



Bid Specifications

Release Date: 9/4/2026

DESCRIPTION: Installation of 54 Storm Doors and 5 Entry Doors on occupied rental units.

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

Contact:

Holly Lyons – hlyons@mchenrycountyhousing.org
McHenry County Housing Authority
1125 Mitchell Court
Crystal Lake, IL 60014
815/308-6044

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:

Install new front storm doors on 54 units (all units except #36 and #40)

MCHA will supply Larson Briarwood 36" Brown Storm Door with Locks and handles

- Contractor to transport doors to site from MCHA warehouse in Crystal Lake, IL, as needed. There is very limited storage at the work site for the doors.
- Remove and dispose of current storm door offsite. Note: MCHA staff may decide to keep an undetermined amount of used doors or parts from the doors.
- Install new front storm door, ensuring proper gaps for weather stripping and bottom sweeps.
- Install locking handles supplied with doors.
- All door keys to be labeled with unit numbers and given to MCHA. No keys are to be distributed to tenants.

Install 5 new entry doors as supplied by MCHA (prehung, primed)

- Contractor to transport doors to site from MCHA warehouse in Crystal Lake, IL, as needed. There is very limited storage at the work site for the doors.
- 2 doors to be installed at rear of community room – to be painted brown.
- 1 door to be installed on rear maintenance room door – to be painted brown.



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MCHENRY COUNTY HOUSING AUTHORITY

- 1 door to be installed on GreenTrees II laundry room door – to be painted brown.
- 1 door to be installed on GreenTrees III laundry room door - to be painted brown.
- Contractor to stain/paint all doors
- Remove and keep all locksets from existing entry doors for reuse on new doors; dispose of existing doors offsite.
- Install new doors, ensuring proper gaps for weather stripping and bottom sweeps.
- Reinstall current locks

Doors can be picked up as needed from MCHA warehouse at their office located at 1125 Mitchell Court, Crystal Lake, Monday-Friday, between hours of 8:30 A.M. and 4 P.M.

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 INFORMATION:

<https://www.mchenrycountyhousing.org/about/procurement> . 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 SUBMISSION AND DUE DATE:

Bids are due at the Housing Authority office Your bid should contain one price for the complete project, as well as an estimated start and completion date for the project, and your business contact information including email and phone. Sealed bids are due at the Housing Authority office by **by 9 A.M. on Friday, September 18, 2026**. 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.



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NO FAXED OR EMAILED BIDS WILL BE ACCEPTED. Bids will be publicly opened on **on Friday, September 18, 2026 - 9:00 A.M.** , at the office of the Housing Authority.



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