

REQUEST FOR PROPOSAL

6577

Community Development Block Grant

Rehab Project for

1669 Smith Ave., Ypsilanti, MI 48198

Prepared By:

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

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Senior Buyer
(734) 222- 6749





WASHTENAW COUNTY

Finance Department

Purchasing Division

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

REQUEST FOR PROPOSAL # 6577

October 4, 2010

Washtenaw County Purchasing Division on behalf of the Washtenaw County Office of Community Development is issuing a Sealed Request for Proposal 6577 for a CDBG – Rehab project at 1669 Smith Avenue, 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 **Friday, October 15, 2010 at 9:00 a.m.** located at 1669 Smith Ave., 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 11:00 a.m.

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 # 6577".
- 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 1669 Smith Ave., 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 or contract under a public transaction; violation of federal or state antitrust statutes or

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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 Ypsilanti Township, Washtenaw County, Michigan described as follows:

YP#104-782 LOT 1102, 1103 WATSONIA PARK SUBDIVISION AND THE N 1/2 OF THE VACATED STREET LOCATED S OF SAID LOTS. (parcel I.D. #: K -11-14-405-009)
Commonly known as **1669 Smith Avenue, 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

By checking this box we hereby certify that we are a Washtenaw County company as defined in paragraph I.G. above. If proven otherwise you may be subject to Disbarment and/or Suspension of doing business with Washtenaw County.

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-100

Casey Hamilton
1669 Smith Ave.
Ypsilanti, MI 48198
734-747-1160

Inspector: Alvin Nunn
734 622-9008

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.

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	<p>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 <u>not</u> a guaranteed payment to the contractor and shall be deleted from the contract amount if unused.</p> <p>Priority Level _____ 1.00 AL \$ _____</p>	1.00 AL	\$ _____
2	<p>Field Verify Quantities, Dimensions, and Measurements 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 _____ 1.00 NC \$ <u>No Charge</u></p>	1.00 NC	\$ <u>No Charge</u>
3	<p>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.</p> <p>** Contractor is also responsible for preparing and submitting all plans and drawings when required by the local building department.</p> <p>Priority Level _____ 1.00 AL \$ _____</p>	1.00 AL	\$ _____
4	<p>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.</p> <p>Rehabilitation Specialist signature: _____ Date: _____</p> <p>Priority Level _____ 1.00 GR \$ _____</p>	1.00 GR	\$ _____
5	<p>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.</p> <p>Priority Level _____ 1.00 NC \$ <u>No Charge</u></p>	1.00 NC	\$ <u>No Charge</u>
6	<p>Field Verify Quantities, Dimensions, and Measurements 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 _____ 1.00 NC \$ <u>No Charge</u></p>	1.00 NC	\$ <u>No Charge</u>

Item	Specification	Quantity/Unit	Total Cost
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7 Section 3 Requirement

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.

Priority Level 1.00 NC \$ No Charge

8 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 GR \$ _____

9 Work Times

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.

Priority Level 1.00 NC \$ No Charge

10 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 1.00 NC \$ No Charge

11 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 1.00 NC \$ No Charge

12 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
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13 Time of Commencement & Completion Clause

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.

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

**** 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.**

***Contractors may submit a written withdrawal with in 7 calendar days prior to the 14 day commence date.

Priority Level

1.00 NC

\$ No Charge

14 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.

Priority Level

1.00 NC

\$ No Charge

General Requirements

15 **Contractor Certification**

All contractors performing Mold Remediation shall provide copies of their training and certification prior to commencement of work.

Priority Level

1.00 NC

\$ No Charge

Item	Specification	Quantity/Unit	Total Cost
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Exterior House

16 Gutter Repair

Clean gutter(s). Secure and or replace all loose sections, straps, hangers, spikes, or screws to match existing in color. Reattach loose downspouts and replace missing downspout sections. Add extensions on to ends of downspouts to divert water away from house. Install splash blocks if needed. Seal all cracks using quality gutter sealant.

Priority Level	1.00 AL	\$ _____
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17 Trim All Overgrowth--allowance

Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all debris and rake clean.

Priority Level	1.00 AL	\$ _____
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18 Gutter Guards-Leaf Relief System

Install and properly secure aluminum gutter guards in all gutters. Use the Leaf-Relief gutter guard system or **an approved equal**.

www.leaf-relief.com

Priority Level	70.00 LF	\$ _____
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Item	Specification	Quantity/Unit	Total Cost
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Basement

Permit / Inspection Required

19 Insulate Rim Joist--Cellulose

Cut to fit and install 2 layers of 2" Cellulose Insulation between floor joists on perimeter of basement. Foam gaps to make proper air seal. Use ecocell™ basement systems or an approved equal.

Priority Level 118.00 LF \$ _____

Permit / Inspection Required

20 Glass Block--Basement

Remove and dispose of existing basement window and frame. Block opening with 6"x 6"x 4" thick glass block with tooled joints both sides. Include proper venting per square footage of basement area. Include any trim work or tooling of mortar around newly installed window(s) to give final project a finished appearance on interior and exterior.

Priority Level 5.00 EA \$ _____

Permit / Inspection Required

21 Dryer Vent-- W/ Metal Duct

Install a rigid metal duct from the dryer exhaust extending to an aluminum or vinyl weather head with air backflow preventer. Include removable rodent and pest screen.

Priority Level 10.00 LF \$ _____

22 Demo Non Bearing Partition

Remove partition including plaster/drywall, lath, framing members, fixtures, wiring, and mechanical runs. Dispose of in code legal dump.

Priority Level 192.00 SF \$ _____

Item	Specification	Quantity/Unit	Total Cost
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Upper Bath

Permit / Inspection Required

23 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 \$ _____

24 Drywall Tear-out

Remove and dispose of damaged and or deteriorated drywall to wall studs or ceiling joists. Extract all nails, screws, etc.. from framing. **Bag all contaminated debris in min 6 mil poly bags.** Broom sweep area and dispose of debris.

Priority Level 240.00 SF \$ _____

Permit / Inspection Required

25 Drywall--1/2"

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 240.00 SF \$ _____

Permit / Inspection Required

26 Vanity-- Complete

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 \$ _____

Permit / Inspection Required

27 Bathtub/shower--5' Fiberglass--complete

Install a left or right hand 5', 2 or 3 piece, Sterling 71020110 Series Tub/Shower unit or approved equal. with (<http://www.sterlingplumbing.com/consumer/>) fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor"

Model 1343 tub/shower faucet - <http://www.deltafaucet.com/> - & a water saving shower head.

Priority Level 1.00 EA \$ _____

Permit / Inspection Required

28 Water Closet/toilet--replace

Remove and dispose of existing water closet/toilet, install a new water-saving power flush 2 piece, close coupled, white, vitreous china, water saving commode. Include plastic or pressed wood white seat, plastic supply pipe, shut-off valve, flap valve, flange bolts w/caps and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.

Priority Level 1.00 EA \$ _____

29 Medicine Cabinet--recessed

Install a 16"x22" recessed metal cabinet with hinged plate glass mirror and two shelves.

Priority Level 1.00 EA \$ _____

Item	Specification	Quantity/Unit	Total Cost
30	Accessory Set--6 Piece Chrome Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$174 allowance per set.		
	Priority Level	<u>1.00</u> EA	\$ _____
31	Vinyl Floor Tile--Traffic Master Install floor tile, by <i>Traffic Master Allure</i> or <i>approved</i> 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	<u>45.00</u> SF	\$ _____
32	Light Fixture--Replace Replace a ceiling mounted, 2-4 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.		
	Priority Level	<u>1.00</u> EA	\$ _____
33	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	<u>1.00</u> RM	\$ _____

Item	Specification	Quantity/Unit	Total Cost
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Basement Bath

Permit / Inspection Required

34 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 **Whisper Green**

Whisper Green 80 or 130 CFM Premium Ceiling Mounted Continuous and Spot Ventilation Fan with Smart Action Motion Sensor sized to fit bath room area or an approved equal.

Priority Level 1.00 EA \$ _____

35 Drywall Tear-out

Remove and dispose of damaged and or deteriorated drywall to wall studs or ceiling joists. Extract all nails, screws, etc.. from framing. **Bag all contaminated debris in min 6 mil poly bags.** Broom sweep area and dispose of debris.

Priority Level 164.00 SF \$ _____

Permit / Inspection Required

36 Drywall--1/2"

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 164.00 SF \$ _____

Item	Specification	Quantity/Unit	Total Cost
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Entire Interior

37 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 \$ _____

38 Energy Saving Bulb--through-out

Install a Energy Star rated compact florescent energy saving bulb in fixtures through-out interior and exterior of residence. Use bulbs with quick-start technology. Consult with homeowner for wattage and illumination requirements.

Priority Level 1.00 AL \$ _____

40 Wiring System Repair To Code

Install, repair/replace wiring and or electrical devices to current National Electric Code including but not limited to: surface mount GFI in bathroom(s) & kitchen; 15 amp grounded receptacles on all usable walls; switched lights in all halls (including 3-way switches), kitchens, bathrooms and furnace areas; hard wired smoke detectors in code compliant locations; cover plates; counter receptacles; and circuits. Fish all wire and repair all tearout. Does not include service entrance.

Priority Level 1.00 AL \$ _____

41 Duct Cleaning

With a qualified company clean existing duct work and cold air returns with true HEPA filtration equipment. Use Ductz of Ann Arbor or other approved company. Submit company information to Rehab. Specialist for approval prior to completion of work.

Priority Level 1.00 DU \$ _____

42 Establish Negative Air

Establish negative air pressure to the exterior in each active work area during work. Containment system should be sealed. Make- up air should be supplied at 10% less than exhaust air flow. At least 10 air change per hour must be supplied.

Priority Level 1.00 RM \$ _____

43 Seal Floor And Furnace Ducts

Cover entire floor of room with 2 layers of 6 mil plastic taped at edges with 2" wide duct tape. Tape 6 mil plastic over all heating registers and returns. Remove plastic and dispose of upon completion of abatement.

Priority Level 2.00 RM \$ _____

44 Mini Containment

Construct a dust tight space surrounding the work area. HEPA vacuum and clean all surfaces with anti-fungal disinfectant after work is completed.

Priority Level 1.00 EA \$ _____

Permit / Inspection Required

45 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 5.00 EA \$ _____

Bid Request Form

Casey Hamilton
1669 Smith St., Ypsilanti, MI 48198

734-747-1160

Item	Specification	Quantity/Unit	Total Cost
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Attic

46 Insulation--Increase To R-50

Install properly sized baffling at vented areas and attic access. Per manufactures recommendation blow in borax treated cellulose over existing insulation in a uniform thickness to increase total attic rating to at least R-50. Include the installation of attic rulers (every 250 sf evenly spaced throughout attic) visibly seen from attic access. Bag labels must be cutout and stapled to truss near attic access.

Priority Level

875.00 SF \$ _____

Total Bid \$ _____
