



GENESEE COUNTY HABITAT FOR
HUMANITY 101 BURTON STREET
FLINT, MI 48503

SCOPE OF WORK:

GENESEE COUNTY HABITAT FOR HUMANITY (GCHFH) is soliciting sealed proposal bids for providing:

- REHABILITATION OF A SINGLE-FAMILY HOME

For the homeowner occupied address: 5210 Susan St. Flint, MI 48505

Per the specifications listed at: geneseehabitat.org

If your firm is interested in providing the requested services, please submit 1 copy of your detailed proposal to Genesee County Habitat for Humanity 101 Burton Street Flint, MI 48503 by before 5:00 PM (EST). Please note: All detailed proposals received after 5:00 PM (EST) will not be considered.

Genesee County Habitat for Humanity (GCHFH) may hold proposals for a period of 60 days from opening, for the purpose of reviewing the results and investigating the qualifications of proposal prior to making an award. Genesee County Habitat for Humanity reserves the right to waive any irregularities and accept or reject any or all bids submitted. Vendors located within the corporate city limits of Flint, Michigan may be given a seven percent (7%) competitive price advantage. Additionally, if the lowest responsible vendor is not located within the limits of the City of Flint, but is located within the county of Genesee and vendor does not exceed the bid of the lowest non local bidder by more than three and one-half percent (3.5%), the County vendor may have a competitive advantage. Genesee County Habitat for Humanity reserves the right to waive any irregularities and accept or reject any or all proposals submitted.

The successful bidder must comply with all requirements and pay prevailing wages and fringe benefits on this project per the City of Flint's Resolution R-1 2 adopted 4/8/91. Pursuant to the requirements of 1976 P.A. 453 (Michigan Civil Rights Act) and 1976 P.A. 220 (Michigan Handicapped Rights Act), the local unit and its agent agree not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, marital status or because of a handicap that is unrelated to the person's ability to perform the duties of nondiscrimination provision identical to this provision and binding upon any and all contractors and subcontractors.

Genesee County Habitat for Humanity provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability or genetics.

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_____ – REHABILITATION OF A SINGLE-FAMILY HOME

INSTRUCTIONS TO BIDDERS

1. Sealed bids will be received from pre-qualified firms until 5PM on 10/27/2021 at Genesee County Habitat for Humanity, 101 Burton Street, Flint, MI, 48503. Label the bid as indicated on page 4. E-mailed bids are acceptable (see Instruction 4). **LATE BIDS AND BIDS SENT BY FACSIMILE WILL NOT BE ACCEPTED.**
2. A **Mandatory Walk-through Inspection** will be held on Wednesday, 10/20/2021, attendance at all walk-through inspections is required for the submission and consideration of any bid, the time for the mandatory walk-through inspection is 9:30AM.
3. The bid opening will take place on Thursday, 10/28/2021 at 9AM and is open to the public. It will be held at the Habitat for Humanity offices at 101 Burton St., Flint, MI 48503.
4. **Submit one (1) hardcopy of the bid response.** All bids become the property of Genesee County Habitat for Humanity. The original must include a signature on the Signature Page of a person authorized to make a binding offer. E-mailed bids are acceptable as long as the time stamp of the e-mail is before the submission deadline. E-mailed bids will not be opened until the time of the scheduled bid opening, among witnesses, and along with sealed physical bid submissions.
5. To be considered for award, each bidder must be a qualified contractor. A contractor is qualified when their submitted qualifications are received and approved by GCHFH.
6. Qualified bidders with contracts exceeding 90 days past signing, may be ineligible to bid on further projects until outstanding projects have been completed.
7. Insurance required per the specifications governing this work must be provided prior to the contract starting date and kept in full effect and compliance during entire contract period. Failure to comply with these provisions will cause termination of the contract.
8. The contractor agrees to be responsible for any loss or damage to property or persons due to the performance of services and the provision of supplies (equipment) herein contracted, and further agrees to protect and defend the Genesee County Habitat for Humanity against all claims or demands whatsoever, and to hold Genesee County Habitat for Humanity harmless from any loss or damage resulting therefrom.
9. After the award is made to the successful bidder(s), Genesee County Habitat for Humanity and the successful bidder will negotiate a final contract that substantially conforms to the Standard Construction Services Contract.
10. All prospective bidders shall be responsible for routinely checking Genesee County Habitat for Humanity website: <https://www.geneseehabitat.org/invitation-to-bid.html>

to obtain issued addenda. Genesee County Habitat for Humanity shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this IFB.

11. Use the following format for your bid:

Submit one (1) hardcopy OR one (1) electronic copy of the bid response to GCHFH– REHABILITATION OF A SINGLE-FAMILY HOME (Please include Job ID), 101 Burton Street Flint, MI 48503 OR repair@geneseehabitat.org. all pages of bid forms and including Work Specifications

- Signed Signature Page
- Completed House Specification Sheets included after page 9 and all Bid Forms pages
- Bid Summary
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **Bid Bond**, equal to 5% of the total compensation to be paid to the Contractor under the Contract.
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY**

ADDITIONAL TERMS AND CONDITIONS

- **Federal Funds Disclosure:** Unless otherwise noted this project is supported in part by HUD SHOP, HOME or CDBG funding. The contractor is responsible for complying to applicable rules and regulations.
- **Issuing Office:** This IFB is issued by Genesee County Habitat for Humanity. The sole point of contact for this solicitation is Genesee County Habitat for Humanity 101 Burton street, Flint MI 48503, (810) 766-9089 ext. 211 and fax (810) 766-9094. E-mail is the preferred method of contact: repair@geneseehabitat.org
- **Questions & Inquiries:** All questions regarding this IFB must be addressed at the mandatory walk-through, as indicated on page 1. Written answers to questions to clarify this solicitation will be provided via an addendum. No verbal interpretation to any respondent as to the meaning of any requirement stated in this IFB shall be binding on Genesee County Habitat for Humanity.
- **Requirement for Bonds:** For Construction Contracts (job total) exceeding fifty thousand dollars (\$50,000.00) in amount, the Contractor must furnish a **performance bond and a payment bond**, each in an amount equal to ninety five percent (95%) of the total compensation to be paid to the Contractor under the Contract as security for the faithful performance of the Contract and as security for the payment of all persons performing labor and furnishing materials in connection with the performance of the Contract. The performance bond and the payment bond must be in such form as the

Owner may require and must be delivered to the Owner prior to execution of the Contract by the Owner. The Contractor shall also be required, at no cost to the Owner, to provide Performance and Payment Bonds required by any utilities for performance of any utility Work or Work on utility lines or within utility easements. For construction Bids exceeding 100 thousand dollars (\$100,000) in amount, the Contractor must furnish a **bid bond**, equal to 5 percent (5%) of the total compensation to be paid to the Contractor under the Contract. The Surety must be acceptable to Genesee County Habitat for Humanity and must be approved to transact business in the State of Michigan.

4. **Copies to be Furnished to Beneficiaries:** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor must promptly furnish a copy of the bonds to such person or entity.
5. **Addenda:** Genesee County Habitat for Humanity reserves the right to amend and provide clarification of this solicitation prior to the date for bid submission. In such an event, an addendum will be posted on the Genesee County Habitat for Humanity website at (<https://www.geneseehabitat.org/invitation-to-bid.html>) **All prospective bidders shall be responsible for routinely checking Genesee County Habitat for Humanity website to obtain issued addenda. Genesee County Habitat for Humanity shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this Invitation for Bids.**
6. **Preparation of Bids & Cost:** All costs incurred in the preparation of a response to this IFB will be the responsibility of the respondent, and will not be reimbursed by Genesee County Habitat for Humanity. Bids should be prepared simply and economically, providing a straightforward, concise description of the bidder's ability to meet the requirements of this IFB.
7. **Responsive Bids:** To ensure full consideration, all bidders shall submit a complete response to this IFB using the format provided in Instruction to Bidders Item 10. In addition, at least one of the bids submitted shall include an **original signature** of an official authorized to bind the bidder to its provisions. Any bid not prepared and submitted in accordance with this IFB or any bid lacking the information to enable Genesee County Habitat for Humanity to make a reasonable determination of compliance with the bid requirements may be considered "non-responsive" and rejected without further review.
8. **Right To Reject:** Genesee County Habitat for Humanity reserves the right to waive any informality in the invitation for bids; to reject any or all bids; and to make an award which it considers to be in the best interest of Genesee County Habitat for Humanity.
Work Schedule: After contracts have been signed and dated, the work must start within 30 calendar days after the contract is signed and must be completed within 90 days thereafter, according to the Work Activity Schedule. After 90 days have passed, GCHF will charge the Contractor **liquidated damages** of \$50 per day for each business day the contracted work is not completed. The total amount will be deducted from the final payment amount due to the Contractor. Contract extension requests

should be submitted and approved by GCHFH, in writing, via Change Order. When an Invitation for Bids (IFB) includes multiple homes, each home will have a separate contract and work schedule.

- 1.1. **Payment Schedule:** Payments due the Contractor will be paid within 30 days after Genesee County Habitat for Humanity issues a certificate of completion, and receives the Contractor's satisfactory release of liens or claims for liens by sub- contractors, laborers, and materials suppliers for completed work or installed materials and invoice. Final payment shall not be made until GCHFH and the City of Flint has completed a final inspection and issued a certificate of completion. Contractors may draw on the contract for completed work if a Hold Order is filed and approved by the Contract Administrator.

STANDARD TERMS AND CONDITIONS

1. **Bid Opening:** Bids will be opened publicly at the time and place designated in the Invitation for Bids. Bids will be open to public inspection in accordance with applicable State law.
2. **Evaluation and Award:** The contract will be awarded to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the Invitation for Bids. Unless otherwise indicated in the Invitation for Bids, Genesee County Habitat for Humanity reserves the right to award the contract in whole or in part, by item, by group of items, or by section where such action serves the best interests of GCHFH. Genesee County Habitat for Humanity reserves the right to reject any or all bids, to waive any informality in any bid, and to negotiate with the apparent successful bidder(s) in the best interest of Genesee County Habitat for Humanity.
3. **Cancellation: Rejection of Bids:** The Invitation for Bids may be canceled by Genesee County Habitat for Humanity at any time for any reason. Any bid received may be rejected in whole or in part when in the best interests of Genesee County Habitat for Humanity.
4. **Receipt of Bids:** It is solely the responsibility of the bidder to assure the timely receipt of its bid at the location indicated in the bid announcement. **LATE BIDS AND BIDS SENT BY FACSIMILE WILL NOT BE ACCEPTED.**
5. **Tax:** Genesee County Habitat for Humanity is a 5013C Corporation and as such it is exempt from Federal Excise Tax and Michigan Sales Tax.

6. **Non-Discrimination:** The successful bidder/Contractor covenants that it will not discriminate against an employee or applicant of employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, marital status or a disability that is unrelated to the individual's ability to perform the duties of a particular job or position, and that it will require the same non-discrimination assurances from any subcontractor who may be used to carry out duties described in this contract. Breach of this covenant shall be regarded as a material breach of this contract.
7. **Performance Bond:** If a performance bond is required, the bond must be issued by a company authorized to do business in the State of Michigan.
8. **Conflict of Interest:** Each bidder, by submitting a bid, represents that the bidder has no knowledge that any employee, representative or agent of the bidder is a Genesee County Habitat for Humanity employee who has directly or indirectly participated on behalf of Genesee County Habitat for Humanity in the contemplated procurement, or that any Genesee County Habitat for Humanity employee who has so participated or any member of such an employee's immediate family has a financial interest pertaining to the contemplated procurement from the bidder, and represents that the bidder reasonably believes that no employee, representative or agent of bidder is a Genesee County Habitat for Humanity employee who has so participated and that no Genesee County Habitat for Humanity employee who has so participated or member of that employee's immediate family has a financial interest in the contemplated procurement from the bidder.
9. **Inspection:** All goods are received subject to inspection and testing. If goods are defective or fail to meet the bid specifications, Genesee County Habitat for Humanity shall have the right to reject the goods or to correct the defects. The contractor shall pay Genesee County Habitat for Humanity for expenses incurred in correcting defects. Rejected goods will be held for forty-five days after delivery awaiting instructions from the contractor. After the forty-five day period, Genesee County Habitat for Humanity will dispose of the goods without further liability to Genesee County Habitat for Humanity. The contractor is responsible for the costs of handling, packing, and transportation incurred in returning or disposing of defective or non-conforming goods.
10. **Bidder's Representations:** Each bidder by submitting a bid represents as follows:
 - a. That the bidder has read and understood the bidding documents and has bid in accordance therewith;
 - b. That the bid has been submitted by a duly authorized owner, partner, or corporate officer;
 - c. That the bid submitted has been prepared independently without collusion, agreement, understanding, or planned common course of action with any other supplier of the goods or services described in the Invitation for Bids, designed to limit independent bidding or competition.

11. **Independent Contractor:** Bidder agrees that if awarded a contract, bidder shall be an independent contractor and not an employee of Genesee County Habitat for Humanity. The contractor shall secure at its own expense all personnel required in supplying goods or services under the awarded contract. All such personnel shall have no contractual relationship with Genesee County Habitat for Humanity and shall not be considered employees of Genesee County Habitat for Humanity.
12. **Insurance:** Each bidder must submit a completed Bidder's Insurance Checklist, if so stipulated in the IFB. The required coverage and minimum limits may vary dependent upon the dollar amount of the contract, length of time of the contract, and the hazard level of the work or services to be performed. The types of insurance coverage may include: workers compensation, general liability, auto liability and/or professional liability. The insurer, insurance retention group, pool, or self-insurer must be authorized/licensed to provide such coverage within the State of Michigan and meet minimum financial ratings, if applicable, as supplied by Best or S & P.
13. **Indemnification:** The successful bidder shall defend, indemnify, and hold harmless Genesee County Habitat for Humanity and its officers and employees from and against all claims, losses, damages, and expenses including but not limited to attorney's fees, arising out of or resulting from the performance of the contract.
14. **Warranty:** The bidder warrants that all goods and services furnished under a contract resulting from the Invitation for Bids shall be in conformance with the bid documents and that the goods are of merchantable quality as described in the Uniform Commercial Code, Section 2-314, and fit for the purpose for which they are sold. This warranty is in addition to any manufacturer's standard warranty which may apply or any warranty provided by law, and is in addition to all other express warranties made by the bidder.
15. **Applicable Law:** Any contract resulting from the Invitation for Bids shall be governed by the laws of the State of Michigan. Unless otherwise provided in the contract documents, the contractor shall secure and pay for all permits, fees, duties, licenses, inspections, and approvals necessary for the execution and completion of the contract. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the contract.
16. **Right to Inspect:** Genesee County Habitat for Humanity may, at reasonable times, inspect the plant, place of business, or work site of a contractor or subcontractor which is pertinent to the performance of a contract or potential contract.
17. **Right to Audit:** Genesee County Habitat for Humanity may at reasonable times and places, audit the books and records of any contractor who has submitted cost or pricing

data as a part of its bid, to the extent that such books and records are pertinent to such cost or pricing data for a period of three years from the date of final payment under the contract. Genesee County Habitat for Humanity shall be entitled to audit the books and records of a contractor or subcontractor other than a firm fixed-price contract to the extent that such books and records are pertinent to the performance of such contract or subcontract. Such books and records shall be maintained by the contractor for a period of three years from the date of final payment under a prime contract and by the subcontractor for a period of three years from the date of final payment under a subcontract.

18. **Safety:** Genesee County Habitat for Humanity, as the owner of the premises where the service or work is to be performed, or as the purchaser of goods received, requires that all applicable Michigan Occupational Health & Safety (MIOSHA) Rules and Regulations are followed by your employees and that the goods meet the applicable safety regulation. All Center of Disease Control guidelines (CDC) incorporated by reference within the MIOSHA regulations must be followed.

HOUSE SPECIFICATION SHEETS & BID FORMS

- Please bid on the attached GENESEE COUNTY HABITAT FOR HUMANITY HOME REHABILITATION PROGRAM – CONTRACTOR WORK ACTIVITY SCHEDULE. A cost is to be provided for every item/service listed.
- A contractor must bid on the address offered in this bid and provide the total bid amount in the Bid Summary.
- Submitted bids must be not more than 10% lower or 15% higher than the cost estimate. If the amount of any bid received is outside of this range, the bid shall be rejected. If no bidder is within that range, the contractor closest to that window will be awarded the bid.
- When required, Lead Reports for the corresponding house will be available by request.
- Section 3 requirements:
 With respect to recipients of Housing and/or Community Development funding, all contractors (or subcontractors) receiving covered funds in excess of \$100,000 to complete projects involving housing construction, rehabilitation, or other public construction are required to comply with the requirements of Section 3. The threshold of \$100,000 is based on the BID TOTAL for Genesee County Habitat for Humanity Invitations for Bid.
 When BID TOTAL exceeds \$100,000 the form **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY** is to be completed and included with the bid. When the award notification is made, the successful bidder will be instructed regarding the appropriate verification required prior to signing the contract.
- Contractors must verify all unit quantities listed on the enclosed specification sheets prior to submitting a bid.

BID SUMMARY

	BID TOTAL FOR
ADDRESS & JOB #	
_____	\$ _____

Company/Phone _____

Signature _____ Date _____



SPECS BY LOCATION/TRADE

Pre-Bid Site Visit: 10/20/21 @9:30AM

Case Number: HIF-2134

Bid Close: 10/27/21 @5PM

Project Manager: John Guynn

Bid Opening: 10/28/21 @9AM

Phone: (810)766-9089 Ext.211

Address: 5210 Susan Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
1 36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____

Trade: 5 Demolition & Disposal

2 800	DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
3 4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using code compliant material of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a dimensional shingle with a 25 yr warranty. Color choice by owner. Replace all flashing. Install shingle-over ridge vent.	17.00	SQ	_____	_____
4 4645	GUTTER/DOWNSPOUT--5" SEAMLESS Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, hinged downspout extensions and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.	169.00	LF	_____	_____

Location Total: _____

Location: 3 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 3 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5	5210 DRYWALL--PATCH--LARGE Where defective on ceiling and North Wall, cut back defective plaster to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	64.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
6	5570 PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.	643.00	SF	_____	_____
Trade: 20 Floor Coverings					
7	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$20/sy. Owner's choice of in-stock color and pattern.	24.00	SY	_____	_____
Trade: 23 Electric					
8	7560 RECEPTACLE REPLACE On North and South walls - Replace receptacle with duplex receptacle and cover plate to match existing. Inspect box mounting to ensure the cover plate fits tight to wall.	2.00	EA	_____	_____
9	7670 REPLACE RECEPTACLE COVER Where missing, install receptacle or switch plate covers to match switch or receptacle	2.00	EA	_____	_____
10	7675 REPLACE LIGHT SWITCH At entry, replace light switch and plastic cover plate to match surrounding.	1.00	EA	_____	_____
11	7730 LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 Led bulb, UL approved, light fixture with shade and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 4 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 4 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
12	9519 INTERIOR DOOR - REPLACE WITH PREHUNG HOLLOW CORE At hallway closet, install a hollow core, pressed wood, 6 panel, prehung door to match surrounding as close as possible include a brass finish lockset. Retrim opening to match surrounding as close as possible	1.00	EA	_____	_____

Trade: 17 Drywall & Plaster

13	5210 DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	24.00	SF	_____	_____
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Location Total: _____

Location: 5 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
14	9489 WINDOW REMOVE--GLASS BLOCK W/VENT Remove existing glass block. Replace sill and install new glass block per manufacturers specs with vinyl vent with screen and storm insert, Use expansion spacers around perimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing.	1.00	EA	_____	_____

Trade: 22 Plumbing

15	6715 DRAIN, WASTE, VENT--PVC Replace sink drain with Schedule 40 PVC pipe and fittings. Any additional plumbing needed beyond immediate vicinity to be addressed on Change Order basis.	3.00	LF	_____	_____
16	6864 REPLACE SINK FAUCET--BATHROOM Remove existing bathroom sink faucet and replace ensuring all connections are tight and there are no leaks present.	1.00	EA	_____	_____
17	7005 COMMODE--REFURBISH Install an anti-siphon fill valve. Replace flap valve and adjust water height to insure proper flushing action.	1.00	EA	_____	_____

Location Total: _____

Location: 6 - NW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
18	3375 DOOR--WOOD BIFOLD	1.00	EA	_____	_____

Location: 6 - NW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	At closet, hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.				
19	9519 INTERIOR DOOR - REPLACE WITH PREHUNG HOLLOW CORE Install a hollow core, pressed wood, 6 panel, prehung door to match surrounding as close as possible include a brass finish lockset. Retrim opening to match surrounding as close as possible	1.00	EA	_____	_____
Trade: 23 Electric					
20	7560 RECEPTACLE REPLACE Replace receptacle with duplex receptacle and cover plate to match existing. Inspect box mounting to ensure the cover plate fits tight to wall.	2.00	EA	_____	_____
21	7675 REPLACE LIGHT SWITCH Replace light switch and plastic cover plate to match surrounding.	1.00	EA	_____	_____
22	7819 FAN/LIGHT FIXTURE-ENERGY STAR Replace existing fixture with an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an integral damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Tie into existing duct work where possible. Check all duct seams seal any gaps with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Insure proper ventallation to exterior Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	_____	_____

Location Total: _____

Location: 7 - NE Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
23	2983 WINDOW--VINYL--REPLACEMENT Field measure and install a PVC, single hung replacement window that meets ENERGY STAR standards for this climate U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with aluminium coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron, and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____

Trade: 10 Carpentry

24	3375 DOOR--WOOD BIFOLD	1.00	EA	_____	_____
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Location: 7 - NE Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

At closet, hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.

25	9519	INTERIOR DOOR - REPLACE WITH PREHUNG HOLLOW CORE	1.00	EA	_____	_____
		Install a hollow core, pressed wood, 6 panel, prehung door to match surrounding as close as possible include a brass finish lockset. Retrim opening to match surrounding as close as possible				

Trade: 20 Floor Coverings

26	5970	CARPET AND PAD	14.00	SY	_____	_____
		Install FHA approved, nylon, plush carpet over a 1/2" medium density rebound pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$20/sy. Owner's choice of in-stock color and pattern.				

Trade: 23 Electric

27	7670	REPLACE RECEPTACLE COVER	2.00	EA	_____	_____
		Replace missing receptacle or switch plate covers to match switch or receptacle				
28	7675	REPLACE LIGHT SWITCH	1.00	EA	_____	_____
		Replace light switch and plastic cover plate to match surrounding.				
29	7819	FAN/LIGHT FIXTURE-ENERGY STAR	1.00	EA	_____	_____
		Replace existing fixture with an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an integral damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Tie into existing duct work where possible. Check all duct seams seal any gaps with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Insure proper ventallation to exterior Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.				

Location Total: _____

Location: 8 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

30	6715	DRAIN, WASTE, VENT--PVC	8.00	LF	_____	_____
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Location: 8 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

Replace sink drain with Schedule 40 PVC pipe and fittings. Any additional plumbing needed beyond immediate vicinity to be addressed on Change Order basis.

Trade: 25 Appliances

31	8445	ELECTRIC OVEN	1.00	EA	_____	_____
		Dispose of wall oven. Install an electric, wall oven in same cabinet. Match existing color as closely as possible.				
32	8491	DISHWASHER--2 CYCLE--ENERGY STAR	1.00	EA	_____	_____
		replace existing dishwasher with a 2 cycle, built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system. Whirlpool #: 267844 Model: DU811SWPU - or - GE Model GSD1300NWW				
33	8502	DISPOSAL--3/4 HP	1.00	EA	_____	_____
		Install a InSinkErator 3/4 HP Evolution Essential garbage disposal with reset button and hand crank. Include plumbing and electrical connections.				

Location Total: _____

Location: 9 - Den

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

34	5909	VINYL PLANK FLOORING -- INSTALL	120.00	SF	_____	_____
		Install new vinyl plank flooring over existing flooring. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways.				

Trade: 10 Carpentry

35	2312	SUBFLOOR--3/4"	120.00	SF	_____	_____
		Remove existing floor covering and subfloor. Install 3/4" tongue and groove CDX plywood decking nailed 8" on center using screw shank or cement coated nails.				
36	3165	DOOR & FRAME--METAL SECURITY	1.00	EA	_____	_____
		Field measure, fabricate, prime, topcoat and install a barred security door in a steel angle iron frame, and a heavy duty galvanized steel screen, with a single cylinder dead bolt lockset. Use 1/2"x 1/2" steel bars no more than 5" on center.				
37	3185	DOOR--PREHUNG METAL ENTRANCE	1.00	EA	_____	_____
		Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, peep hole, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.				

Location: 9 - Den

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
38	Custom STEPS--REPLACE Dispose of existing steps. Rebuild step entrance between Den and Kitchen and attach to adjacent wall. Include handrail, floor covering, and transitions to match.	2.00	RI	_____	_____
Trade: 23 Electric					
39	7560 RECEPTACLE REPLACE On West wall, replace receptacle with duplex receptacle and cover plate to match existing. Inspect box mounting to ensure the cover plate fits tight to wall.	1.00	EA	_____	_____
40	7819 FAN/LIGHT FIXTURE-ENERGY STAR Replace existing fixture with an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an integral damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Tie into existing duct work where possible. Check all duct seams seal any gaps with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Insure proper ventallation to exterior Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	_____	_____

Location Total: _____

Location: 10 - Master Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
41	2983 WINDOW--VINYL--REPLACEMENT On East wall, field measure and install a PVC, single hung replacement window that meets ENERGY STAR standards for this climate U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with aluminium coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron, and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
42	5210 DRYWALL--PATCH--LARGE In closet, cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	9.00	SF	_____	_____

Location Total: _____

Location: 11 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 5210 Susan Street

Unit: Unit 01

Location: 11- Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
43	9477 VINYL BASEMENT WINDOW Dispose of entire basement window and jamb. Reframe opening with 2" x 8" casing and install an awning or slider type single glazed window with a piggyback storm window.	4.00	EA	_____	_____

Trade: 17 Drywall & Plaster					
44	5210 DRYWALL--PATCH--LARGE In basement stairway, cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	24.00	SF	_____	_____

Location Total: _____

Unit Total for 5210 Susan Street, Unit Unit 01: _____

Address Grand Total for 5210 Susan Street: _____

Bidder: _____