

**Invitation to Bid-Posted Date  
Windows, Doors, ADA Shower  
3600 9<sup>th</sup> Street  
IDHA 3-2026**



**Introduction**

The City of Rock Island is requesting bids from contractors for a rehabilitation project at a house located at 816 21<sup>st</sup> 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 Linda Boyd @ 309-373-1547, prior to submitting the bid. Sealed bids must be received on or before **March 27<sup>th</sup> by 2 p.m.** They shall be addressed and marked as follows.

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

**ENCLOSED: 3600 9<sup>th</sup> Street Bid**

Bids may be mailed or delivered in person. Late bids shall not be opened. All sealed bids shall be opened on **3/27/2026 before 2 p.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 IDHA, 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.

## Exterior

**This project has multiple objectives with different trades required. Replace the light at the front door with a new fixture with a motion activated sensor. Adjust the sensitivity on the sensor once its been installed. Remove the existing front door and storm door. Install new pre-hung steel or fiberglass door. The slab must be double bore for lock set and dead bolt. Adjustable threshold which will be adjusted to door sweep sealing out air. Install a new aluminum screen door. Must have self-storing screen. Must have double closure or single with a chain at the top. Door must be adjusted to close when the exterior is shut. Remove and install new pre-hung exterior and storm door on the rear entry. Same scope as the front door. All lock set and deadbolts shall open with one key. Install a weather cap on the clay chimney. This should keep the water and animals out of the flue. Remove 7 vinyl windows from the existing openings. The bathroom window will be removed and framed and sheathed. Install a water barrier over the sheathing. Install white break metal over the water barrier with overlapping running horizontal keeping water infiltrations. This shall be caulked to the stone veneering using white quad. The new windows will need to meet the energy code requirements 2021 IECC. These windows will be double hung with locking tabs (child). Half screen for each unit will be accepted.**

## Interior

**Remove the existing tub in the bathroom. Rough in plumbing for a new walk in 5' shower. In the process of the shower rough in the vanity and the water closet will need moved to give the 30" space required for the stool. The vanity will be changed to a wall mounted sink that will slide over to the inside corner giving the stool the extra inches it needs to comply. The stool will need to be a new high rise centered in the left-over space between shower and wall sink. The window framing will need to be insulated and vapor barrier installed behind the new shower. The shower will need two stainless steel ADA grab bars installed so back wall will need to be installed. The shower fixture should be delta single handle with a head that will also convert to a hand-held wand. The shower shall have a masonry slush bedding under the shower base eliminating flexing in the floor pan. Shower will need to be leveled and squared to the best ability given the conditions of the existing framing and floor. The existing built in shelving will be removed to accommodate the new shower unit. The Wayne's coating and trim will need to be blended back to fixtures and walls. Primed and Painted to match the existing color. The walls will have water board (green) rated for wet areas in place of patch work. Patches shall be blended in with tape, mud, sanded, primed, and painted. The floor is peel and stick**

tile and will need to be replaced with a bathroom/kitchen flooring approved by the homeowner. In the basement there is a gas line feeding the dryer that is missing straps that would support the piping to the ceiling. Installs appropriate metal straps or hangers securing the line. Plumbing and building permits 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 may be required to supply additional plans or stamped drawings for a plan review. Which may be need to obtain a building permit. Which may be 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: **3600 9<sup>th</sup> Street.**" 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 submitted 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 (IDHA)
- 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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1528 3rd Avenue  
Rock Island, IL 61201  
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laxton.jeff@rigov.org