

**Invitation to Bid-Posted Date
Plumbing, Carpentry, & Electrical
930 17th Street
IHDA 2-2026**



Introduction

The City of Rock Island is requesting bids from contractors for a rehabilitation project at a house located at 816 21st Street. This City of Rock Island property will be undergoing rehabilitation using Illinois Housing Development Authority funds to ameliorate deteriorating and deteriorated conditions. All work shall be subject to IDHA and Environmental Protection Agency (EPA) regulations. Contractors who are interested in this project will need to schedule a site visit with the **Tom George @ 309-716-1166**, prior to submitting the bid. Sealed bids must be received on or before **April 3rd at 2p.m.** They shall be addressed and marked as follows.

CED Department
Attn: Jeff Laxton
1528 3rd Avenue
Rock Island, IL 61201

ENCLOSED: 930 17th Street Bid

Bids may be mailed or delivered in person. Late bids shall not be opened. All sealed bids shall be opened on **4/3/2026 by 2p.m.** at City Hall in the CED Department offices. Contractors who have submitted bids may attend but are not required to do so. A bid tabulation shall be posted online afterward. All questions shall be directed to the Construction Officer at 309-732-2906.



Scope of Work

The bidder shall submit a project plan using the design standards below that is in compliance with all applicable IHDA, EPA, and State of Illinois regulations as well as all local building and zoning codes. The plan must include a clear project timeline and budget with line item costs. The contractor shall act as the general contractor for the project using subcontractors as required. Subcontractors that will be required should be clearly identified in the project plan.

Alternative specifications shall be considered only if they are clearly justified, cost effective, and meet all project objectives. The contractor shall have 30 days to complete the work from the date of contract signing. Change work orders over the course of the project are strongly discouraged.

This project will have multiple trades and permits to complete the scope of work.

Exterior:

Install a new flue liner from the chimney on the roof down to the basement. Then install a new metal weather cap with a screen around the sides to the clay flue. Once this is completed repair the top of the chimney cap with new mortar. This cap should be pitched away from the flue to keep water from sitting. Tuck Point the bricks on the chimney with matching mortar. Remove the window in the existing bath tub. Frame in the opening. Sheath to blend into the existing sheathing. Install a water barrier over the sheathing. Install matching the surrounding Stucco, blending to the existing surfaces.

Electrical:

Install smoker/ CO2 detectors on every floor 3 minimum. The basement should be near the gas fired appliances. Install 2 new front entry LED wall light on a motion sensor at the front door. Install a light on the back entry and a switch on the inside of the door. This light should be a LED flood style with a motion sensor. Install a new LED light in the living room replacing the one hanging by its wires. Install a new LED light in the front entry way on the inside of the ceiling. Appears to of had a box installed and Romex ran to the box currently. Install a LED light in the kitchen replacing the old florescent. Install exhaust fan light combo in the bathroom to come on with a switch. This fan will have to be ran through the attic and terminate on the roof.

Plumbing:

Remove the existing tub. Insulate the wall R-19 and install moisture barrier. Install a new ADA 5' shower with a delta single handle controlling the shower head. Install backing for 2 stainless steel grab bars on the shower wall. Locate one grab bar on the side and one bar on the back wall. Shower base shall be set in a slush of mortar, plaster, or thin-set. Level and plumb the unit using shims as needed. Replumb shower with new supply and waste lines to code. There may be some ceiling patch work in the kitchen to hook up the new shower drain. The closet is open on the back side of the exist tub to access the supply lines. Remove kitchen sink and cabinet. Install a new sink base, countertop, stainless steel sink and Delta single facet with a hose sprayer. Install new supply lines with shut offs and waste lines to code. Remove existing galvanized supply lines in the basement replace all that is accessible to code. After the completion filters and lines will need to be flushed. Remove the basement hot and cold supply lines from the meter to fixtures on the first floor. The boiler system

supply line to the unit shall be left as is. The lines that leave and return water to the boiler system shall be left alone. Install a antifreeze silcock with a shut off near the exterior wall.

Carpentry:

Support the top half of the basement stairs. Remove the landing and the lower set of stairs. Install pier pads to accept posts to support the new land and the stair well head. Concrete pier will need to be 16"x16"x12" each. Concrete has to be a minimum of 5000 lb. mix. Frame a new landing in the original foot print. This landing will support the stairs left in place and support the new set of stairs installed on the lower section. Cut the stair stringers out of 2x12 with 3 stringers. Leave one side of the stringers open with a new support column installed holding 1st floor. Attach a handrail and fall protection on that side. Treads must be full depth and wood risers. Support posts must be attached to new footers with metal tie down bracket and metal tie down straps to the framing members. Use a sanded ¾" plywood for the finished product. When completed coat with high traffic primer and high traffic acrylic. Insulated the box sills with R-19 cutting insulation to fit tight to joist pockets.

Building, Plumbing, and Electrical permit are required before work begins.

Bidder Qualifications & Requirements

1. Bidders must be currently licensed with the Illinois Secretary of State, bonded, and insured.
2. Bidders must have or be able to obtain all applicable licenses and permits in addition to meeting all local, state, and federal requirements to perform requested work.
3. Bidders must have and provide proof of General Liability, Vehicle, and Workers Compensation Insurances and name the City of Rock Island as a Certificate Holder.
4. Bidders must own or be able to rent sufficient equipment to complete the work.
5. Contractor maybe required to supply additional plans or stamped drawings for a plan review. Which maybe need to obtain a building permit. Which maybe need to obtain a building permit.

Preparation of Bid

Each bid must be submitted on paper and delivered in a sealed envelope. Said envelope shall be clearly labeled with "ENCLOSED: "930 17th Street Bid." The bid must clearly address all requirements as described above. The cost of the work must be separated into line items with individual costs in addition to providing a total project cost. Labor costs and material costs must be clearly delineated. The company name, federal tax ID number, Duns number, contact person, email, phone number, and a date with signature are all required as well.

Awarding Contracts

The contract shall be awarded once sealed bids are summited by the deadline and IDHA has approved the scope of work with the selected bidder's proposal. The lowest bid shall not automatically guarantee that a contractor will get the work they bid on. Bids shall be reviewed for pricing, experience, previous work history, references, State Licenses, State Registration, insurances, bonds, subcontractors, equipment owned, equipment rented, operator experience, and financial stability. The City at its sole discretion shall decide after a review which contractor, if any, is responsive to the invitation to bid. All

bidding and award procedures undertaken by the City in regard to this project shall be consistent with the City's adopted procurement procedures.

Submitted bid prices shall remain valid for 60 days after bid opening.

Bidder Responsibility

Bidders shall keep the bidding process confidential. Each bidder shall be fully acquainted with conditions relating to the site, the scope of work, any current EPA and IDHA regulations pertaining to the work, and restrictions associated with acceptable execution of requested work. Failure or omission of the bidder to acquaint themselves with site conditions shall in no way relieve them of any obligation with respect to their bid or subsequent contract.

Federal, State, and Local Reporting Compliance

The contractor shall provide financial and programmatic information as required by the City of Rock Island to comply with all Federal, State, and local law reporting requirements. The contractor shall also adhere to all applicable Federal, State and local regulations including but not limited to the following.

- Illinois Housing Development Authority (IHDA)
- US Environmental Protection Agency (EPA): 40 CFR 745
- US Occupational Safety and Health Administration (OSHA): 29 CFR 1926

Contact Information

The primary contact person for this project is the City's Construction Officer.

Jeff Laxton
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Rock Island, IL 61201
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