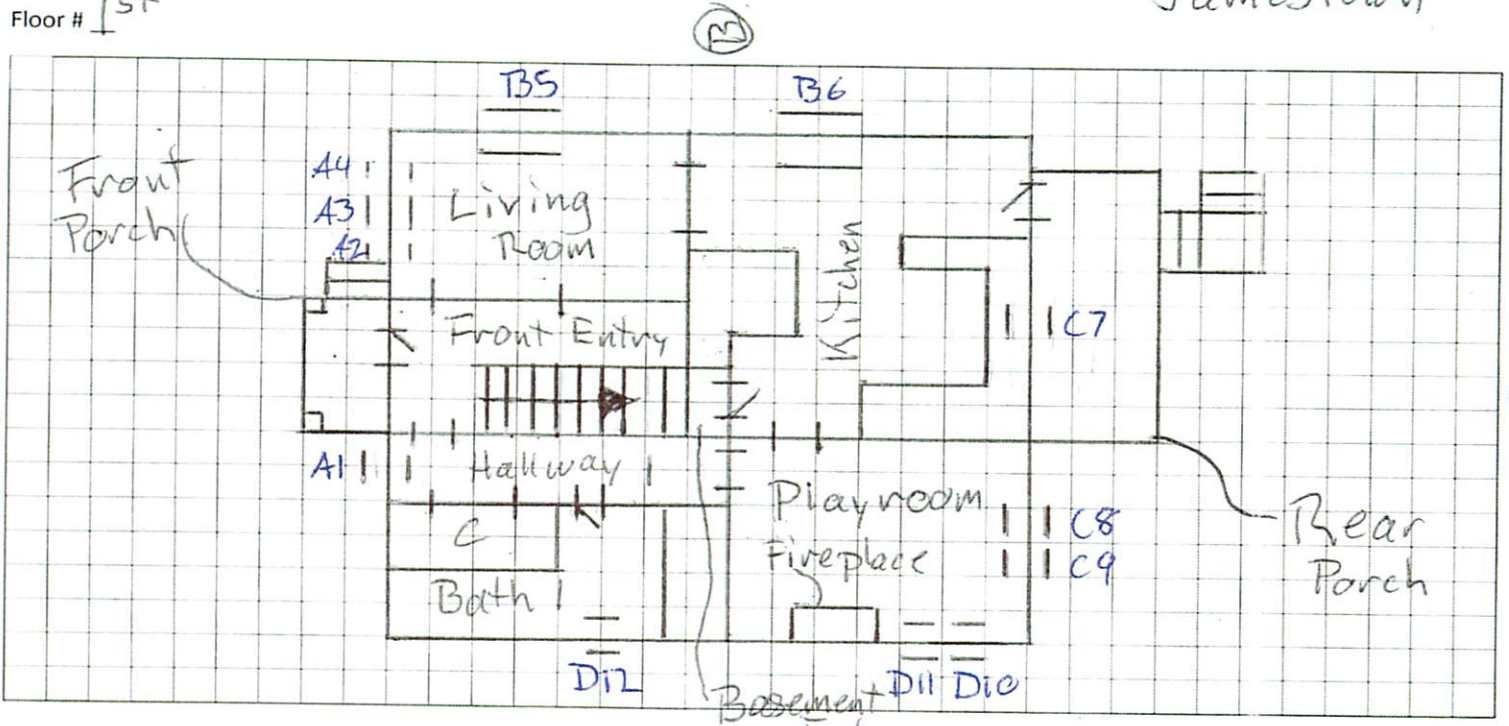
Additional Healthy Homes Issues Identified:

Handicap-accessible Front Porch ramp identified as desirable by homeowner due to frequency of visitation by disabled parent. This may possibly be addressed via 1115 Medicaid Waiver Program (referral to be made).

SECTION I Diagram Of Unit (Show Sampling Locations on Diagram) (Not To Scale)

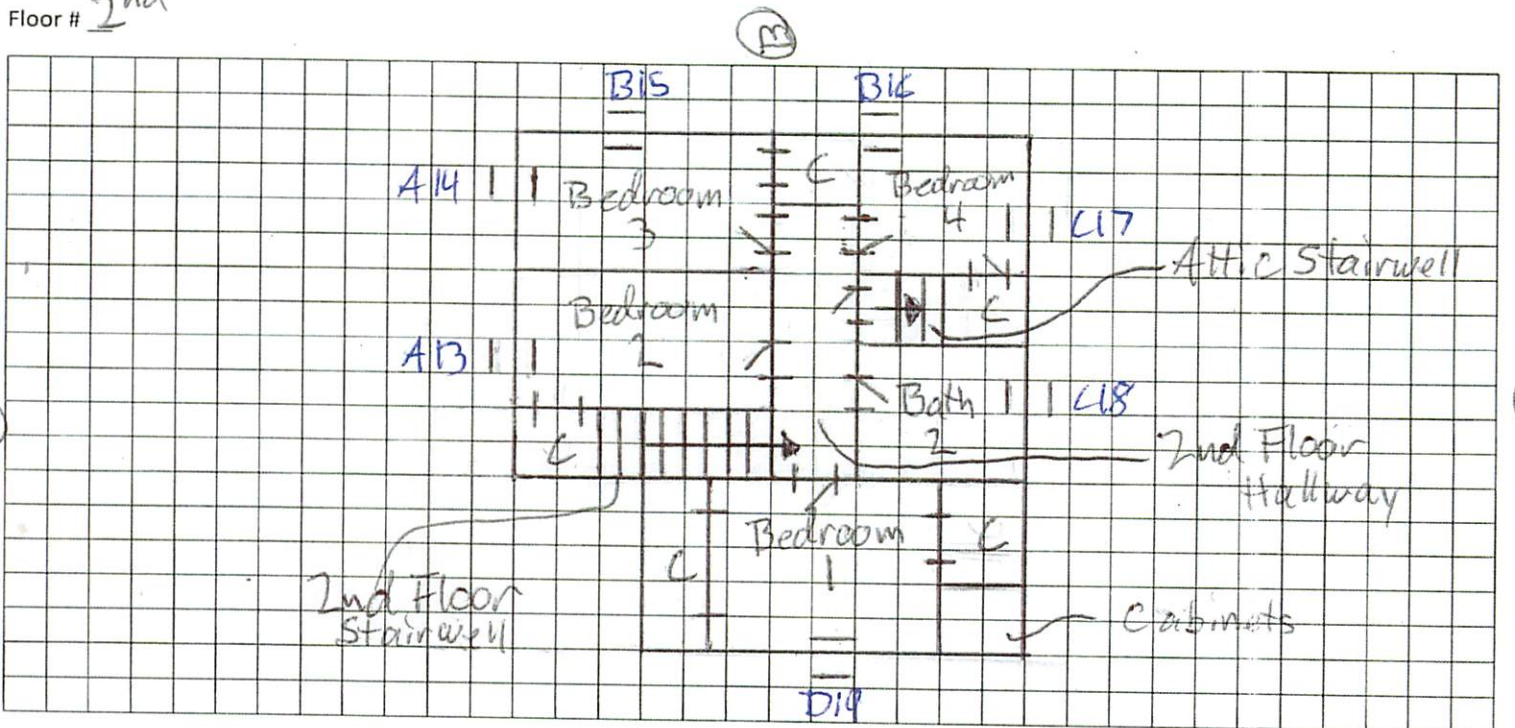
6 Geneva St
Jamestown

Floor # 1st



* Drawings NOT to scale * C = Closet

Floor # 2nd

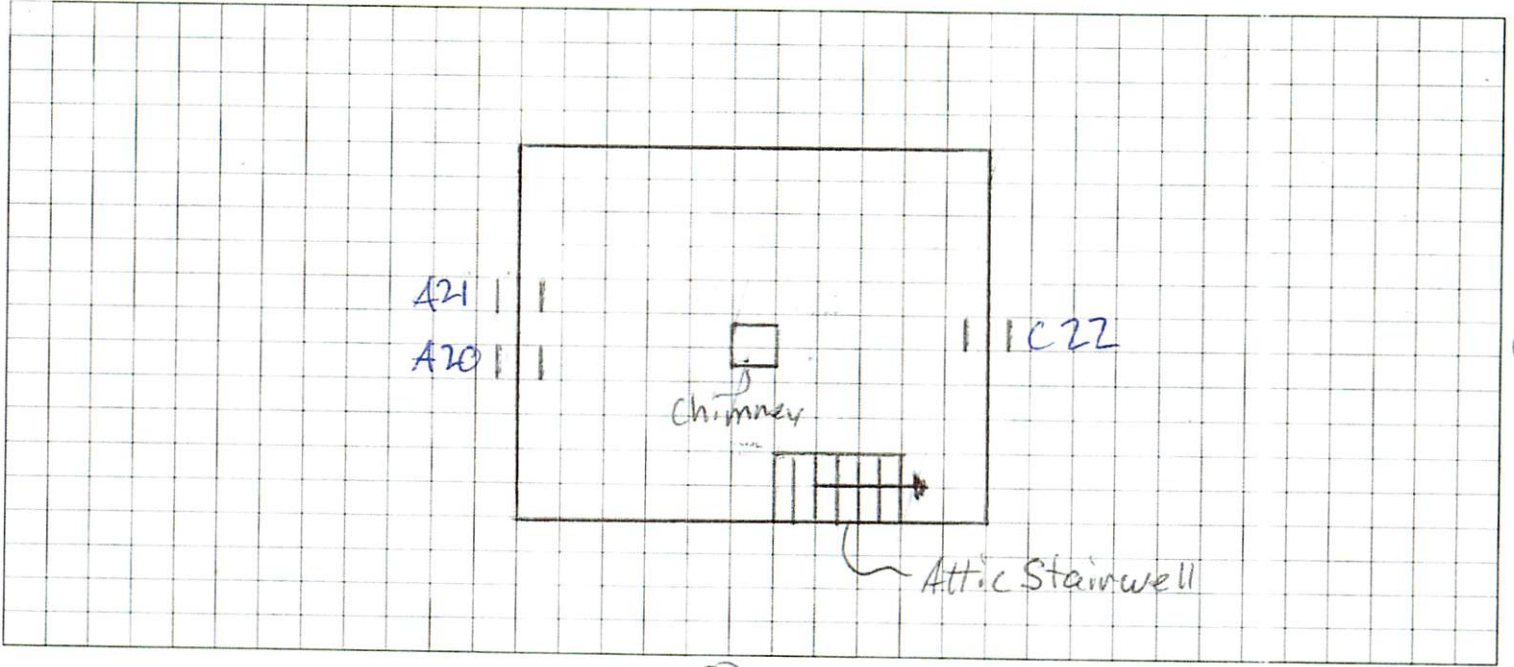


(A)

SECTION I Diagram Of Unit (Show Sampling Locations on Diagram) (Not To Scale)

6 Geneva St
Jamestown

Floor # Attic



* Drawings NOT to scale *

Floor # Basement

