

# REQUEST FOR PROPOSAL

6578

Community Development Block Grant

Rehab Project for

957 West Cross St., Ypsilanti, MI 48197

Prepared By:

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

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(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 # 6578**

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) 6578 for a CDBG – Rehab project at 957 West Cross Street, Ypsilanti, MI 48197. 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](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 3:00 p.m.** located at 957 West Cross St., Ypsilanti, MI 48197.

**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 1:00 p.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 # 6578".
- Please direct purchasing and procedural questions regarding this RFP to Anne Strieter [strietera@ewashtenaw.org](mailto:strietera@ewashtenaw.org) at (734) 222-6749.
- Please direct specific technical questions regarding this RFP to Alvin Nunn [nunna@ewashtenaw.org](mailto: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 957 West Cross St., Ypsilanti, MI 48197. **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;

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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 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 City of Ypsilanti, Washtenaw County, Michigan described as follows:

\*OLD SID - 11 11-422-006-07 YP CITY 42W-73 LOT 7 AND E 26 FT OF LOT 8, BLK 6 NORMAL PARK ADDITION. (parcel I.D. #: 11-11-40-134-011)  
Commonly known as **957 West Cross Street, Ypsilanti**, Michigan, 48197

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.

<b>SIGNATURE PAGE</b>
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_____ 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.

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**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.

Shalonda Harris  
957 W. Cross St.  
Ypsilanti, MI 48197  
734-732--1407

**Inspector:** Alvin Nunn  
734 622-9008

**Project: SFR-084**

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
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**General Requirements**

**1 Field Verify Quantities, Dimensions, and Measurements**

All measurements, quantities, and dimensions included in the Construction Work Order are for the contractor's general reference prior to a mandatory site inspection 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.

Priority Level 1.00 NC \$ No Charge

**2 Manufacturer's Specs Prevail**

All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.

Priority Level 1.00 NC \$ No Charge

**3 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 \$ \_\_\_\_\_

**4 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

**5 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

**6 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

Item	Specification	Quantity/Unit	Total Cost
<b>7</b>	<b>Job Behavior</b> 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
<b>8</b>	<b>Workmanship Standards</b> 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
<b>9</b>	<b>Close-in Inspections Required</b> 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: <b>footings, roof sheathing &amp; flashing prior to installation of new felt &amp; shingles, and repaired framing &amp; decking prior to installation of underlayment &amp; floor coverings.</b>		
	Priority Level	1.00 NC	\$ No Charge
<b>10</b>	<b>1 Year General Warranty</b> 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
<b>11</b>	<b>Time of Commencement &amp; Completion Clause</b> 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 <b>** 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.</b> ***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
<b>12</b>	<b>Final Clean</b> 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

Item	Specification	Quantity/Unit	Total Cost
13	<p><b>10% Contingency -- (Do not add to base bid amount)</b>                      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. <b>This amount is <u>not</u> a guaranteed payment to the contractor and shall be deleted from the contract amount if unused.</b></p> <p><b>Priority Level</b></p>	1.00 AL	\$ _____
14	<p><b>*****INTERIM CONTROL ACTIVITY*****</b>                      All line items listed as an ****INTERIM CONTROL ACTIVITY**** must be completed in accordance to 24CFR part 35 of the Code of Federal Regulations. This includes homeowner/State notifications, containment, demolition, removal, disposal, installation, cleaning, and testing.</p> <p><b>Priority Level</b></p>	1.00 NC	\$ <u>No Charge</u>
15	<p><b>Clean To Clearance</b>                      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 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.</p> <p><b>Priority Level</b></p>	1.00 NC	\$ <u>No Charge</u>
16	<p><b>Clearance Examination</b>                      Using a trained and certified lead paint inspector, a lead hazard risk assessor, or if approved, a sampling technician, one hour after completion of all lead hazard reduction, renovation and maintenance work, conduct a visual assessment for evidence of remaining paint chips, visible dust debris and residue. Randomly select four (4) floors, two (2) window sills and two (2) window troughs to dust wipe test as per protocol in the HUD Guidelines. Submit the dust samples, plus a blank sample, to an EPA-accredited lead analytical laboratory for determination of lead content. Provide the owner, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35.</p> <p>** The Office of Community Development will only pay for passed clearance examinations. The contractor shall be responsible for the repayment to Community Development for all failed clearance examinations.**</p> <p><b>Priority Level</b></p>	1.00 EA	\$ _____
17	<p><b>Supervisor Training</b>                      All persons supervising workers or legally responsible for job conditions must provide proof of successful completion of the state or EPA model supervisor training course in Lead Hazard Abatement prior to commencement.</p> <p><b>Priority Level</b></p>	1.00 NC	\$ <u>No Charge</u>
18	<p><b>Worker Training- Lead Safe Work Practices</b>                      All persons carrying out housing rehabilitation activities must provide proof of state or EPA model worker training course(s) in lead hazard awareness, self protection and safe work practices prior to commencement of work.</p> <p><b>Priority Level</b></p>	1.00 NC	\$ <u>No Charge</u>
19	<p><b>Occupant Protection Plan</b>                      Pursuant to 24CFR Part 35 and MCL 333.5451 or Michigan Rule No. 325.9917 (4) (a) &amp; ( b). All lead-based paint activity and or Abatement projects must not be started before an occupant protection plan specific to the structure is developed by a Michigan certified Abatement Project Designer or Abatement Supervisor. The plan shall describe measures and management procedures that shall be taken to protect the building occupants.</p> <p><b>Priority Level</b></p>	1.00 NC	\$ <u>No Charge</u>

Item	Specification	Quantity/Unit	Total Cost
<b>20</b>	<p><b>Occupant Relocation</b>                      Because lead hazard reduction work in the home can generate lead contaminated dust that could be dangerous to occupants, particularly young children, it may be necessary to temporarily relocate the family during this phase of the rehabilitation work.</p> <p>The Office of Community Development shall pay the costs for relocation during the Lead Hazard Reduction Phase Only.</p> <p>Any additional costs for relocation, packing, moving, and storage beyond the specified period of relocation will be paid by the contractor.</p>		
	<b>Priority Level</b>	<u>1.00</u> NC	\$ <u>No Charge</u>
<b>21</b>	<p><b>Post Warning Sign/Tape</b>                      Following Federal guidelines post interior and exterior signs/tape to remind workers, warn occupants, and the public of the presents of potentially hazardous lead conditions. Keep signs/tape in good condition and in place until final clearance has passed.</p>		
	<b>Priority Level</b>	<u>1.00</u> NC	\$ <u>No Charge</u>

Item	Specification	Quantity/Unit	Total Cost
<b>Exterior House</b>			
22	<b>Pargetting And Bond Foundation Wall</b> ****INTERIM CONTROL ACTIVITY**** Prepare surface by: cleaning with brush, removing all loose and deteriorated mortar; resetting loose foundation components and filling voids with masonry cement. Trowel a continuous 1/2" thick coat of fiberglass reinforced surface bonding mortar ( <b>Quikrete® - Quikwall® Surface Bonding Cement #1220-#1231, or approved equal</b> ) per manufacturer's specifications.		
	Priority Level	119.00 SF	\$ _____
<b>Permit / Inspection Required</b>			
23	<b>Wood Handrail</b> Install a wooden handrail to code. <b>**Rear Door**</b>		
	Priority Level	3.00 LF	\$ _____
24	<b>Gutter/downspout--5" Seamless</b> 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	121.00 LF	\$ _____
<b>Permit / Inspection Required</b>			
25	<b>Meter Socket--100 Amp</b> Install 100 amp meter socket to existing service.		
	Priority Level	1.00 EA	\$ _____
<b>Permit / Inspection Required</b>			
26	<b>Weatherproof Receptacle to Code</b> 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	\$ _____
27	<b>Entrance Light Fixture--replace</b> Remove damaged light fixture and replace with an exterior, waterproof, single CFL bulb fixture. \$65 fixture allowance. Fixture to include motion sensor and photo cell features. Owner to choose color and style. NO Special Orders.		
	Priority Level	3.00 EA	\$ _____
28	<b>Ext. Stabilize And Paint Acrylic</b> ****INTERIM CONTROL ACTIVITY**** <i>Per Lead Inspection Report.</i> Mist defective paint area with water. Lightly scrape all loose paint, caulking and glazing. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface with to dry, spot prime and top coat all exterior surfaces with premium acrylic latex paint. Owners choice of color. <b>**Exterior Trim**</b>		
	Priority Level	1.00 AL	\$ _____

Item	Specification	Quantity/Unit	Total Cost
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**Basement**

**Permit / Inspection Required**

**29 Electric Service--100 Amp**

Dispose of old electric service to code legal dump. Install a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.

Priority Level 1.00 EA \$ \_\_\_\_\_

**Permit / Inspection Required**

**30 Ext. Door Replace-- Metal Prehung w/light \*\*\*\*INTERIM CONTROL ACTIVITY\*\*\*\***

Using lead safe work practice, remove, package and dispose of existing door, frame and casing. Install a prehung, insulated, 6 panel, metal skinned entrance door w/light and jamb. Include interior, exterior trim, casing, magnetic weather stripping, interlocking threshold, wide angle peep site, dead bolt and entrance locksets keyed alike. Prime, prep and top coat all exposed wood and metal with 2 coats of premium exterior latex paint. Owners choice or color(s). HEPA vac and wet clean any visible debris. Remove and properly dispose of poly. \*\*Interior Door to Basement\*\*

Priority Level 1.00 EA \$ \_\_\_\_\_

**31 Stabilize Staircase and Landing--acrylic \*\*\*\*INTERIM CONTROL ACTIVITY\*\*\*\***

Stabilize all painted staircase components by wet scraping and HEPA vacuuming, clean and de-gloss with a lead specific detergent. Rinse, prime and top coat with a premium acrylic latex from a single manufacturer. Include installation of non-slip adhesive strips.

Priority Level 1.00 AL \$ \_\_\_\_\_

**32 Stabilize And Paint Acrylic \*\*\*\*INTERIM CONTROL ACTIVITY\*\*\*\***

Mist defective paint area with water. Lightly scrape all loose paint, wallpaper and plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint. \*\*Staircase Walls\*\*

Priority Level 70.00 SF \$ \_\_\_\_\_

**Permit / Inspection Required**

**33 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 3.00 EA \$ \_\_\_\_\_

**34 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 122.00 FL \$ \_\_\_\_\_

Item	Specification	Quantity/Unit	Total Cost
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**Entire Interior**

**Permit / Inspection Required**

**35 Water Supply--1 Bath House**

Remove all water supply from meter on, to code legal dump. Install polyethylene (PEX) supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include 1/4 turn shut-off valves, fixture supply lines & air gaps. Repair all tear-out to paintable condition.

Priority Level 1.00 EA \$ \_\_\_\_\_

**Permit / Inspection Required**

**36 Rewire House--allowance**

Terminate all connections to old knob and tube wiring. Replace all wiring, devices, motor and fixtures reusing as much as possible and within the existing service capacity. Rewire the house to conform to the current edition of the National Electric Code. Repair all tear-out to a paintable condition.

Priority Level 1.00 AL \$ \_\_\_\_\_

**Permit / Inspection Required**

**37 Wood Dh, Dg, Low-e Window \*\*\*\*INTERIM CONTROL ACTIVITY\*\*\*\***

Using lead safe work practices, remove package in plastic and dispose of entire window unit and interior trim. Field measure and install to code a ENERGY STAR rated Wood, 1 over 1, double hung, double glazed, argon filled window complete with screen, hardware, weatherstripping, insulation, and caulking. Stabilize exterior jamb and sill. Re-trim opening with casing, apron and pine stool. Prep for paint and prime new wood. Clean glass. In bathrooms use obscure glass. In stairways install to code. HEPA vac and wet clean all visible dust and debris.

**\*\*Family Room, Living Room, & Rear Porch\*\***

Priority Level 3.00 EA \$ \_\_\_\_\_

**38 Doors & Jambs--Stabilize Plane, Adjust \*\*\*\*INTERIM CONTROL ACTIVITY\*\*\*\***

*Per Lead Based Paint Report* remove door from structure or contain work area. Plane door edges and adjust the hasp and strike plate to minimize door/jamb friction and contact. Wet scrape door, jamb and trim. Clean and de-gloss all components with lead specific detergent. Rinse to neutralize, spot prime and paint 2- coats acrylic latex. owners choice of color.

Priority Level 8.00 EA \$ \_\_\_\_\_

**39 Stabilize And Paint Acrylic \*\*\*\*INTERIM CONTROL ACTIVITY\*\*\*\***

Mist defective paint area with water. Lightly scrape all loose paint, wallpaper and plaster. Feather edges with a sponge sanding block saturated with deglossing agent. Rinse and HEPA vacuum all visible chips. Allow surface to dry, spot prime and dry coat with premium acrylic latex paint. **\*\*Interior Stairway Only\*\***

Priority Level 150.00 SF \$ \_\_\_\_\_

**40 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 \$ \_\_\_\_\_

**RFP 6578 CDBG 957 West Cross Street, Ypsilanti, MI**

734-732--1407

Item Specification

957 W. Cross, Ypsilanti, MI 48197

Quantity/Unit

Total Cost

**41 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**

6.00 EA

\$ \_\_\_\_\_

Item Specification

957 W. Cross, Ypsilanti, MI 48197

Quantity/Unit

Total Cost

**Bathroom**

**42 Chimney--Repoint**

Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials.

Priority Level

1.00 EA \$ \_\_\_\_\_

**Total Bid** \$ \_\_\_\_\_