

Specifications

 **Hickory Pointe Condominium 4-Unit Residential New Construction**

**Pointe East Condominium 4-Unit Residential New Construction**

400-500 Block of S. Pennsylvania Ave, Lansing, MI 48912

**Design and other Professional Services Provided by:**

**Developer**: Ingham County Land Bank, 3024 Turner St., Lansing, MI 48906

517-267-5221 Ext. 2384 David Burns

**Architect**: Todd R. Callaway & Associates, 4848 Freer St., Rochester Hills, MI 48306

586-243-5945 Todd Callaway

**Civil Engineering:** C & A Engineering, LLC, 10722 Corkery Ln., Grand Ledge, MI 48837

517-898-8152 James Carter

**Surveyor:** Keb’s, Inc, 2116 Haslett Rd., Haslett, MI 48840 517-339-1014

Keith Baker, Dane Pasco

**Energy Auditor**: David Meeder, 308 E Knight St, Eaton Rapids, MI 48827

These Building Specifications (“Specifications”) are made by the Ingham County Land Bank Fast Track Authority at 3024 Turner Rd, Lansing, MI 48906 hereinafter referred to as “Land Bank” and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter referred to as the “General Contractor” for the construction of one 4-unit townhouse building located on the 500 block of S. Pennsylvania Ave. in Lansing, MI and specified in the Building Contract under separate agreement. The site for the building specified is provided by the Land Bank. The General Contractor and the Land Bank have carefully reviewed the final townhome plans, and hereby accept them as correct. The General Contractor agrees to build the townhome building at the location provided by the Land Bank according to the specifications that follow.

1. General Information:

A. Building site provided by Land Bank.

B. The site plan and building plans are approved for construction and the building permit is ready for payment by General Contractor, on Pointe East, 500 block. Hickory Pointe site plan has not been approved by the City. The latest revised site plan is attached and any changes are unlikely. The Land Bank will allow a price adjustment for site related changes that may be required by the city. Building plans will not change. All permits required for construction shall be applied for, obtained, and paid for by the General Contractor. The General Contractor shall confirm and obtain all permits required for construction.

Building Permit -Ready

Electrical, Plumbing, Mechanical

 Driveway/Curb Cut - if required

 Soil Erosion – if required

Public Water/Sewer/Gas

Storm water

Internet - Site wiring (buried and ready to connect to each unit). Land Bank may need to sign an access agreement. To be discussed with G.C.

C. Reference points and Survey - General Contractor will work with each utility provider and help coordinate any easements that may be required and provide copies of easements to the design engineer (James Carter) and the Survey Co. (Keb’s, Inc.). The General Contractor will arrange to have final as-built drawings completed according to Michigan Condominium law and as required by State, County, and local governments or municipalitiesby a professional engineer licensed in the State of Michigan. Keb’s Inc., has completed preliminary survey work for this site. They will need to be contacted when nearing project completion for on-site work required to complete the as-builts per Michigan law. David Burns at the Land Bank will assist.

D. Construction to be completed according to current 2015 Michigan Construction Code and Residential Construction Performance Guidelines, published by the National Association of Home Builders or current building code.

E. The General Contractor will have utility providers install service and place temporary service into their name and pay the all utility costs until such time when the building is accepted by the Land Bank as complete, and all final inspections have been passed in order to receive a certificate of occupancy for each dwelling unit. All utilities service extensions on and off-site and all use charges for all utilities during construction shall be paid by the General Contractor.

2. Site Work:

A. Tree Removal - General Contractor to remove trees as required to comply with site design. Additionally, General Contractor is required to clear the entire site of any brush or debris. Special attention may be required when scrubbing the property lines. When complete, all property lines shall be cleared, free from debris, and landscaped according to the approved landscape plan. If trees on the property line are dead they should be removed along with large dead branches that overhang the property line. Before the selected General Contractor starts the site tree removal, clearing, grubbing, and property line clean up, contact David Burns at the Land Bank so he can attend and approve tree removal and agree to property line clean-up.

B. Excavation - Excavation to be sufficient to place footings on suitable bearing soil. If unsuitable soil conditions are found and not mentioned in the soil boring report included with this RFP, increased cost may be approved. The Land Bank must approve a change order before costs are incurred by the G.C. If required and approved, a change order submission shall include photographs of soil/debris, actual cost increase, and proper invoicing from sub-contractor.

C. Backfill - Backfilling will be sufficient to provide access for construction and rough grade to provide drainage away from the building.

D. Grading - Any area on the building site within 50 feet of the building shall be rough graded at the time of the backfill and a finish grade with top soil for the entire property to be done before completion of the project.

E. Excess Soil - Removal of excess soil from the site is the responsibility of the General Contractor.

F. Landscaping - Site landscaping is included in the scope of the project. Landscaping to include topsoil, sod in front of building regardless of what is specified on the plans, contractor grade seed where specified on the drawings, and straw, 5” mulch around building, landscaped beds, and newly planted trees and shrubs. All plantings according to the provided landscape plan.

3. Site Preparation:

A. Foundation - Footings for the foundation are to be 16” x 8” concrete placed upon suitable bearing soil. Waterproofing for the foundation concrete consists of one exterior coat of 60 mils asphalt liquid- applied membrane.

B. Flatwork and Site Concrete - All interior concrete flatwork shall be approximately 3 1⁄2” thick with 2” thick foam, installed 2’ vertically and horizontally around all exterior walls. All exterior concrete flatwork to be approximately 4” thick. All exterior concrete to

have expansion and control joints or saw cuts utilized to best control for cracking Exterior concrete installed according to the concrete plan. The General Contractor is responsible for replacing any concrete that is cracked, chipped, or brokenon site and the front R.O. W. See attached Energy Star Field Checklist to determine all insulation needs for the slab and points where the exterior wall system meets the concrete.

C. Utilities - The General Contractor will identify all costs associated with the connection of utilities and be responsible for their costs.The General Contractor cannot in any way be responsible for the performance of or quality of the utilities provided to the dwelling. This includes the installation location of the utilities. The General Contractor is responsible for any amounts due for benefit charges/tap/meter/meter pits, etc. The General Contractor will pay for all utility’s and consumption charges during the course of construction until such time the building is accepted by the Land Bank.

4. Building Exterior:

A. Roofing Material -

 Material: Asphalt architectural shingles

 Mfr / model: Certainteed Landmark or equal or better with specs and sample to Land Bank prior to install.

 Felt: 15#

 Vents: Ridge or roof vents, per plan

 Ice/water barrier: at eaves and valleys, per code rqmts

Color: Color to be selected by Land Bank with G.C.

B. Masonry Material - Location per plan.

Material: Brick

Mfr / model: Belden Bricks or better.

Color: Color to be selected by Land Bank with G.C

C. Siding Material -

Material Description

 Vinyl lap siding: Ply Gem Variform Double-4 .042" Thickness or better or approved equal.

 Vinyl board/batten: Variform 4" batten spacing

 Soffit: Vented aluminum

 Fascia: Aluminum 6"

 Color: To be selected by Land Bank with G.C.

D. Eavestrough - Seamless aluminum eavestrough, aluminum gutter guards on all gutters. Gutter & downspout locations to be determined and placed by General Contractor.

E. Exterior Doors -

Front Door **-** - Therma Thru Profile Steel 296HD six panel steel with small top light and peep hole, insulated. Sized per plan. Land Bank to approve G.C. selection.

Rear Patio Door– Therma Thru profile steel clear glass Model # 206HD 2 panel steel with light with Anderson 2000 series white Aluminum retractable storm door with black hardware.

F. Windows

Manufacturer: Jeld Wen or equivalent or better with approval

Series: Builder's Vinyl

Construction: Vinyl

Color: White

Trim: Drywall wrapped jambs with MDF Sill

Screens: Included for all operating windows

Blinds: Installed, sized per window.

 Home Decorators Collection 2” faux wood blinds

5. Framing System:

All framing lumber to be specified on the Land Bank’s approved plan. The framing lumber shall be graded standard or better, and conform with all building codes.

A. Floor system to be engineered I-joist system L/480 by engineer.

B. Subfloor to be 3/4" tongue & groove OSB glued and nailed. Sub-flooring to be sufficiently smooth and flat to allow flooring materials, such as carpet, vinyl, to be installed directly over the subfloor.

C. Sheathing

 Roof: 1/2" OSB

 Walls: 7/16" OSB

 Wrap: building wrap, Tyvek or equivalent, or better. Land Bank will require specs if different.

D. Framed Exterior Wall - to be 2x6 wood studs, unless noted otherwise on plan. Roof Supports- Shall be trusses per Land Bank's plan.

6. Interior Finishes:

A. Insulation -

Location Type of insulation to be installed

Rim Joists: Blown closed cell foam

Heated area exterior walls: Wall cavities filled w/ spray-applied cellulose R-21

Highest level ceiling: Class one blown cellulose, R-49

Note: Check Energy Star Field Checklist for all points of air leaks. Spray foam may be required in locations

B. Drywall - Drywall type and thickness to be specified on plans. All drywall to be installed using proper construction adhesive and drywall application screws. All joints taped, spackled, and sanded to be ready for painting.

C. All electrical, plumbing, HVAC, media lines, or runs shall be recessed within the space of the floor joists unless limited by the Building code and or framing limitations that will take precedence over any conflicting obstructions. Any exterior penetration

shall be spray foamed and or caulked to seal any mount of air leak as per Energy Star Field Checklist.

D. The General Contractor must follow all guidelines from the Land Bank provided energy rater provided below. Energy Rater has inspection periods throughout the building process. He must be contacted at least 2 weeks prior to his required inspections. G.C., Land Bank and David Meeder will meet to discuss inspections and expectations. The building must pass the final air leak test.

 David Meeder

 308 E Knight St

 Eaton Rapids, MI 48827

 (517) 256-1839

 davidwmeeder@gmail.com

7. Electrical:

The General Contractor will follow the approved electrical plan included in the final set of approved plans. Building codes and framing limitations will take precedence over the final plan. All electrical work shall be installed in accordance with all local, state and federal codes which apply. Outlets and switches to be white. toggle switches to be provided for every unit. Electric meter should be on the back of each unit or an inconspicuous location in front of each unit. One location for all 4 units is not allowed.

A. 100-amp service per unit.

B. Light Fixtures to be installed according to the provided electrical plans. General Contractor to provide all LED lighting fixtures and any light bulbs necessary. In addition to these listed fixtures the General Contractor to also provide and install all lighting included in the lighting plan. Light fixture selections will be made by Land Bank and G.C. Celling disc lights will be white, all others will be matte black.

General Contractor to provide selections to Land Bank for approval. Plans have a fixture schedule which can be used for pricing, final selection may be different. Celling puck lights will be white. Other fixtures will be matte black and coordinated throughout. All brands, model numbers, energy ratings, and count for all fixture installed will be provided to Land Bank to process rebate with utility companies.

C. Outlet Installation -

Outlet Type Quantity/Location

Front Door Bell: included

Rear Door Bell NOT ON PLAN, PLEASE ADD

Smoke Detectors: to code

 Internet service (Fiber) per plan/current standard

 Exterior outlets: per plan One in front, one in back

D. Appliances to be installed by G.C. provide all necessary hook-up, electrical, and water required at the location of each. Water and drain connections recessed.

Appliance type Description Electric

Range + Oven: Electric Energy Star

Range hood/Microwave: Electric Energy Star

Clothes /Washer Dryer: Electric Energy Star, Full size Combo unit or full size stacked with kit

 Refrigerator: Electric with ice and water disp.

 Water Heater: Gas Energy Star

 Furnace: Gas

E. Cable Service - Land Bank is responsible for contacting cable and / or telephone providers for all line connections and ensuing charges. Contractor must supply a homerun for cable from the exterior to the furnace room placement to be determined by the electrician.

8. HVAC Finishes:

A. HVAC System - Furnace, rectangular ductwork with round pipe crossovers, floor supply registers, high sidewall returns and thermostat will be provided. Locations and size of units to be installed to be determined by the HVAC contractor. Venting for the clothes dryer shall be provided and installed by the Contractor.

HVAC Items Description

 Forced Air Carrier 95% or equivalent, or better. Land Bank will require specs if different.

Furnace Filter Install at HVAC rough-in & replace with final filter on HVAC finish.

Air Conditioning Carrier (Size determined by HVAC Supplier) 14 SEER or above

 Humidifier Aprilaire or equivalent

 Thermostat Honeywell Home Programmable Model# TH6320U2008/U equivalent, or better. Land Bank will require specs if different.

9. Plumbing Finishes:

All water lines to be PEX and all drain lines to be PVC plastic. Plumbing to include the installation of indicated fixtures with all new waste and water lines, hookup materials, and permits as necessary to comply with the State of Michigan plumbing codes. All can be equivalent, or better. Land Bank will require specs if different.

1. All plumbing items to be included and all can be equivalent, or better. Land Bank must approve any change and will require specs if different.

Items to be included Description

Water Heater: Tankless Rinnai Model # RRU160IN

 Refrigerator Water Line: Connected to Refrigerator

Garbage Disposal: Badger 5

Fire Extinguisher Kidde Pro Series 210

Floor Drain: Near furnace

Exterior Hose Bib: 2 per unit per plan

B. Fiberglass Tub/Showers to be installed per plan within any framing limitations

Color Brand Description

White Maax CM60

C. Toilets - To be American Standard, standard height round bowl.

D. Sinks - All sinks to be MRDirect.

Location Finish-Color Model Number

 Kitchen Stainless steel 3120S

 Powder Room White O2018

 Bathroom 1 White O2018

E. Plumbing Faucets - All faucets in a black finish.

 Location Selection Model Number

 Kitchen Moen Brantford 7185EWC

 Powder Room Moen Eva 6400

 Bathroom 1 Moen Eva 6400

10. Bathroom Finishes:

A. Frame mirrors will be installed for each vanity. Approximate Size: 30" wide X 36" high.

B. Bath Hardware - To include towel bar, toilet paper holders, and hand towels in Moen Eva black placed by the General Contractor.

11. Cabinetry, Countertops, and Appliances:

Layout of kitchen, countertops, vanities, vanity tops and appliances as per purchaser's plan.

A. Cabinets - Standard overlay Squire style by Smart Cabinetry in Polar White. Cabinet Pulls and knobs will be black, selection approval required.

B. Countertops - Plastic laminate for all countertops. Countertop layout is per plan. All countertops include a 4” backsplash. Final color selections made by the Land Bank Substitute granite or another stone-like counter and vanity top.

C. Appliances - GE Appliances per unit. All appliances to be installed. Washer and dryer unit to be stacked with GE stacking kit. All can be equivalent, or better. Land Bank will require specs if different. Give all specs, model numbers, product information to Land Bank for rebates. Leave stickers on all appliances until final energy audit has been completed.

 Unit Model Number Location

 Refrigerator: GSS25GYPFS Kitchen

 Range: JBS60RKSS Kitchen

 Microwave: JNM3163RJSS Kitchen

 Dishwasher: GDT565SSNSS Kitchen

 Washer: GFW550SSNWW Laundry

 Dryer: GFD55ESSNWW Laundry

12. Trim Carpentry:

A. Trim Material

Location Style Finish Type Casing and wall base specification

All floors Craftsman Paint 1”x4” MDF 4" casing / 4" wall base - all sizes nominal (windows to be drywall wrapped - with bottom Sill)

C. Stair Rail

Location Finish Style

1st to 2nd fl: Stained Standard wood wall mount rail per code.

D. Interior Doors - 6-panel, painted finish. All doors to be Masonite hollow core.

E. Handle Sets - Interior levers to be Kwikset Tustin in Black. Privacy locksets (with button locks) for all bathrooms. All entry door locksets will include a key locking mechanism. Front door to be Kwikset Chelsea 800CEXTNL 15 SMT. Rear exterior door to be Kwikset Tustin with a Kwikset deadbolt. Black.

F. Closets - Closet rods/shelves as indicated on plans. All shelving to be a MDF painted per plan.

13. Painting:

A. Interior Wall Painting: Includes one coat of latex primer and one coat of latex "Cashmere" finish paint by Sherwin Williams. Coverage will vary depending on the selection of interior color(s) chosen by the Land Bank. If additional coats of paint (more than one) are required to cover the walls due to Land Bank’s choice of color (2) color selection allowed, not including white trim.

B. Interior Trim Painting - Includes one coat of LATEX paint for all interior trim and doors. Interior trim paint to be white SW7006 Semi-Gloss.

C. Exterior Painting on Primed Siding or Trim - Includes one coat of water based exterior grade paint.

14. Flooring Material:

A. Flooring schedule is per plan.

B. Carpet - equivalent, or better. Land Bank will require specs if different. Land Bank to select colors

Brand of Carpet: Dreamweaver

Type of Carpet: Exceptional

Number of Colors: 1 selection

Pad: 6lbs 7/16 Rebound Pad

B. Luxury vinyl plank-

Brand of LVP: Shaw

Type: Laminate

Product Line: Endura Plus

Color Selection: 20 Color options to be selected by Land Bank

15. Construction Clean up:

At the completion of the building site construction, all rooms and spaces will be cleaned by the General Contractor this includes all construction debris from the lot. After the final closing or occupancy of the space by the Purchaser (whichever occurs first), no additional cleanup by the General Contractor will be performed.

16. Final Walk Through and Punch List:

The General Contractor to perform a final walk through and punch list with the Land Bank. General Contractor to complete the list before final payment is issued. 10% of construction contract will be held. Construction standards are set by the Residential Construction Performance Guidelines published by the National Association of Homebuilders.

17. Additional Items

Sealing & caulking: new paintable silicone caulk at the bottom of the sill plate on the interior and exterior perimeter of house; all penetrations through exterior walls are to be completely sealed with caulk; caulk bottom plate on interior side; install approved tape to seal all heating duct and return air seams and boots **prior to drywall finish**; insulate and foam around all windows, doors, outlets, switches, and all other penetrations to the interior and exterior walls; **prior to interior painting**, install new paintable silicone caulk where all interior trim and drywall meet, i.e. window trim, door trim, base trim. NOTE: All sealing and caulking to meet HERS rating guidelines and requirements.

Recycling of all construction materials: Properly dispose of all left over un-use construction materials from land-fill as needed. As we moved towards a more circular environment, promote best practices in recycling and repurposing leftover construction material, by reducing the amount of material to landfills.