



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

SCOPE OF WORK:

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

- REHABILITATION OF A SINGLE-FAMILY HOME

For the homeowner occupied address: 705 St. Clair St. Flint, MI 48504

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 Wednesday, August 5, 2020 before 5:00 PM (EST). Please note: All detailed proposals received after 5:00 PM (EST) will not be considered.

The 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 %), 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 8/5/2020 @5PM** at Genesee County Habitat for Humanity, 101 Burton Street, Flint, MI, 48503. Label the bid as indicated on page 4 **LATE BIDS AND BIDS SENT BY FACSIMILE OR BY EMAIL WILL NOT BE ACCEPTED.**
2. A **Mandatory Walk-through Inspection** will be held on **7/29/2020**, 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 **11AM**.
3. The bid opening will take place on **8/6/2020** 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. Failure to provide the required number of duplicate copies may result in rejection of your bid.
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: <http://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 of the bid response to GCHFH– REHABILITATION OF A SINGLE-FAMILY HOME, 101 Burton Street Flint, MI 48503 all pages of bid forms and including Work Specifications

- Signed Signature Page
- Copy of the Contractor Approval Letter issued by the Genesee County Habitat for Humanity (GCHFH) stating the firm is qualified for the work within the City of Flint.
- Bid Summary
- Completed House Specification Sheets included after page 9 and all Bid Forms pages
- 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

- **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. www.geneseehabitat.org/construction.html
- **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 (<http://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.
9. **Work Schedule:** After contracts have been signed and dated, the work must start within 15 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, GCHFH will charge the Contractor **liquidated damages** of \$200 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 OR BY EMAIL 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.

SPECS BY LOCATION/TRADE

7/14/2020

Pre-Bid Site Visit: 7/29/20 @11AM
 Bidding Open Date: 8/6/20 @ 9AM
 Bidding Close Date: 8/5/20 @ 5PM
 Initial: _____

Case Number: Landbank LB-2001
 Project Manager: _____
 Phone: _____

Address: 705 ST Clair Street **Unit: Repair**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	_____	_____
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	_____	_____
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
55	WORK SCHEDULE Weather permitting, the estimated start work date is _____ and work to be completed by _____. Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	_____	_____
140	CONTRACTOR TO VERIFY UTILITIES CAN BE TURNED ON SAFELY Prior to turning on gas, electric, and water, the contractor shall visually inspect systems for cracks, leaks, or faulty connections.	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

After turning on utilities, contractor shall immediately check to make sure the water & gas are not leaking.

Trade: 5 Demolition & Disposal

802 DUMPSTER--40 CUBIC YARDS

1.00 EA

After procuring all required permits, place a 40 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.

Includes the removal of all junk/debris remaining in the house along with dumpster rental.

Trade: 9 Environmental Rehab

2062 ASBESTOS ABATEMENT--GENERAL REQ

1.00 EA

All asbestos abatement to be completed by a qualified firm and follow all applicable laws and requirements for abatement practices. See asbestos inspection report to identify any know ACM in the residence. All asbestos debris shall be removed and hauled away in accordance to local, state and federal law. See Asbestos Report

9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES

1.00 GR

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule. SEE LEAD REPORT

9007 CLEAN TO CLEARANCE

750.00 SF

Prior to final acceptance of the lead hazard reduction work and all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. The contractor shall re-clean all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceed the thresholds of 10 ug/SF for floors, 100 ug/Sf for window sills, 100 ug/SF for window troughs and 40 ug/SF for porch floors.

Location Total: _____

Location: 2 - Front Porch

Approx. Wall SF: 416

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

Address: 705 ST Clair Street

Unit: Repair

Location: 2 - Front Porch

Approx. Wall SF: 416

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

708	REMOVE CARPET Wet carpet face with a mister. Gently roll carpet. Wrap with 4 mil. plastic, remove from site and haul to a legal landfill. Vacuum floor surface.	1.00	RM	_____	_____
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Trade: 10 Carpentry

2680	WRAP TRIM-ALUMINUM Enclose trim with .027 white aluminum breaker stock. Back caulk all seams with siliconized acrylic to create an air tight installation. Wrap all trim/window surrounds in aluminum.	130.00	LF	_____	_____
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2845	TRIM-REPAIR/REPLACE- INT. Repair/Replace deteriorated trim at porch columns to ensure a substantial backer for new aluminum wrap. #2 grade pine or better.	2.00	EA	_____	_____
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3135	DOOR HARDWARE--CUSTOM Replace existing security door lockset and deadbolt. Keyed alike with all new locksets on all exterior doors.	1.00	EA	_____	_____
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Trade: 20 Floor Coverings

5970	CARPET: INDOOR/OUTDOOR Install a woven backed indoor/outdoor carpet. Include necessary transition strips/nosing. Pile height to be .16 inch/Face weight to be 18 ounces. Install per manufacturer's recommendation with appropriate adhesive compound. Carpet allowance: \$0.80 psf.	120.00	SF	_____	_____
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Trade: 23 Electric

7740	LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, LED light fixture controlled by a switch and cover located at the strike side of the door. Fish wire and repair all tear out. Note- ceiling bead board to remain all wires to be fished through attic space	1.00	EA	_____	_____
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Location Total: _____

Location: 3 - Living Room/Dining Room

Approx. Wall SF: 550

Ceiling/Floor SF: 253

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

2870	NEW WINDOW SCREEN Securely add new screen and spline at each window where screen is missing, match existing frame to match surrounding finish	2.00	EA	_____	_____
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Location: 3 - Living Room/Dining Room

Approx. Wall SF: 550

Ceiling/Floor SF: 253

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior casing and brick moulding, adjustable threshold, one entrance and one mortised deadbolt keyed alike. Trim inside with 1x4 to match existing casing. Prime and top coat all wood and trim. Paint interior and exterior surface of door with a quality paint. Include appropriate door stop, hinge bump or base bump to match color of hinges. Exterior brick mold must be painted or wrapped with aluminum trim. - Match new casing with existing window and door casing. Casing and doors to be primed and painted.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
5210	DRYWALL--REPAIR--LARGE Cut back defective gypsum or loose gypsum. Use industry appropriate patching method to provide repair that will closely match surface of surrounding area. Mud repair and sand ready for paint. Repair drywall patch located next to entry door, repair hole from asbestos testing. SEE ASBESTOS REPORT	4.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have client approve colors prior to start. - Remove tv wall mount bracket and patch holes prior to painting.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Remove existing carpet and pad and 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 \$15/sy. Owner's choice of in-stock color and pattern.	28.00	SY	_____	_____

Address: 705 ST Clair Street

Unit: Repair

Location: 3 - Living Room/Dining Room

Approx. Wall SF: 550

Ceiling/Floor SF: 253

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Floor Coverings

Remove existing carpet and pad, install new carpet and pad within living room area. Carpet & Pad should stop at Dining area where ceiling and wall transition separate rooms.

Trade: 21 HVAC

6330	REGISTER COVER--REPLACE	2.00	EA	_____	_____
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Replace missing or damaged register cover with an adjustable metal register. If return air wall register, caulk in place prior to painting.

6375	THERMOSTAT & WIRE--MECHAN. SETBACK	1.00	EA	_____	_____
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Install a mechanical setback thermostat allowing four preset time/temperature settings per day.

Rewire new thermostat through wall to same location as existing thermostat. Wire for existing is ran on the outside of the wall.

Trade: 23 Electric

7560	RECEPTACLE REPLACE	2.00	EA	_____	_____
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Replace receptacle with ivory duplex receptacle and ivory cover plate.

1 receptacle in corner of living room is currently missing. Wire is in box

7805	SMOKE DETECTOR--BATTERY POWERED	2.00	EA	_____	_____
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Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery. Must have 10 year Lithium-ion battery

Location Total: _____

Location: 4 - Front Bedroom

Approx. Wall SF: 357

Ceiling/Floor SF: 115

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

2842	TRIM--WINDOW SET, INTERIOR	1.00	EA	_____	_____
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Trim window including header, stops, casings, stool and apron in 1x4 to match existing trim throughout house. casing to be primed and painted.

Bid front window trim- south window trim is accounted for in new window line item

2870	REPAIR WINDOW SCREEN	2.00	EA	_____	_____
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Securely add new screen and spline at each window where screen is missing, match existing frame to match surrounding finish

SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT

2900	WOOD CASEMENT	1.00	EA	_____	_____
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Dispose of window and install a dual glazed, viyl casement

Location: 4 - Front Bedroom

Approx. Wall SF: 357

Ceiling/Floor SF: 115

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2982	<p>window complete with screen, hand crank opening hardware, weatherstripping interior stool, apron casing and exterior casing. Repair all well disturbed by removal. . Clean glass.</p> <p>WINDOW--VINYL--LOW E CASEMENT DBL GLZ ENERGY STAR - W/TRIM</p> <p>After establishing any required floor containment with polyethylene sheeting, wet mist, remove and wrap in polyethylene sheeting and dispose of entire existing wood window. HEPA vacuum any paint chips, dust and debris. Field measure order and install a PVC, Casement style, double glazed, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Foam insulate or fiberglass insulate as necessary. Include full removable screen. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood to match existing trim.</p> <p>Remove existing single hung window on S. wall and replace with new casement that will meet egress. New window to have grids that match bedroom window.</p> <p>Note: the existing window opening will have to be enlarged to accomodate appropriate casement window to meet egress. The existing window was installed in shorter opening from prior window. Cut out existing opening to enlarge for new window.</p> <p>SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT</p>	1.00	EA		
3355	<p>DOOR--PREHUNG 6 PANEL INT, HOLLOW</p> <p>Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door.</p> <p>- Remove and dispose of existing entry and closet door completely including jamb, hinges, casing.</p> <p>- Match new casing with existing window and door casing. Casing to be primed and painted.</p>	2.00	EA		
Trade: 19 Paint & Wallpaper					
5565	<p>PREP & PAINT VACANT ROOM</p> <p>Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have client approve colors prior to start.</p> <p>REMOVE EXISTING MEDICINE CABINET ON WALL</p>	1.00	RM		

Address: 705 ST Clair Street

Unit: Repair

Location: 4 - Front Bedroom

Approx. Wall SF: 357

Ceiling/Floor SF: 115

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Remove existing carpet and pad and 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 \$15/sy. Owner's choice of in-stock color and pattern.	15.00	SY	_____	_____
Trade: 21 HVAC					
6330	REGISTER COVER--REPLACE Replace missing or damaged register cover with an adjustable metal register. If return air wall register, caulk in place prior to painting.	1.00	EA	_____	_____
Trade: 23 Electric					
7555	COVER PLATE Install a plastic receptacle, switch, or blank cover plate. 2 receptacles 1 switch	3.00	EA	_____	_____
7560	RECEPTACLE REPLACE Replace receptacle with ivory duplex receptacle and ivory cover plate. 1 receptacle on N. wall is hanging out of box, check wiring and re-install with new cover plate.	3.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture. Include LED bulbs	1.00	EA	_____	_____
7805	SMOKE DETECTOR--BATTERY POWERED Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery. Must have 10 year Lithium-ion battery	1.00	EA	_____	_____
Location Total:					_____

Location: 5 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
5909	Vinyl Plank Flooring- 100% Waterproof 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. (\$3.00 SQ FT material allowance)	30.00	SF	_____	_____

Location: 5 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
Trade: 5 Demolition & Disposal					
823	CLEANING--BATH TUB & FIXTURES Clean tub and fixtures of mineral deposits, with works or similar type cleaner. Note: ceramic tub surround to be replaced	1.00	EA	_____	_____
Trade: 10 Carpentry					
2820	ALUMINUM SCREEN & FRAME Field measure and install an aluminum screen and frame in window opening.	1.00	EA	_____	_____
2870	REPAIR WINDOW SCREEN Securely rescreen and spline damaged window screen in existing frame to match surrounding finish	1.00	EA	_____	_____
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door.	2.00	EA	_____	_____
Trade: 18 Ceramic Tile					
5420	CERAMIC TUB SURROUND Remove existing ceramic tile tub surround including backer boards and mud set on walls. Install ceramic wall tile & preformed trim over 1/2" fiberglass reinforced portland cement board with troweled adhesive. After 24 hours drying time, apply latex based, portland cement grout. Remove all excess grout & apply mildew resistant color match grout caulk at all seams, fixture lips & pipe penetrations. Create a tub surround to 6' off finish floor. Owner's choice of tile and grout colors, within \$4.50/sf tile allowance. Tile to be installed to top of window approximately 7'-6" above tub. Include 2 ceramic 8"x8" corner shelf located on rear corner opposite of faucet.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5560	PREP & PAINT BATHROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish	1.00	RM	_____	_____

Address: 705 ST Clair Street

Unit: Repair

Location: 5 - Bathroom

Approx. Wall SF: 208

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be color, have client approve colors prior to start.

Trade: 20 **Floor Coverings**

5960	REMOVE FLOOR COVERING TO SUBFLOOR Remove floor covering to subfloor, remove all staples/nails, inspect subfloor for water/mold damage. Remove all transitions. Spot screw exposed subfloor to eliminate squeaks and loose areas.	30.00	SF	_____	_____
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Trade: 22 **Plumbing**

6901	VANITY--24" COMPLETE Install a 24" plywood Shallow vanity, 16"-18" to maximize space in front of toilet; including top, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates.	1.00	EA	_____	_____
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6930	SHOWER DIVERter--SINGLE CONTROL Remove existing valve and install a single control, metal shower diverter, tub valve, faucet and a Delta/American Standard water saving shower head with a 15 year drip-free warranty.	1.00	EA	_____	_____
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Trade: 23 **Electric**

7730	LIGHT FIXTURE--REPLACE Install a wall mounted, 4 bulb, UL approved, incandescent light fixture with shade and lamps. \$50 allowance for fixture. Include LED bulbs	1.00	EA	_____	_____
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7818	FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan to exterior with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out. Replace existing ceiling light with a bath fan/light.	1.00	EA	_____	_____
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Location Total: _____

Location: 6 - Rear Bedroom

Approx. Wall SF: 398

Ceiling/Floor SF: 144

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

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	1.00	EA	_____	_____
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Location: 6 - Rear Bedroom

Approx. Wall SF: 398

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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. New construction window maybe substituted to include integrated j-channel				
Trade: 10	Carpentry				
2410	BASEBOARD--1"X4" Install 1"x4", preprimed pine base with finish nails or tee headed brads to match existing baseboard throughout the house.	50.00	LF	_____	_____
2841	TRIM--STORAGE CLOSET, INTERIOR Trim storage closet including header, stops, casings, stool and apron in primed 1x4 trim boards to match existing. Paint trim white to match windows and doors.	1.00	EA	_____	_____
2982	WINDOW--VINYL--LOW E CASEMENT DBL GLZ ENERGY STAR - W/TRIM After establishing any required floor containment with polyethylene sheeting, wet mist, remove and wrap in polyethylene sheeting and dispose of entire existing wood window. HEPA vacuum any paint chips, dust and debris. Field measure order and install a PVC, Casement style, double glazed, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Foam insulate or fiberglass insulate as necessary. Include full removable screen. Retrim opening with casing or shoe/door stop as necessary. Paint or stain/poly any raw or primed wood to match existing trim. See separate line item to replace west window Note: the existing window opening will have to be enlarged to accomodate appropriate casement window to meet egress. The existing window was installed in shorter opening from prior window. Cut out existing opening to enlarge for new window. SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT	1.00	EA	_____	_____
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. - Remove and dispose of existing entry and closet door completely including jamb, hinges, casing. - Match new casing with existing window and door casing. Casing to be primed and painted.	2.00	EA	_____	_____
3845	BATHROOM FIXTURE--ACCESS PANEL Install prefab access panel for tub/shower fixtures. To include new trim, prime & paint. Paint access panel, trim white using an interior acrylic latex paint. INSTALL BEHIND TUB VALVE	1.00	EA	_____	_____

Location: 6 - Rear Bedroom

Approx. Wall SF: 398

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Match existing wall finish. drywall repair at shower wall where currently open for access. Access panel to be installed at this location.	21.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have client approve colors prior to start.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Remove existing carpet and pad and 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 \$15/sy. Owner's choice of in-stock color and pattern.	15.00	SY	_____	_____
Trade: 21 HVAC					
6330	REGISTER COVER--REPLACE Replace missing or damaged register cover with an adjustable metal register. If return air wall register, caulk in place prior to painting. Larger return floor register to stay in place.	1.00	EA	_____	_____
Trade: 23 Electric					
7555	COVER PLATE Install a plastic receptacle, switch, or blank cover plate. 1 receptacle 1 switch	2.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture. Include LED bulbs	1.00	EA	_____	_____

Address: 705 ST Clair Street

Unit: Repair

Location: 6 - Rear Bedroom

Approx. Wall SF: 398

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
7805	SMOKE DETECTOR--BATTERY POWERED Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery. Must have 10 year Lithium-ion battery	1.00	EA	_____	_____
7895	HEATER--4' BASEBOARD & ELECTRICAL Remove existing baseboard heater& electrical and dispose. Patch/fill any holes in subfloor left from removal.	1.00	EA	_____	_____

Location Total: _____

Location: 7 - Kitchen

Approx. Wall SF: 270

Ceiling/Floor SF: 66

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2410	BASEBOARD--1"X4" Install 1"x4" preprimed pine base with finish nails or tee headed brads to match existing baseboard throughout the house. Baseboard missing at refrigerator and stove area and wraps doorway.	8.00	LF	_____	_____
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door. - Remove existing interior stairway door completely including jamb, hinges, casing and dispose. - Match new casing with existing window and door casing. Prime and paint casing.	1.00	EA	_____	_____
3705	CABINET--REPAIR Repair bottom of sink base, remove and replace with new 1/2" water resistant material painted white with premixed acrylic latex to match cabinet color	1.00	EA	_____	_____
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet, plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.	11.00	LF	_____	_____

Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL After establishing any required floor containment with polyethylene sheeting. Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from	275.00	SF	_____	_____
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Location: 7 - Kitchen

Approx. Wall SF: 270

Ceiling/Floor SF: 66

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
	3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.				
	SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT				
5270	DRYWALL--REPAIR Hang drywall built up to match thickness of plaster walls to fill in hole ready for 3/8" laminate on walls. Wet mist, wrap in polyethylene sheeting if removing any wall pieces while protecting the floor containment. Mist small debris with water. Wrap all debris, as appropriate, in polyethylene sheeting. Transport debris to dumpster in sealed containers or by means of a sealed chute to a covered dumpster. HEPA vacuum any visible paint chips, dust and debris. At base of wall along stove location. SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT	4.00	SF		
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have client approve colors prior to start. SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT	1.00	RM		
Trade: 22 Plumbing					
6720	DRAIN & TRAP--REPLACE Replace trap, drain and waste lines to be securely fastened from sink to wall.	1.00	EA		
Trade: 23 Electric					
7555	COVER PLATE Install a plastic receptacle, switch, or blank cover plate.	1.00	EA		
7560	RECEPTACLE REPLACE/MOVE Replace and move receptacle with duplex receptacle and cover plate. Move receptacle behind upper cabinet above microwave, repair all tear out. Mount stove receptacle to wall appropriately fastened securely to wall.	1.00	EA		

Location: 7 - Kitchen

Approx. Wall SF: 270

Ceiling/Floor SF: 66

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

Wet mist, wrap in polyethylene sheeting and remove wall pieces while protecting the floor containment. Mist small debris with water. Wrap all debris, as appropriate, in polyethylene sheeting. Transport debris to dumpster in sealed containers or by means of a sealed chute to a covered dumpster. HEPA vacuum any visible paint chips, dust and debris.

SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT

7565	INSTALL RECEPTACLE--15 AMP	1.00	EA	_____	_____
	Install a duplex, 15 amp receptacle and cover plate at least 15" above floor level using copper 12-3 non-metallic (NM) cable. Fish wire and repair all tear out.				

Wet mist, wrap in polyethylene sheeting and remove wall pieces while protecting the floor containment. Mist small debris with water. Wrap all debris, as appropriate, in polyethylene sheeting. Transport debris to dumpster in sealed containers or by means of a sealed chute to a covered dumpster. HEPA vacuum any visible paint chips, dust and debris.

- Installation of receptacle for refrigerator located to the left of the stairway door.

- Move microwave outlet to adjoining wall behind upper cabinet.

SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT

7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
	Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture. Include LED bulbs				

Trade: 25 Appliances

3717	CABINETRY DETACH/RESET	10.00	LF	_____	_____
	Remove & set aside base and wall cabinets for reinstallation after kitchen walls have been laminated with drywall. Re-install countertop and cabinets once drywall is complete. Adjust flooring as necessary in order to reinstall base cabinets due to tile installation being cut around cabinetry base. Cabinets should be level and square, ensure doors and drawers operate smoothly.				

Add toe kick to existing cabinetry using white veneer to match cabinetry finish.

Location Total: _____

Location: 8 - Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	HANDRAIL--INTERIOR	10.00	LF	_____	_____

Location: 8 - Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition. Install handrail on lower and upper portion of staircase				
3184	DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Install a Jeld Wen ENERGY STAR certified insulated prehung steel door, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors. Include new casing/trim and finish paint/stain to match existing as close as possible. Paint brick mould to match existing trim. Stair landing door to rear yard.	1.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain. If storm is in front of entrance door with decorative oval glass it should be full view glass not split screen.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. See Lead Report	200.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
5565	PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have client approve colors prior to start. Include painting staircase/landing, treads and risers where flooring was removed.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					

Location: 8 - Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20 Floor Coverings					
5960	REMOVE FLOOR COVERING TO SUBFLOOR Remove floor covering to existing stair tread/landing. Remove all transitions. Spot screw to eliminate squeaks and loose areas.	36.00	SF	_____	_____
Trade: 23 Electric					
7715	FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP Install an Energy Star approved, flush mount ceiling light fixture . Install a pair of 3-way switches with cover plates mounted at the strike side of the doors, or at top and bottom of stairwell no more than 48" above the floor. Fish wire and repair all tear out.	1.00	EA	_____	_____

Location Total: _____

Location: 9 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
710	DEMO NON BEARING PARTITION Remove partition including plaster/drywall, lath, framing members, fixtures, wiring, and mechanical runs. Dispose of in code legal landfill. Include all interior non-load bearing walls.	10.00	SF	_____	_____
Trade: 7 Masonry					
1345	CHIMNEY REMOVAL Remove the chimney complete through roof down to basement. skim coat / patch concrete where chimney was removed. Install a permanent cap on remaining portion of chimney. Resheath hole where chimney is removed with min 7/16" OSB. Finish using roofing materials to match existing as closely as possible. See Asbestos Report	1.00	EA	_____	_____
Trade: 9 Environmental Rehab					
2070	ASBESTOS ABATEMENT: FLOOR TILE Secure & isolate room, provide protective floor coverings when not removing floor tile. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. See Asbestos Report	225.00	AL	_____	_____
9139	FURNACE: CLEAN AND CHECK Clean and check existing furnace by a certified HVAC company and dispose of the furnace filter. Replace furnace filter after completion of all work. Provide written report of inspection by certified firm to ensure proper operation of equipment	1.00	EA	_____	_____

Location: 9 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9488	WINDOW - REMOVE AND INSTALL GLASS BLOCK IN OPENING After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all interior and exterior window components. Install glass block per manufacturer's specs, tool joints, install expansion spacers around perimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing. See Asbestos Report	4.00	SF	_____	_____
Trade: 16 Conservation					
4995	INSULATE RIM JOIST--FIBERGLASS After Air Sealing is complete, staple R19 fiberglass batts with Kraft faced backing to the interior of the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Installation to extend from the subfloor for the first floor to the top of the foundation wall. The batts will be neatly cut to fit precisely with no compression of the fiberglass fibers, and cut to fit neatly around wires, pipes and other components that interfere.	20.00	LF	_____	_____
Trade: 19 Paint & Wallpaper					
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations.	895.00	SF	_____	_____
5760	PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt fungus, dust from surface. Apply 2 coats of Drylock, Thoro-Seal, Waterproofing piant or approved equal, to basement walls.	960.00	SF	_____	_____
Trade: 21 HVAC					
6325	HEAT DUCT AND REGISTER Remove existing heat duct that is installed under the sink base. Reroute and reinstall heat run to be installed next to kitchen base cabinets.	1.00	EA	_____	_____
6415	DRYER VENT Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Dryer Vent Closure outlet. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic/foil tape, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
Trade: 22 Plumbing					

Location: 9 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
6633	SUPPLY--PEX Install PEX (cross-linked polyethylene) tubing to supply domestic water to the specified plumbing fixtures. Maintain manufacturer's required clearance from heating appliance vents, recessed lights or other heat sources. Installation will protect PEX tubing from direct sunlight. Protect PEX tubing with sleeves where abrasion may occur and use nail plates where PEX tubing penetrates wall stud or joists and has the potential for being struck with a screw or nail. Allow for manufacturer's required slack to compensate for expansion and contraction. Provide shutoff valves at each fixture. Pressure test the system prior to charging with water. Replace all existing water lines from meter to all fixtures.	155.00	LF	_____	_____
6715	DRAIN, WASTE, VENT--PVC Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members. Replace kitchen drain from sink to main sewer riser- include air admittance valve in kitchen sink. Include new furnace condensate line	35.00	LF	_____	_____
7071	HWH - 90+ 40 GAL GAS POWER VENTED Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater and recycle metal or dispose of furnace in legal landfill.	1.00	EA	_____	_____
7115	LAUNDRY TUB AND FAUCET - REPLACE Remove existing sink to code legal landfill. Install single bowl, 24" fiberglass laundry tray to fit under faucet. Include standard 2 handle chrome laundry faucet. Include and hook up waste line. Include applicable washer hook ups that shall include boiler drains and air hammers as required.	1.00	EA	_____	_____
7135	HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.	2.00	EA	_____	_____
Trade: 23 Electric					
7430	CERTIFY ELECTRIC DISTRIBUTION Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non-functioning and dangerous equipment and open splice wiring shall be replaced capped in appropriate boxes or	1.00	AL	_____	_____

Address: 705 ST Clair Street

Unit: Repair

Location: 9 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					

terminated. Install covers on all open boxes that apply.

7585	RECEPTACLE--GFCI Install surface mounted, ground fault circuit interrupted duplex receptacle using metal raceway and #12 wire.	5.00	EA	_____	_____
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Include one new GFCI for washer lift pump/washing machine. One for dryer area and one on each of the 3 remaining basement walls= 5 total new GFI in basement

8145	PUT PANEL COVER BACK ON Install existing breaker panel cover. It is laying by the panel	1.00	EA	_____	_____
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Location Total: _____

Location: 10 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					

465	REMOVE TREE AND GRIND STUMP Cut and remove tree, sapling, bushes to legal dump. Grind stump to 6" below grade. Install top soil and reseed all disturbed areas.	1.00	EA	_____	_____
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- Larger tree in rear of yard to be cut and removed
- All smaller trees and sapling within 6' of house to be cut and removed.
- Remove tree next to fence on S. side of yard.

Trade: 5 Demolition & Disposal

755	DEMO PORCH / INSTALL HANDRAIL Demolish entire front wood deck built over concrete steps. Concrete steps under deck leading to enclosed porch to remain in place. Clean up any remaining debris from demo and dispose.	1.00	EA	_____	_____
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Install new black, wrought iron railing of bar stock wrought steel with solid twist balusters. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint.

Trade: 7 Masonry

1230	MASONRY--REPOINT Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Reinstall flashing, tool concave joints and clean brick face. Misc. mortar joints at basement perimeter	5.00	SF	_____	_____
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Location: 10 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9754	REGRADE AND SEED YARD Remove topsoil and grade rear yard, rototill top 12" of soil, Fertilize with starter blend and seed with K-31 tall fescue. Mulch with straw and water daily until 2 inch stand of grass is established. Drainage should be away from the house's foundation at a rate of at least 1 foot per 50 feet of distance from the house. SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT	145.00	SF	_____	_____
Trade: 10 Carpentry					
2640	SIDING---VINYL Install vinyl siding (min. 0.042) Wolverine "American Legend or GCMPC approved equal; including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with 1/4 inch fan fold insulation (GCMPC may also approve of housewrap with taped seams instead of fan fold) and apply owner's choice of standard in stock siding color, exposure and texture with 50 year warranty. Make sure corner pieces continue up to meet soffit on gable ends. Use house wrap with taped seams on detached garages. Color choice by owner. NOTE: Install vinyl mounting blocks for all fixtures and outlets. SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT INCLUDE SIDING ON INTERIOR OF FRONT PORCH WALLS (PORCH CEILING TO REMAIN)	13.00	SQ	_____	_____
2772	WINDOW--REMOVAL & FRAME-IN Dispose of window located on N. side (driveway side) of house where it has been enclosed on the living room side. Remove windows located in upper gable ends and frame as needed for new gable vents. Frame-in around misc. windows where voids have been left from previous installations. To include insulation, interior finish (match existing) & exterior sheathing to be ready for new siding installation. NOTE: South bedroom window windows in bedroom to have window opening enlarged to accomodate egress windows	4.00	EA	_____	_____
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint.	1.00	EA	_____	_____
Trade: 15 Roofing					
4585	REROOF--DECK/FIBERGLASS SHINGLE Remove and dispose of all roofing & sheathing. Install min. 7/16" OSB over entire roof. Install 36 inch wide strips of Grace Ice and Water Shield at the eaves and in the valleys. Staple felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a fiberglass asphalt, dimensional shingle with limited lifetime warranty. Replace all flashing, including valleys,	14.00	SQ	_____	_____

Location: 10 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
	with .019 aluminum. Install step flashing at all wall junctures. Install slant back style roof vent (to match shingle color).				
4645	GUTTER/DOWNSPOUT--5" SEAMLESS Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.	115.00	LF	_____	_____
4715	VENT--GABLE Install a screened, aluminum, rectangular or square gable vent with at least 4 square feet of free air space. - To replace existing windows located in attic on both gable ends.	2.00	EA	_____	_____
4760	SOFFIT & FASCIA Remove existing aluminum soffits and Install vinyl soffit and aluminum fascia. Cut 1 ft channel in existing soffit if needed; and push back insulation if nessecary, to insure proper ventilation. SEE LEAD INSPECTION/ RISK ASSESSMENT REPORT	175.00	LF	_____	_____
Trade: 19 Paint & Wallpaper					
5760	PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt fungus, dust from surface. Apply 2 coats of exterior grade to basement walls. Prep and paint all exposed foundation wall and front concrete steps.	375.00	SF	_____	_____
Trade: 23 Electric					
8160	ENTRANCE LIGHT At rear entrance, Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior door. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Replace front light fixture with new exterior, waterproof, wall mounted, single bulb fixture outside exterior door	2.00	EA	_____	_____
Trade: 200 Site Work (CSI)					
330	FENCE--STOCKADE 6' HIGH Dispose of any existing damaged fence and replace with new stockade panels along S.W. corner or rear yard. Install a 6' high wood stockade fence. Use existing posts unless the posts are damaged beyond repair. If new posts are needed use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top and bottom rails, 1"x3" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated.	24.00	LF	_____	_____

Location: 10 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 200	Site Work (CSI)				

- Reattach dog eared fencing along N. side next to garage, panel has fallen off support posts.
- Damaged stockade fencing to be replaced with new along S.W. corner of yard.

Location Total: _____

Location: 11 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 357

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				

9779 EXTERIOR DOOR-- REMOVE AND REPLACE OVERHEAD GARAGE DOOR 1.00 EA _____

Remove and dispose of all debris from existing door. Install a raised panel style, hot-dipped galvanized steel front overhead door, U-shaped bottom seal, baked on 2 coat polyester finish paint, hot-dipped galvanized stiles, and an automatic garage door opener (1/3 H.P.), one piece rail const. w/ automatic safety reverse/door stop. All necessary hardware/framing to be included.

Trade: 10 Carpentry

2640 SIDING---VINYL 6.50 SQ _____

Remove & install vinyl siding (min. 0.042) Wolverine "American Legend or GCMPC approved equal; including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Apply owner's choice of standard in stock siding color, exposure and texture with 50 year warranty. Make sure corner pieces continue up to meet soffit on gable ends. Use house wrap with taped seams on detached garages. Color choice by owner.
NOTE: Install vinyl mounting blocks for all fixtures and outlets.

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 casing and brick moulding, adjustable threshold, one entrance and one mortised deadbolt keyed alike. Trim inside with 2 1/4" finger-jointed casing. Prime and top coat all wood and trim. Paint interior and exterior surface of door with a quality paint. Include appropriate door stop, hinge bump or base bump to match color of hinges. Exterior brick mold must be painted or wrapped with aluminum trim.

Trade: 15 Roofing

4580 TEAR OFF AND REROOF SHINGLES 5.00 SQ _____

Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board (for ridge/soffit venting only). Replace up to 5 sf of sheathing per 100 sf of roof using pine board or OSB of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots.

Location: 11 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 357

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
	Install a 15 lb fiberglass asphalt, dimensional shingle with limited lifetime warranty. Replace all flashing. Install shingle-over ridge vent (for ridge/soffit vent only) or slant back style roof vent (to match shingle color).				
4645	GUTTER/DOWNSPOUT--5" SEAMLESS Dispose of original and replace with 5", K Type, seamless, .027 aluminum gutter, downspout, concrete splash blocks and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.	86.00	LF		
Trade: 23 Electric					
7430	CERTIFY ELECTRIC DISTRIBUTION Demo damaged existing electrical distribution from the house to the garage. Provide new power underground to the garage from the existing electrical panel in the basement. Fish new wire from service panel through existing underground. See separate line item to power the garage	1.00	AL		
7575	RECEPTACLE--20 AMP CIRCUIT Replace existing receptacles, Install 20 amp, ivory, duplex receptacle with a matching plastic cover plate. Install at least 15 inches above the floor. One GCI downstream of remaining receptacles. One receptacle installed in ceiling for new overhead door opener. - Remove existing boxes adjust and reuse if not damaged. 2 receptacles on each wall (N.W.S. walls) and one in ceiling, Remove and replace light switches.	7.00	EA		
7740	LIGHT FIXTURE AND SWITCH Install 2 ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a switch and cover located at the strike side of the door. Remove existing light fixtures and switches, reuse switches if not damaged.	1.00	EA		
8165	ENTRANCE LIGHT FIXTURE--REPLACE Remove damaged light fixture and replace with an exterior, waterproof, single bulb fixture. \$20 fixture allowance.	1.00	EA		
Trade: 600 Wood and Plastics (CSI)					
C06100	ROUGH CARPENTRY Repair South wall of garage. Remove and replace entire existing sill plate and cut damaged stud bottoms up to solid wood on S. wall- REPLACE ALL LUMBER WITH PRESSURE TREATED. Support the roof structure from below, Scab in new studs with extending a min 3' past cut ends, glue and nail new studs to existing and to new sill plate. Ensure new framing is plumb and level.	1.00	EA		

Address: 705 ST Clair Street

Unit: Repair

Location: 11 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 357

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 600 Wood and Plastics (CSI)

Remove damaged/rotting sheathing from exterior wall. replace with new sheathing after framing has been repaired. Cut back wood siding as necessar to repair sheathing. Wrap with an approved house wrap. prep for new vinyl siding installation.

Demo existing windows, remove and dispose of window, frames, jambs and frame in opening with sheathing to match existing in prep for new vinyl siding.

SEE ASBESTOS REPORT

Location Total: _____

Unit Total for 705 ST Clair Street, Unit Repair: _____

Address Grand Total for 705 ST Clair Street: _____

Bidder: _____