



Bid Specifications

Release Date: April 24, 2025

DESCRIPTION: Seeking General Contractor for Complex Wide Project Including Roofing, Gutters, Concrete, Landscaping, and Painting

JOB SITE: GreenTrees Apartments of Huntley
11417 E Main Street, Huntley, IL

Contact:

Kim Ulbrich, Executive Director kulbrich@mchenrycountyhousing.org
McHenry County Housing Authority
1125 Mitchell Court
Crystal Lake, IL 60014
815-338-7752

Instructions To Bidders:

Contract will be awarded to one (1) bidder. All materials referenced in the submission of your bid must be furnished, new, included in your bid, and meet the approval of The McHenry County Housing Authority. All warranty information must be provided to The McHenry County Housing Authority upon successful completion of project. It is the bidding contractor's responsibility to verify all measurements listed in the bid specifications. All bids to include items/labor necessary to complete project to the satisfaction of The McHenry County Housing Authority. All installations to be to manufacturer's specifications and Federal, State and Local codes, ordinances and regulations. Permitting, site management, cleanup/disposal/removal of all building debris from the work site is the responsibility of the bidding contractor in accordance with prevailing codes.

Specifications:

Please see attached GreenTrees Specification Detail. Note, line item costs should be entered on the lines provided. A bid summary form is also attached, and must be completed and submitted with your bid. All Contractors submitting bids must attend the required Contractor walk-through.

Required Contractor Walk-through: 9 A.M. on Thursday, May 1, 2025 at GreenTrees, 11417 E. Main Street, Huntley, IL. Meet Keith Lyons, Maintenance Supervisor, in front of community room. Keith Lyons Cell phone: 815-861-2669

DAVIS BACON WAGE PROVISIONS:

Any contracts in excess of \$2,000.00 are subject to the provisions of the Davis Bacon Act. The current wage decision is IL20250008 03/21/2025 for construction; and IL20250020 03/14/2025 for landscaping. Please note that the earliest a wage decision cannot be "locked in" is bid opening, and wage decisions are modified on a regular basis. For more information on Davis Bacon, or to see current wage decisions, go to <https://sam.gov/content/wage-determinations>



McHenry County Housing Authority is an Equal Opportunity Provider and

Employer



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 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

The McHenry County Housing Authority must be listed on the Insurance Certificate as additionally insured.

****Please Note:** All contractors and subcontractors are required to carry Workman's Compensation Insurance unless they are an independent contractor that has no other employees**

Insurance certificate will be required of the successful bidder before contract documents will be signed.

OTHER REQUIREMENTS:

HUD-5369 Instructions To Bidders is applicable, and considered part of these specifications. **Please complete and submit the following with your bid:**

- HUD-5369- A, Representations, Certifications, and Other Statements of Bidders
- Section 3 Documentation Form
- As applicable, include a copy of your Lead Renovator's License with your bid

These documents are available on our website. Please see

<https://www.mchenrycountyhousing.org/about/procurement/> Please see HUD-5369, #3, for information regarding amendments to invitations for bids. Amendments to bids will be on file at the Housing Authority office as well as posted on our website with the specifications. Bid document questions should be directed to Holly Lyons at 815/308-6044, hlyons@mchenrycountyhousing.org.

BID DUE DATE:

Sealed bids are due at the Housing Authority office by Monday, May 12th, 9 A.M. The envelope should be clearly marked "SEALED BID ENCLOSED," and your business contact information, project identification, and date and time for receipt of bids should be listed on the envelope. **NO FAXED OR EMAILED BIDS WILL BE ACCEPTED.** Bids will be publicly opened on Monday, May 12th at 9 A.M., at the office of the Housing Authority.



McHenry County Housing Authority is an Equal Opportunity Provider and

Employer The accessibility icon, a stylized figure in a wheelchair, is positioned to the right of the word 'Employer'.



GREENTREES BID SUMMARY FORM

CONTACT INFORMATION:

CONTRACTOR NAME	
ADDRESS	
PHONE	
EMAIL	

PROJECT TOTALS FOR:

ROOFING AND GUTTERS	
CONCRETE	
PAINTING	
LANDSCAPING	
PROJECT TOTAL	

1125 Mitchell Court, Crystal Lake, IL Phone (815) 338-7752



McHenry County Housing Authority is an Equal Opportunity Provider and Employer





McHenry County Housing Authority

1108 N. Seminary, P.O. Box 1109 Woodstock, Illinois 60098
Phone and TDD: 815/338-7752 Fax: 815/338-1217

SECTION 3 DOCUMENTATION

This form is a required submission with all bid documents

Section 3 is a policy mandated by the United States Congress. It refers to the third section of the Housing Act of 1968, as amended by section 915 of the Housing and Community Development Act of 1992. The purpose of section 3 is to “ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.” (Also see your HUD General Contract Conditions HUD-5370-EZ section 13. a-f)

Please complete the form below, and check all that apply:

Project: _____

____ I am a Section 3 business concern registered with the McHenry County Housing Authority

____ I am not a section 3 business concern

____ There are no positions in my company at this time, and I will not need to hire any additional employees to complete the above mentioned project.

____ I am currently hiring for a position in my company and/or I will need to hire additional employees to complete the above mentioned project.

Company Name: _____

Address: _____

Title: _____

Signature: _____ Date _____

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

**Representations, Certifications,
and Other Statements of Bidders**
Public and Indian Housing Programs

Representations, Certifications, and Other Statements of Bidders

Public and Indian Housing Programs

Table of Contents

Clause	Page
1. Certificate of Independent Price Determination	1
2. Contingent Fee Representation and Agreement	1
3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions	1
4. Organizational Conflicts of Interest Certification	2
5. Bidder's Certification of Eligibility	2
6. Minimum Bid Acceptance Period	2
7. Small, Minority, Women-Owned Business Concern Representation	2
8. Indian-Owned Economic Enterprise and Indian Organization Representation	2
9. Certification of Eligibility Under the Davis-Bacon Act	3
10. Certification of Nonsegregated Facilities	3
11. Clean Air and Water Certification	3
12. Previous Participation Certificate	3
13. Bidder's Signature	3

1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

[insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" [] is, [] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [] has, [] has not employed or retained any person or company to solicit or obtain this contract; and

(2) [] has, [] has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

(a) Result in an unfair competitive advantage to the bidder; or,
(b) Impair the bidder's objectivity in performing the contract work.
[] In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) [] is, [] is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) [] is, [] is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) [] is, [] is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

[] Black Americans [] Asian Pacific Americans
[] Hispanic Americans [] Asian Indian Americans
[] Native Americans [] Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) [] is, [] is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) [] is, [] is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

(1) Obtain identical certifications from the proposed subcontractors;

(2) Retain the certifications in its files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [] is, [] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [] is, [] is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

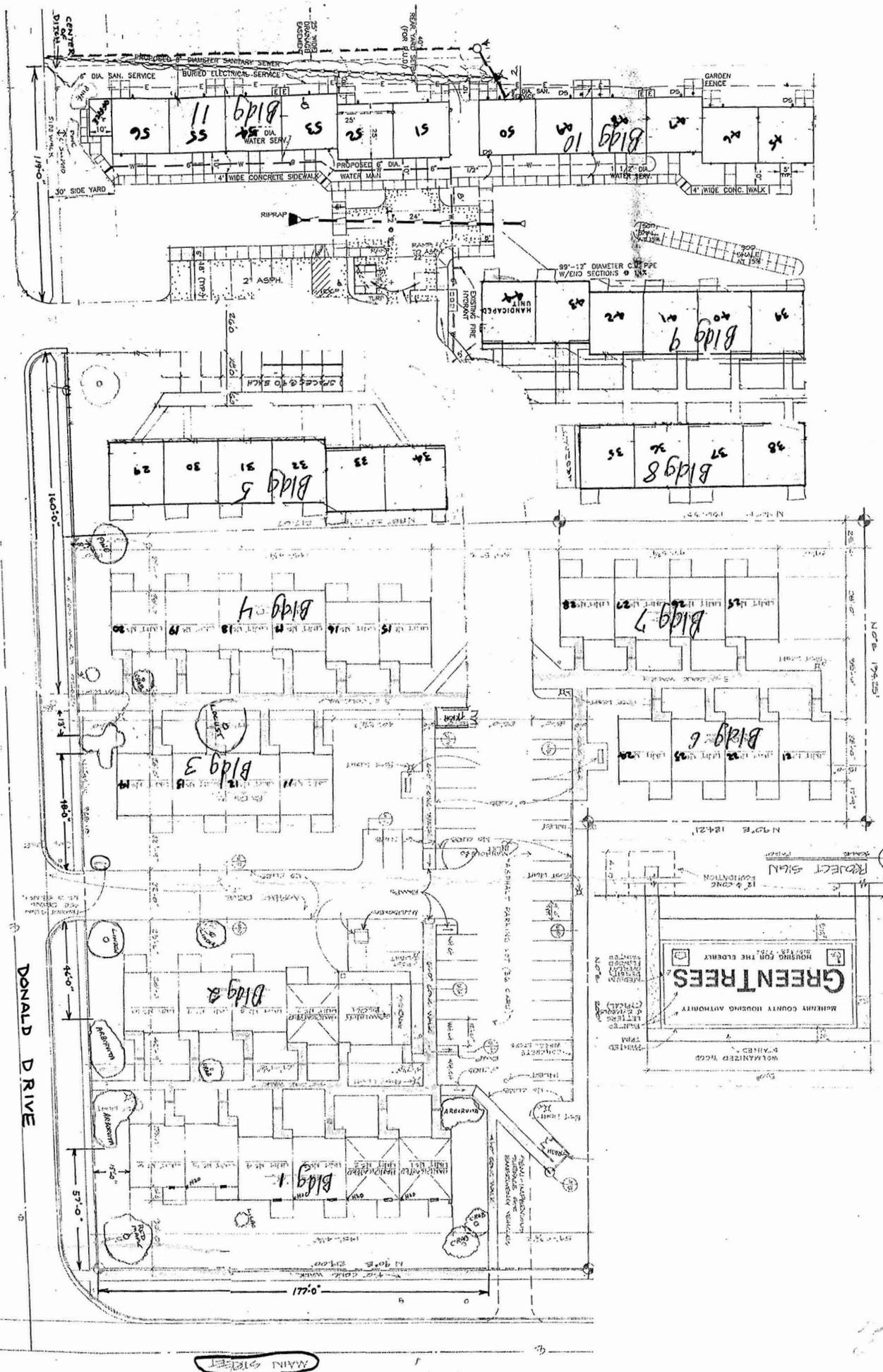
(Signature and Date)

(Typed or Printed Name)

(Title)

(Company Name)

(Company Address)



1"=20'-0"

W. Bruce Mather & Associates, Ltd.
 Architects & Planners, Inc.
 313 Van Avenue, Rockton, IL 61101
 815-982-2742

DATE: 5/1/82
 REVISION: 7-14-82, 8-22-82
 BY: [Signature]
 CALL RIGHTS RESERVED

MOHAVE COUNTY HOUSING AUTHORITY
 HOUSING FOR THE ELDERLY
 HEATHLEY BUILDING

GREENTREES SPECIFICATION DETAIL

Greentrees
11417 E Main St
Huntley Il 60014

All permits to be obtained by contractor from local jurisdiction. Contractor shall schedule all required inspections and copy MCHA on all inspection reports.

Contractor to keep site safe and clean on a daily basis.

Building 1

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheating ,document with pictures and submit a change order to MCHA for approval before continuing

Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft

Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antennas and dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks Unit # 1,2,4,5,6 and step , railing on unit #6 with Timbertec Sq black impressions aluminum railing

Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Replace trim around entry door on unit # 2 and 5

Replace siding between kitchen and dining window on unit #3

Replace siding and trim on common wall and gable units #4 and 5

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.

Apply matching color exterior latex paint to all trim boards

Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Total for Painting _____

Landscaping

Remove all shurbs around building and grade seed and mat areas

Trim pine tree and tree in back of building

Total for landscaping _____

Building #2

Roofing

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing

Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft

Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade

Remove antennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks Unit # 7,8,9 unit 10 replace settled step , walk and railing with Timbertec sq. black impressions aluminum railing

Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Remove double door on south side of community room

Install new window to match existing windows in removed door opening

Frame and install matching siding , reinstall existing light fixture

Remove and replace gable end siding and trim on community room

Remove and replace gable end and porch siding and trim unit #7 rear

Remove and replace siding and trim under window between unit 9 & 10 rear

Remove and replace siding and trim gable end and bump out common wall unit #7 & # 8

Remove and replace siding and trim west wall of community room

Remove and replace with new steel double door on maintenance room

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.

Apply matching color exterior latex paint to all trim boards

Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Paint east end alluminum facia

Total for Painting _____

Landscaping

Remove all shrubs around building and grade seed and mat

Remove trees ,grind sumps and remove debris , trim tree rear of unit 8

Total for Landscaping _____

Building #3

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheating ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antannas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks Unit # 11 ,12, unit 13 and 14 replace settled step , walk and railing with Timbertec sq. black impressions aluminum railing
Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Total for painting _____

Landscaping

Remove all shrubs around building , grade,seed , and mat
Remove 2 pines behind unit14 and 1 treein front of unit 13 remove stumps and debris
Mulch around pines and remove shrubs
Trim tree behind unit 14

Total for Landscaping _____

Building #4

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks Unit # 15 ,16 ,17 ,18 ,19 , Unit # 20 replace settled step , walk and railing with Timbertec sq. black impressions aluminum railing
Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Remove and replace trim under bedroom window back side Unit # 15 , # 19 and # 20
Remove and replace siding and trim under unit # 16 bedroom window
Replace trim around unit # 15 Sliding door
Remove and replace gable end , common wall siding and trim rear of unit # 16 & 17
Remove and replace gable end common wall front of unit # 16 & 17
Remove and replace siding and trim between door and common wall unit # 17
Remove and replace siding and trim under window and right side of slider back wall unit # 18

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Total for painting _____

Landscaping

Remove all shurbs around building , grade , seed and mat
Remove tree in front of unit 17 west side remove tree south side remove 3 tree and 3 pines
Remove tree south side of pergola
gride stump and remove debris

Total for Landscaping _____

Building #5

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove atennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks , Unit # 29 ,30 ,31 , 32 , 33
Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Remove and replace gable end siding and trim common wall unit # 32 & #33 north and south sides
Replace rotted boards on di

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding
Paint east end alluminum facia
Rear dividers scrap and paint

Total for painting _____

Landscaping

remove all shubs around building , grade , seed and mat
remove 3 pines at SE corner
Remove 4 trres on south side
Grind stumps and remove debris grade ,seed and mat

Total for Landscaping _____

Building #6

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheating ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks , replace settled step , and railing Unit # 24 with Timbertec sq. black impressions aluminum railing
Remove and replace sidewalks Unit # 21 , 22 ,23
Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Remove and replace siding and trim Unit 22 between door and kitchen

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Total for painting _____

Landscaping

remove all shrubs around building , grade ,seed and mat
Remove pines between units 22 and 23 remove tree on SE corner
Remove shrub on NW corner remove shubs and tree on NE corner
Remove tree behind unit 24
Grind stumps remove debris grade seed and mat

Total for Landscaping _____

Building #7

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing

Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft

Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade

Remove antennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks units # 25 , 26 , 27 , 28 , replace settled step , and railing Unit # 28 with Timbertec sq. black impressions aluminum railing

Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Remove and reinstall new aluminum facia on east end gable

Remove and reinstall trim on sides of slider unit # 25

Remove and reinstall siding and trim under bedroom window unit # 26

Remove and reinstall siding and trim under bedroom window unit # 27

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.

Apply matching color exterior latex paint to all trim boards

Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Total for painting _____

Landscaping

Remove all shrubs around building , grade , seed and mat

Remove trees between units 26 and 27

Remove 3 pine trees and 2 large trees install landscape fabric and washed stone south side

Remove shrubs install fabric and washed stone on East side

Total for Landscaping _____

Building #8

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antennas and cable dishes

Total for Roofing and Gutters _____

Carpentry

Remove and replace siding and trim 1 pc of siding left of slider reset light unit # 38
Remove and replace gable siding
Replace rotted divider wall boards

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding
Scrape and paint back patio dividers

Total for painting _____

Landscaping

Remove all shurbs around building , grade , seed and mat
Remove bush and tree on east end between building 8 & 9
Grind stumps remove debris grade seed and mat
Remove tree , install landscape fabric and washed stoneon west end of building

Total for landscaping _____

Building #9

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks , replace settled step , and railing Unit # 39 , 40 , 41 , 42 , 43 , 44 with Timbertec sq. black impressions aluminum railing
Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Replace rotted wood on divider walls

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding
Scape and paint back patio dividers

Total for painting _____

Landscaping

Remove all shrubs around building grade , seed and mat
Remove tree on NE corner
Remove vegetation south of mail boxes grade , seed and mat
Remove 5 pines between building 9 & 10
Grind stumps remove debris grade ,seed and mat

Total for Landscaping _____

Building #10

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing
Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft
Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade
Remove antennas and cable dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks , Unit # 45 , 46 , 48 , 49 , 50
Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil and seed

Total for Concrete _____

Carpentry

Remove and install new siding and trim east of slider on unit # 49
Remove and install new siding on back wall of unit # 46
Replace rotted boards on deivider walls

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.
Apply matching color exterior latex paint to all trim boards
Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding
Scape and paint back deviders

Total for painting _____

Landscaping

Remove all shurbs around building grade , seed and mat
Remove shrubs on NE corner and at light post
Remove pine on south sideand 2 trees between units 47 & 48
Grind stumps remove debris grade , seed and mat
Trim pine on west end of building

Total for Landscaping _____

Building #11

Roofing and Gutters

Remove existing roofing pile neatly and haul away immediately. Check condition of sheathing ,document with pictures and submit a change order to MCHA for approval before continuing

Install new 15 Lb felt ,ice shield and 35 year architectural shingles. Install continuis ridge venting where needed and install drip edge on all edges. Sheeting repair to be billed at \$3.00 per sq ft

Install new gutter apron , 5" seamless gutters and 3" x 4" downspouts with 3' extesions at grade

Remove antennas and ca ble dishes

Total for Roofing and Gutters _____

Concrete

Remove and replace sidewalks , Unit # 51 , 52 ,53 , 54 , 55 , 56 and laundry

Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms and fill with pulverized top soil

Total for Concrete _____

Carpentry

Remove and reinstall 2 trim boards on unit # 53

Remove and reinstall trim under window on mainteance room

Remove and replace east end gable siding

Remove and replace aluminum facia and soffit east end gable

Replace door on east end of Building with similar style

Replace rotted wood on diver walls

Total for Carpentry _____

Painting

Scrape all peeling and loose paint, caulk around windows and door and prime bare wood with oil based primer.

Apply matching color exterior latex paint to all trim boards

Apply exterior latex paint ,color to be chosen by MCHA to all exterior siding

Scape and paint back deviders

Total for painting _____

Landscaping

Remove all shrubs around building grade , seed and mat

Install washed stone between building and sidewalk east end

Remove 4 small trees south side , trees against building south side

Remove large trees on property line south side

Remove tree ans shrub on NE corner , tree on Nsie betweenmn units 55 & 54

Total for Landscaping _____

Common Areas

Concrete

Remove and replace sidewalks as marked and identified at walk thru

Remove and replace curbs as marked and identified at walk thru

Remove existing sidewalks, verify base is to code, repour new walks 4" thick width and slope to be according to code. broomed finish , remove forms , fill with pulverized top soil , and seed

Replace asphalt where damaged during concrete repairs

Install handicap stamping as marked and identified at walk thru

Total for Concrete
