NOTICE TO BIDDERS

LEAD-CONTAMINATED SOIL REMOVAL
FORMER RELIANCE BATTERY FACTORY – 813 22ND AVENUE
COUNCIL BLUFFS, IOWA 51501

Time and Place for Submitted Proposals: Electronic bids for the work consisting of soil removal, backfilling, and restoration as stated below must be submitted in IonWave before 10:00 A.M. on March 26, 2025. Hard copy bid submittals are not acceptable and will not be considered. Bidder must provide acknowledgement of addenda, if issued. The bid shall include the name and address of the bidder and be submitted at or before the time and at the place provided in the Notice and Instruction to Bidders. It is the sole responsibility of the bidder to see that its proposal is submitted prior to the time for opening bids, along with the appropriate bid security, if required. Incomplete submissions are automatically rejected. The City is not responsible for technical difficulties and will not allow late submissions due to the same. Any proposal submitted after the scheduled time for the receiving of proposals will not be considered.

Time and Place Sealed Proposals Will be Reviewed and Considered: Proposals submitted via IonWave will be tabulated at 10:00 A.M. on March 26, 2025. Bid Proposals will be officially "Received" and acted upon April 7, 2025, 7:00 pm at the City of Council Bluffs City Council Meeting, City Council Chambers at City Hall. The City of Council Bluffs reserves the right to reject any and all bids. Notice to proceed is expected to be on April 21, 2025.

Time for Commencement and Completion of Work: Work on the improvement shall commence upon approval of the contract by the City of Council Bluffs, and as stated in the Notice to Proceed. The contractor shall have the project complete by July 31, 2025.

Bid Security. Each bidder shall accompany its bid with bid security, as defined in Section 26.8 of the Iowa Code in the amount equal to 5 percent of the total amount of the bid.

Questions: All questions must be submitted via IonWave by noon on Friday, March 17, 2025. Responses to any submitted questions will be through IonWave.

Contract Documents: Complete digital project bidding documents are available for review at IonWave at https://cbiabids.ionwave.net/Login.aspx.

Public Hearing: A public hearing will be held by the City of Council Bluffs on the proposed contract documents (plans, specifications and form of contract), estimated cost for the improvement, and award of contract at its meeting at 7:00 P.M. on Monday April 7, 2025, at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

Sales Tax Exemption Certificates. The bidder shall not include sales tax in the bid. The City of Council Bluffs will distribute tax exemption certificates and authorization letters to the Contractor and all subcontractors who are identified. The Contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials eligible for exemption. These tax exemption certificates and authorization letters are applicable only for this specific project under the Contract.

Payment. The City of Council Bluffs will provide payment of the base bid amount from Bid Forms Proposal Attachment Part C upon successful completion of each bid line item minus a 5% retainage. The 5% retainage will be paid once final documentation has been provided. Pay

requests shall be submitted to the City. Requests for retainage payment will be considered by the City Council at their regular meeting on the second or fourth Monday of each month. If the request for payment is approved by City Council, retainage payment will be made on the 2nd Friday following that Council meeting.

When 50% of the original contract amount has been completed, 100% of the contract price for mobilization will be paid.

Davis Bacon Wages. For the purposes of this contract, the City of Council Bluffs has determined that all construction, alteration and repair activity involving the removal of lead-contaminated soil is subject to Davis Bacon Prevailing Wage Term and Conditions in Appendix 5. Not all wage classifications are listed in Appendix. If contractor identifies a wage classification that is not listed, contractor to provide notification in submittal in IonWave for review. City to contact Department of Labor to identify classification.

PROJECT DESCRIPTION: The work includes over-excavation of lead-contaminated soil, backfill and grading, restoration, and seeding of the site located at 813 22nd Avenue, Council Bluffs, Iowa 51501. The site includes the following properties: PINS 744401162006, 744401162001, 744401162002, and 744401162003 (including work within the public right-of-way along 22nd Avenue). Project limits are shown on the Approximate Soil Excavation Map in Appendix 2.

1. Lead-contaminated soil was analyzed using the Toxicity Characteristic Leaching Procedure (TCLP). Analysis indicated a TCLP lead concentration of 0.949 mg/L. Thus, the lead-contaminated soil is not considered hazardous waste.
2. Footings encountered within the excavation area should be reported to the Engineer by the end of the working day and will be removed to a maximum depth of ten foot below ground surface as directed by the Engineer.
3. Utilities encountered within the excavation area should be capped/stopped and removed. If an unknown utility is encountered, contact the Engineer.
4. All concrete, asphalt, or applied ground cover should be removed from areas where over-excavation is to be completed and removed from the site and disposed of at an appropriate landfill.
5. A Site Assessment Report dated September 23, 2024, was completed for the site and identified areas of contaminated soil that require appropriate disposal. A copy of the report is included in Appendix 1.
6. The City's Consultant will collect additional soil samples during the over-excavation activities on the site. As such, the contractor is required to coordinate construction activities to be congruent with the Consultant's fieldwork for the duration of the project.
7. Backfill material must be stockpiled on-site until Consultant clearance samples indicate that backfilling activities may begin.
8. Contractor is responsible for obtaining all necessary permits prior to commencement of work.
9. Associated Work shall include placement of clean compacted fill on excavation areas, site security, traffic control and erosion control in accordance with the Iowa Department of Natural Resources NPDES General Permit No. 2 "Storm Water Discharge Associated with Industrial Activity for Construction Activities" for the over-excavation and restoration project at the site.
10. The Contractor is required to provide stabilized construction entrances and erosion control measures to stop sediment from leaving the site.
11. The Contractor is required to control visible dust to prevent dust generated by over-excavation activities from leaving the site.

12. A mobile truck tire wash station with filtered containment is required to prevent tracking off site of lead contaminated sediment and/or debris. Sediment track out from the site is prohibited. Any sediment track out on the City streets shall be removed immediately to prevent spread of lead contamination during excavation and disposed of as lead-contaminated soil.
13. Inlet protection devices and erosion control measures, are required to be installed prior to starting work.
14. Upon completion of all fill activities the site shall be graded, seeded, and stabilized in accordance with the construction plan set included as Appendix 2.
15. After the site is stabilized as determined by the City, the Contractor shall remove all erosion control measures and dispose of as lead contaminated waste at an appropriate landfill. Disposal records are required to be provided to the City to verify proper disposal. Disposal fees will be direct billed to the City.
16. Once clean, suitable backfill material has been placed and exposure to lead contaminated sediment is no longer expected (as verified by City's Consultant's clearance samples), the mobile truck tire wash station can be removed following approval from the City.
17. City streets shall be cleaned on a daily basis as part of routine housekeeping and compliance with IDNR General Permit No. 2.
18. Excavated solid waste such as discarded batteries and drums shall be set aside on plastic for assessment by the City's Consultant.
19. All excavation materials shall be disposed of in accordance with all federal, state, and/or local regulatory requirements (whichever is more stringent). The Loess Hills Regional Sanitary Landfill – Waste Connections located near Malvern, Iowa, has conditionally approved this lead-contaminated soil for disposal. The Contractor is responsible for making all necessary arrangements and receiving verification (in writing) from the receiving landfill to document proper disposal of excavation materials in advance of project work. Written verification from the receiving landfill is required to be provided to the City and is incidental to the Contract. This includes all presumed lead contaminated erosion controls removed following site stabilization.
20. Excavation depth is expected to be 2-5 feet below ground surface as determined in the field by Consultant's field screening confirmation samples, and contractor determined setbacks from Streets, Sidewalks, and improvements on private property. Prior to disruption of improvements on private property, coordinate with Engineer and City. Final vertical and horizontal excavation limits may vary from planned quantities and shall be determined in coordination with City, Engineer, and Consultant.
21. Remove the sidewalk along South 8th Street project extents to back of curb along 22nd Avenue. Remove the sidewalk along South 9th Street project extents if project demands to back of curb along 22nd Avenue.

This Notice is given by authority of the City of Council Bluffs

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Courtney Harter, Community Development Director

*****END OF SECTION*****