

ADDENDUM #1
2210 Joliet St
#LB 11-015
June 7, 2011

The following information is to be incorporated into the bidding and contract documents for the above referenced project.

The original bid specs included 4 line items that should have been deleted prior to sending them out. Please note that the amended specs have omitted the following line items.

- p. 4 – Line 3705 – Cabinets Repair and Clean
- p. 5 – Line 5210 – Drywall Patch – Large
- p. 5 – Line 5460 – Strip Paper, Spackle, Prime
- p. 15 – Line 2635 – Siding – Vinyl Repair

Please submit the addendum specs with your bids on June 17.

Each bidder must submit his bid on the new set of specs included in the addendum

****END OF ADDENDUM****

Prepared by:
Genesee County Land Bank
452 S. Saginaw St.
Second Floor
Flint, MI 48502

SPECS BY LOCATION/TRADE

6/6/2011

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 2210 Joliet Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 1,024

Ceiling/Floor SF: 828

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
93	BID AND PERFORMANCE BOND IN COMPLIANCE WITH REQUIREMENTS Prior to commencing work, contractor shall provide owner with a bond written on the AIA form for 100% of the contract, callable in the event of either non- performance or non-payment.	1.00	M	_____	_____
Trade: 9 Environmental Rehab					
2070	ASBESTOS ABATEMENT Secure & isolate room, provide protective floor coverings when not removing floor tile. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All work must be done by a licensed Asbestos abatement company. Remove upstairs bathroom flooring - 20 square ft. Remove ductwork in basement and runs to 2nd floor. - 150 square ft. Remove all hazardous material identified in report (throughout house)	1.00	AL	_____	_____
9007	CLEAN TO LEAD CLEARANCE Prior to final acceptance of the lead hazard reduction work and all rehabilitation work, the property shall be visually inspected for	850.00	SF	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 1,024

Ceiling/Floor SF: 828

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

window troughs. The contractor shall re-clean (Using the HEPA/wash/HEPA method) all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceedd the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.

Bidder: _____

Location Total: _____

Location: 2 - Interior

Approx. Wall SF: 1,024

Ceiling/Floor SF: 828

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

2350	FLOOR--REFINISH WOOD	180.00	SF	_____	_____
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Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room. Refinish wood in living room.

2980	WINDOW--VINYL SINGLE HNG DBL GLZ	17.00	EA	_____	_____
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Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Windows should have integrated J-channel if used in conjunction with new vinyl siding. Windows must be Energy Star rated. Install half screen. Replace all windows. Use lead safe practices. See lead report.

2981	Window - VINYL SLIDER, DOUBLE GLAZE	1.00	EA	_____	_____
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Field measure, order and install a vinyl, slider, double glazed, window and jamb including screen, caulk, interior casing and exterior trim. Windows must be Energy Star rated. Window should have integrated J-channel if siding is being replaced as well. Install half screen. Obscure glass in bottom 1/2 of bathroom window.

3185	DOOR--PREHUNG METAL ENTRANCE	3.00	EA	_____	_____
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Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Paint with two coats of acrylic latex exterior paint (Onwer's choice of color). Front door should be decorative oval at least 1/2 light. Change side door to Left Hand inswing door. Door from living room to front porch should be 9 light. Use lead safe practices. See lead report.

3375	INTERIOR DOORS-- ADJUST	5.00	EA	_____	_____
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Check interior doors. Plane if necessary and adjust for proper latch/stikeplate alignment. Replace lockset with privacy locks

Location: 2 - Interior

Approx. Wall SF: 1,024

Ceiling/Floor SF: 828

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Both bedrooms, bathroom, upstairs closet, and coat closet.				
4025	REPLACE TRIM--INTERIOR Remove existing (if necessary) and install 2 1/4" MDF Colonial casing to all doors and windows and 3 1/4" MDF colonial base to all floors. Counter sink all nails and fill with painter's putty (not caulk). Caulk base to walls and casing to walls and frames. Use as few joints as possible and scarf cut all joints that cannot be avoided.	800.00	SF	_____	_____
Trade: 17	Drywall & Plaster				
5235	LAMINATE 1/2" DRYWALL Hang 1/2" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. Drywall entire.	3,400.00	SF	_____	_____
Trade: 19	Paint & Wallpaper				
5566	PREP & PAINT HOUSE (INTERIOR) Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed latex. Ceilings will be flat white, trim will be semi-gloss white, and walls will be owner's choice of color. Include any closets.	850.00	SF	_____	_____
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS Remove old vinyl and underlayment to subfloor. Install 1/4" underlayment (micro ply, birch plywood) , using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding (Shoe molding along cabinets or vanities will match stain color on cabinets). \$15 material allowance for vinyl. Owner to pick style and color. Install in Kitchen, Dining Room, Bathroom, 1/2 bath, and basement landing and top three stairs.	317.00	SF	_____	_____
5970	CARPET AND PAD Remove old carpet and pad. Pound down staples and prepare for new carpet and pad. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples.	46.00	SY	_____	_____

Location: 2 - Interior

Approx. Wall SF: 1,024

Ceiling/Floor SF: 828

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$17/sy. Owner's choice of in stockcolor and pattern. Install on stairs, front porch, and whole upstairs (except bathroom) Carpet will be Bealieu 2822 Footloose #15 - Shoreline (Or approved equivalent) Available from Fogelsonger's in Flint				
Trade: 23	Electric				
7560	RECEPTACLE REPLACE Replace all receptacles in house with white duplex receptacles and plastic cover plates.	1.00	AL	_____	_____
7675	SWITCH REPLACE Replace light switch with single pole, toggle switch and cover plate. Replace all switches with white grounded switches and covers.	1.00	AL	_____	_____
7805	SMOKE DETECTOR--BATTERY POWERED Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery. Must have 5 year Lithium-ion battery. Install one in each bedroom, one in the hall outside the bedrooms, one in basement, and one on main floor	5.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 3 - Kitchen

Approx. Wall SF: 285

Ceiling/Floor SF: 77

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
705	DEMO TILE IN KITCHEN Remove tile from wall in kitchen backsplash.	15.00	SF	_____	_____
Trade: 10	Carpentry				
2415	REMOVE WALL IN KITCHEN Temporarily brace ceiling on either side of wall. Remove wall between kitchen and dining room. Remove any electric or ductwork in the wall. Patch flooring to prepare for vinyl. Remove wall on South side of kitchen by basement stairs. Include closet into living room.	16.00	LF	_____	_____
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid oak or maple. Cabinet will have solid oak or maple stiles, 1/2" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material.	12.00	LF	_____	_____

Location: 3 - Kitchen

Approx. Wall SF: 285

Ceiling/Floor SF: 77

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Available at Starline Kitchen and Bath					
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to be solid wood. Frame to have solid wood stiles, 1/2" plywood sides, metal or plastic corner bracing. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Harmony Line -Natural Maple (Or approved Equivalent) Available at Starline Kitchen and Bath	16.00	LF	_____	_____
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and manufacture a plastic laminate counter top, glued to particle board designed for this purpose. Provide cutout for sink. Countertop will be Nevamar, Blue Lunaria LU3001 T (or approved equivalent)	17.00	LF	_____	_____
Trade: 22 Plumbing					
6835	SINK--DOUBLE BOWL COMPLETE--GCI Install a 22 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a Delta "Cicera" single handle faucet - model #468-SSSD-DST - brushed stainless finish (or approved equivalent), grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued. Re-attach existing garbage disposal.	1.00	EA	_____	_____
Trade: 23 Electric					
7583	GFCI DEVICE Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle. Match existing color.	1.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$100 allowance for fixture. Owner will pick fixture. Leave can spots and replace bulbs	1.00	EA	_____	_____
7835	REPLACE RANGE HOOD - RECIRCULATING Install a recirculating enameled range hood with integral controls and light capable of 100 cfm at 70 fpm. Attach hood to cabinet with screws. I Owner's choice of color.	1.00	EA	_____	_____
7845	GARBAGE DISPOSAL Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install an ivory toggle switch on wall adjacent sink.	1.00	EA	_____	_____

Location: 3 - Kitchen

Approx. Wall SF: 285

Ceiling/Floor SF: 77

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

Trade: 25 Appliances

8491	DISHWASHER--2 CYCLE--GCI Provide and install a 24" white, 2 cycle, built- in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system. Whirlpool #: 267844 Model: DU811SWPU - or - GE Model GSD1300NWW or approved equivalent.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 4 - 1/2 Bath

Approx. Wall SF: 160

Ceiling/Floor SF: 24

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

735	DEMOLISH BATHROOM Remove all bath fixtures. Remove drywall on walls to studs. Remove all nails and prepare for new drywall	1.00	EA	_____	_____
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Trade: 10 Carpentry

3820	TOWEL SET-- 3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high.	1.00	SF	_____	_____

Trade: 21 HVAC

6325	HEAT DUCT AND REGISTER Install low velocity insulated metal or flexible duct work from main trunk to floor or wall register.	1.00	EA	_____	_____
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Trade: 22 Plumbing

6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, Delta, single handle brushed stainless steel finish (like model #B510LF-SS or approved equivalent), supply risers, shut-off valves and all required waste connectors to complete the installation. Vanity will be Kountry Wood Products, Harmony line, Natural Maple or approved equivalent. Include plumbing to new location. See Drawing.	1.00	EA	_____	_____
7010	COMMODO--REPLACE--1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, commode	1.00	EA	_____	_____

Location: 4 - 1/2 Bath

Approx. Wall SF: 160

Ceiling/Floor SF: 24

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)				
	Include plumbing to new location. See Drawing				

Trade: 23 Electric

7590	RECEPTACLE--GFCI BATH	1.00	EA	_____	_____
	Install a flush mounted, ground fault circuit interrupted duplex receptacle adjacent to lavatory using copper romex. Fish wire and repair all tear out.				
7740	LIGHT FIXTURE AND SWITCH	1.00	EA	_____	_____
	Install a wall mounted, UL approved, 4 bulb light fixture (\$50 material allowance) controlled by an switch with a cover located at the strike side of the door. Fish wire and repair all tear out. Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb.				
7818	INSTALL BATH LIGHT, VENT	1.00	EA	_____	_____
	Install a an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 2.5 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.				

Trade: 500 Metals (CSI)

C05100	FRAME 30" DOOR TO NEW 1/2 BATH	1.00	AL	_____	_____
	Remove plaster and frame in a 2 x 4 opening to the new 1/2 bath. Include appropriate header.				

Bidder: _____

Location Total: _____

Location: 5 - Dining Room

Approx. Wall SF: 366

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
702	REMOVE WALL HEATER	1.00	EA	_____	_____
	Cap electrical and gas line at nearest junction. Remove wall heater and mounting hardware. Repair wall if necessary.				

Address: 2210 Joliet Street

Unit: Unit 01

Location: 5 - Dining Room

Approx. Wall SF: 366

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 4 bulb, UL approved, incandescent light fixture with shade and lamps. \$150 allowance for fixture. Owner will pick fixture.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 6 - Living Room

Approx. Wall SF: 426

Ceiling/Floor SF: 175

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
702	REMOVE WALL HEATER Cap electrical and gas line at nearest junction. Remove wall heater and mounting hardware. Repair wall if necessary.	1.00	EA	_____	_____

Trade: 10 Carpentry

3255	WINDOW--REMOVE Dispose of interior window, including casing and shelves. Insulate and drywall over abandoned window on South Wall.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 7 - Stairs and Upper Hall

Approx. Wall SF: 304

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$50 allowance for fixture. Owner will pick fixture.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 8 - Front Bedroom

Approx. Wall SF: 429

Ceiling/Floor SF: 178

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOORS Rehang door. Adjust door and lockset to operate properly. Repair all closet doors. Replace hardware if necessary. Trim to ensure proper operation.	2.00	EA	_____	_____

Trade: 23 Electric

8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI	1.00	EA	_____	_____
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Location: 8 - Front Bedroom

Approx. Wall SF: 429

Ceiling/Floor SF: 178

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	Install an ENERGY STAR® approved 42- 52 inch white ceiling fan switched at the room entrance. Include fan mounting box if necessary. Bulbs should be CFL or approved high efficiency bulb. Include patching drywall around new box by door				

Bidder: _____

Location Total: _____**Location: 9 - Back Bedroom**

Approx. Wall SF: 373

Ceiling/Floor SF: 136

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
735	DEMOLISH BATHROOM & CLOSET Remove all bath fixtures. Remove drywall on walls to studs. Remove wall of bathroom and prepare for new closet. Remove old closet in NW corner of room. Remove all plumbing and electrical as needed.	1.00	EA	_____	_____

Trade: 10 Carpentry

4160	CLOSET--FRAME NEW CLOSET IN BEDROOM Construct a 28" deep by 6' wide closet in bedroom along wall. Hang, tape and 3 coat finish 1/2" gypsum to both sides of the 2"x 3" framing. Hang a 4'x 6'8" 6 panel, masonite, bifold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint. See drawing of room.	1.00	EA	_____	_____
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Trade: 23 Electric

8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI Install an ENERGY STAR® approved 42- 52 inch white ceiling fan switched at the room entrance. Include fan mounting box if necessary.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____**Location: 10 - Bathroom**

Approx. Wall SF: 216

Ceiling/Floor SF: 46

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
735	DEMOLISH BATHROOM Remove all bath fixtures. Remove drywall on walls to studs. Remove all nails and prepare for new drywall. Remove bump out in inside corner if possible.	1.00	EA	_____	_____

Location: 10 - Bathroom

Approx. Wall SF: 216

Ceiling/Floor SF: 46

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3820	TOWEL SET-- 3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high. Install over vanity in new location. See drawing.	1.00	SF	_____	_____
4150	TUB END WALL Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.	1.00	EA	_____	_____
Trade: 22 Plumbing					
6901	VANITY--30" COMPLETE Install a 30" vanity complete with plywood cabinet, cultured marble top, Delta, single handle brushed stainless steel finish (like model #B510LF-SS or approved equivalent), supply risers, shut-off valves and all required waste connectors to complete the installation. Move to new location. See drawing.	1.00	EA	_____	_____
6958	BATHTUB/SHOWER--5' FIBERGLASS--Sterling Install a 5', 4 piece, Kohler Sterling™, 60" x 30" x 72" - Complete Unit - fiberglass tub and shower unit complete with pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - Model #BT14496 - SS (or approved equivalent). Move to new location. See drawing.	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent) Move to new location. See drawing.	1.00	EA	_____	_____
Trade: 23 Electric					
7583	GFCI DEVICE Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle. Match existing color. Move to new location beside mirror.	1.00	EA	_____	_____
7753	REPLACE WALL LIGHT FIXTURE Replace fixture with a wall mounted 4 bulb fixture. Ensure proper operation with existing switch. \$50 fixture allowance,	1.00	EA	_____	_____

Address: 2210 Joliet Street

Unit: Unit 01

Location: 10 - Bathroom

Approx. Wall SF: 216

Ceiling/Floor SF: 46

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

Move to new location. See drawing.

7818	INSTALL BATH LIGHT, VENT Install a an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 2.5 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 11 - Attic

Approx. Wall SF: 504

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				

4935	ATTIC R-49 CELLULOSE--GCI Install blown- in cellulose insulation per manufacturer's specifications to R49. Maintain ventilation routes from soffit and other vents with baffles. Build curb around attic access if necessary. Insulate attic access with batt insulation.	575.00	SF	_____	_____
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Bidder: _____

Location Total: _____

Location: 12 - Front Porch

Approx. Wall SF: 392

Ceiling/Floor SF: 117

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

3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 2 butt hinges. Include casing both sides Replace interior door to closet.	1.00	EA	_____	_____
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Trade: 23	Electric				
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7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$50 allowance for fixture. Owner will pick fixture.	2.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 13 - Basement

Approx. Wall SF: 574

Ceiling/Floor SF: 408

Location: 13 - Basement

Approx. Wall SF: 574

Ceiling/Floor SF: 408

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
746	DEMO CHIMNEY & SAUNA Remove surplus masonry chimney by hand. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney. Remove to basement. Repair roof and floors by framing hole and installing the appropriate thickness of OSB. Replace shingles with matching style and color. Reframe and Repair drywall as necessary. Remove sauna from basement. Include electrical connections.	1.00	EA	_____	_____
Trade: 10 Carpentry					
2520	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with braces screwed to studs and handrail. Paint with 2 coats of white semi-gloss interior latex paint, sanded between coats.	12.00	LF	_____	_____
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 2 butt hinges. Include casing both sides. Replace door from kitchen to basement stairs.	1.00	EA	_____	_____
Trade: 16 Conservation					
4995	INSULATE RIM JOIST--FIBERGLASS--GCI After Air Sealing is complete, staple R19 fiberglass batts with Kraft faced backing to the interior of the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Installation to extend from the subfloor for the first floor to the top of the foundation wall. The batts will be neatly cut to fit precisely with no compression of the fiberglass fibers, and cut to fit neatly around wires, pipes and other components that interfere.	90.00	LF	_____	_____
Trade: 19 Paint & Wallpaper					
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire floor. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed latex floor paint per manufacturer's recommendations.	408.00	SF	_____	_____
5760	PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt fungus, dust from surface. Spot prime and top coat with owner's choice of premixed acrylic latex based flat.	574.00	SF	_____	_____
Trade: 21 HVAC					
6055	HIGH EFFICIENCY FURNACE (95%)& DUCT--GAS Install an appropriately sized, high efficiency (95%), intermittent pilot, forced air furnace complete with plenum, supply duct and galvanized return duct connected to wall registers, to service all rooms. Remove existing boiler and dispose of all other	1.00	EA	_____	_____

Location: 13 - Basement

Approx. Wall SF: 574

Ceiling/Floor SF: 408

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	controls, vent pipe & new shut- off valve. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic.				
6180	A/C CENTRAL UNIT Submit manuf's cut sheet & cooling load calcs to owner min 15 working days prior to installation. Install central A/C system w/ min EER of13 including condensing unit, A type coil, control & power wiring, insulated freon lines, plenums, ext pad & connections to create a product capable of 68 F interior when ext is 100 F at 95% humidity. Provide owner w/factory warranty, manual & 1-yr contractors warranty. Do not install condenser until house is sold and closing date is set.	1.00	EA	_____	_____
6415	DRYER VENT--GCI Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
Trade: 22	Plumbing				
6630	SUPPLY--PEX Install flexible pex piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5. Replace all supply lines. Include bathroom.	135.00	LF	_____	_____
6705	WASTE LINES--INSPECT, REPORT Test waste lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.	1.00	AL	_____	_____
7071	HWH - HIGH EFFICIENCY 40 GAL GAS POWER VENTED--GCI Install a 40 gallon, glass lined, high efficient, power vented, insulated to R-7, gas water heater with a 7 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior.	1.00	EA	_____	_____

Location: 13 - Basement

Approx. Wall SF: 574

Ceiling/Floor SF: 408

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
7115	LAUNDRY TUB AND FAUCET - REPLACE Remove existing sink to code legal dump. Install single bowl, 24" fiberglass laundry tray to fit under faucet. Include standard 2 handle chrome laundry faucet. Hook up waste line.	1.00	EA	_____	_____
7135	HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. Install one on the driveway side by the front, and one in the back of the house.	2.00	EA	_____	_____

Trade: 23 Electric

7470	ELECTRIC SERVICE--100 AMP Replace existing electrical service with a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration.	1.00	EA	_____	_____
7680	INSTALL 5 BASEMENT LIGHTS AND SWITCH Remove old light fixtures. Install 5 keyless single bulb fixtures (\$5 allowance) spaced evenly in basement. Run wire to new switch located on the latch side of basement door	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 14 - Garage

Approx. Wall SF: 1,072

Ceiling/Floor SF: 816

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3085	DOOR--WEATHERSTRIP Weatherstrip wood entrance door with anodized aluminum spring, neoprene stop bead, and a vinyl door sweep, to eliminate infiltration at a wind speed of 15 mph.	1.00	EA	_____	_____
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Prime and top coat. Front door should be decorative oval at least 1/2 light. Frame in double doors on side to single 36" Right Hand door.	3.00	EA	_____	_____
3200	DOOR OVERHEAD GARAGE Dispose of door, track and hardware. Install an insulated steel, 9'x 7' garage door including hardware, exterior trim and drip cap.	1.00	EA	_____	_____

Trade: 15 Roofing

Location: 14 - Garage

Approx. Wall SF: 1,072

Ceiling/Floor SF: 816

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4760	SOFFIT & FASCIA Install aluminum vented soffit and aluminum fascia. Cut channel in existing soffit if necessary to insure proper ventilation. Extend rafter tails on front of garage to match back section. Replace rotten or damaged subfascia.	135.00	LF	_____	_____

Trade: 23 Electric

7730	LIGHT FIXTURE--REPLACE Replace an exterior wall mounted , 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$50 allowance for fixture. Owner will pick fixture. Replace light on front wall of garage.	2.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 15 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
960	DRIVEWAY--ASPHALT Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat, and 3" top coat to create a driveway 10' wide. Pitch water from building with a 1/8" per foot slope. Include apron.	1,000.00	SF	_____	_____
Trade: 9	Environmental Rehab				
9692	DECK SKIRTING Remove plywood from front and back porch skirting. Inspect foundation and give report to homeowner. Replace with vertical 1 x 3 pine stock with "picture frame" around perimeter. Enclose front and back porch.	45.00	LF	_____	_____
Trade: 10	Carpentry				
2640	SIDING---VINYL Remove existing siding and replace with vinyl siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with 1/4 inch fan fold insulation and apply owner's choice of siding color, exposure and texture with 50 year warranty. Make sure corner pieces continue up to meet soffit on gable ends. Fan fold insulation is not necessary on garages. Replace siding on front porch, back bump out, and garage.	15.00	SQ	_____	_____
2642	SIDING---VINYL-SHAKE Remove old material to sheathing. Install Tyvek house wrap approved equivalent taped at all seams. Install vinyl shake	8.00	SQ	_____	_____

Location: 15 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	siding (Certaineed, cedar impressions or approved equivalent), corner posts, and all trim necessary. Replace wood shake siding on second story with vinyl				
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint.	1.00	EA	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA	_____	_____
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, dimensional shingle with a 30 yr warranty. Replace all flashing. Install shingle-over ridge vent. Include "Ice and water shield" where specified by code. Call for "open roof" inspection prior to drying in. Re-sheet roof with 7/16" OSB prior to installing new roof. Include garage. Should only need sheeting on old section of garage.	22.00	SQ	_____	_____
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Color will be #112 "Tuxedo Gray" available at JB Supply or approved equivalent. Downspouts will have 4' removeable extensions. Do not include garage.	150.00	LF	_____	_____
Trade: 16	Conservation				
4908	WALL INSULATION--DENSE PACK CELULOSE--GCI After sealing cavities drill 2 1/8" to 2 9/16" access holes for each stud cavity in the areas specified in interior or exterior locations. Install blow in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Use a 1" to 1 1/4" ID vinyl "wall tube) attached to the standard cellulose blower tubing to place the cellulose deep into the wall cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. In balloon framed houses insure that blown cellulose is blocked from entering floor cavities such as 2nd floor floors.	1,720.00	SF	_____	_____

Location: 15 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5655	PREP & PAINT EXTERIOR TRIM	150.00	SF	_____	_____
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Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Paint two top coats with latex.

Trim color will be "Tuxedo Gray" or approved equivalent. Include same color on window trim.

Wet scrape and encapsulate existing soffit and fascia on house (include anything listed as lead hazard). Replace rotten or damaged wood on windows, crown, doors, or other trim as necessary. Include side porch.

Use lead safe practices. See lead report.

5770	PAINT STUCCO	700.00	SF	_____	_____
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Protect ground with drop cloth. Wire brush or pressure wash all loose, peeling, cracked and blistered paint from surface. Repair stucco as necessary. Encapsulate with State of Michigan approved encapsulant. Paint one top coat with latex. Stucco color will be Sherwin Williams SW 6190 "Filmy Green" Satin Finish or approved equivalent.

Include bump out on kitchen.

Use lead safe practices. See lead report.

Trade: 23 Electric

8165	ENTRANCE LIGHT FIXTURE--REPLACE	2.00	EA	_____	_____
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Remove damaged light fixture and replace with an exterior, waterproof, single bulb fixture. \$20 fixture allowance.

Bidder: _____

Location Total: _____

Unit Total for 2210 Joliet Street, Unit Unit 01: _____

Address Grand Total for 2210 Joliet Street: _____