

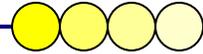
**Proposal for Services
Unit Turnaround**

Must be received by 10:00 a.m. on January 12, 2018

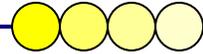
1. Services to be provided at **1417 Elm Ave Round Lake Beach, IL.**
Please contact the site office to arrange viewing access at 847-903-1027

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 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. Any potential hazard or issues should be reported to LCHA to determine plan of action.**
- Replace all house windows with Pella, Anderson or equivalent. Double pane double glazed insulated low E glass with air or argon fill. U≤0.32 or better Vinyl clad Double Hung, double thermal pane with screens including standard hardware. 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 wallpaper on lower level and mirror that is attached to wall
- Replace all drop ceiling tiles with new to match and for proper operation
- Strip and remove all wood panel surfaces to expose the bare concrete/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 or whatever local code determines
- Replace all surfaces as listed:
- Install any needed studs, joists or bracing for new drywall.
- New ½ in drywall taped and mudded
- **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 6137 Burlap for the walls and LCHA standard color of Sherwin Williams Low Luster Antique White for the ceilings and all other repainted areas** including but not limited walls trim, base, utility room, casing, toe kicks, stair stringers moldings, closets and shelves.
- **List price for additional coats over 2. \$ _____**
Additional coats will only be approved by LCHA staff.
- Overlay all floor coverings and stair **Allure #12012 6 in. x 36 in. Cherry Luxury Vinyl Plank Flooring** or equivalent.
- Install new thresholds between any dissimilar flooring sections.
- Remove any existing and replace with new all quarter round throughout the unit painted to match the walls.
- Install bullnose on stairs styled to match the new flooring.
- Remove and replace with new all interior door knobs and flush cups sized to match existing.
- Repair/replace railing and hardware on stairways for proper operation.
- Remove and replace any damaged framing, drywall or soft floor issues throughout house. **The wall in the upstairs bathroom is soft possible mold.**
- Replace all interior doors and hardware for proper operation sized as existing to match framing and to swing free without scraping floor or frame.
- Replace front entry door sized and type as existing including peep hole and hardware for proper operation. **Must re-use existing LCHA locks and hardware**
- As needed repair or replace 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 closet doors throughout house with new accordion style closet doors color to match flooring if possible and sized to match width length and frame of closet including hardware. Must be proper operation.
- 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. Contractor responsible for local code requirements.



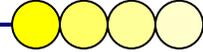
- Provide and install new vinyl mini blinds in all windows to match width and drop to match window frame. Color is to be alabaster.
- Remove and replace all vinyl base trim throughout with white
- Replace **ALL** standard outlets and switches throughout entire house also including changing GFCI to code 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 color to be white.
- Remove and replace **all** light fixtures throughout entire unit inside and out with new integrated, not screw-in bulb, LED fixtures sized as existing.
- Electrical repairs as needed to code for proper operation.
- Repair and clean whole house fan upstairs to like new condition including any needed electrical issues.
- Replace the dump sink, faucet and any needed piping with new sized as existing.

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.
 - Repair all kitchen cabinets and as needed including but not limited to molding and base and replace hardware for proper operation. Clean inside and outside and re-stain to like new condition.
 - Replace range hood with new ductless Broan 41000 hood color to match range.
 - 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.
 - 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 for proper operation.
 - Remove and replace kitchen sink with new sized as existing.
 - Recaulk entire kitchen as needed.
 - Repair Patio Door and hardware and replace screen with new sized as existing both to proper operation.

Bathroom:

- Replace all drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall with new Greenboard as needed.
- Clean sink and faucet and vanity to like new condition Replace Medicine cabinet with new appropriately sized for coverage or sink area.
- Remove and replace toilet seat only with new sized to properly fit toilet.



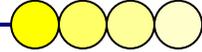
- Remove and replace shower head and gooseneck, controls and drain with new as existing and repair piping as needed for proper operation.
- Repair and or replace all waste water piping as needed for proper operation.
- Remove and replace the tub with new sized and styled as existing.
- Remove and replace 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.
- 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 all tile flooring for the bathroom replace 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.**

Utility Room:

- Remove and replace water heater with new unit sized as existing. Provide and install all new piping as needed. All done to code and per the manufacturer requirements. As needed permits and completed inspections are to be submitted prior to the final payments.
- Professionally service the furnace and replace the filters, for proper operation and submit the subcontractors report prior to the final payout. **Replace furnace flue pipe and stack with new piping for proper operation and seal any penetrations**
- Leaking water line needs to be replaced or repaired as needed for proper operation
- Replace panel door on fuse box in connecting room

Garage:

- Repair/Replace Garage Overhead door and adjust hardware sized as existing for proper operation. Provide and program a new universal opener remote for the system
- Remove all debris
- Frost the garage windows for privacy



Exterior:

- Repair doorbell and hardware to proper operation.
- Repair all gates around the entire perimeter of property for proper operation including but not limited to both sides of garage, rear of property, and patio area and any hardware.
- Remove and replace the all exterior lights with new LED units
- Repair and or replace all damaged siding, flashing and soffit as needed with new to match.
- 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.
- Clean gutters and install new gutter guards
- As needed during the project the contractor is to be responsible for maintaining the landscaping/snow removal of the property.
- 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 structure.
- Replace storm door with new sized as existing. Re-hang door to be same direction as entry door. Replace framing as needed to like new condition and for proper operation including hardware.
- Trim back scrub, bushes and branches from touching the house, garage, power lines and around the property and fence line
- Remove all bushes, landscaping and landscape debris in the yard and around of the house.

Additional:

- Final Clean entire unit -condition left ready for move in. Including but not limited to refrigerator, stove, house, garage, outside 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.

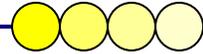
Total \$ _____
Mandatory 10% Contingency \$ _____.

Contractor _____

Address _____

E-mail _____

Phone _____



2. Primary Contacts/Notice Addresses

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

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.