

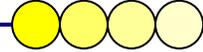
**Proposal for Services
Unit Turnaround**

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

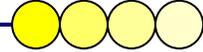
1. Services to be provided at **26127 N. Oak Mundelein, IL.**
Please contact 847-903-1027 to arrange viewing access

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.**
- **Professionally service the water heater for proper operation and submit the subcontractors report prior to the final payout.**
- **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.**
- 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. 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.
- Install new thresholds between any dissimilar flooring sections.
- Remove any existing and install new all quarter round throughout the unit painted white.
- Remove and replace any damaged framing, drywall or soft floor issues throughout house, **Please note: (upstairs bedroom is soft around entry and closet level)** 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. Repair/Replace any framings as necessary.
- Remove and replace with new, all interior door knobs and flush cups sized to match existing.
- Replace all baseboard and wall heaters and thermostat controls with new sized as existing and repair as needed any electrical issues for proper operation.
- 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. All bedroom closets to be according style to match flooring and doors sized to match area and must be proper operation including hardware.
- 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.
- 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.
- Repair all windows, and screens as needed and hardware to proper operation. Replace broken windows with new sized as existing including hardware. 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. For the front door side light window, clean and repaint framing to like new condition and frost the window. Clean all windows inside and outside including tracks and ledges to like new condition.
- 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 to be done to proper operation.
- Remove and replace all vinyl base trim throughout with new to match existing.
- 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.



- Replace all vents and registers with new throughout entire unit sized as existing.
- Repaint any metal railings with black Kyron paint to like new condition.

Kitchen:

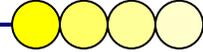
- Recaulk entire kitchen as needed.
- Dispose of refrigerator and stove and install new LCHA provided refrigerator and stove that will be sized as existing. Must be installed prior to final inspection. Remove and replace kitchen sink and faucet with new as existing. Repair any piping as needed for proper operation.
- Repair all kitchen cabinets and replace hardware as needed for proper operation. Clean and stain inside and outside cabinets to like new condition Sand down and re-stain all cabinets.
- 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 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.

Utility Room

- Replace door with new vented door sized as existing including hardware for proper operation
- Remove and replace dump sink with new sized as existing.
- Service water heater
- Replace existing floor drain cover with new sized as existing (relocate if necessary to ensure proper drainage)
- Replace all sections of the dryer vent line with new.

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 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.



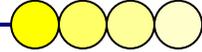
- Install new electrical ceiling exhaust fan and if needed venting to outside. Repair ceiling, roof and or exterior opening to the house for the removed vent. Both the light and the fan are to be on same switch and eliminate any un-needed switches.
- Remove and replace all tile flooring for the 2nd floor 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.)**

1st Floor bathroom

- 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.
- Repair and or replace all waste water piping as needed for proper operation.
- 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.
- 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.

Exterior:

- Remove all landscaping directly around the house including but not limited to small tree in front 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 or missing fencing as needed for proper operation to meet code
- Paint exterior of house, shed, and trim with exterior paint. **Use minimum 2 coats of paint for coverage.** LCHA will determine color before project starts.
- Replace all outside vent/duct sized as existing
- Replace silcots with new frost free silcots in existing locations as needed to meet local code
- Remove all scrub around the fence line for the entire property.
- Remove and dispose shed and all items from shed



- Replace shed with new Roughneck® X-Large Shed. Install new concrete pad and install shed to manufacturer guidelines. Total job to include Ground prep and any needed services or materials. Including but not limited to: framing, wire mesh, and proper footings sized for the item. Must meet local code and be proper operation
- Remove swing set playground area and all debris from yard
- 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 _____

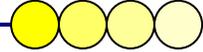
Address _____

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
- 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.