

## Proposal for Services Unit Turnaround

**Must be received by 10 a.m. on November 7, 2017**

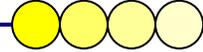
1. Services to be provided at **23599 Cedar Lake Zurich, IL.**

### **General items:**

- Mold remediation as needed in the entire house 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.
- **Exterminate entire house for all pest and bug issues and provide inspection reports to LCHA prior to any payouts**
- Remove all finished surfaces to expose the bare framing. Restore as listed below in Demo/Restoration Specifications.

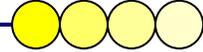
### Demo/Restoration Specifications:

- Remove all finished surfaces to expose the bare framing.
- Remove and/or properly repair/replace any damaged or improper framing as needed.
- Remove and replace all insulation with R-15 for walls and R-50 for the attic.
- Replace all surfaces as listed:
- Install any needed studs, joists or bracing for new drywall.
- Ceiling
  - New ½ in drywall taped and mudded.
- Walls
  - New ½ in drywall taped and mudded.
- Bathroom
  - Replace **all** drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall with new Greenboard.
- **Please note new colors.** Entire interior needs to be patched, skimmed, primed, and painted to perfect condition including but not limited to basement paneling and concrete walls trim, base, casing, toe kicks, stair stringers moldings, closets and shelves using **Sherwin Williams SW 6253 Olympus White for the walls and SW 7007 Ceiling Bright White for ceilings and all other repainted areas including but**



**not to limited walls trim, base, casing, toe kicks, stair stringers moldings, closets and shelves. All to be in a semi-gloss finish.**

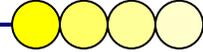
- Provide and install new vinyl mini blinds in all windows to match width and drop to match window frame. Color is to be alabaster.
- Replace **all** smoke detectors and CO2 detectors (including backup batteries for proper operation) with new. All detectors must be hard wired to meet code.
- Replace **all** standard outlets and switches throughout entire house also including changing GFCI to code.
- Replace all electrical and light switch cover plates.
- Remove and replace **all** light fixtures throughout entire unit inside and out with new integrated, not screw-in bulb, LED fixtures sized as existing.
- Secure any loose wires/cables in the entire house as needed.
- Install new wall plate door stops for all doors.
- Remove and replace all pieces of the door bell system with new sized as existing for proper operation.
- Remove and replace all sets of entry and screen doors and frames for the house with new as existing type and style. The new doors are to be pre-painted bright white. Install new door viewer in both house doors. Reuse existing LCHA locking hardware.
- Replace all windows with Pella, Anderson or equivalent. Double pane double glazed insulated low E glass with air or argon fill.  $U \leq 0.32$  or better Vinyl clad Double Hung, double thermal pane with screens including standard hardware. For the front door side light window replace window and trim sized as existing with above energy spec and paint framing to match exterior trim. New windows must be sized to include standards for escape ability per local code. Repair or rebuild framing to conform to new windows as needed including but not limited to code changes for egress and include any needed finish work. Replace any/all rotted framing found during removal of old windows and insulate and case accordingly.
  - Repair or replace all window ledges inside and out as needed.
  - Repair siding and framing to conform to new windows as needed and include any needed finish work.
- **Remove all** existing floor coverings throughout the house and provide and install new Konecto Prestige floating locking floor system Beach 80013 or equivalent. Remove and replace any damaged framing, drywall or soft floor issues throughout house.
- Replace all stair and bullnose with new styled to match the new flooring. Repaint the wood facing, stringers to match the walls.



- Provide and install any needed thresholds between dissimilar flooring areas.
- Remove and replace all tile flooring for the second floor bathroom and replace any damaged sub flooring as needed with new 6"x6" tan ceramic tile with a Slip Resistant Coefficient of friction of 0.60 or greater (wet). 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.**
- All finish trim throughout the house including but not limited to toe kicks, casing, base, quarter round and moldings is to be replaced with new hardwood, painted to match walls. In the bathroom install new 4" black vinyl base throughout.
- Replace all interior doors and closet doors, hardware and framing with new to match existing type. All to be done to proper operation.
- Replace with new all door knobs and flush cups/pulls on all closets for proper type and operation.
- Replace all closet shelving throughout with new wire rack shelving. Must have integrated closet rods in all areas and appropriate bracing throughout for normal use.
- Replace all baseboard and wall heaters and thermostat controls with new sized as existing and repair as needed any electrical issues for proper operation.
- Remove and replace the existing water heater with a new unit sized as existing. Repair any piping, venting and electric as needed 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 all kitchen cabinets with new Armstrong Coronet HUD spec solid wood cabinets or equivalent sized to match existing.
- Replace range hood with new ductless Broan 41000 hood color to match range.
- Install new white backsplash behind stove sized to match stove width and counter to cabinet height.
- Remove and replace faucet with new Moen single lever Chateau 7425 faucet or equivalent. Repair any piping as needed.
- Remove and replace kitchen sink with new as existing.
- Recaulk entire kitchen as needed.
- Replace all existing vinyl base with new white vinyl.



- Dispose of refrigerator and stove and install new LCHA provided refrigerator and stove that will be sized as existing. Must be installed prior to final inspection.

**1st floor Bathroom:**

- Remove and replace toilet and seat with new dual flush low flow unit.
- 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.
- Remove and replace Medicine cabinet, towel bars and toilet paper dispenser and or provide if missing with new sized as existing.

**Bathroom:**

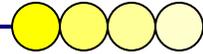
- Replace all drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall with new Greenboard as needed.
- Remove and replace vanity, sink and faucet with new as existing.
- Remove and replace toilet and seat with new dual flush low flow unit.
- Remove and replace shower 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.
- Replace tub and drain with new sized as existing installed for proper operation.
- 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.
- Remove & replace electrical ceiling exhaust fans 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.

**Laundry Room:**

- Replace with new all laundry faucets, water feeds, air chambers and drain piping all for proper operation.
- Replace all sections of the dryer vent line with new.

**Exterior:**

- As needed repair any damaged sections of the shed and repaint all to match the house.
- Replace the house numbers with new black raised numbers.



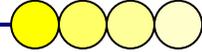
- Repair and or replace all damaged siding, flashing and soffit as needed with new to match.
- Excavate the foundation of the house and replace all exterior foundation wall boards with new pressure treated wood panels, painted to match the house exterior. All done to proper installation technique.
- As needed trench drain tiles and downspouts to shed towards the street away from the structure
- Replace all exterior vents including but not limited to dryer, soffit and or mechanical system venting.
- Repair any exterior penetrations that could allow water to enter the unit.
- Remove cable lines seal penetrations.
- Power wash the exterior of house to like new condition.
- Replace both silcocks with new frost free units.
- Clean gutters and install new gutter guards

#### **Concrete**

- Patch all cracks and tripping areas for the driveway, sidewalk and stoops with leveling material to leave smooth trip free walkways

#### **Additional:**

- Trim back scrub, bushes and branches from touching the house, shed and around the property and fence line
- Remove all bushes, landscaping and landscape debris in the yard and around of the house.
- Fill in around the house and shed with hard wood mulch.
- Backfill with dirt and seed any low or bare spots in the yard.
- As needed during the project the contractor is to be responsible for maintaining the landscaping of the property.
- Clean all debris from the roof.
- Final Clean entire unit -condition left ready for move in. Including but not limited to outside and removal of any and all debris from garage, yard, house, etc.
- Replace the well expansion tank and any needed accessories and piping for the system
- **Clean and service the well and Culligan system to proper operation address any cross contamination concerns. Contractor to provide Lake County Health Department water quality analysis with final paperwork prior to final pay application.**
- **At the completion of the project have a licensed plumber rod all sections of the drains, sinks, toilets and sewer main, site drainage and provide an inspection report. Report must be submitted prior to any project payouts will be processed.**



- Secure and supply cost of any needed permits including but not limited to Construction and Occupancy: Must be secured and hung in the unit by contractor prior to commencing any on site work and signed copies must be turned in to LCHA prior to final payouts.

Total \$ \_\_\_\_\_

Mandatory 10% Contingency \$ \_\_\_\_\_.

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

**45 Calendar days for all contract work to be completed after contract is signed.**

All work to be done up to code.

Contractor or Subs must have Mold Certification and provide copies with bid.

- 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

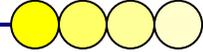
\$100 daily fines for late work start dates or contract surpassing contract timeframe.

**4 The key**

Please contact primary contact.



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



**5 Total**

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