

## Genesee County Land Bank Authority Flint Future Homes Program

### Invitation for Bids- LB 26-002 Rehab of 9 Homes in Flint, MI

#### ADDENDUM #2

March 11, 2026

The following information is to be incorporated into the bidding and contract documents and acknowledged by all bidders for the above referenced project. Bids submitted that do not acknowledge this Addendum will be deemed incomplete and may be rejected on such basis.

1. **Important Dates:** Important dates throughout the Bid Documents should be replaced with the dates as outlined below:
  - a. Bids Due on Friday, March 20<sup>th</sup>, 2026, by 3:00 pm
  
2. **General clarifications:**
  - a. Each contractor is responsible for their own cleanup and proper disposal of debris generated.
  - b. Plumbing, HVAC and electrical contractors are required to pull permits for their work and provide final inspection to GCLBA. It is the expectation that these contractors include all work to bring houses to code in their bid and to receive complete final from the City of Flint Building Safety & Inspections Department.
  - c. Work in all 9 houses must be complete by August 28, 2026. Each contractor is responsible to maintain schedule and include proper labor, labor hours and overtime if required to complete.
  - d. All environmental cleanup will be complete prior to the start of the rehab at all 9 houses.
  - e. If any contractor working finds or feels they have found an environmental concern they are to stop work and contact GCLBA superintendent.
  - f. Any additional work must be priced and approved by the GCLBA prior to initiating work. Any work completed without approval could result in nonpayment of cost.
  - g. All contractors to provide one year warranty on labor along with insurance for one year to cover the warranty. This is on top of warranties required for items supplied by the contractor such as but not limited to roof, furnace, hot water heater, etc.
  - h. Non-scope unit pricing and bid tabs for abatement contractors have been added to box.com. Please provide with bid submittal.



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**3. Work Scope Division Clarifications and Answers:**

**a. 02-820 Environmental and Abatement**

**Q:** Chimney Flashing Tar - If this is removed the roof will start leaking.

**A:** We will coordinate with roofing contractor to replace.

**Q:** Window Glazing – Do you want us to board up any windows that we remove?

**A:** Any windows removed during abatement will need to be boarded by abatement contractor.

**Q:** Duct Wrap - Do you want us to remove the risers inside the walls? We would have to remove an area of drywall or plaster to do this.

**A:** If wrap is undisturbed and not damaged or deteriorating it will remain in place as no demo of interior walls is scheduled. If wrap is visible, damaged or in poor condition it needs to be abated. Any selective demolition required for this work will be the responsibility of the abatement contractor.

**Q:** Caulk on Brick - (1640 Dupont St & 1002 Welch Blvd) Both of these houses are brick. This can be removed, but there could be damage to the brick.

**A:** GCBLA will coordinate any repairs with masonry company.

**Q:** Vermiculite - (2436 Thomas Street) - Do you want the bedroom ceilings removed to make sure all vermiculite is removed.

**A:** Yes, include the demolition of ceilings for the abatement of the vermiculite. Installation of new ceilings will be completed by others.

**b. 08-400 Windows and Exterior Doors**

**Q:** Is the tile staying? The bid states that all windows are to be replaced. If replacing that window, I believe the tile will be affected.

**A:** Demolition should be completed with caution, GCLBA understands that damage can happen during the process. If any additional demo or removal is required of surrounding materials, notify the GCLBA and they will direct trades as needed for repairs.

- c. **06-900 Framing, 08-100 Interior Doors, 09-100 Drywall, 09-999 Carpentry, 12-100 Cabinetry** - Material purchased by this contractor must be approved by GCLBA and will be allowed a 10% markup.

**Q:** Under the 06-900 Framing, States replace trim as directed by GCLBA along with replace interior doors and hardware as directed by GCLBA. Is there a list of what is going to directed to replace to properly quote out the labor hours?

**A:** 06-900 bids to provide labor rates, and an estimated hours for this bid package. Hours are just for budgeting, work to be completed on a time and material basis as directed by GCLBA.

**Q:** There is no mention of redoing the insulation in the attic, should this be done as well?

**A:** This will be completed by others.

**Q:** Has this home been tested for LEAD paint?

**A:** Testing is in progress and abatement if required will be completed prior to rehab.

**Q:** 3505 Norwood - The fireplace in the living room, does this need to be cleaned out and inspected?

**A:** GCLBA will handle inspection and cleaning of fireplace.

**Q:** 3505 Norwood – Has the breezeway flooring been tested for asbestos?

**A:** Yes, abatement will be coordinated by GCLBA.

**Q:** Is there anything that is needed to be done in the garage besides the electrical?

**A:** No, not at this time.

- d. **09-400 Flooring**

**Q:** 3505 Norwood - The kitchen has tile flooring, is this something that is going to need to be removed before LVT - as stated all rooms except bedrooms get LVT. If leaving the tile, would we clean the tile and regrout?

**A:** Tile to remain, cleaning by others.

e. **22-200 Plumbing**

**Q:** Do we know if the plumbing lines are in good condition, or will those need to be inspected and replaced? If awarded the job is this something you speak about if additional are needed speak to you?

**A:** Review scopes for each house, GCLBA noted which houses need replacement. If additional repairs are needed pricing and approval must be provided to and by GCLA.

f. **23-100 HVAC**

**Q:** What are we doing with the boiler?

**A:** Boiler to be removed by abatement contractor.

**Each bidder must acknowledge receipt of this addendum on IFB SUBMITTAL REQUIREMENTS CHECKLIST.**

**\*\*END OF ADDENDUM\*\***