

Proposal for Services Unit Turnaround

Must be received by 10:00 a.m. on December 12, 2017

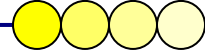
1. Services to be provided at Shiloh Towers 1525 27th St. Unit 410 Zion, IL.
2. **Please contact the site staff at 847-417-7092 to schedule a walk through.**

General items:

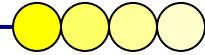
- Mold remediation as needed in the entire unit. Include replacement of any/all rotted and or wet structures, insulation, and finished surfaces. Clean and disinfect all surfaces to address mold issues. Kill surface mold growth with one or two wet sprayings boric acid formula and clean off surface growth mold.
- Clean and adjust all windows to proper operation and repair screens as needed. Repair or replace all window ledges broken glass and or hardware inside and out as needed for proper operation.
- Provide and install new vinyl vertical blinds in all windows to match width and drop to match window frame. Color is to be alabaster.
- Strip all finished surfaces to expose the bare Concrete. Restore as listed below in Demo/Restoration Specifications.

Demo/Restoration Specifications:

- Strip all finished surfaces to expose the bare Concrete.
- Chemically sanitize all areas to treat for any smells or environmental concerns.
- As needed Tuck-point any cracked or broken wall areas.
- Strip all Orange Peel from all ceiling areas.
- Repaint all areas with 2 coats as listed below.
 - Entire unit interior needs to be patched, primer, and painted to perfect condition including but not limited to trim, moldings, and closets using LCHA standard color of ICI Low Luster Antique White. Unit entry door will need to be primed and repainted with paint that will bond for full coverage.
 - Repaint all ceiling areas with new Orange Peel to match wall color.
 - **Additional price for requested coats of paint beyond 2 coats \$_____ . Must be submitted.**



- Chemically sanitize all floor areas to treat for any smells or environmental concerns. **Contractor must submit report showing materials used prior to contract payment.** Overlay **all** tiles and all floor coverings throughout the unit except the bathroom with Konecto Prestige floating locking floor system Beach 80013 or equivalent. Install new barrier free thresholds between any dissimilar flooring materials.
 - Flooring for the bathroom is to be 6"x6" white ceramic with a Slip Resistant Coefficient of friction of 0.60 or greater (wet). Contractor must submit sample and cut sheets for approval prior to installation. 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 Threshold between dissimilar flooring materials.**
 - Clean, sanitize, repaint and repair all baseboard heaters and vents to like new condition to proper operation. Any damaged devices are to be replaced with new to match for proper operation.
- All vinyl trim throughout the unit including but not limited to toe kicks, casing, base and moldings are to be replaced with new vinyl base. In the bathroom install new 4" black vinyl base throughout. All metal trim is to be stripped and repainted
- Remove and replace all interior doors and closet doors and framing with new as existing with new pre hung doors and new base and trim hardware. Sized as existing. Closet doors to be accordion style sized to match height and width. Must be able to open and close for proper operation without barriers.
- Provide and install new Stanley Best or equivalent LCHA style ADA accessible medium duty non-locking handle sets on all interior doors.
- Adjust unit entry door for proper operation. Paint the interior of entry door to match the walls.
- Remove and replace all door weather stripping with new for proper operation.
- 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.
- Replace all electrical outlets and devices to code and for proper operation
 - Remove all non-code electric throughout unit and replace new devices in the existing locations to follow current code.
 - Replace all lines and connections for telephone hookups.
 - Replace all standard and GFCI outlets and cover plates throughout entire unit.
 - Replace all switch plates, switches and bulbs throughout entire unit.



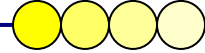
- Replace all electrical devices, telephone jacks and any coax jacks along with cover plates throughout unit.
- Provide all new hard wired smoke detectors and CO2 detectors (including backup batteries for proper operation) to meet code and to mate to the existing systems.
- Replace A/C unit with new sized as existing with remote for proper operation.
- Remove existing and install new energy star lights throughout unit.
- Replace/Repair valves and piping throughout unit as needed for proper water and waste operation. Inspect any and all components of the drainage or sewer lines and repair all as needed for proper operation including but not limited to the unit and any lines to building connections

Bathroom:

- Remove and replace toilet and seat to ADA compliant spec with new dual flush unit.
- Remove and replace medicine cabinet sized as existing with new surface mount lighted medicine cabinet.
- Remove and replace vanity, sink and faucet with new units sized as existing and installed for proper operation.
- Clean, replace or regrout new ceramic tile areas or replace tile with new tile to match existing all to like new condition.
- Remove and replace shower valve, gooseneck & showerhead with new handheld unit and repair piping as needed for proper operation.
- Remove and replace any light fixtures with energy efficient fixtures.
- Repair and secure all grab bars for proper operation.

Kitchen

- Remove and replace all kitchen cabinets with new Armstrong Coronet or equivalent HUD spec solid wood cabinets sized to match existing.
- Remove and replace kitchen countertop and backsplash, sized to match cabinets. Material is to be laminate countertop. Post form with integral 4" backsplash and full rolled front edge color to be Sable Soapstone equivalent
- Replace with new range hood and replace filter sized to match existing.
- 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 for proper operation.
 - Recaulk entire kitchen.
 - Dispose of refrigerator and stove.
 - Install new backsplash behind stove sized to match stove width and counter to cabinet height. Color to match stove



Additional-

- Treat entire unit for all pest and bug issues and provide inspection reports to LCHA prior to any payouts.
- Final Clean entire unit -condition left ready for move in. Including but not limited to removal of any and all debris.
 - **All removed materials including but not limited to: cabinets, stove, fridge, toilet – MUST be removed from LCHA property by the contractor.**
 - **At the completion of the project have a licensed plumber rod all sections of the unit waste lines to the main 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 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 \$ _____.

3. Primary Contacts/Notice Addresses

Lake County Housing Authority
Keon Jackson
33928 N. US Highway 45
Grayslake, Illinois 60030
Phone: 847-223-1170 x 2240

4. Terms

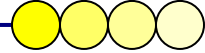
10 calendar days to complete the project.

All work to be done up to code.

- 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



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



- 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 10 day timeframe.

5. Key Contact
Please contact primary contact.
6. Total cost should include the prevailing wage for labor and Davis Bacon.