

**Proposal for Services
Unit Turnaround**

Must be received by 10:00 A.M. on April 12th, 2019

1. Services to be provided at **28152 Wells Wauconda, IL**

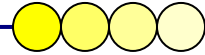
Please contact 847-417-4034 to arrange viewing access

General items:

- 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. There were mice droppings in the unit – separate item**
- **Have a licensed plumber inspect and rod all sections of the system. Correct any noted abnormalities. Provide an inspection report. Report must be submitted prior to any project payouts will be processed**
- **Professionally service the furnace ensuring ventilation piping / fittings and seals properly. Add new filter, for proper operation. Submit the subcontractors report prior to the final payout**
- Remove all old flooring and install new flooring. 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. Install new framing, drywall or soft floor issues throughout house. Install new thresholds between any dissimilar flooring sections
- Install new 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**
- Repair all drywall throughout house i.e. nails, holes, uneven surface, etc.
- Install new whole house fan in hallway with new fan and vent including any needed electrical issues. Must be proper operation
- Install new front and rear entry doors sized and type as existing – (no windows), including peep hole and hardware for proper operation. **Must re-use existing LCHA locks and hardware.** Doors must be in proper operation and to swing free. All must close, lock and seal for proper operation. No light and air penetration. Repair all damaged trim casing and Recaulk. Replace footboard to all entry doors and repaint matching the current trim color
- Install new 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



- Install new closet doors and 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 must be accordion style or as existing, sized to width and height. They also must match existing trim in color and style. All to be done to meet proper operation
- Install new interior door knobs with new silver knobs and flush cups sized to match throughout
- Install new 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 proper operation and replace batteries
- 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 for ceilings or equivalent. 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**
- Install all new windows throughout with Pella, Anderson or equivalent 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. Window 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. Repair or replace all window ledges inside and out as needed
- Install new framing found during removal of old windows
- Install new vinyl mini blinds on all windows to match width and drop to match window frame. Color is to be alabaster. Must be proper operation and installation
- Install new interior doors and install new with silver hardware and knobs, framing **with new** to match existing type and color. All to be done to meet proper operation. **Install new pocket door to bathroom same size as existing**
- Install new standard outlets and switches throughout entire house with new (inside and out) also including changing GFCI to code
- Install new electrical and light switch cover plates throughout house with new
- Install new doorbell and system with new sized as existing to meet code and proper operation
- Install new light fixtures throughout entire unit inside and out with new integrated, not screw-in bulb, LED fixtures sized as existing
- Install new vents – including wall and registers with new throughout entire unit sized as existing ensuring proper operation
- Remove and dispose all items from the residence including washer / dryer

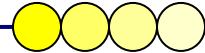


Kitchen:

- Caulk 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
- Install new range hood with new ductless Broan 41000 hood color to match range
- Install new 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. Remove and replace all kitchen cabinets with new Armstrong Coronet HUD spec solid wood cabinets or equivalent sized to match existing. Add door knobs with new door handles matching and ensure proper operation
- Install new faucet with new Moen single lever Chateau 7425 faucet or equivalent. Replace piping as needed. Replace kitchen sink and sprayer. Install new Moen Integra **Single-handle Pull-out Sprayer Kitchen Facet with Power Clean in Chrome 67315C** or equivalent
- Install new white backsplash behind stove to match stove width and counter to cabinet height

Utility Room:

- Install new valves and feed and waste piping throughout property with new for proper water and waste operation and as listed on the schedule and to follow code. Inspect any drainage or sewer lines and repair all as needed for proper operation
- Perform water quality test and provide report
- Clean and sanitize existing flooring
- Install new sections of the dryer vent and gas line with new piping to code and proper operation
- Install new water feeds, air chambers, drain piping and cleaning for proper operation
- Inspect and repair **all** piping including check gas valve line for proper operations When needed, this should be replaced with new material, meeting existing size and code standards
- Add new floor drain (as necessary to code) including piping for proper drainage
- Rod all waste lines to the street connection and provide a copy of the report from a licensed plumbing contractor prior to final payout request
- Replace laundry tub with new one matching same size and style; adding new facet fixtures and drain plug
- Check and repair any soft flooring
- Replace all laundry faucets, Grey Box, water feeds, air chambers and drain piping all for proper operation.

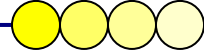


Bathroom:

- Demo existing bathrooms including but not limited to removal of bathtub, shower valve, vanity and lavatory
- Install new drywall with Hardibacker in the area of the surround and throughout bathroom replace drywall as needed with new Greenboard
- Install new toilet with new **Glacier Bay Designer Dual Flush High-Efficiency model 635678 white** or equivalent
- Install new shower head and gooseneck, controls and drain with new as existing and repair piping as needed for proper operation
- Install new tub and tub surround with new and caulk (sized as existing); Must be a surround
- Install new waste water piping as needed for proper operation
- Install new medicine cabinet, towel bars, vanity, facet, shower bar and toilet paper dispenser with new sized as existing
- Install new toilet water supply line with new including all rings and knobs
- 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
- Install 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 72 hours apply **sealer to the grout joints to ensure that the grout is thoroughly saturated with sealer**

Exterior:

- Repair any damaged downspouts. Trench new downspouts to drain a minimum 8 feet away from the house to provide positive drainage away from the foundation and add new splash guards. Clean debris from them and the roof and add new gutter guards
- **Remove all landscaping directly around the house and fill in with brown hardwood mulch. Trees will be removed by start of the project**
- Install new frost free spigot to proper operation
- Install new and secure electrical box and wiring as needed, replace electrical outlets with new including cover
- Add new mailbox and post to proper standard for postal delivery adding address to new box too
- Repair holes under ramp by the house and cracks on ramp
- Add new numbering on the front of the house with new black weather resistant numbering – no paper / sticky numbering
- Install new exterior lights with new LED units
- Repaint (black) the hand-railing in front and back with rustproof paint



- Reattach sub pump pipe and secure. Please wire mesh over opening to prevent pest from entering it
- Remove the satellite dish, any mounts and repair any holes / damage and inspect, seal and repair roof vents for any leaks or damaged flashing – there appears to be a soft spot in the rear of the house – inspect the roof to make sure there isn't any damaged. No latent defects
- Remove all items, trash and debris from yard
- Remove shed and rash in it and replace with new Rubbermaid 6 ft. 5 in. H x 4 ft. 4 in. W x 4 ft. 7 in. D Medium Vertical Resin Shed or equivalent
- As needed during the project the contractor is to be responsible for maintaining the property including cutting and cleaning yard

Additional:

- Final Clean entire unit-condition left ready for move in. Including but not limited to stove, fridge, house, outside and removal of any and all debris from yard, house, shed, etc.
- 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
- Power wash the entire outside and gutters

1. Total \$ _____

2. 10% Contingency \$ _____

Total. Lines 1 + 2 = \$ _____

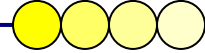
****Note: Given the nature of this project, a contingency is strongly encouraged. Should you elect not to include a contingency amount, please indicate this by adding "zero" on the contingency line. However, be advised that any additional statement of work or scope of services will be the responsibility 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. You can email your bid to kbritton@lakecountyha.org or procurement@lakecountyha.org
4. 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 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

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