

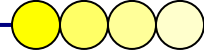
**Proposal for Services
Unit Turnaround**

Must be received by 10:00 a.m. on October 28, 2017

1. Services to be provided at **9876 Michigan Beach Park, IL.**
Please contact the site office to arrange viewing access at 847-417-4034

General items:

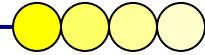
- Mold remediation as needed in the entire house and attic. Include replacement of any/all rotted and or wet structures, insulation, and finished surfaces. Clean and disinfect all surfaces to address mold issues. Kill surface mold growth with one or two wet sprayings boric acid formula and clean off 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 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 sewer main and inspect the hot water tank and provide an inspection report. Report must be submitted prior to any project payouts will be processed.**
- **Professionally service the furnace and replace the filters, for proper operation and submit the subcontractors report prior to the final payout.**
- Clean and adjust all windows and doors 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.
- Overlay all floor coverings throughout the house except the 2nd floor bathroom, with **Allure #12012 6 in. x 36 in. Cherry Luxury Vinyl Plank Flooring** or equivalent.
- For the stairs repaint to match the walls and clean all rubber treads to like new condition.
- Install new thresholds between any dissimilar flooring sections.
- Remove any existing and install new all quarter round throughout the unit painted to match the walls.
- Replace all stair and bullnose with new styled to match the new flooring. Repaint the wood facing, stringers to match the walls.
- Remove and replace any damaged framing, drywall or soft floor issues throughout house, **Please note: (upstairs bathroom floor is soft around the toilet.)** Remove and replace all any damaged base trim and casing. Replace throughout with painted 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.



- Repaint any metal railings with black Kyrion paint to like new condition.
- Remove and replace with new, all interior door knobs and flush cups sized to match existing.
- Replace all closet shelving throughout unit with new wire rack shelving. Must have integrated closet rods in all areas except the kitchen and appropriate bracing throughout for normal use.
- Replace any damaged or missing smoke detectors and CO2 detectors (including replacing **all** backup batteries for proper operation). All detectors must be hard wired to meet code.
- **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 limited to walls trim, base, casing, toe kicks, stair stringers moldings, closets and shelves. All to be in a semi-gloss finish. 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 and vertical blinds for the sliding door areas with new to match the existing width and drop of the windows. All must be to proper operation.
- Replace **damaged** interior doors, hardware and framing **with new** to match existing type. All to be done to proper operation.
- Remove and replace all vinyl base trim throughout with to match existing.
- 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.
- Replace all vents and registers with new throughout entire unit sized as existing.
- Remove and replace **all** light fixtures throughout entire unit with new integrated board LED fixtures sized as existing.
- Electrical repairs as needed to code for proper operation.

Kitchen:

- Recaulk entire kitchen as needed.
- Repair all kitchen cabinets and as needed replace hardware for proper operation. Sand down and paint all cabinets in **Sherwin Williams SW 6993 Black of Night.**
- Replace all cabinet knobs with new brushed nickel sized as 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.

1st floor Bathroom:

- Remove and replace toilet and seat with new dual flush low flow unit.
- Replace the trap for the sink with new sized to match existing.
- Remove and replace medicine cabinet, towel bars and toilet paper dispenser (and or provide if missing) with new sized as existing.

2nd floor Bathroom:

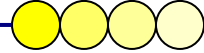
- Replace all drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall with new Greenboard as needed.
- Remove and replace vanity, sink and faucet with new as existing.
- Remove and replace toilet and seat with new dual flush low flow unit.
- Remove and replace shower 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 medicine cabinet, 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.
- Install new electrical ceiling exhaust fan and if needed venting to outside. Repair ceiling, roof and or exterior opening to the house for the removed vent. Both the light and the fan are to be on same switch and eliminate any un-needed switches.
- Remove and replace all tile flooring for the 2nd 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. Please note: (upstairs bathroom floor is soft around the toilet.)**

Basement

- Repaint all basement walls, steps and railings with appropriate paint for the surface all to be done in bright white.
- Reattach as needed all ductwork all to proper operation.

Exterior:

- Remove all landscaping directly around the house and fill in with hardwood mulch. Unit 9876 and 9872.
- Remove all scrub around the fence line for the entire property.
- Replace any broken silcock knobs. Unit 9876 and 9872.
- Power wash the entire exterior of the building. Unit 9876 and 9872.
- Remove and replace the all exterior lights for both units with new LED units. Unit 9876 and 9872.



- Remove the satellite dish and any mounts and repair any holes
- As needed during the project the contractor is to be responsible for maintaining the landscaping of the property.
- Remove and replace the front storm door with new sized as existing and repair/patch any damaged framing or gapping issues. All must close, lock and seal for proper operation.

Additional:

- Final Clean entire unit -condition left ready for move in. Including but not limited to refrigerator, stove, house, shed, outside and removal of any and all debris from yard, house, etc.
- **For all units** repair/replace and repaint the wood window and door trim in a color to match the original. Unit 9876 and 9872.
- Supply cost of any needed permits: Must be secured prior to commencing any on site work.

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

Contractor _____

Address _____

E-mail _____

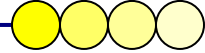
Phone _____

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
10 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



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



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.