

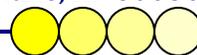
**Proposal for Services
Unit Turnaround**

Must be received by 10:00 a.m. on April 13, 2018

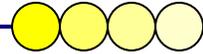
1. Services to be provided at **10350 California Ave. Beach Park, IL.**
Please contact 847-903-1027 to arrange viewing access

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 provide an inspection report. Report must be submitted prior to any project payouts will be processed.**
- **Professionally service the (well and tank if applicable) furnace and replace the filters, for proper operation and submit the subcontractors report prior to the final payout.**
- Overlay all floor coverings throughout the house except the bathrooms, with **Allure #12012 6 in. x 36 in. Cherry Luxury Vinyl Plank Flooring** or equivalent. Remove and replace any damaged framing, drywall or soft floor issues throughout house. Install new thresholds between any dissimilar flooring sections.
- 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 un-sanded grout all tile areas and in 72hours apply **sealer to the grout joints to ensure that the grout is thoroughly saturated with sealer.**
- 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 all vinyl base trim throughout with new 4"white.
- Remove and replace any damaged framing, drywall or soft floor issues throughout house, Please note: (soft floor around bathtub and is visible in basement Remove and replace all any damaged base trim and casing. Replace throughout with painted to match the walls.



- Replace front and rear entry doors sized and type as existing including peep hole and hardware for proper operation. **Must re-use existing LCHA locks and hardware.** Doors must be for proper operation and to swing free. All must close, lock and seal for proper operation. No light and air penetration
- Remove and replace the front and rear screen doors with new sized as existing and repair/patch any damaged framing or gapping issues. All must close, lock and seal for proper operation. No light and air penetration
- Remove and replace with new, all interior door knobs and flush cups sized to match existing.
- Replace all closet shelving throughout unit as needed 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 smoke detectors and CO2 detectors with new (including replacing **all** backup batteries for proper operation). All detectors must be hard wired to meet code.
- Secure railing / banisters for main level and stairs. Make sure railing meet local code requirements. Repaint any metal railings with black Kyrone paint to like new condition. Make any necessary adjustments and repairs as needed. Including but not limited to drywall for half wall if applicable.
- Install new electric thermostat to code for proper operation.
- Please note new colors. Entire interior needs to be patched, skimmed, primed, and painted to perfect condition (**paint is to be smooth with no spotting, no rough areas, no bad areas**) including but not limited to 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.** Use minimum 2 coats of paint for coverage.
- Replace all windows including basement well windows. 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. 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 siding and framing to conform to new windows as needed and include any needed finish work. Basement windows are to be frosted so that there is no visibility inside the home. Please follow local code if applicable.
- Provide and install new vinyl mini blinds in all windows to match width and drop to match window frame. Color is to be alabaster. Must be proper operation



- Replace any **damaged** interior doors, hardware and framing **with new** to match existing type and color. All bedroom and bathroom closet doors are to be according style color to match cherry plank flooring close as possible and sized to meet width and drop of framing. All to be done to proper operation.
- Replace **all** standard outlets and switches throughout entire house also including changing GFCI to code.
- Replace all electrical and light switch cover plates throughout house
- Replace doorbell and system with new sized as existing to meet code and proper operation.
- Remove and replace **all** light fixtures throughout entire unit inside and out with new integrated, not screw-in bulb, LED fixtures sized as existing.
- Replace all vents and registers with new throughout entire unit sized as existing.

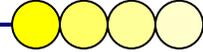
Kitchen:

- Recaulk entire kitchen as needed.
- 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. Remove and replace kitchen sink and faucet with new as existing. Repair any piping as needed for proper operation.
- 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. This includes additional counter space behind sink area an before window.
- 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. Also install new backsplash on wall next to stove.
- 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.
- Re-caulk entire kitchen as needed.
- Replace all existing vinyl base with new white vinyl.

Basement

- Replace door with new vented door sized as existing including hardware for proper operation
- Remove wooden platforms and all debris
- Remove and replace dump sink with new sized as existing.
- 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.



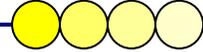
- Remove additional shelving on walls
- Remove all able wiring throughout house and basement
- Repair and replace any damaged electrical outlets. Must be operational and to proper code.
- Epoxy coat basement floor in gray with Sherwin Williams floor coating or equivalent. Use a minimum of 2 coats for coverage
- Replace sump pump with new sized as existing. Replace any as needed pvc or piping for proper function.
- Replace all sections of the dryer vent line with new.
-
- Replace dump sink and control valves with new, Sized as existing for proper operation.
- Replace with new all laundry faucets, water feeds, air chambers and drain piping all for proper operation.

1st floor Bathroom Hallway:

- 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 sized 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.
- Replace Tub with new sized as existing
- 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 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.**

1st floor Bathroom Master Bedroom:

- 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 sized as existing.



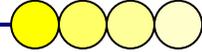
- Remove and replace toilet and seat with new dual flush low flow unit.
- Remove and replace shower head and gooseneck, controls and drain with new as existing and repair piping as needed for proper operation..
- Remove and replace shower surround with new FRP board sized as existing.
- Remove and replace 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 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 un-sanded 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.)**

Exterior:

- Remove all landscaping directly around the house and fill in with hardwood mulch.
- Remove and replace the front and rear screen doors with new sized as existing and repair/patch any damaged framing or gapping issues. All must close, lock and seal for proper operation. No light and air penetration
- Repair damaged siding as needed to match as existing color and type
- Remove all scrub around the fence line for the entire property.
- Install new frost free silcott to proper operation
- Investigate pipe on side of house near entry door. Remove pipe from ground for eliminate any safety issues the exposed pipe may cause.
- Clean area around window wells and secure window well covers. Replace any window well covers as needed. Sized as existing for proper operation. Must meet local code
- Tuck-point chimney and paint as needed. Paint to be appropriate type for exterior chimneys to match existing type or similar.
- Repair concrete sidewalk and stoop as needed including filling any gaps for proper operation
- Remove all items from shed
- Secure electrical box and wiring as needed
- Power wash the entire exterior of the building house and shed.
- Secure mailbox & replace numbers for address with new sized as existing



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



- Remove and replace the all exterior lights with new LED units.
- 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.

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.
- Supply cost of any needed permits: Must be secured prior to commencing any on site work.

Total \$ _____

Mandatory 10% Contingency \$ _____

Total Including 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

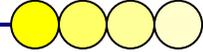
3. Term

15 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



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



- 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.