

McHenry County Housing Authority
1108 N. Seminary
Woodstock, IL. 60098
(815) 338-7752
Fax: (815) 338-1217
Michael P. Isitoro Rehab Coordinator



RESPEC
Work Write-up

Case Number: **GT: 1**

BID TOTAL \$:

Property Information:

11417 E. Main St., unit #. 1
Huntley II 60142-

Jurisdiction:

Target Area:

Census: 0

Owner:

McHenry County Housing Authority Melissa
1108 N. Seminary, P.O. Box 1109
Woodstock 60098-

Phone:

Mobile:

BID OPENING DATE 0

CONTRACTOR INFORMATION

Name: _____

Address: _____

Voice: _____

Fax: _____

email: _____

PROJECT INFORMATION

Unit Info:

INFORMATION

Owner

Phone: Work Phone:

Main Structure

Unit Info:

Green Trees #1 INTERIOR

Owner

Phone: Work Phone:

Green Trees #1 EXTERIOR

Owner

Phone: Work Phone:

Interior | PROJECT INFORMATION | INFORMATION | INFORMATION

INFORMATION

1 0170010002 0 hr. 0 \$ _____

ATTACHED PACKETS MARKED AS EXHIBIT "A" and "B"

ATTACHED PACKETS REFERENCED AS EXHIBIT "A" AND EXHIBIT "B" SHALL BE CONSIDERED THE MANDATORY GUIDANCE AND REFERENCE FOR ALL LINE ITEMS LISTED IN THIS BID PACKET. EXHIBITS "A" and "B" REFERENCES ALL MINIMUM REQUIREMENTS TO ASSURE FULL COMPLIANCE WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AS IT IS RELATED TO THE MODIFICATIONS BEING MADE TO THE UNIT IN THIS PROJECT.

IF A CONFLICT IS FOUND BETWEEN A LINE ITEM IN THE BID PACKET AND EXHIBITS "A" and "B" EXHIBITS "A" and "B" SHALL SUPERSEDE THAT PARTICULAR LINE ITEM TO ASSURE COMPLIANCE WITH U.F.A.S.

CONTRACTORS ARE URGED TO REVIEW THE BID SPECS ALONG WITH EXHIBIT "A" and "B" TO BE SURE THAT THEIR BIDS FOR EACH LINE ITEM CONTAIN ALL COSTS TO ASSURE COMPLIANCE WITH U.F.A.S. **NO CHANGE ORDERS WILL BE ACCEPTED FOR ADDITIONAL TIME OR MATERIALS THAT SHOULD HAVE BEEN CONSIDERED IN YOUR BID AFTER YOUR REVIEW OF THE BID SPECS AS WELL AS EXHIBITS "A" and "B".**

2 0150050050 0 0 \$ _____

Provide Licenses, Insurance, and Proof of Status

THE FOLLOWING MUST BE INCLUDED WITH YOUR BID. FAILURE TO SUPPLY ALL INFORMATION WITH YOUR BID WILL RESULT IN THE

DISQUALIFICATION OF YOUR BID ON THIS PROJECT.

- 1) *All appropriate licenses as it applies to this project.*
- 2) *All Sub-Contractors to be used w/the required licenses.*
- 3) *Section 3 Contractor's questionnaire found in bid packet.*

4) LEAD RENOVATORS CERTIFICATE WITH U.S E.P A. FIRM CERTIFICATION

PROOF OF THE FOLLOWING MUST BE PRESENTED FOR ALL CONTRACTORS AND SUB-CONTRACTORS

5) Insurance Requirements:

Worker's Compensation Insurance will cover all employees and meet statutory limits in compliance with applicable state and federal laws. The coverage must also include Employer's Liability with minimum limits of \$100,000.00 for each incident.

Commercial General Liability: \$500,000.00 per occurrence and \$1,000,000.00 in the aggregate.

Business Auto Liability: \$300,000.00 per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability.

- 6) *Completed W9 (Request for Taxpayer Identification and Certification)*
- 7) *Proof you are not currently Debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any state or federal department or agency. (This can be found and printed at www.epls.gov)*

PLEASE NOTE: ITEMS #,5, #6 ,#7 MUST BE

SUBMITTED BY WINNING BIDDER ONLY, AT CONTRACT SIGNING.

3 0170010001 0 0 \$ _____

PROJECT COMPLETION TIMELINE

COMPLETION SCHEDULE FOR THIS PROJECT IS 21 CALENDAR DAYS FROM CONTRACT SIGNING.

There is a built in allowance of 5 days for the permit application process.

4 0150010010 1 0 \$ _____

PERMITS AND INSPECTIONS

All Permits to be obtained by contractor from local jurisdiction responsible for code compliance and enforcement. Permits must be obtained where necessary to meet all codes and ordinances. Contractor shall contact local authorities for all required inspections as work progresses. Contact MCHA for all payout inspections w/proof of permitting compliance and appropriate licenses.

Village requires a new grounded service run from area of existing electrical meters. VERIFY WITH VILLAGE ON THEIR REQUIREMENTS FOR THIS LINE ITEM.

NO CHANGE ORDERS WILL BE ACCEPTED FOR FAILURE TO GET EXACT CLARIFICATION FROM VILLAGE.

5 0150020020 1 0 \$ _____

SITE CLEANUP

Remove all construction materials, tools, and debris from site. Sweep clean all exterior work areas. Vacuum clean all interior work areas. Contractor shall remove all shipping and manufacturers labels from windows, fixtures, etc. and clean surfaces.

6 0150030030 0 0 \$ _____

MEASUREMENTS AND QUANTITIES

ALL MEASUREMENTS ARE FOR THE CONTRACTOR'S

CONVIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MEASUREMENTS PRIOR TO SUBMITTING BID.

ALL QUANTITIES ARE AS STATED. NO CLAIM FOR ADDITIONAL FUNDS DUE TO DISCREPPANCIES IN MEASUREMENTS OR QUANTITIES SHALL BE HONORED IF

7 0150040040 0 0 \$ _____

MATERIALS AND WARANTEES.

ALL MATERIALS USED IN CONJUNCTION WITH THIS PROJECT SHALL BE NEW AND OF FIRST QUALITY, AND WITHOUT DEFECTS UNLESS STATED OTHERWISE OR APPROVED BY THE OWNER AND MCHA.

CONTRACTOR SHALL GIVE HOMEOWNER ALL MANUALS AND WARANTEE INFORMATION ON MATERIALS SUPPLIED PRIOR TO REQUESTING FINAL PAYMENT.

Total for: INFORMATION \$ _____

Interior | Main Structure | Green Trees #1 INTERIOR | INFORMATION
INFORMATION

8 0170010001 0 0 \$ _____

ALL REQUIRED HARDWARE

All window/door/cabinet hardware referenced throughout this bid packet shall be brass and matched as close as possible.

Total for: INFORMATION \$ _____

Interior | Main Structure | Green Trees #1 INTERIOR | 1st Floor Bath

Interior Walls

9	0010010170	5 SF	0	\$	_____
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Remove existing linen and Kitchen utility closet

Remove existing kitchen utility closet and bathroom linen closet complete.

10	0010010170	10 SF	0	\$	_____
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After removing closets:

.....Move south wall between bathroom and kitchen 1 inch south to accomodate a 60 inch finished wall clearance, north to south, in bathroom. Make all necessary wall, floor, and ceiling repairs to match existing as close as possible. Wall movement shall include attached living room closet wall. Verify all electrical is working properly after wall is moved.

11	0130050100	10 NO	0	\$	_____
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Remove existing shower complete

Remove existing shower and grab bars complete. Replace with Oasis SHMD-6232/ADA-RI Roll in Shower Compartment Package. (specs included in packet) Grab bars included in Package to be mounted 34" a.f.f. to top of grab bars per manufacturers specs in shower as depicted in product information picture. Include shower rod and curtain.

Single handle lever Moen Hand Held, or equivalent, shower control with anti-scald valve to be mounted 44" a.f.f. on south wall. Hand held shower head to be attached to 72" of flexible hose and shall have mounts by fixture control and at standard height to hold hand held shower head.

Include necessary floor/wall/ceiling repairs to match existing as close as possible

Note: relocation/abandoning/modification of existing drain and water supply will be required.

12	0130040050	1 NO	0	\$	_____
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Rehang Bath Sink/Mirror

Rehang bath sink to 15" off the side wall to allow for a centered approach to the sink. Must be 18" minimum between the center of the toilet and the side of the lavatory. Existing lavatory may have to be replaced w/narrower model. This would be an acceptable change order if required.

Rehang and center existing mirror so that the bottom of the reflective surface is 39" a.f.f.

13	0130040240	1 NO	0		\$ _____
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Replace Toilet

Remove and dispose of old toilet and replace with new low water consumption UFAS compliant. New toilet centerline must be 18" from relocated side wall which will require relocation of the waste plumbing.

Remount existing grab bars around toilet to 34" a.f.f. to top of bars. Make necessary repairs to match existing as close as possible.

14	0130040230	1 NO	0		\$ _____
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Re-mount toilet paper holder.

Remount toilet paper holder to be no more than 35 inches off the back wall to the far side of the holder 34" a.f.f. to top of holder.

15	0010090050	1 NO	0		\$ _____
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Remove and replace existing entry door.

Remove existing entry door complete. Install factory hung 1-3/8" hollow core door complete with levered handle/privacy lock, trim both sides, make all necessary wall repairs. Door and trim to match all other existing as close as possible. Include door stop.

Note: The door installed may be a 34" door ONLY IF it allows for 32" inches of clear opening. Otherwise a 36" inch door must be used.

Total for: 1st Floor Bath \$ _____

Interior | Main Structure | Green Trees #1 INTERIOR | Kitchen**Interior Walls**

16	0110010020	1 NO	0	\$	_____
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Relocate Electrical Switches

Relocate existing kitchen switches that are currently on the west side of entry door to living room to the newly extended wall behind main entry door. Height of switches to be UFAS compliant.

Make necessary repairs to area switches are being moved from to match existing as close as possible.

17	0010100010	1 NO	0	\$	_____
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Install New Vinyl Replacement Window

Install new ENERGY STAR LOW -U (R3/U-.333) or better vinyl window in place of all existing window. Match Existing window w/same. Include hardware and trim, drip cap, screen, interior and exterior wall repair and caulking.

NOTE: Window to be installed lower than existing to accomodate installation of a "U" handle <48" a.f.f. and locks to be accessible no more than 48" a.f.f.

18	0010080070	1 LF	0	\$	_____
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Build Water Heater Closet

Build new truncated closet around water heater complete with door with swing as shown in Exhibit "B". walls to be finished to match existing as close as possible. Door to match existing as close as possible w/levered handle.

NOTE: Verify door swing and wall clearances from cabinets and refrigerator are in compliance with UFAS mandates and all information included in Exhibit "A" and Exhibit "B".

19	0110010020	1 NO	0	\$	_____
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Relocate Electrical Service Panel

Relocate Electrical Service Panel with new to east side of new water heater closet, top of panel to be <48" a.f.f.

Make all necessary wall and ceiling repairs to match existing as close as possible.

Village will allow an appropriately sized junction box to be used to relocate panel. Junction box to be placed where it will be as easily accessible as possible

20	0010010150	10 LF	0	\$
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Install Non-Bearing Stud Wall

Extend existing wall next to refrigerator far enough to match front entry door swing. Build stud wall from floor to ceiling with construction grade 2"x 4" 16" OC using top and bottom plates. Standard 3 stud corners shall be used. Cover both sides with 1/2" drywall and finish with 3 coat process to match existing as close as possible, including base trim and door stop.

21	0110020010	3 NO	0	\$
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Install GFCIs

Replace outlets with GFCIs.

22	0010080070	1 LF	0	\$
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Install new pantry

Build new 12" x 36" pantry closet on north wall where utility closet was prior to that wall being moved south. Complete with 2 doors that swing as shown in Exhibit "B". Walls to be finished to match existing as close as possible. Doors to match existing as close as possible w/levered handles.

Install 2 rows of shelving to accommodate a forward reach of 45" a.f.f and a second level of 16" a.f.f.

NOTE: Verify doors swing and wall clearances from cabinets and refrigerator are in compliance with UFAS mandates and all information included in Exhibit "A" and Exhibit "B".

23	0010030040	1 LF	0	\$
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Remove Base Cabinet

Remove and dispose of base cabinet that is against wall that is being moved 1" south. Leave this area open to allow for a 60" T-Shaped turn around from moved south wall to cabinets on perimeter south wall as depicted in floor drawings in exhibit "B".

Make necessary wall and floor repairs to match existing as close as possible.

SAVE COUNTER TOP!!

24	0010030090	3 LF	0	\$	_____
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Install Re-Purposed Countertop

Install re-purposed counter top. Attach to wall north of newly installed range. Caulk joint where backsplash meets wall with silicone caulk. Match existing as close as possible. Verify UFAS compliant mounting, reach, height, and lower clearance distances before installing.

Allow room for installation of 30" range.

25	0010030110	1 LF	0	\$	_____
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Modify Countertop

Remove, trim, and reattach existing countertop on south perimeter wall referencing T-Shaped turn-around depicted in Exhibit "B". Verify proper clearances Per ADA mandate and exhibit "A" drawings.

NOTE: IF measurements prove the necessity to install shorter depth base cabinets to comply with UFAS mandates for the "U" turn around a change order will be accepted.

26	0010030030	1 LF	0	\$	_____
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Cabinet Handles

Replace all existing cabinet and drawer handles with "U" shaped handles. Repair any residual holes to match cabinets as close as possible.

27	0110040090	1 NO	0	\$	_____
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Install Range Hood

Install Range Hood supplied by MCHA. Vent to outside with insulated duct sized to hood and manufacturer's specs. Make all

necessary repairs to return surfaces back to original condition following installation.
Provide proper termination. Vent controls must be accessible per UFAS mandates.

Floor

28	0010080010	1 NO	0	\$	_____
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Install New Electric range supplied by MCHA

Install New Electric Range supplied by MCHA

Total for: Kitchen \$ _____

Interior | Main Structure | Green Trees #1 INTERIOR | Living Room**Interior Walls**

29	0010010220	2 NO	0	\$ _____
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Remove South part of Living room closet

Remove south portion of living room closet back and side wall. Make necessary repairs to match existing as close as possible

30	0010090010	2 NO	0	\$ _____
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REMAINING CLOSET: Install Bifold Doors

Install 2 sets of prefinished 1-3/8" hollow core bi-fold doors complete with with "U" handles, to match existing doors as close as possible.

31	0010080050	4 LF	0	\$ _____
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CLOSET: Relocate Shelving

Relocate existing shelving to accomodate a forward reach of 45" a.f.f and a second level of 16" a.f.f.

Make all necessary repairs to area shelving was relocated from to match existing as close as possible.

32	0010100140	1 NO	0	\$ _____
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Modify window hardware

Modify existing: Install "U" handle <48" a.f.f.. Modify existing locks to be accessible no more than 48" a.f.f.

Total for: Living Room				\$ _____
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Interior | Main Structure | Green Trees #1 INTERIOR | Bedroom

Interior Walls

33 0010090010 1 NO 0 \$ _____

Install Interior Door

Remove existing bedroom entry door complete. Install factory hung 1-3/8" hollow core door complete with levered handle/privacy lock, trim both sides, make all necessary wall repairs. Door and trim to match all other existing as close as possible. Include door stop.

Note: The door installed may be a 34" door ONLY IF it allows for 32" inches of clear opening. Otherwise a 36" inch door must be used.

34 0010080050 1 LF 0 \$ _____

Relocate shelving/rod

Relocate existing shelving/rod to accomodate a forward reach of 45"a.f.f.

Make all necessary repairs to area shelving was relocated from to match existing as close as possible.

35 0010100010 1 NO 0 \$ _____

Install New Vinyl Replacement Windows

Install new ENERGY STAR LOW -U (R3/U-.333) or better vinyl window in place of existing window. Match Existing windows w/same unless noted differently. Include hardware and trim, drip cap, screen, interior and exterior wall repair and caulking. Install "U" handle <48" a.f.f.. Modify existing locks to be accessible no more than 48" a.f.f.

Total for: Bedroom \$ _____

Interior | Main Structure | Green Trees #1 INTERIOR | Flooring Throughout Unit

Floor

36 0030010010 900 SF 0 \$ _____

Install Vinyl Tile

Install owner supplied tile per manufacturer specs.

OWNER WILL REMOVE EXISTING CARPETING THROUGHOUT UNIT.

Total for: Flooring Throughout Unit \$ _____

Interior | Main Structure | Green Trees #1 EXTERIOR | Living Room**Exterior Side Walls North**

37	0010090060	1 NO	0	\$	_____
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Install Center Hinged door w/screen.

Install Energy Star rated factory hung 1-3/4", 3.0 foot clad/foam core Center Hinged double door to fit existing opening complete with keyed lever handled lockset/dead bolt, vinyl bubble weatherstripping and aluminum threshold with screen door. Levered lockset/dead bolt keyed with, and match in style, front door lockset. Make all necessary wall repairs to match existing as close as possible.

Color and glass style to be determined at walk through. VERIFY REQUIRED ADA CLEARANCE of 32"

Exterior Side Wall South

38	0010090020	1 each	0	\$	_____
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Remove/replace Exterior Prime Door & Storm Door

Remove existing. Provide and install ENERGY STAR steel insulated raised panel exterior 1-3/4" solid core door. Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Include keyed lever lockset to match French door, doorstop, deadbolt and vinyl bubble weather-stripping. Provide and install prefinished alum. storm door with screen and storm window. Swing to compliment exterior door. Caulk where necessary. Make all necessary interior/exterior wall repairs.

NOTE: The door installed may be a 34" door ONLY IF the door and screen door allow for 32" inches of clear opening. Otherwise a 36" inch door must be used.

Color and Door glass will be discussed at walk through.

39	0030010030	2 SF	0	\$	_____
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Adjust Front Door Threshold

Transition between front door threshold and floor/entrance must be <1/2 inch. Make necessary modifications to accomodate this requirement.

Total for: Living Room \$ _____

Interior | Main Structure | Green Trees #1 EXTERIOR | North Patio

Site

40 0020030020 225 SF 0 \$ _____

Raise Patio

Raise existing patio slab to <1/4" below threshold of newly installed Door and interior slab of home. Verify compliance of slope of newly raised patio with UFAS 4.13.6 standards.

Total for: North Patio \$ _____

Interior | Main Structure | Green Trees #1 EXTERIOR | Front Exterior Entrance.

Site

41	0020040030	10 SF	0	\$ _____
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Repair Walk

Repair Walk leading directly to front entrance. Remove damaged area and patch to match existing surface as close as possible.

42	0020040090	36 SF	0	\$ _____
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Replace Front Concrete Porch

. Break up and remove front porch. Pour 4" slab with wire mesh reinforcement on approved footers. Finished pour will meet size and slope requirements as described in Subpt. 101-19.6 App A, 4.13 Doors, included in Exhibit "A" to assure full compliance with UFAS requirements.

Total for: Front Exterior Entrance.	\$ _____
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Total for: Interior	\$ _____
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Job Total Cost: \$ _____
