

**Proposal for Services
Unit Turnaround**

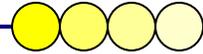
Must be received by 10:00 A.M. on July 30th, 2018

1. Services to be provided at **707 North Lake Street Grayslake, IL**

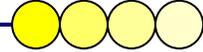
Please contact 847-417-4034 to arrange viewing access

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, correct and replace ventilation piping/fittings and seals (foamed areas) properly. Replace the filters, for proper operation. Submit the subcontractors report prior to the final payout**
- Overlay all new floor coverings throughout the house except the 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. Install new thresholds between any dissimilar flooring sections. This should also be including on the stairs leading upstairs
- Remove and replace all tile flooring in bathroom and replace any damaged sub flooring as needed, install new 6"x6" tan ceramic tile with a Slip Resistant tile. 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 including repairing any holes or damage. Paint to existing color



- Replace front and side 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 side 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 with new wire rack shelving. Must have integrated closet rods in all areas 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
- Inspect electric thermostat to ensure proper operation
- Please note new colors. Entire interior needs to be patched, skimmed, primered, 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 to be done to meet proper operation
- Replace **all** standard outlets and switches throughout entire house with new (inside and out) also including changing GFCI to code



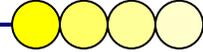
- Replace all electrical and light switch cover plates throughout house with new
- Replace doorbell and system with new sized as existing to meet code and proper operation
- Remove and replace **all** light fixtures throughout entire unit inside and out with new integrated, not screw-in bulb, LED fixtures sized as existing
- Replace all vents and registers with new throughout entire unit sized as existing
- Remove any internal debris or garbage in property and garage – **leaving the ladder**
- Check foundation; sealing all foundational and settlement cracks in garage too

Kitchen:

- Recaulk entire kitchen as needed
- Deep-clean stove and refrigerator from grease and embedded dirt. Stove and refrigerator must be cleaned prior to final inspection
- Replace kitchen countertop, sink and facet with new; Repair any piping as needed for proper operation
- Degrease and deep-clean all kitchen cabinets and replace damaged cabinet doors. **Note: If similar replacements cannot be found, cabinets maybe be re-stained or painted.** Add door knobs with new door handles and hardware, matching existing hardware. Additionally, replace any heavily stained cabinet base with new
- Replace range hood with new white 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
- Replace lighting above the sink with new integrated, not screw-in bulb, LED fixture sized as existing
- Remove cabinet crown molding over the sink area; fixing impacted areas

Utility Room:

- Replace all sections of the dryer vent and gas line with new piping to code and proper operation
- Replace all water feeds, air chambers, drain piping and cleaning for proper operation
- Replace **all** piping including check gas valve line for proper operations **Note: Piping and duct work that is currently filled with foaming. This should be replaced with new material, meeting existing size and code standards**
- Remove and replace the existing water heater with a new unit size as existing. Repair any piping, venting and electric as needed for proper operation

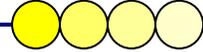


Bathroom:

- Replace drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall as needed with new Greenboard
- Replace ceiling drywall and insulation with new
- ***Special Note: There is mold on the ceiling in the bathroom, so make sure the attic area is checked for any water leaks, which might aid in this problem – this must be checked and reflected in your bid proposal if there is additional work needed. No exception will be made for laden checks***
- 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 (new) 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 knobs
- 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**

Garage:

- Add new trim to the window if the garage; paint to match existing paint in the area
- Repair all damaged drywall with new, repaint to match as existing
- Add new garage door opener – including remote(s) connecting to existing door ensuring proper operation
- Repair all cracks in garage slab; filling with concrete filler as needed with a smooth finish
- Make sure the attic is checked for laden defects
- Reminder – leave the ladder inside garage area
- Clean and repair shelving; repaint same as existing



Exterior:

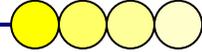
- Remove all landscaping directly around the house and fill in with brown hardwood mulch
- Remove and replace the front and side screen doors with new sized as existing and repair/patch any damaged framing or gapping issues. Repair screen on front door and clean. All must close, lock and seal for proper 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 trim i.e. front post, garage trim, door trim, etc. around entire property same as existing. Recaulk all windows and paint trim using the same color
- Remove any scrubs around the fence line for the entire property
- Remove all weeds growing in cracks in the concrete slab next the property and in and around driveway. Fill cracks with concrete sealer
- 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
- Remove and replace the all exterior lights with new LED units
- Remove the satellite dish, any mounts and repair any holes/damage
- Clean and repair all gutters; add new gutter guards if missing or damaged
- Clean roof and deck from debris
- As needed during the project the contractor is to be responsible for maintaining the landscaping of the property
- Repair and secure water main tube in from lawn with new upper tubing and drain cap

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



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



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

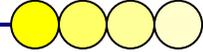
10 Calendar days to complete work after contract is signed.

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.

- 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



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



- 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 contact timeframe
4. The key
Please Kent Britton - Primary Contact
 5. Total
Cost should include the prevailing wage for labor and Davis Bacon