

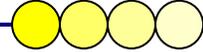
**Proposal for Services
Unit Turnaround**

Must be received by 10:00 a.m. on May 10, 2017

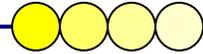
1. Services to be provided at **38253 DeWoody Beach Park, IL.**
Please contact the site office to arrange viewing access at 847-417-4034

General items:

- Mold remediation as needed in the entire house, garage and attic. Include replacement of any/all rotted and or wet structures, insulation, and finished surfaces. Clean and disinfect all surfaces to address mold issues. Kill surface mold growth with one or two wet sprayings boric acid formula and clean off surface growth mold and provide inspection.
- Clean and sanitize all vents and ducts including but not limited to roof vents according to NADCA standards including but not limited to brushing out complete lines using Source Removal methods and spraying Antimicrobial chemicals in all runs. Brush and sanitize all vent and flue lines for all systems.
- **Exterminate entire house and garage for all pest and bug issues and provide inspection reports to LCHA prior to any payouts.**
- **Have a licensed plumber rod all sections of the well and septic main and provide an inspection report. Report must be submitted prior to any project payouts will be processed.**
- Clean and adjust all windows to proper operation and repair or screens and hardware as needed to proper operation. Repair or replace all window ledges inside and out as needed. Windows and locks must function properly.
- Repair and repaint the shields for the baseboard heaters all to proper operation.
- Overlay all floor coverings throughout the house except the 1st floor bathroom, with Konecto Prestige floating locking floor system Beach 80013 or equivalent. Remove and replace any damaged framing, drywall or soft floor issues throughout house. Remove and replace all quarter round throughout the unit.
- Replace all rubber stair treads with new styled as existing. Repaint the wood treads, facing, stringers and bullnose to match the walls.
- Trim and/or adjust all exterior and interior doors and hardware for proper operation and to swing free. Replace any damaged doors and/or hardware.
- Remove all tile flooring for the 1st floor bathroom with new 6"x6" tan ceramic tile with a Slip Resistant Coefficient of friction of 0.60 or greater (wet). Replace any damaged sub flooring as needed. Use unsanded grout all tile areas and in 72hours apply **sealer to the grout joints to ensure that the grout is thoroughly saturated with sealer.**
- Install new thresholds between any dissimilar flooring sections.



- Replace all closet shelving throughout with new wire rack shelving. Must have integrated closet rods in all areas except the kitchen and appropriate bracing throughout for normal use.
 - Provide **all new** smoke detectors and CO2 detectors (including backup batteries for proper operation). All detectors must be hard wired to meet code.
 - Entire house interior needs to be patched, primer, and painted to perfect condition including but not limited to closets, wood trim, moldings, base and casing and both sides of the interior and exterior doors using LCHA standard color of Sherwin Williams Low Luster Antique White. Use 2 coats of paint for coverage.
 - **List price for additional coats over 2. \$ _____**
Additional coats will only be approved by LCHA staff.
 - Replace all blinds and any missing with new mini blinds with new to match the existing width and drop of the windows.
 - Repair the exterior unit and bunker doors as needed for proper operation and damaged areas and repaint to match.
 - Replace **damaged** interior doors, hardware and framing **with new** to match existing type. All to be done to proper operation.
 - Remove and replace all interior door knobs, flush cups and closet pulls with new to match style and installed for proper operation.
 - Replace the back entry knob set with a new Stanley Best Medium Duty hardware that will accept an LCHA style locking core.
 - Remove and replace all vinyl base trim throughout with new white.
 - Replace any damaged or stained standard outlets and switches throughout entire house also including changing GFCI to code with new. Existing upstairs bathroom outlet to be replaced with new GFCI.
 - Replace all electrical and light switch cover plates with new as existing size and color.
 - Remove and replace all any damaged base trim and casing. Replace throughout with painted to match the walls.
 - Replace all vents and registers with new throughout entire unit.
 - Remove and replace **all** light fixtures throughout entire unit with new integrated, not screw-in bulb, LED fixtures sized as existing.
 - Electrical repairs as needed to code for proper operation.
 - Remove and replace the hall railing with new with terminated ends for proper operation.
- Kitchen:
- Remove and replace kitchen countertop. Material is to be new plastic laminate countertop. Post form with integral 4" backsplash and full rolled front edge color to be Sable Soapstone or equivalent.
 - Remove and replace faucet with new Moen single lever Chateau 7425 faucet or equivalent. Repair any piping as needed for proper operation.
 - Remove and replace kitchen sink with new as existing.



- Install new white backsplash behind stove sized to match stove width and counter to cabinet height.
- Recaulk entire kitchen as needed.
- Replace range hood filter only with new.
- Repair, Clean kitchen cabinets to like new condition and for proper operation and replace any hardware as needed.

1st floor Bathroom:

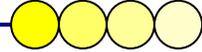
- Replace all drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall with new Greenboard as needed.
- Remove and replace vanity, sink and faucet with new as existing.
- Remove and replace toilet and seat with new dual flush low flow unit.
- Remove and replace shower head and gooseneck, controls and drain with new as existing and repair piping as needed for proper operation.
- Repair and or replace all waste water piping as needed for proper operation.
- Remove and replace shower surround with new FRP board sized as existing.
- Remove and replace shower rod, towel bars and toilet paper dispenser and or provide if missing with new sized as existing.
- Replace existing base and replace with new white vinyl.
- Caulk throughout entire bathroom including but not limited to the entire surround.
- Remove & replace electrical ceiling exhaust fan and if needed venting to outside. Repair ceiling, roof and or exterior opening to the house for the removed vent. New fan to match existing style and size of existing fan. Both the light and the fan are to be on same switch and eliminate any un-needed switches.

Garage:

- Replace the lock on the garage door with new medium duty Stanly Best locking unit that will accept a LCHA replaceable core.
- Adjust the overhead door for proper operation. Replace any damaged or non-functional weather stripping.

Exterior:

- Replace the house numbers and the mailbox sized as existing.
- Remove the satellite dish and any mounts.
- Backfill with dirt and seed any low or bare spots in the yard.
- Fill in planting beds around the house with hard wood mulch.
- Power wash the entire exterior of the unit
- Repaint the exterior metal railings with Black Krylon Paint.
- Remove the fire pit and laundry poles and any concrete bases.
- Replace any exterior vents or bird cages with new to match the existing size. Repair any ducting as needed.
- Remove all bushes and landscaping around the house.
- As needed repair any siding, soffits, gutters or exterior trim to proper conditions with new to match for both house and garage.
- As needed during the project the contractor is to be responsible for maintaining the landscaping of the property.



- Trim back bushes and branches from around the fence line. Remove all dead tree limbs as needed.
- Clean gutters and install new gutter guards for both the house and garage.
- Remove and replace all storm doors with new sized as existing and repair/patch any damaged framing or gapping issues. All must close and seal properly.

Additional:

- Clean and service the well, septic and boiler and replace any filters with new all to proper operation. Provide inspection report prior to final payout.
- Final Clean entire unit -condition left ready for move in. Including but not limited to refrigerator, stove, house, basement, outside and garage and removal of any and all debris from garage, yard, house, etc.
- Supply cost of any needed permits: Must be secured prior to commencing any on site work.

Total \$ _____
Mandatory 10% Contingency \$ _____.

LCHA option add-on items. These must be bid for contractor bid to be considered valid:

Driveway replacements as listed:

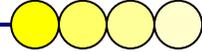
- Demolition of existing asphalt. All organic material to be removed and weed killer applied in all areas of organic growth.
- Culverts and storm water piping to be replaced to follow local code, contractor to work with local county or village works departments.
- Grading and laying new bedding materials, asphalt and all associated materials to match pad size of existing, pitched away from the buildings at a minimum of 1" per 10' and leveled to existing streets, sidewalks and structures.
 - 4" of compacted and leveled stone bedding.
 - 2" of binder course and 2" of surface asphalt. N50 binder and surface.
 - Edges to be tamped on an upward angle.
- Disposal of all scrap and removed material and site cleanup to include sweeping yard for debris
- Secure and supply cost of all needed permits: Must be secured prior to commencing any on site work. All paperwork and any required signed inspections must be submitted to LCHA before final payout.

Concrete Replacement:

For all marked concrete areas LCHA requires a 6 bag mix design, 4,000 PSI with fibers. As needed gravel base, framing and Install 6 x 6 #10 welded wire mesh.



Lake County Housing Authority
33928 North U.S. Highway 45
Grayslake, IL 60030



Disposal of all scrap and removed material and site cleanup to include sweeping yard for debris

Total \$ _____

Contractor _____

Address _____

e-mail _____

Phone _____

2. Primary Contacts/Notice Addresses

Lake County Housing Authority
Ryan Brandes
33928 N. US Highway 45
Grayslake, Illinois 60030
Phone: 847-223-1170 x 2660

3. Term

20 Calendar days to complete work after contract is signed.

All work to be done up to code and any required permits must be visible on site prior to the commencement of any associated work.

- Pursuant to Section 15 of the Substance Abuse Prevention on Public Works Projects Act, 820 ILCS 265/1 *et seq.*, a copy of the Contractor's written substance abuse prevention program must be submitted prior to the commencement of the Work
- If subcontractors are to be used they must be listed on the bid form. The general contractor or prime contractor must complete at least 12% of the project by himself or his employees. The job may not be subcontracted more than 88%. If subcontractors are used each subcontractor must submit proof to demonstrate the subcontract relationship (contract, incorporation papers, etc.) and a Certificate of Insurance covering general liability and workers compensation for the subcontractor and employees.
 - a. The subcontractor shall follow the same wage requirements as above for employees.
 - b. If subcontractors hire other subcontractors, all requirements apply.

All work to be done in a workmanlike manner

\$100 daily fines for late work start dates or contract surpassing contract timeframe.

4. The key

Please contact primary contact.

5. Total

Cost should include the prevailing wage for labor and Davis Bacon.