

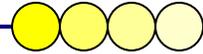
**Proposal for Services
Unit Turnaround**

Must be received by 10:00 A.M. on October 12th, 2018

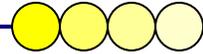
1. Services to be provided at **26279 N. Violet Dr. Mundelein, IL.**
Please contact 847-417-4034 to arrange viewing access

General items:

- Mold remediation as needed in the entire house and attic. **Note: There is mold on one of the bedroom walls: It needs to be determined where this is coming from and corrected.** 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 and submit the subcontractors report prior to the final payout**
- **Replace the hot water tank with new and refit gas vent and other connects. Inspect to standard and ensure proper operation**
- 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
- Install new thresholds between any dissimilar flooring sections
- Replace all trim to match new flooring and walls
- Remove and replace any damaged framing, drywall or soft floor issues throughout house. **Note: There is a bubble of paint in the living room ceiling that may stem from a leak in the upstairs bedroom. Please inspect, identify and repair the source from where this is from.** Remove and replace all any damaged base trim and casing. Replace throughout with painted to match the walls
- Replace front, rear entry door and shed door 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 with new, all interior door knobs and flush cups sized to match existing
 - 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. Replace and install new closet doors must be accordion style or comparable style matching size, width and height as existing. They also must match existing trim in color and style. All to be done to meet proper operation
 - 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 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 new 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
 - Provide and install new vinyl mini blinds in all windows to match width and drop to match window frame. Color is alabaster. Must be proper operation
 - Replace interior doors, hardware and framing **with new** to match existing type and color
 - Remove and replace all vinyl base trim throughout with new to matching new flooring
 - 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 – **(Note**



outside lighting must match or be closely related to lighting located at 27271 or 26273 location)

- Replace all vents and registers with new throughout entire unit sized as existing

Kitchen:

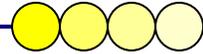
- Recaulk entire kitchen as needed
- Replace and install new LCHA provided refrigerator and stove that will be sized as existing. Must be installed prior to final inspection ensure for proper operation
- Replace kitchen sink and faucet with new Moen single lever Chateau 7425 faucet or equivalent
- Repair any piping as needed for proper operations
- Remove and replace countertop. Material is to be new plastic laminate. Post form with integral 4" backsplash and full rolled front edge color to be Sable Soapstone or equivalent
- Replace all kitchen cabinets and hardware as needed for proper operation. Add new handles to cabinetry and ensure proper operation
- 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

- Add new vented door sized as existing including hardware for proper operation
- Secure piping / ventilation and close gaps
- Install new vented door with matching trim and molding
- Remove and replace dump sink with new sized as existing
- Replace existing floor drain cover with new sized as existing
- Replace all sections of the dryer vent line with new
- Replace with new all laundry faucets, water feeds, air chambers and drain piping ensuring that proper operation is met
- Repair any soft flooring
- Replace shelving as existing ensuring current height and standard is met

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, tub 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



- 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 with new size 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 Broan 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 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**

Exterior:

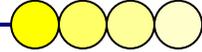
- Remove **all** landscaping directly around the house (front and rear) and fill in with red hardwood mulch
- Remove and replace the front and rear screen doors with new sized as existing and repair/patch any damaged framing or gapping issues. Replace and paint as existing - all outer door-frame trim for all doors. All must close, lock and seal for proper operation. No light and air penetration. Paint footboards as existing
- Repair damaged siding as needed to match as existing color and type
- Remove all scrub around the fence line for the entire property
- Remove all items from shed, clean, disinfect, paint trim with matching white color
- Secure electrical box and wiring
- Remove and replace the all exterior lights with new LED units matching unit or comparable to 27271 / 27273
- Replace outside address numbers with new
- Remove the satellite dish, any mounts and repair any holes / damage
- Repair front concrete step to proper standard, code and smooth finish
- Clear all gutters and downspouts and add new gutter guards
- Inspect, correct or repair roof vents for any leaks or damaged flashing

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



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



- 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 \$ _____

Mandatory 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

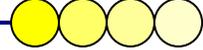
3. Terms

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



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