



Omaha Housing
Authority

260826

Snow Removal Services

Issue Date: 9/18/2026

Questions Deadline: 10/16/2026 02:00 PM (CT)

Response Deadline: 10/20/2026 02:00 PM (CT)

Contact Information

Contact: Ron Urich

Address: Procurement

1823 Harney St

Omaha, NE 68102

Phone: (402) 444-6900

Email: contracts@ohauthority.org

Event Information

Number: 260826
Title: Snow Removal Services
Type: Invitation for Bid
Issue Date: 9/18/2026
Question Deadline: 10/16/2026 02:00 PM (CT)
Response Deadline: 10/20/2026 02:00 PM (CT)

Notes: The Housing Authority of the City of Omaha is seeks bids from qualified, licensed, and insured entities to provide snow & ice removal service at multiple sites: The contractor shall be responsible for visiting each site to review the scope of work, including reviewing the grounds layout, to be inclusive of the sidewalks throughout, and note any potential hazards that may affect the plowing services (e.g., parking blocks; curbs; manhole covers; etc.).

Award will be subject to vendor capacity. Bidders are encouraged to bid on all locations.

Pre Bid Zoom Meeting: Thursday 10/1/2026 at 2PM CST

Link to Meeting

<https://us02web.zoom.us/j/88209012209?pwd=ahCFtBGnISwZ1aBX1wLSA55km5oa46.1>

Please note the following estimated timeframes:

- Anticipated contract execution: 11/20/2026
- Anticipated contract term: 12 months

Bid Attachments

IFB 260826 Scope of Work.pdf

Information for respondents

[Download](#)

Location Diagrams.pdf

Information for respondents

[Download](#)

OHA Profile of Firm Form.pdf

Required for submission. Complete the form and upload in the "Response Attachments" tab.

[Download](#)

Proposed Subcontractors Form.pdf

Required for submission. Complete the form and upload in the "Response Attachments" tab.

[Download](#)

HUD Form 2992.pdf

Required for submission. Complete the form and upload in the "Response Attachments" tab.

[Download](#)

HUD Form 5369-A.pdf

Required for submission. Complete the form and upload in the "Response Attachments" tab.

[Download](#)

Employee Classification - Non Collusive Affidavit.pdf

Required for submission. Complete the form, have it NOTARIZED, and upload in the "Response Attachments" tab.

[Download](#)

HUD Form 5370C Section 2.pdf

Information for respondents

[Download](#)

HUD Form 5369-B.pdf

Information for respondents

[Download](#)

Davis Bacon Compliance Package Snow.pdf

Information for respondents

[Download](#)

Section 3 Compliance Package.pdf

Information for respondents.

[Download](#)

Sample Contract.docx

Information for respondents

[Download](#)

Requested Attachments

OHA Profile of Firm Form

(Attachment required)

Blank form provided on the "Attachments" tab. This form must be completed, signed, and submitted the for bidder and each proposed subcontractors, if any. If multiple forms are needed, scan all of them into one attachment for upload here.

Letter of Interest

(Attachment required)

Respondents must submit a brief letter including the following information:

- A introductory statement describing the bidding firm's history, structure, staffing, and experience
- An overview of the firm's capabilities, full list of services offered, and other relevant qualifications
- Names, titles, and contact information of key personnel
- A list of current and/or former clients for whom the bidder has performed work similar to that detailed in the scope of work. References should include contact information and details of the work performed.

HUD Form 2992

(Attachment required)

Blank form provided on the "Attachments" tab. This form must be completed, signed and submitted.

HUD form 5639-A - Representations, Certifications, and Other Statements

(Attachment required)

Blank form provided on the "Attachments" tab. This form must be completed, signed and submitted.

EEO / Supplier Diversity Statement

(Attachment required)

The bidding firm must submit a copy of its Equal Opportunity Employment policy, and a description of the positive steps it will take to ensure compliance with the regulations detailed in this solicitation related to supplier diversity (e.g. small, minority, and/or women-owned businesses).

Subcontractor / Joint Venture Information

(Attachment required)

Blank form provided on the "Attachments" tab. This form indicates if the bidder intends to use any subcontractors for any awarded work, and/or if the bid is a joint venture with another form. If not applicable, complete the form entering "NONE" on Line 1 - Company Name.

Affidavit for Employee Classification Act

(Attachment required)

Blank form provided on the "Attachments" tab. This form must be completed, notarized, and submitted.

Other Documents

This section is reserved for other documents that may be relevant to the bidder's qualifications for this project. Only one item may be uploaded here. If there are multiple pages, scan them all into one file.

Bid Attributes

1 General Terms and Conditions of the Solicitation

- It shall be the bidder's responsibility to be aware of and to abide by all dates, times, conditions, requirements, and specifications set forth in the IFB, including in any documents, attachments, addenda, or messages issued by OHA through Ion Wave
- Contractor shall submit a firm fixed-price bid to complete the entire scope of work (including any addendums thereto) according to the provided specifications, within the anticipated contract term. Contractor may submit a bid for all locations.
- By responding to this solicitation, the bidder is agreeing to comply with all conditions and requirements set forth within those documents. Written notice from the bidder to exclude or modify any requirements contained within the documents may cause that bidder's response not be considered
- Any addendum will be issued through Ion Wave; any changes issued before the bid submission deadline shall be binding upon all prospective bidders.
- OHA shall have no obligation to compensate any proposer for any costs incurred in responding to this IFB
- The Contractor shall possess and maintain all licensing and authorization that may be required by any law, code, or regulation to conduct business and complete the IFB scope of work in the city of Omaha, Douglas County, state of Nebraska, United States.
- Contractor must keep accurate timesheets for all employees assigned to perform any project, task, or assignment in connection with this IFB and any resulting contract
- There shall be no escalation of the proposed costs allowed at any time during any awarded contract except for any legitimate change orders approved in advance by OHA. Each bidder must supply the proposed cost for each location listed in the scope of work (including any addendums thereto), which must include all related costs that the Contractor will incur to provide the noted services, including, but not limited to: employee wages and benefits; clerical support; overhead; profit; licensing; insurance; labor; materials; equipment; storage; waste disposal.
- The successful bidder shall NOT conduct any additional work without the prior written authorization of OHA's representative. Failure to abide by this directive shall release OHA of any obligation to pay the successful bidder for any unauthorized work.
- OHA shall not pay any deposit or retainer fees in connecting with any ensuing contract (though OHA may consider a reasonable and justified payment for mobilization)
- As detailed within pertinent HUD and Federal regulations, Contractor must comply with the Davis-Bacon Act, including paying minimum required wage rates, in connection with work awarded under this IFB. The applicable wage rates pertaining to the scope of work are listed in the "Davis Bacon Wage Determination" attachment. Bidders should take these required wage rates into account when responding to this IFB.
- Contractor shall, during the term of the work, within 7 days of the end of any weekly payroll period, forward to OHA a copy of the weekly payroll. The Contractor is hereby made aware that OHA will conduct periodic on-site wage surveys of the Contractor's staff working at the site. It is the responsibility of the Contractor to ensure that such work staff cooperates fully with OHA's interviewer.
- OHA may conduct a pre-bid meeting and/or site visit for the benefit of prospective bidders. Attendance is optional. These events typically occur approximately halfway through the bid submission period and will be announced in advance through Ion Wave.
- This project is subject to Build America, Buy America (BABA) regulations. Contractors are responsible for complying with BABA. Bidders should take possible increased costs of compliance into account when bidding.
- Solicitation participants who object to the terms or results of the solicitation must file a written protest with the Contracting Officer within a period of five business days, beginning on the date that the protestor has, or may be presumed to have knowledge of the reason for the protest. Protests can be submitted by email or letter to the contact shown under "Bid Contact Information" on the "Event Details" tab.

☐ I have read, understand, and agree.

(Required: Check if applicable)

2 Reservation of Rights

OHA reserves the right to:

- Reject, waive, cancel or terminate the IFB process at any time
- Reject any or all bids and/or not consider any bids that do not conform to the solicitation requirements, including those that are incomplete or offer alternate or non-requested services
- Advertise for new qualifications or to proceed to do the work otherwise in case of the rejection of all bids
- Waive any informality in the IFB process
- Award no contract or work pursuant to this IFB
- Determine time and location that the successful bidder shall provide the requested services
- Retain all bids submitted and not permit withdrawal for a period of 60 days bid submission deadline
- Require additional information, in the form and timeframe specified by OHA, from all bidders to determine responsibility and responsiveness
- Amend the contract at any time prior to execution
- Revise, change, alter or amend any of the instructions, terms, conditions, and/or specifications identified within the IFB documents issued, within any attachment or drawing, or within any addendum issued
- Change the estimated or actual scope of work shown herein, in whatever amount necessary, including complete elimination of properties, lots, or units, without prejudice or liability to OHA, if funding is unavailable or subject to legal restrictions, or OHA's requirements in good faith change
- Determine, in case of any discrepancy or conflict between any terms and conditions listed in the IFB or any related forms, which such term or condition shall apply.

☐ I have read, understand, and agree.

(Required: Check if applicable)

3 Communications with OHA

During the solicitation process, OHA staff will not conduct any ex parte conversations that may give one prospective proposer an advantage over other prospective proposers. Attempts to engage in ex parte communications with OHA staff may result in disqualification.

Any request for information, explanation, or clarification regarding the solicitation must be submitted through Ion Wave's question and messaging functions. Any information provided in response to a question from any prospective proposer will be provided to all prospective proposers. The deadline for questions regarding this RFP is shown on the "Event Details" tab in Ion Wave.

In the event of technical difficulties with Ion Wave, or issues that cannot be addressed in the manner specified above, prospective bidders may email the Contracting Officer at contracts@ohauthority.org.

☐ I have read, understand, and agree.

(Required: Check if applicable)

4 Bid Evaluation and Award

- At the set date and time, all bids received will be opened and publicly read aloud by the Contracting Officer. This typically takes place in a virtual meeting such as Zoom. The link to the public bid opening event will be provided to all prospective bidders prior to the bid submission deadline. At the bid opening OHA will only disclose the following information: (a) The company name of each bidder; and (b) the calculated total amount bid.
- A copy of the bid tabulation or recap recorded will be made available to each member of the public attending such opening and to anyone who requests such afterward.
- As detailed within Section 8(d) of form HUD-5369 and Section 7(b)(3) of form HUD-5369-B, OHA reserves the right to, at its discretion, “waive informalities and minor irregularities” in the offers received. Submissions will be available for inspection by the public after the award has been completed, excluding any information deemed proprietary.
- OHA will evaluate each bid submitted as to responsiveness (i.e. meets the minimum of the requirements). Firms not meeting the minimum that are deemed to be non-responsive will be notified of such in writing by OHA in a timely manner (in any case, in no less than 5 days after such determination is made).
- OHA will evaluate each bid submitted as to responsibility (e.g. a firm that is qualified, responsible, and able to provide the required services). If OHA determines that a firm has the required ability, capability, experience, knowledge, licensing, insurance and resources to provide the required services, OHA may proceed with award as detailed herein. If OHA deems a firm to be not responsible, such firm will be notified of such in writing by the Agency in a timely manner (in any case, in no less than 5 days after such determination is made); in such case the Agency may proceed with the noted Responsive and Responsible Evaluations with the next lowest bidder.
- Depending on the amount of the award, OHA may take such contract award to the Board of Commissioners for approval of the award prior to executing a contract with the apparent successful bidder.
- Award of an IFB is made to the responsive and responsible bidder that submits the lowest cost. In addition to cost, time constraints, and vendor capacity will be considered in awarding contracts. OHA may award multiple contracts.
- OHA anticipates the award a contract for a 12 month initial period, with the option to renew for an additional four 12 month periods for a possible total of five years.
- OHA anticipates a board approval date for this project in 2026

☐ I have read, understand, and agree.

(Required: Check if applicable)

5 Contract Conditions

The following are considered mandatory conditions of any contract awarded pursuant to this IFB:

- OHA will not execute a contract on the Contractor's form—contracts will only be executed on the OHA's form. A sample contract form is available in the attachments section. OHA has the right to modify this contract form prior to execution.
- It is the responsibility of each prospective bidder to notify OHA in writing at the time of bid submission of any contract clause that he/she is not willing to include in the final executed contract. The Agency will consider and respond, and if the prospective bidder is not willing to abide by the Agency's response (decision), then bidder shall be deemed ineligible to submit a bid.
- Please note that the Agency has no legal right or ability to (and will not) at any time negotiate any clauses contained within ANY of the HUD forms included as a part of this IFB, including 5639, 5639-A, and 5370.
- Any and all documents required to complete the contract, including contract signature by the successful bidders, shall be provided within 10 business days of notification by OHA.
- Depending on the nature and cost of any work awarded, there may be additional HUD-required forms; by submitting a bid the successful bidder hereby agrees to complete and submit those forms as required.
- OHA shall have the right to demand and receive a change in personnel assigned to the work if the Agency believes that such change is in the best interest of the Agency and the completion of the contracted work.
- The Contractor shall not assign any right, nor delegate any duty for the work proposed pursuant to this IFB (including, but not limited to, selling or transferring the contract) without the prior written consent of OHA. Any unauthorized assignment of interest or delegation of duty shall be void and may result in the cancellation of the contract with the Agency, or the full or partial forfeiture of funds paid to the Contractor as a result of the proposed contract; either as determined by the Contracting Officer.
- OHA will review each such Contractor request for payment and will approve the payment only if the listed conditions are met. If the Contractor requests payment items which have not been completed in a satisfactory manner ("satisfactory," as determined at the sole discretion of OHA), OHA shall hold payment for the unsatisfactory items, and pay the balance of the request (i.e., the undisputed portion). OHA shall ensure that the request for payment is consistent with OHA-approved schedule of amounts for contract payments; that the work covered by the request for payment has been performed in accordance with the construction documents; that Contractor has submitted all required reports, such as Davis Bacon payroll reports.

☐ I have read, understand, and agree
(Required: Check if applicable)

6 Insurance and Licensing Requirements

- Prior to award (but not as a part of the bid submission) the Contractor will be required to provide the following documentation of insurance and licensing.
- If applicable, a copy of the bidder's business license allowing that entity to provide such services Omaha, Douglas County, Nebraska.
- The apparent successful bidder will direct its insurance broker or carrier to deliver directly to OHA (by email is preferred) the insurance certificates detailed below:
 - An original certificate evidencing the bidder's current industrial (worker's compensation) insurance carrier and coverage amount (NOTE: Workers Compensation Insurance will be required of any Contractor that has employees other than just the owner working on-site to provide the services);
 - An original certificate evidencing General Liability coverage, naming OHA as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of OHA as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000), with a maximum deductible amount of \$5,000;
 - An original certificate showing the bidder's automobile insurance coverage in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$100,000/\$300,000 and medical pay of \$5,000.
 - The Contractor shall comply with all applicable laws, codes, rules, and regulations in connection with work performed under this contract, including state and federal regulations.

☐ I have read, understand, and agree
(Required: Check if applicable)

7 Equal Employment Opportunity and Supplier Diversity

Pursuant to HUD regulation, both Contractor and OHA have specific responsibilities pertaining to the hiring and retention of personnel and subcontractors. According to 2 CFR §200.321:

The non-federal entity must take all necessary affirmative steps to ensure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps must include:

1. *Placing qualified small and minority businesses and women's business enterprises on solicitation lists;*
2. *Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;*
Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
3. *Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises;*
4. *Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and*
5. *Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.*

Within HUD Procurement Handbook 7460.8 REV 3 it states:

Section 16.1, General. HUD strongly supports a policy of providing training and employment opportunities to residents and contracting with residents and resident-owned businesses, including RMCs, whenever possible. In addition, HUD encourages PHAs to establish goals for contract awards to small and minority owned businesses and minority business enterprises (MBEs), women's business enterprises (WBEs), and businesses in labor surplus areas.

Section 16.2.A, Overview. The purpose of Section 3 is to ensure that, to the greatest extent feasible, employment, training, and business opportunities created by HUD financial assistance be directed to low- and very-low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low income persons, or residents of the community in which the Federal assistance is spent. Efforts to promote Section 3 objectives must be consistent with existing Federal, State, and local laws and regulations.

OHA's Procurement Policy states that OHA will engage in the following efforts:

- *Including such firms, when qualified, on solicitation mailing lists;*
- *Encouraging their participation through direct solicitation of bids or bids whenever they are potential sources;*
- *Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;*
- *Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;*
- *Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed above*

☐ I have read, understand, and agree.
(Required: Check if applicable)

Bid Lines

1 Truck Mounted Plow and/or Spreader - Per Vehicle, Per hour
(Response required)

Price: \$ Total: \$

Supplier Notes: _____

☐ No bid
☐ Additional notes
(Attach separate sheet)

2 Skid Loader - Per Vehicle, Per Hour
(Response required)

Price: \$ Total: \$

Supplier Notes: _____

☐ No bid
☐ Additional notes
(Attach separate sheet)

3 Shovel/Snowblower/Ice Melt - Per Person, Per Hour
(Response required)

Price: \$ Total: \$

Supplier Notes: _____

☐ No bid
☐ Additional notes
(Attach separate sheet)

4 Road/Rock Salt (Material Only) - Per Ton
(Response required)

Price: \$ Total: \$

Supplier Notes: _____

☐ No bid
☐ Additional notes
(Attach separate sheet)

5 Ice Melt (Material Only) - Per 50lb Bag
(Response required)

Price: \$ Total: \$

Supplier Notes: _____

☐ No bid
☐ Additional notes
(Attach separate sheet)

Supplier Information

Company Name:

Contact Name:

Address:

Phone:

Fax:

Email:

Supplier Notes

By submitting your response, you certify that you are authorized to represent and bind your company.

Print Name

Signature