

**Proposal for Services  
Unit Turnaround**

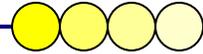
**Must be received by 10:00 A.M. on July 20<sup>th</sup>, 2018**

1. Services to be provided at **33553 North Idlewild Gages Lake, IL**

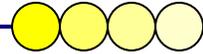
Please contact 847-417-4034 to arrange viewing access

**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 furnace and replace the filters, for proper operation. Inspect and clean out the chimney flue from the basement. Submit the subcontractors report prior to the final payout**
- Remove all carpet. Overlay all new 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. This should also be including on the stairs leading upstairs
- Remove and replace all tile flooring for full bath in hallway 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**
- Remove and replace all baseboards trim with new vinyl base trim throughout with new 4"white
- Remove and replace any damaged framing, drywall or soft floor issues throughout house. Remove and replace all any damaged base trim and casing
- Popcorn the ceiling in the living room/dining area including repairing any holes or damage and paint to existing color



- Replace front and rear entry doors sized and type as existing including peep hole and hardware for proper operation. (No windows). **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. Set the front door locks to the correct position (currently upside down). 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 all interior door knobs with new silver knobs and flush cups sized to match existing throughout
- Replace all closet shelving throughout unit – including first floor bathroom 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. New closet doors accordion style or as existing, sized to width and height
- 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
- 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 fore ceilings and all other repainted areas including but not to limited walls trim, base, casing, toe kicks, stair stringers moldings, closets and shelves. Use minimum 2 coats of paint for coverage**
- Repair or replace any damaged windows with 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 to code including any needed finish work. Replace all damaged or missing screens with new in accordance with the size as existing. Recaulk where needed
- 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 and installation
- Replace all interior doors and install with silver hardware and knobs, framing **with new** to match existing type and color. All bedroom and lower bathroom closet doors are to be accordion style or as existing with 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 with new (inside and out) also including changing GFCI to code



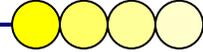
- Replace all electrical and light switch cover plates throughout house with new
- Replace doorbell and system with new sized as existing to meet code and proper operation
- Remove and replace **all** light fixtures throughout entire unit inside and out with new integrated, not screw-in bulb, LED fixtures sized as existing
- Replace all vents and registers with new throughout entire unit sized as existing
- Remove any internal debris or garbage
- Check basement for water leaks sealing all foundational and settlement cracks waterproofing the basement area
- Inspect and test the sub-pump for proper operation, if defective, replace with new as existing including tubing. This also applies to the battery back-up unit

#### **Kitchen:**

- Recaulk entire kitchen as needed
- Dispose of stove and refrigerator install new LCHA provided that will be sized as existing. Stove and refrigerator must be installed prior to final inspection
- Deep-clean kitchen sink and faucet. Repair any piping as needed for proper operation under sink
- Degrease and deep-clean kitchen countertop
- Degrease and deep-clean all kitchen cabinets and replace/add door knobs with new silver door handles matching existing hardware. Additionally, replace the cabinet base under the sink with new. Replace all damaged or highly concentrated stained cabinetry shelving with new as existing
- Replace range hood with new ductless Broan 41000 hood color to match range
- Install new white backsplash behind stove to match stove width and counter to cabinet height
- Replace all existing base trim with new white vinyl

#### **Utility Room:**

- Replace all sections of the dryer vent line with new
- Repair all soft flooring in utility area including but not limited to the subflooring
- Inspect the laundry faucets, water feeds, air chambers and drain piping clearing and cleaning for proper operation
- Replace piping including check gas valve line for proper operations

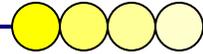


### 1st floor Bathroom:

- Replace drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall as needed with new Greenboard
- Remove and replace toilet and seat with new dual flush low flow unit
- Repair any soft-flooring including but not limited to the subflooring
- Remove and replace shower head and gooseneck, controls and drain with new as existing and repair piping as needed for proper operation
- Replace and caulk tub and surround
- Repair and or replace all waste water piping as needed for proper operation
- Remove and replace medicine cabinet, towel bars, vanity, facet, shower bar and toilet paper dispenser with new sized as existing
- Replace toilet water supply line with new including all rings and covers
- 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, venting it outside. Repair ceiling, roof and or exterior opening to the house for the new 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 72 hours apply **sealer to the grout joints to ensure that the grout is thoroughly saturated with sealer**

### 2<sup>nd</sup> floor Bathroom:

- Remove and replace toilet and seat with new dual flush low flow unit including the waterline leading to toilet and the hardware
- Replace any soft-spot areas in drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall as needed with new Greenboard
- Repair any soft-flooring as needed including but not limited to the subflooring
- Remove and replace shower head and gooseneck, controls and drain with new as existing and repair piping as needed for proper operation
- Replace and caulk tub and surround
- Remove and replace medicine cabinet, vanity, facet, towel bars and toilet paper dispenser with new sized as existing
- Replace existing base and replace with new white vinyl
- Caulk throughout entire bathroom
- Install new electrical ceiling exhaust fan. Both the light and the fan are to be on same switch and eliminate any un-needed switches



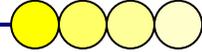
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#### Exterior:

- Remove all landscaping directly around the house and fill in with red hardwood mulch. Fill in bare spots with new top soil and re-seed bare or sparse spots in front. Cut back overhanging limbs and foliage from neighboring properties
- Remove and replace the rear screen doors with new sized as existing and repair/patch any damaged framing or gapping issues. Repair screen on front door and clean. 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
- Power-wash the entire exterior including soffits and eaves
- Repaint the foundation (white) around the entire property and recaulk all windows and paint trim using the same color. Also repaint parking poles in driveway same as existing
- Remove all scrub around the fence line for the entire property
- Remove all weeds growing in cracks in the concrete slab (driveway) and fill cracks with concrete sealer. Repaint parking poles
- Install new frost free silcott to proper operation
- Secure electrical box and wiring as needed, replace electrical outlets with new including cover
- Replace mailbox with new one and add numbers same size as existing
- Remove and replace the all exterior lights with new LED units
- Remove the satellite dish and any mounts and repair any holes
- Clean and repair all gutters; add new gutter guards if missing or damaged.
- Clean roof and deck from debris, mold or fungus
- Replace the deck trellis to the front and rear deck with the existing size
- Replace area of decking that has become loose or in need of repair
- Re-stain front and rear deck with BEHR Premium 1 gal. #SC-330 Redwood Solid Color Waterproofing Exterior Wood Stain and Sealer Model# 5033001 or similar product
- Replace the wood portion to the cellar door with new. Reinstall the existing metal door and repaint with a product better or equal to Rust-Oleum Stops Rust 1 qt. Flat Rusty Metal Primer
- Replace and repair the roof shelve for the cellar area with new shingles being the same as existing
- As needed during the project the contractor is to be responsible for maintaining the landscaping of the property



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



**Additional:**

- Final Clean entire unit -condition left ready for move in. Including but not limited to stove, house, 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
- Upon your assessment for bidding, you are required to inspect any crawlspace, basement or attic areas. LCHA will not be held responsible for missed items that are not latent defects

Total \$ \_\_\_\_\_

10% Contingency \_\_\_\_\_

Total Including Contingency \_\_\_\_\_

**Note: Should you elect not to include a contingency amount, please indicate this by adding "zero" on the contingency line. However, be advised that any additional statement of work or scope of services will be the responsibility of the contractor and not LCHA.**

Contractor \_\_\_\_\_

Address \_\_\_\_\_

E-mail \_\_\_\_\_

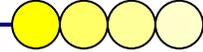
Phone \_\_\_\_\_

2. Primary Contacts/Notice Addresses  
Lake County Housing Authority  
Kent Britton  
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.**



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



- 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 applyAll 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 Kent Britton - Primary Contact
- 5. Total  
Cost should include the prevailing wage for labor and Davis Bacon