

Invitation to Bid
Single Family Residential Renovation/Repair Project

On behalf of the City of Leon, Southern Iowa Council of Governments of Creston, Iowa is soliciting bids for the renovation/repair of three single-family homes and remediation of lead based paint hazards, as defined by the Iowa Department of Public Health and U.S. Department of Housing and Urban Development. This work is being financed through a Community Development Block Grant (CDBG) as provided by the Housing and Urban Development grant to the City of Leon.

Bid documents will be available at the pre-bid meeting. Inspection tour of the homes will commence following the meeting. Bidders are required to send a representative to the inspection tour scheduled for each job on which the Bidder proposes to bid.

A MANDATORY pre-bid meeting with site visit will be held on **Friday, June 18, 2021 at 9:00 a.m.** The pre-bid meeting will be held at **Leon City Hall 104 W 1st St, Leon, Iowa.** The MANDATORY site visits will follow the meeting at 205 NW 6th St; 200 SE Mill St; and 207 NW 5th St in Leon.

Bids received from contractors barred from participation in federally assisted projects will be rejected. All bids must be prepared and submitted in accordance with the instructions to bidders. A statement of contractor's qualifications, available in the bid packet, will also be required prior to any award of the contract. The City reserves the right to accept the lowest bid, and or consider alternatives, and to reject any and all bids. They also have the right to waive irregularities or informalities in any of the proposals and/or bids.

Interested parties are to mail or hand-carry their sealed bid to:

Southern Iowa Council of Governments
101 East Montgomery Street
Creston, IA 50801

Bids shall be accepted until 12:00 p.m. on Monday, June 28, at the office of the Southern Iowa Council of Governments (SICOG), 101 East Montgomery Street, Creston, IA. Bids will be opened at the convenience of SICOG. Bid results will be released within 10 business days to all submitting bidders. The City of Leon is an equal opportunity employer. Section 3 and minority/women-owned businesses are encouraged to bid.

Questions should be directed to Southern Iowa Council of Governments 641-782-8491.

Section 3 Clause

A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the

qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

Section 3 businesses are encouraged to response to this proposal. A Section 3 business is a business that is:

- 51% owned by Section 3 residents*
- Whose permanent, full-time staff is compromised of at least 30% Section 3 residents*
- Has committed 25% of the dollar amount of its subcontracts to Section 3 businesses

*A Section 3 resident is defined as a public housing resident or someone with a household income that is less than 80% of the area median income. Businesses that believe they meet the Section 3 criteria are encouraged to register as a Section 3 Business through HUD's website:

<https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness>



The City of Leon promotes fair housing opportunities in its programs.