

REQUEST FOR PROPOSAL

6576

Community Development Block Grant

Rehab Project for

8861 Nottingham Drive, Ypsilanti, MI 48198

Prepared By:

Washtenaw County Purchasing
Administration Building
220 N. Main B-35
Ann Arbor, MI 48104

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WASHTENAW COUNTY

Finance Department

Purchasing Division

220 N. Main, Ann Arbor, MI 48104
Phone (734) 222-6760, Fax (734) 222-6764

REQUEST FOR PROPOSAL # 6576

October 4, 2010

Washtenaw County Purchasing Division on behalf of the Washtenaw County Office of Community Development is issuing a Sealed Request for Proposal (RFP) 6576 for a CDBG – Rehab project at 8861 Nottingham Drive, Ypsilanti, MI 48198. Only qualified vendors through the CDBG Community Development Program will be able to bid on this project. However, if you want to become a qualified vendor for the City/County Community Development http://www.ewashtenaw.org/government/departments/community_development/contractor_resources and click on housing rehabilitation program contracts and then click the link for the housing rehab application.

A **mandatory walk through** is scheduled for **Thursday, October 14, 2010 at 3:00 p.m.** located at 8861 Nottingham Dr., Ypsilanti, MI 48198.

Sealed Proposals: Vendor will deliver one (1) original and two (2) copies to the following address:

**Washtenaw County
Administration Building
Purchasing Division
220 N. Main St. Room B-35
Ann Arbor, MI. 48107**

Due date by Friday, October 22, 2010 at 3:00 pm.

This submission shall include the entire Request for Proposal document and any amendments if issued.

Proposals received after the above cited time will be considered a late quote and are not acceptable unless waived by the Purchasing Manager.

- The envelope must be clearly marked "SEALED RFP 6576".
- Please direct purchasing and procedural questions regarding this RFP to Anne Strieter strietera@ewashtenaw.org at (734) 222-6749.
- Please direct specific technical questions regarding this RFP to Alvin Nunn nunna@ewashtenaw.org at (734) 622-9008

I. PROPOSAL

Definitions:

"County" is Washtenaw County in Michigan.

"Bidder" an individual or business submitting a bid to Washtenaw County.

"Contractor" One who contracts to perform work or furnish materials in accordance with a contract.

Purpose of Proposal:

Washtenaw County is accepting proposals for CDBG Rehab Project at 8861 Nottingham Dr., Ypsilanti, MI 48198. **Current qualified vendors** with Community Development are invited to submit bids.

Proposal Terms:

A. Washtenaw County reserves the right to reject any and all proposals received as a result of this RFP. If a proposal is selected it will be the most advantageous regarding price, quality of service, the Contractors qualifications and capabilities to provide the specified service; Washtenaw County may consider other factors as well. The County does not intend to award contracts fully on the basis of any response made to the proposal; the County reserves the right to consider proposals for modifications at any time before contracts would be awarded, and negotiations would be undertaken with those Contractor(s) whose proposals are deemed to best meet the County's specifications and needs.

B. The County reserves the right to reject any or all bids, to waive or not waive informalities or irregularities in bids or bidding procedures, and to accept or further negotiate cost, terms, or conditions of any bid.

C. Proposals must be signed by an official authorized to bind the provider to its provisions for at least a period of 90 days. Failure of the successful bidder to accept the obligation of the contract may result in the cancellation of any award.

D. In the event it becomes necessary to revise any part of the RFP, addenda will be provided. Deadlines for submission of RFP's may be adjusted to allow for revisions. The **entire** proposal document with any addenda should be submitted in **triplicate**. To be considered, the original proposal and two copies must be at the County Purchasing Division on or before the date and time specified.

E. Proposals should be prepared simply and economically providing a straight forward, concise description of the contractor's ability to meet the requirements of the RFP. Proposals shall be written in ink or typewritten. No erasures are permitted. Mistakes may be crossed out and corrected and must be initialed in ink by the person **signing** the proposal.

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F. Award

Contractors shall be selected for their quality of service, qualifications and capabilities to provide the specified service as outlined earlier in this RFP under “Purpose of Proposal” (page 3). The County does not intend to award contracts fully on the basis of any response made to this proposal. The County reserves the right to consider proposals for modifications at any time before a contract would be awarded, and negotiations would be undertaken with that contractor(s) whose proposals are deemed to best meet the County's specifications and needs.

G. Bids are opened at the designated time and bid tabulation is prepared for review with the homeowner. The lowest responsive, responsible bid will generally be recommended to the property owner for acceptance, unless the contractor appears to have a low bid due to an incomplete response. However, the owner has the right to reject any and all bids, or select a contractor of his/her choice, provided the difference in costs are paid by the owner. The property owner may select any eligible bid, as long as the price quoted is within 15 percent (15%) lower or 15 (15%) percent higher of the cost estimate prepared by the Rehabilitation Specialist and does not exceed the maximum dollar limits of the program. If none of the bids solicited are within 15 percent (15%) lower or 15 percent (15%) higher of the work write-up, the proposals must be rejected and other proposals must be obtained that are within the specified cost limits. The owner has the option to reject all bids not within 15 percent (15%) of the cost estimate.

H. Time of Commencement and Completion

The work shall commence within 21 calendar days of authorization by written Notice to Proceed from the OCD and shall be completed no later than 90 calendar days from the commencement date of the Notice to Proceed. The Contractor shall pay one hundred dollars (\$100.00) per day, as liquidated damages for each calendar day of delay (from the original start date) until the work is begun. If work has begun, the liquidated damages may not exceed seventy five percent (75%) of the remaining balance of the Homeowners contract starting from the original completion date. If liquidated damages should reach 75% of the remaining balance the contract shall be terminated and the remaining work shall be completed in a manner best deemed appropriate by the OCD Rehabilitation Specialist. If work has not begun within 30 calendar days the contract will be terminated and the work will be negotiated with the next responsive and responsible bidding contractor. If the work is delayed at any time by causes beyond the contractor's control, then the contract may be extended by “change order” for such reasonable time as the OCD Rehabilitation Specialist deems necessary. Contractors may submit a written withdrawal within seven (7) calendar days prior to the 21-day commence date.

I. By bidding on this proposal, Contractor assures the County that it will comply with Federal Regulation 45 CFR Part 76 and certifies that to the best of its knowledge and belief the Contractor and any subcontractors retained by Contractor:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or contractor;
2. Have not within a three-year period preceding this Contract been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction

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or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state or local) with commission of any of the offenses enumerated in section 2, and ;
4. Have not within a three-year period preceding this Contract had one or more public transactions (federal, state or local) terminated for cause or default.

II. STANDARD PROVISIONS FOR CONTRACT

If a contract is awarded, there will be two contracts. One contract will be between Washtenaw County and the homeowner, the second contract will be between the homeowner and the contractor. The selected contractor vendor(s) will be required to adhere to a set of general contract provisions which will become a part of any formal agreement. These provisions are general principles which apply for all Service Contractors to Washtenaw County such as the following:

Below, is the sample contract between the Homeowner and the Contractor:

WHEREAS, the OWNER desires to improve and rehabilitate the single family dwelling located in Superior Township, Washtenaw County, Michigan described as follows:

PTA 11/18/96 TRF 11/18/96 *OLD SID - J 10-354-249-00 SU 49-35 LOT 249 WOODLAND ACRES SUB. NO. 4. (parcel I.D. #: J -10-34-483-015)
Commonly known as **8861 Nottingham Dr., Ypsilanti, Michigan, 48198**

WHEREAS, the CONTRACTOR desires to complete the rehabilitation work at said property;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the OWNER and the CONTRACTOR agree as follows:

ARTICLE 1 - THE CONTRACT DOCUMENTS The Contract Documents consist of this Agreement, Drawings, Specifications, all addenda issued prior to execution of this Agreement and all Modifications issued subsequent thereto, and Special Conditions and General Conditions as defined in the "All Trades Master Specifications" of the Office of Community Development Housing Rehabilitation Program. By signing this agreement, CONTRACTOR acknowledges receipt of the above listed documents. These form the Contract, and all are as fully a part of the Contract as if attached to this Agreement or repeated herein. An enumeration of the Contract Documents appears in Article 7. No work outside the scope of this contract will be done without prior written approval from the Office of Community Development.

ARTICLE 2 - THE WORK The CONTRACTOR shall perform all the Work required by the Contract Documents referenced in Article 1 for the rehabilitation construction.

ARTICLE 3 - TIME OF COMMENCEMENT AND COMPLETION The work to be performed under this Contract shall be described in the Work Order specifications attached in Exhibit 1 and must be completed within 120 days from the issuance of the Purchase Order generated from this Contract.

ARTICLE 4 - CONTRACT AMOUNT The CONTRACTOR shall be paid by Washtenaw County from the funds provided to the OWNER by the Washtenaw County Urban County Consortium through the Office of Community Development (OCD) pursuant to a contract between the OWNER and WASHTENAW COUNTY and other funding sources for the performance of the work, subject to additions and deductions by Change Order as provided in the Conditions of the Contract. The Contract amount shall be **Insert Contract Amount** Dollars.

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ARTICLE 5 - PROGRESS PAYMENTS Based upon Applications for Payment submitted to the Office of Community Development by the CONTRACTOR, Washtenaw County through the Office of Community Development, shall make payments on behalf of the OWNER as follows:

Two progress payments each to be 40% of the value of this Agreement will be made upon satisfactory completion of an equal portion of the work.

- Under no circumstances will payment be made in advance for materials or supplies or before completion of work.
- No payment shall be made to the CONTRACTOR without approval of the OWNER.

ARTICLE 6 - FINAL PAYMENT Final payment, consisting of the entire unpaid balance of the Contract amount shall be released by the Washtenaw County Office of Community Development on behalf of the OWNER to the CONTRACTOR after Final Completion of the Work, provided the Work has been completed and approved via final inspection by the Rehabilitation Specialist/Inspector, written statement of satisfaction from the OWNER and the Contract is fully performed.

ARTICLE 7 - MISCELLANEOUS PROVISIONS Terms used in this Agreement which are defined in the Conditions of the Contract shall have the meanings designated in those Conditions.

7.1 The Contract Documents, which constitute the entire agreement between the OWNER and the CONTRACTOR, are listed in Article 1 and, except for Modifications issued after execution of this Agreement, are enumerated as follows: Work Order Specifications, General Conditions, Special Conditions, Master Specifications, Drawings, Notice to Proceed Order.

7.2 The OWNER has authorized Washtenaw County acting through the Office of Community Development to act on behalf of the OWNER under the terms of a Contract between the OWNER and Washtenaw County, to be filed with this Contract in the offices of the Washtenaw County Clerk and identified as CR _____#.

7.3 The parties hereto agree to hold Washtenaw County, its officers, elected officials and employees, harmless for any damages concerning the undertaking and execution of this Agreement.

7.4 The premises may be occupied during the course of construction work unless the scope of the work necessitates relocation as determined by the Office of Community Development.

7.5 All work is to be completed according to applicable building, plumbing, electrical and housing codes and federal housing standards. All work is to conform to requirements set forth by the Building Official(s) having authority in the jurisdiction of the property being rehabilitated, All Trades Master Specifications of the Office of Community Development, unless otherwise noted in writing by the Rehabilitation Specialist/Inspector. The Rehabilitation Specialist/Inspector will conduct ongoing inspections to ensure that improvements indicated in the specifications are completed.

7.6 The OWNER shall provide the Contractor with access to the premises, including the use of power and water as needed to complete the rehabilitation work, between the hours of 7:00 a.m. and 6:00 p.m. Additional times may be arranged upon written mutual consent. Failure to allow CONTRACTOR access may result in termination of agreement and require repayment, by the OWNER, of any funds advanced to the CONTRACTOR on the OWNER's behalf.

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7.7 The OWNER shall be responsible for moving personal possessions from the areas where work will be completed as determined by the Rehabilitation Specialist/Inspector. The OWNER will also be responsible for keeping the areas accessible so that the CONTRACTOR can complete the work.

7.8 Neither the OWNER nor the CONTRACTOR shall alter, amend, or deviate from the Work Order specifications prepared by the Office of Community Development, and signed by the both parties without prior written approval from the OCD Rehabilitation Specialist/Inspector.

7.9 The OWNER shall not personally or through any actions of another (family, friends, outside contractors, etc.) halt, harass or interfere with the progress of construction work or workers. Failure to comply may result in the termination of the project agreement and could require repayment, by the OWNER, of any funds advanced to the CONTRACTOR on the OWNER's behalf.

7.10 In the event a dispute arises with the OWNER and CONTRACTOR, the Office of Community Development will evaluate the situation and make a determination as to the resolution of the issue. If OCD's determination is not satisfactory, either party may request an exception by requesting OCD staff place the issue on the agenda of the Urban County Executive Committee for action. The parties agree that decisions made by the Urban County Executive Committee will be binding.

7.11 CONTRACTOR shall maintain commercial general liability insurance including coverage for premises, operations, independent contractors and products-completed operations coverage with a limit not less than \$1,000,000. The CONTRACTOR shall name the OWNER and Washtenaw County as an additional insured within the CONTRACTOR'S commercial general liability policy. The CONTRACTOR shall maintain statutory workers compensation and employers liability insurance.

SIGNATURE PAGE

_____ Signature	_____ Company Name
_____ Print Name	_____ Company Address
_____ Title	_____ City, County, St. Zip
_____ Telephone #	_____ Fax #
_____ Federal Tax ID #	_____ Email Address for Purchase Orders

The above individual is authorized to sign on behalf of company submitting proposal.

Proposals must be signed by an official authorized to bind the provider to its provisions for at least a period of 90 days.

III. PRICE SHEET

The following is hereby submitted as per your request. This bid covers all work and/or specified in the bid documents received for this job.

Project: SFR-098

Dana Epps
8861 Nottingham Dr
Ypsilanti, MI 48198
734-971-6173

Inspector: Alvin Nunn
734 622-9008

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Workorder Specifications and with local conditions affecting the performance and costs of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the Work in a workmanlike manner and in strict accordance with the proposed Workorder Specifications, including furnishing of any construct, and complete said Work in accordance with the Workorder Specifications, for the sum of money:

Include all alternates, labor, materials, services, and equipment necessary for the completion of the work shown on the Drawings and in the Specifications:

Base Bid _____ Dollars: \$ _____

10% Contingency \$ _____ **(Do not add to base bid amount)**

The undersigned agrees to execute a contract for work covered by this proposal, provided that he is notified of its acceptance within ninety (90) days after the opening of the bid proposals.

SUMMARY OF BASE BID

The aforementioned base bid is broken down as follows:

GENERAL WORK	\$ _____
PLUMBING	\$ _____
HVAC	\$ _____
ELECTRICAL	\$ _____
ENVIRONMENTAL	\$ _____

CONTRACTOR INFORMATION

Name: _____

Phone: _____

Fed. Tax ID: _____

Contractor Signature: _____ Date: _____

(No Bid Response Required: Contractor must respond in writing if declining to bid.)

Item	Specification	Quantity/Unit	Total Cost
1	Final Clean Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.	1.00 NC	\$ No Charge
----- General Requirements -----			

2 All Permits Required

The contractor shall supply (2) copies of the Construction Work Order to the local Building Department, apply for, pay for, obtain and forward copies of the following indicated permits to the Office of Community Development : _____ Plumbing; _____ Electric; _____ HVAC; _____ Building; _____ Zoning; _____ Lead Abatement; _____ Asbestos Abatement.

**** Contractor is also responsible for preparing and submitting all plans and drawings when required by the local building department.**

Priority Level _____ 1.00 AL \$ _____

3 Mandatory Contractor Pre-bid Site Visit

The contractor must inspect the interior and exterior of the property at the time and date specified in the Construction Work Order. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is familiar with the requirements of the Construction Work Order.

Failure to submit this form properly endorsed with the required signatures will result in disqualification of bid. Proper endorsement by OCD Rehabilitation Staff must be obtained at the pre-bid meeting.

Rehabilitation Specialist signature: _____ Date: _____

Priority Level _____ 1.00 NC \$ No Charge

4 1 Year General Warranty

Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

Priority Level _____ 1.00 NC \$ No Charge

5 10% Contingency -- (Do not add to base bid amount)

A contract contingency of 10% shall be added by the contractor to contribute to the base bid amount for the costs of unforeseen and unexpected work items. Contingency expenditures must be approved by the rehabilitation specialist. **This amount is not a guaranteed payment to the contractor and shall be deleted from the contract amount if unused.**

Priority Level _____ 1.00 AL \$ _____

6 Close-in Inspections Required

Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to: **footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings.**

Priority Level _____ 1.00 NC \$ No Charge

Item	Specification	Quantity/Unit	Total Cost
7	<p>Time of Commencement & Completion Clause</p> <p>The Work shall commence within 21 calendar days of authorization by written Notice to Proceed from the Office of Community Development (OCD) and shall be completed no later than 90 calendar days from the commencement date of the Notice to Proceed**. The Contractor shall be liable for, and shall pay (\$ 100.00) one hundred dollars per day, as liquidated damages for each calendar day of delay until the work begins and/or is completed. If work has begun, the liquidated damages may not exceed 75% seventy five percent of the remaining balance of the homeowners contract. If liquidated damages should reach 75% of the remaining balance the contract shall be terminated and the remaining Work shall be completed completed in the best manner deemed appropriate by the OCD.</p> <p>If Work has not begun within 30 calendar days the contract shall be terminated and the Work shall be negotiated with the next responsive and responsible bidding contractor</p> <p>** If the work is delayed at any time by causes beyond the contractor's control, then the contract may be extended by "change order" for such reasonable time as the OCD staff deems necessary.</p> <p>***Contractors may submit a written withdrawal with in 7 calendar days prior to the 14 day commence date.</p>		
	<p>Priority Level</p>	<u>1.00</u> NC	\$ <u>No Charge</u>
8	<p>Manufacturer's Specs Prevail</p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.</p>		
	<p>Priority Level</p>	<u>1.00</u> NC	\$ <u>No Charge</u>
9	<p>Field Verify Quantities, Dimensions, and Measurements</p> <p>All measurements, quantities, and dimensions included in the Construction Work Order <u>are for the contractor's general reference prior to a mandatory site inspection</u> to field verify measurements, quantities and dimensions. All measurements, quantities, dimensions are approximates. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial bid proposal.</p>		
	<p>Priority Level</p>	<u>1.00</u> NC	\$ <u>No Charge</u>
10	<p>Owner Accepts Scope Of Work</p> <p>The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU.</p> <p>x _____ x _____ Applicant Date Applicant Date</p>		
	<p>Priority Level</p>	<u>1.00</u> NC	\$ <u>No Charge</u>
11	<p>Section 3 Requirement</p> <p>The work to be performed under this bid is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible be directed to low-and very low-income persons, particularly persons who are recipients of HUD assistance for housing.</p>		
	<p>Priority Level</p>	<u>1.00</u> NC	\$ <u>No Charge</u>
12	<p>Work Times</p> <p>Contractors and their Subcontractors shall schedule working hours between 7:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.</p>		
	<p>Priority Level</p>	<u>1.00</u> NC	\$ <u>No Charge</u>

Item	Specification	Quantity/Unit	Total Cost
13	Job Behavior The following behaviors in any worker shall not be permitted and may result in the owner terminating the contract for cause: theft, lewd or lascivious acts, foul language, intoxication, use of illegal drugs, abusive behavior, and willful destruction of owners property.		
	Priority Level	<u>1.00</u> NC	\$ <u>No Charge</u>
14	Workmanship Standards All work shall be performed by mechanics both certified, licensed and or skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surrounding surfaces as long as required to eliminate damage.		
	Priority Level	<u>1.00</u> NC	\$ <u>No Charge</u>
15	Close-in Inspections Required Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to: footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings.		
	Priority Level	<u>1.00</u> NC	\$ <u>No Charge</u>

Exterior House

Permit / Inspection Required

16 A/C--Central Unit
Submit manufacture cut sheet & cooling load calculation for proposed equip to rehab. specialist at least 15 working days prior to install. Remove existing A/C equip to legal dump. Install Energy Star rated central A/C sys w/ min SEER of 16, include condensing unit, A type evaporator coils, control & power wiring, insulated line set, plenums, exterior pad & necessary electrical connections to create complete code approved installation. Provide factory warranty, manual, & 1 yr contractor warranty.

Priority Level 1.00 EA \$ _____

Permit / Inspection Required

17 Door--Pre-hung Metal Entrance w/Light
Remove and dispose of existing door and frame. Install a ENERGY STAR rated (U-Factor of 0.35 or less) pre-hung metal, insulated, 6-panel entrance door w/light and jamb including minimum expanding foam insulation recommended for door installation interior and exterior casing, vinyl magnetic weatherstripping, interlocking threshold, wide angle peepsight, one entrance and one mortised deadbolt keyed alike. Prime and paint 2 coats of premium exterior latex Homeowners choice of color Supply Rehab Specialist with product information for paint.

Priority Level 1.00 EA \$ _____

18 Storm Door--Aluminum
Remove and dispose of existing. Install a 1" aluminum frame combination self-storing storm and screen door with white baked enamel aluminum finish, welded corners and all hardware included (i.e. closer, top chain, etc.) \$190 material allowance.

Priority Level 2.00 EA \$ _____

Permit / Inspection Required

19 Weatherproof Receptacle to Code
Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box.

Priority Level 2.00 EA \$ _____

Item	Specification	Quantity/Unit	Total Cost
20	Gutter/downspout--5" Seamless Remove and dispose of original and replace with 5", K Type,seamless,.027 aluminum gutter, downspout, inside hangers, concrete splash blocks, gutter seal on all seams, and accessories to service entire dwelling. Install downspouts at each corner and major offset with straps 3' on center. Color choice by owner.		
	Priority Level	<u>124.00</u> LF	\$ _____
21	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.		
	Priority Level	<u>4.00</u> SF	\$ _____
Permit / Inspection Required			
22	Tear Off And Re-roof Shingles Remove and dispose of all roofing & defective sheathing and chimney. Following all applicable codes and manufacturers recommendations, cut a 1" wide vent at ridge board. Replace up to 5 sf. of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb. felt, cover with water and ice shield, installed to extend a minimum of 2-feet into interior heated space. Install preformed aluminum, drip edge, and vent pipe boots. Install a 250 lb. fiberglass asphalt, 3 tab or dimensional shingle with a 25 yr. warranty. Replace all flashing. Install shingle-over ridge vent. **Include the removal of chimney**		
	Priority Level	<u>1,368.00</u> SF	\$ _____
Permit / Inspection Required			
23	Fascia 1"x 6" Remove and dispose of rotted and or deteriorated fascia board(s). Install 1"x 6", #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.		
	Priority Level	<u>10.00</u> LF	\$ _____
Permit / Inspection Required			
24	Trim--wrap With Aluminum Replace missing or rotten trim with dimensional pine stock. Wrap all exposed trim with aluminum, including required starter pieces.		
	Priority Level	<u>1.00</u> AL	\$ _____
25	Caulk Seams & Penetration--Exterior Remove and dispose of any old caulk, clean surface, install Styrofoam backing in 1/4" or wider cracks and caulk joints and seams with continuous bead of exterior siliconized acrylic paintable caulk.		
	Priority Level	<u>1.00</u> AL	\$ _____
26	Trim All Overgrowth from Structure--allowance Remove 50% of tree limb length that overhangs any structure. Remove all debris and rake clean.		
	Priority Level	<u>1.00</u> AL	\$ _____
27	Remove Tree And Grind Stump Cut and remove tree to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas.		
	Priority Level	<u>1.00</u> EA	\$ _____

Kitchen

Item	Specification	Quantity/Unit	Total Cost
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Permit / Inspection Required

28 20 Amp Circuit--receptacle

Install 20 amp, ivory, duplex receptacle with metal cover plate on a separate circuit with an individual over protection device. Fish wire and repair all tear out.

****Dedicated for Refrigerator****

Priority Level 1.00 EA \$ _____

29 Wall Vent Fan--8"--Replace

Remove and dispose of existing wall fan. Install a through-the-wall, 8", exterior ducted, kitchen vent fan with damper, capable of a min.100 cfm at 60 somes.

Priority Level 1.00 EA \$ _____

30 Vinyl Floor Tile--Traffic Master

Install floor tile, by *Traffic Master Allure* or approved equal per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. \$3.50sf material allowance Owner's choice of in stock styles and colors.

Priority Level 144.00 SF \$ _____

31 Leak-investigate/Repair Allow

Provide allowance to investigate leak area. Repair leak. Include the installation of 1/4-turn hot and cold shut off.

Priority Level 1.00 AL \$ _____

Family Room

Permit / Inspection Required

32 Drywall--1/2"

Insulate block wall with foam board to code. Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8"on center. Run boards with long dimension horizontal. Wet sand and prime ready for paint.

Priority Level 168.00 SF \$ _____

33 Vinyl Floor Tile--Traffic Master

Install floor tile, by *Traffic Master Allure* or approved equal per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. \$3.50sf material allowance Owner's choice of in stock styles and colors.

Priority Level 218.00 SF \$ _____

Lower Bath

34 Vinyl Floor Tile--Traffic Master

Install floor tile, by *Traffic Master Allure* or approved equal per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. \$3.50sf material allowance Owner's choice of in stock styles and colors.

Priority Level 32.00 SF \$ _____

35 Prep & Paint Bathroom

Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.

Priority Level 1.00 RM \$ _____

Item	Specification	Quantity/Unit	Total Cost
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Permit / Inspection Required

- 36 Drywall--1/2"**
Remove and dispose of damaged drywall. Treat studs with biocide. Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.

Priority Level	24.00 SF	\$ _____
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Basement/Utilities

Permit / Inspection Required

- 37 Furnace--Gas Repl 80,000 Btu 95% Efficient**
Dispose of furnace in legal dump. Install a ENERGY STAR rated 80,000 BTU, 90% efficient, intermittent, gas fired, forced air furnace with minimum AFUE rating of 95 to existing plenum and gas line. Include all necessary materials and connections to achieve a code compliant installation.

Submit manufacture and warranty information to Rehab. specialist prior to installation.

Priority Level	1.00 EA	\$ _____
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Permit / Inspection Required

- 38 Water Heater Direct Vent-- 40 Gallon Gas**
Install a 40 gallon DIRECT VENT, glass lined, high recovery, insulated, ENERGY SAVING gas water heater with an EF rating of .62 or higher and a recovery efficiency of .75 or better. Include over flow pan, pressure and temperature relief valve, discharge tube to within 4" of floor or to nearest drain, vent, thimble, water and gas piping from shut-off valve to fixture where needed. Dispose of old water heater in code legal dump. Supply all warranties and documents to owner.

Priority Level	1.00 EA	\$ _____
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Permit / Inspection Required

- 39 Laundry Tub--sngl Bowl Replace Complete**
Remove existing sink to code legal dump. Install to code a single bowl, 24" fiberglass laundry tub w/ a two handle, brass faucet with hose threading. Hook up waste line.

Priority Level	1.00 EA	\$ _____
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- 40 Gas Line--Repair**
Properly secure gas line to code.

Priority Level	1.00 AL	\$ _____
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Permit / Inspection Required

- 41 Duct and Return Air --Repair**
Inspect duct system and repair or replace all ducts and returns that are broken, leaking air, disconnected, damaged, or deteriorated. Include sealing of all joints with aluminum duct tape.

Priority Level	1.00 AL	\$ _____
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Upper Bath

Item	Specification	Quantity/Unit	Total Cost
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Permit / Inspection Required

42 Bath Vent Fan

Install a Energy Star rated fixture with an exterior ducted vent fan with damper capable of 130 cfm, controlled by 2 manufacturer- supplied switches, using #14 copper Romex. Fish all wire and repair tear out.

Use a Panasonic **FV-13VKM2**

Whisper Green 130 CFM Premium Ceiling Mounted Continuous and Spot Ventilation Fan with Smart Action Motion Sensor or an approved equal.

Priority Level 1.00 EA \$ _____

43 Vinyl Floor Tile--Traffic Master

Install floor tile, by *Traffic Master Allure* or approved equal per manufacturer's recommendations. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. \$3.50sf material allowance Owner's choice of in stock styles and colors.

Priority Level 50.00 SF \$ _____

Permit / Inspection Required

44 Tub/shower Unit-- Fiberglass

Install a standard sized 2 or 3 piece, fiberglass tub and shower unit complete with lever operated pop up, overflow, and PVC waste, single lever faucet assembly, water saving shower head, and shower rod.

Priority Level 1.00 EA \$ _____

Permit / Inspection Required

45 Vanity-- Complete--Sized to fit Opening

Remove and dispose of existing vanity, install new vanity complete with wood cabinet, cultured marble top, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation.

Priority Level 1.00 EA \$ _____

46 Door -- Pre-hung louvered

Install pine, louvered, pre-hung door & jamb including hardware. Prime and top coat two cotes of paint. Owners choice of color.

Priority Level 1.00 EA \$ _____

Entire Interior

Permit / Inspection Required

47 Smoke/Carbon Monoxide Detector--Hard Wire with Wireless Interconnected

Install a UL approved, ceiling mounted Combination carbon monoxide/smoke detector(s) with battery back-up, permanently wired into receptacle box(s). interconnect wirelessly to all other combination detectors mounted in code compliant locations.

Priority Level 1.00 EA \$ _____

Permit / Inspection Required

48 Handrail--Replace to code

Install 2" round wooden handrail with metal braces screwed to studs and handrail, one side, 36" above tread nosing and terminating into wall.. Sand smooth and apply owners choice of finish. ****Upper and Lower Stairway****

Priority Level 10.00 LF \$ _____

Item	Specification	Quantity/Unit	Total Cost
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49 Seal Air leaks and Penetrations

Using a qualified contractor. Depressurize the home to locate air leaks and reduce the air infiltration rate in the home as close to to .35 ACH (air changes per hour) as possible by blowing foam, caulking, and or insulating the following air leakage sites: Base trim, wall outlets and switches, foundations, basement windows, door & window casings, light fixtures, whole house fans, fireplace dampers, behind bath tubs, attic hatches, and etc...

****Provide pre and post-test results of blower door readings.****

Priority Level

1.00 AL \$ _____

Total Bid \$ _____
