



WINNEBAGO COUNTY

— ILLINOIS —

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ADDENDUM ONE

WCHD LEAD HAZARD REMOVAL CONTRACTOR SERVICES BID IFB #22B-2235

Bidders are required to indicate on page 23 of their Bid Forms that they have received and acknowledged this addendum.

Please see the new revised Bid Rate Form below, which allows for a percent increase in Labor and/or Material Rates, midway through the contract term. Use this new form for your Bid submissions.

Any questions should be directed to the Purchasing Department, 404 Elm Street, Room 202, Rockford, IL 61101 or by telephone 815-319-4380, or email Ann Johns at purchasing@wincoil.us.

END OF ADDENDUM ONE

BID RATE FORM
Work Item Descriptions/Labor Rates/Material Costs

BID RATE FORM INSTRUCTIONS:

Enter your bid's **Labor and Material Rates** under each line item, as indicated in red. *Please fill in ALL Rates or add N/A, if non-applicable.*

NEW: Due to expressed concerns about rising labor and material cost, the Health Department has added (via this Addendum One) the opportunity to have an increase/adjustment of their Bid's **Labor and/or Material Rates**, midway through the contract term. The contract term ends December 31, 2023. However, you must include the increase/adjustment, on this **BID RATE FORM**, as a percent of the original rates. Under each type, highlighted in yellow, of the **BID RATE FORM** is how contractors will indicate their percent increase for **Labor and/or Material Rates**. This percent increase will automatically go into effect on all projects, starting 2/1/2023.

NOTE: Bid Addendum One is the only time contractors will be allowed to have their rates adjusted during the contract term. *If you elect not to adjust rates, please fill in with N/A on all yellow sections.*

WINDOWS

Effective 2/1/23 – ALL WINDOWS RATES are adjusted as follows: _____ % Labor / _____ % material

WINDOW – Stabilize & Paint – Window sashes

Stabilize interior and exterior of window sashes by wet scraping and HEPA vacuuming. Clean and degloss with a lead-specific detergent. Rinse, prime, and topcoat with a premium acrylic latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Stabilize & Paint – Trim/Casing

Stabilize window interior and exterior trim/casing by wet scraping and HEPA vacuuming. Clean and degloss with a lead-specific detergent. Rinse, prime, and top coat with a premium acrylic latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Stabilize & Paint – Window Sill

Stabilize window sill by wet scraping and HEPA vacuuming. Clean and degloss with a lead-specific detergent. Rinse, prime, and top coat with a premium acrylic latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Vinyl Double Hung (<101 UI)

Remove and dispose of existing sashes, storm window, parting stop, and interior stop (if painted). Field measure and install a PVC, 1-over-1, double hung, double glazed, Energy Star qualified window with interior safety locks and screen. Install new interior stops if originals discarded or painted. Prep wood, wet scrape, prime, caulk, and paint (or clear sealer if stained) all interior components. Wrap all exposed exterior components with aluminum coil stock, back caulk all metal and seams. Clean glass. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Vinyl Double Hung (101-111 UI)

Remove and dispose of existing sashes, storm window, parting stop, and interior stop (if painted). Field measure and install a PVC, 1-over-1, double hung, double glazed, Energy Star qualified window and screen. Install new interior stops if originals discarded or painted. Prep wood, wet scrape, prime, caulk, and paint (or clear sealer if stained) all interior components. Wrap all exposed exterior components with aluminum coil stock, back caulk all metal and seams. Clean glass. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Vinyl Double Hung (>111 UI)

Remove and dispose of existing sashes, storm window, parting stop, and interior stop (if painted). Field measure and install a PVC, 1-over-1, double hung, double glazed, Energy Star qualified window and screen. Install new interior stops if originals discarded or painted. Prep wood, wet scrape, prime, caulk, and paint (or clear sealer if stained) all interior components. Wrap all exposed exterior components with aluminum coil stock, back caulk all metal and seams. Clean glass. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Vinyl Double Hung (Tempered Glass)

Remove and dispose of existing sashes, storm window, parting stop, and interior stop (if painted). Field measure and install a PVC, 1-over-1, double hung, double glazed, Energy Star qualified window and screen **with tempered glass in both sashes**. Install new interior stops if originals discarded or painted. Prep wood, wet scrape, prime, caulk, and paint (or clear sealer if stained) all interior components. Wrap all exposed exterior components with aluminum coil stock, back caulk all metal and seams. Clean glass. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Vinyl Double Hung (Tempered, Frosted Privacy Glass)

Remove and dispose of existing sashes, storm window, parting stop, and interior stop (if painted). Field measure and install a PVC, 1 over 1, double hung, double glazed, Energy Star qualified window and screen **with tempered, frosted privacy glass in both sashes**. Install new interior stops if originals discarded or painted. Prep wood, wet scrape, prime, caulk, and paint (or clear sealer if stained) all interior components. Wrap all exposed exterior components with aluminum coil stock, back caulk all metal and seams. Clean glass. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Aluminum Storm

Remove and dispose of existing window and components. Field measure and install a single hung, 1-over-1, double glazed, aluminum storm window including new stops and all other necessary components. PRICE PER UNIT

\$ _____ labor \$ _____ material

WINDOW – Replace – Glass Block (<65 UI)

Remove and dispose of existing window unit and trim. Field measure and install new wood for replacement window. Install 3” glass block window unit with openable vent through window (or dryer vent, if present). Caulk, prime, and paint new wood with a premium acrylic latex. PRICE PER UNIT

\$_____ labor \$_____ material

WINDOW – Replace – Glass Block (65-100 UI)

Remove and dispose of existing window unit and trim. Field measure and install new wood for replacement window. Install 3” glass block window unit with openable vent through window (or dryer vent, if present). Caulk, prime, and paint new wood with a premium acrylic latex. PRICE PER UNIT

\$_____ labor \$_____ material

WINDOW – Remove, Patch Envelope

Remove and dispose of existing window components. Stud opening with 2”x4”, insulate to R-13, and install an interior and exterior finish matching the adjacent surface as closely as possible. Prime and finish new materials. PRICE PER UNIT

\$_____ labor \$_____ material

WINDOW – Repair - Historic

Retain and repair original window. Fix top sash in place with wood screws. Discard original middle and inner stops. Remove lower sash and wet plane or chemically strip friction areas on the interior and exterior sides of sash. Wet scrape, clean, and repaint all components of window system while it is disassembled, including both sashes, trim, and casing. Reglaze, replace broken glass, and repair weight system if necessary. Install jamb liner equipped with integral weather stripping and adhere a thin sheet of aluminum to fully cover window trough from jamb to jamb, ensuring all seams are back-caulked and sealed with **no penetrations**. Re-install freshly painted lower sash and install new stops if discarded. PRICE PER UNIT

\$_____ labor \$_____ material

Window – Enclose Trough

Adhere a thin sheet of aluminum to fully cover window trough, ensuring all seams are back-caulked and sealed with no penetrations. PRICE PER UNIT

\$_____ labor \$_____ material

DOORS

Effective 2/1/23 – ALL DOORS RATES are adjusted as follows: _____% Labor / _____% material

DOOR – Stabilize & Paint – Door Slab

Plane door edges and adjust hasp and strike plate to eliminate door/jamb friction and contact points. Stabilize door slab by wet scraping and HEPA vacuuming. Clean and degloss with a lead-specific detergent. Rinse, prime, and top coat with a premium acrylic latex paint (or stain and seal) to match existing. PRICE PER UNIT

\$ _____ labor \$ _____ material

DOOR – Stabilize & Paint – Jamb and Trim/Casing

Plane door edges and adjust hasp and strike plate to eliminate door/jamb friction and contact points. Stabilize door jamb and interior and exterior trim/casing by wet scraping and HEPA vacuuming. Clean and degloss with a lead-specific detergent. Rinse, prime, and top coat with a premium acrylic latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

DOOR – Stabilize & Paint – Threshold

Stabilize door threshold by wet scraping and HEPA vacuuming. Clean and degloss with a lead-specific detergent. Rinse, prime, and top coat with a premium acrylic latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

DOOR – Adjust, Stabilize & Paint Door System

Plane door edges and adjust hasp and strike plate to **eliminate** door/jamb friction and contact points. Wet scrape jamb and slab. Replace door stops. Clean and degloss with a lead-specific detergent. Rinse, prime, and top coat with a premium acrylic latex paint (or stain and seal) to match existing. PRICE PER UNIT

\$ _____ labor \$ _____ material

DOOR – Replace – Door Stops

Remove and dispose of door stops. Replace with new wood stops. Wet scrape, prime, and top coat with a premium acrylic latex paint **including the door jamb**. PRICE PER UNIT

\$ _____ labor \$ _____ material

DOOR – Replace - Door Slab

Remove and dispose of door slab, hinges, and stops. Stabilize jamb by wet scraping and HEPA vacuuming. Install new slab, stops, and appropriate hardware. Prime and top coat all new and existing wood with a premium acrylic latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

DOOR – Replace – Interior Wood Pre-hung

Remove and dispose of door, frame, and casing. Install a pre-hung door and appropriate hardware. Re-trim opening to match adjacent. Prep, prime, and top coat to match existing. PRICE PER UNIT

\$_____ labor \$_____ material

DOOR – Replace – Exterior Metal Pre-hung

Remove and dispose of door, frame, and casing. Install a pre-hung, metal door including magnetic weather stripping, interlocking threshold, wide angle peep site, dead bolt and entrance lock sets. Retrim opening and casing and paint to match existing. PRICE PER UNIT

\$_____ labor \$_____ material

DOOR – Replace – Exterior Storm Door

Remove and dispose of storm door. Install a new pre-hung storm door with openable window, screen, and magnetic weather stripping. Wet scrape, prime, and topcoat all adjacent wood components with a premium acrylic latex paint. PRICE PER UNIT

\$_____ labor \$_____ material

DOOR – Remove, Patch Envelope

Remove and dispose of existing door and components. Stud opening with 2"x4", insulate to R-13, and install an interior and exterior finish matching the adjacent surface as closely as possible. Prime and finish new materials. PRICE PER UNIT

\$_____ labor \$_____ material

WALLS & TRIM

Effective 2/1/23 – ALL WALLS & TRIM RATES are adjusted as follows:

_____ % Labor / _____ % material

WALLS & TRIM – Stabilize & Paint – Interior Wall

Mist defective paint with water. Lightly scrape all loose paint, wallpaper, and/or plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium acrylic latex paint. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Stabilize & Paint – Interior Trim

Mist defective paint with water. Lightly scrape all loose paint, wallpaper, and/or plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium acrylic latex paint. PRICE PER LINEAR FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Stabilize & Paint – Exterior Wall

Mist defective paint with water. Lightly scrape all loose paint, wallpaper, and/or plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium exterior acrylic latex paint. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Stabilize & Paint – Exterior Trim

Mist defective paint with water. Lightly scrape all loose paint, wallpaper, and/or plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium exterior acrylic latex paint. PRICE PER LINEAR FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Stabilize & Paint – Concrete Surface

Mist defective paint with water. Lightly scrape all loose paint, wallpaper, and/or plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium concrete-specific latex paint. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Enclose – Aluminum Window Trim Enclosure

Mark “Lead Paint” every 10 linear feet. Stabilize surface by wet scraping and HEPA vacuuming. Enclose all exterior window trim with .019 aluminum breaker stock. Back caulk all seams with siliconized acrylic to create an air-tight installation. PRICE PER UNIT

\$ _____ labor \$ _____ material

WALLS & TRIM – Enclose – Aluminum Trim Enclosure

Mark “Lead Paint” every 10 linear feet. Stabilize surface by wet scraping and HEPA vacuuming. Enclose trim with .019 aluminum breaker stock. Back caulk all seams with siliconized acrylic to create an air-tight installation. PRICE PER LINEAR FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Enclose – Aluminum Soffit and Fascia Enclosure

Mark “Lead Paint” every 10 linear feet. Stabilize surface by wet scraping and HEPA vacuuming. Enclose exterior soffit and fascia with .019 aluminum breaker stock. Back caulk all seams with siliconized acrylic to create an air-tight installation. PRICE PER LINEAR FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Enclose – Aluminum Box Beam Enclosure

Mark “Lead Paint” every 10 linear feet. Stabilize surface by wet scraping and HEPA vacuuming. Enclose box beam with .019 aluminum breaker stock. Back caulk all seams with siliconized acrylic to create an air-tight installation. PRICE PER LINEAR FOOT.

\$ _____ labor \$ _____ material

WALLS & TRIM – Enclose – Vinyl Siding

Apply a Tyvek vapor barrier to enclose the lead-containing paint. Protect Tyvek with vinyl siding and aluminum or vinyl wrapped trim installed according to manufacturer’s specifications. Owner’s choice of color and embossing. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Enclose – Drywall Enclosure

Wet scrape all loose paint, wallpaper, and/or plaster. Mark “Lead Paint” at 24” intervals. Hang, tape, and 3-coat finish with minimum 3/8” drywall. Remove/reinstall existing electrical and other components as necessary and seal all penetrations with siliconized acrylic. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Repair and Paint

Mist area with water and remove damaged plaster. Repair holes or cracks with new compound. Skim coat to ensure smooth surface for painting. Prime and top coat with a premium acrylic latex paint to match existing.

PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

WALLS & TRIM – Install Fascia

Install 1” x 6” pine fascia. Use corrosion resistant nails of sufficient length to adequately penetrate solid portions of rafters. Caulk all seams. Paint to match existing exterior woodwork. PRICE PER LINEAR FOOT

\$ _____ labor \$ _____ material

FLOORS

Effective 2/1/23 – ALL FLOORS RATES are adjusted as follows: _____% Labor / _____% material

FLOORS – Stabilize & Paint – Interior Floor

Mist defective paint with water. Lightly scrape all loose paint. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium latex paint. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

FLOORS – Stabilize & Paint – Exterior Floor

Mist defective paint with water. Lightly scrape all loose paint. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium exterior latex paint. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

FLOORS – Install linoleum sheet flooring – Interior Floor

Level subfloor and/or holes in subfloor as needed with appropriate compound. Mark “Lead” at 4’ intervals. Install linoleum sheet with necessary adhesive per manufacturer’s instructions. Trim floor edges with vinyl cove base or quarter round as needed. Install appropriate transition strips. Owner is responsible to move all furniture out of room to allow for installation of flooring. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

FLOORS – Install laminate flooring – Interior floor

Level subfloor and/or fills holes with appropriate compound as needed. Install laminate flooring per manufacturer’s instructions. Provide minimum of 3/8 inch gap around perimeter of installed flooring to allow for expansion. Remove existing shoe molding if necessary and install new shoe molding. Install all necessary transition strips. Owner is responsible to move all furniture out of room to allow for installation of flooring.

PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

FLOORS – Polyurethane sealing of floor – Interior floor

Clean floor thoroughly and sand lightly with floor sander with integrated HEPA vacuum attachment and containment system. Seal floor with one coat of clear satin polyurethane. Follow manufactures instructions and allow appropriate dry time prior to walking on finished floor or moving furniture back on sealed floor.

PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

STAIRS

Effective 2/1/23 – ALL STAIRS RATES are adjusted as follows: _____% Labor / _____% material

STAIRS – Enclose – Rubber with Metal Nose

Mark “Lead Paint” at 24” intervals. Install rubber stair treads, **the full length of the tread**, with integral metal nosing with the manufacturers adhesive. Wet scrape, HEPA vacuum, prime, and paint any exposed portion of treads, risers, and stringers with premium acrylic latex paint. PRICE PER RISER

\$ _____ labor \$ _____ material

PORCHES

Effective 2/1/23 – ALL PORCHES RATES are adjusted as follows: _____% Labor / _____% material

PORCH – Enclose – Plywood Floor Enclosure

Stabilize deck by wet scraping. Mark “Lead Paint” at 4’ intervals. Apply 1/2” BCX plywood with screws or screw shank nails and adhesive to deck. Back caulk all seams. Trim edges with shoe molding. Prime and top coat with acrylic latex, oil-based sealer, or polyurethane stain to protect wood. Install metal nose on top porch stair.

PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

PORCH – Enclose – Plywood Ceiling Enclosure

Stabilize ceiling by wet scraping. Mark “Lead Paint” 4’ on center. Apply 3/8” BCX plywood with screws or screw shank nails and adhesive to ceiling. Back caulk all seams. Trim edges with 1/4 round. Prime and top coat with acrylic latex, oil-based sealer, or polyurethane stain. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

PORCH – Replace – Rail & Balusters

Remove and dispose of lead containing rail system. Construct railing system with 2”x4” top and bottom rails and minimum 1 1/2” balusters spaced no more than 4” apart. Rail height at least 36”. Prime and top coat with acrylic latex, oil based sealer, or polyurethane stain. PRICE PER LINEAR FOOT

\$ _____ labor \$ _____ material

PORCH – Replace – Column/Post

Remove and dispose of lead containing column/post. Wet scrape newly exposed areas and caulk/repair as necessary. Install a preservative-treated replacement load-bearing column with matching capital and base. PRICE PER UNIT

\$ _____ labor \$ _____ material

PORCH – Stabilize & Paint – Column/Post

Mist defective paint with water. Lightly scrape all loose paint. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry. Prime and top coat with a premium exterior latex paint. PRICE PER UNIT

\$ _____ labor \$ _____ material

PORCH – Replace – Porch/Exterior Stairs

Remove and dispose of lead containing stairs. Install new, pressure-treated stringers, treads, and risers following local building codes. Install a 36” tall pressure-treated wood railing system. Seal with oil-based stain. Color to match existing if necessary. Ensure stairs meet all applicable local building codes. PRICE PER RISER

\$ _____ labor \$ _____ material

PORCH – Lattice & Framing

Remove and dispose of any existing lattice or baluster systems below porch floor level. Install new lattice and balusters supported by treated plywood posts. Install posts at each end and spaced no more than 6 ft apart. PRICE PER SQUARE FOOT

\$ _____ labor \$ _____ material

CLEANING

Effective 2/1/23 – CLEANING RATES are adjusted as follows: _____ % Labor / _____ % material

CLEAN – HEPA/Wet Clean/HEPA

After completion of all mitigation, removal of containment, and repositioning of all furniture, HEPA vacuum all visible surfaces including furniture, walls, floors and ceilings. Wet wipe all surfaces with a lead specific detergent or equivalent and rinse. After surface is dry, HEPA vacuum all visible surfaces except ceiling. Clean unit to pass lead dust clearance testing (<10 µg/ft² on floors, <100 µg/ft² on all other horizontal surfaces).
PRICE PER FLOOR

\$_____ labor \$_____ material

OTHER

Effective 2/1/23 – ALL OTHER RATES are adjusted as follows: _____ % Labor / _____ % material

OTHER – Mulch

Remove all visible paint chips. Install landscape fabric with landscape staples after mowing lawn as low as practical. Overfill area with at least 4" of shredded hardwood mulch, from building to 3 feet out. Build border to contain mulch. PRICE PER SQUARE FOOT

\$_____ labor \$_____ material

OTHER – Stucco Repair

Remove loose stucco and wire, attach new wire to patch area and apply scratch, brown and color coats. Feather patch into the surrounding surface. Match existing color as closely as possible. Caulk all joints at trim, unrepaired cracks, and holes. PRICE PER SQUARE FOOT

\$_____ labor \$_____ material

OTHER – Replace Gutters

Remove, wrap in poly and dispose of properly existing gutters and other debris. Furnish and install new .032 aluminum seamless gutters, baked on white enamel finish, "K" style, attached every 3 ft. Include 3 ft. extension at all downspouts. PRICE PER LINEAR FOOT

\$_____ labor \$_____ material

OTHER – Concrete Pad

Remove all visible paint chips. Form, pour, screen, and broom finish a concrete pad over a 4" stone base. PRICE PER SQUARE FOOT

\$_____ labor \$_____ material

END OF BID RATE FORM