



Specifications

For

Pointe West Condominium 5-Unit Residential New Construction

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 single family townhomes located at the location specified in the Contract (Building Contract is a separate document). The land is not included in the agreement. 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. All permits required for construction including but not limited to the following shall be secured by the General Contractor.

- Driveway
- Soil Erosion
- Public Water/Sewer
- Building

C. Survey - General Contractor **shall provide final as-builts required by State, County and local governments or municipalities** prepared by a professional engineer licensed in the state of Michigan. Keb’s Inc., Haslett, MI has completed some preliminary survey work for this site.

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 is responsible for all utility costs during construction.

2. Site Work:

A. Tree Removal - General Contractor to remove trees as required to comply with site design. General Contractor is required to clear the entire site of any brush or debris.

B. Excavation - Excavation to be sufficient to place footings on suitable bearing soil. If unsuitable soil conditions are found, it is the responsibility of the Land Bank to cover all costs of soil remediation. Except for expected areas identified in the attached Soil Boring Report provided in the RFP.

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 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, contractor grade seed, and straw. 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 cracked, chipped, or broken.**

C. Utilities - **The General Contractor to allowance all costs associated with the connection of the utilities.** 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 not responsible for any amounts due for benefit charges. The General Contractor will pay for utility

consumption charges during the course of construction.

4. BUILDING EXTERIOR

A. Roofing Material -

Material: Asphalt architectural shingles
Mfr / model: Certainteed Landmark
Felt: 15#
Vents: Ridge or roof vents, per plan
Ice/water barrier: at eaves and valleys, per code rqmts
Color: Moier Black

B. Solar Panels - Solar panels will be purchased and installed by Absolute Solar. Land Bank will sign the purchase and installation contract with Absolute Solar. After being selected, General Contractor will coordinate with the installation team and will copy Dburns2@ingham.org on all e-mails to absolute Solar. G.C. will allow timely access to the building through out the installation process. Contact Information:

Jarred Towns
Absolute Solar
Installation Director
Office: (517) 580-5840
Mobile: (517) 290-0925
jarred@absolutesolarpower.com

C. Masonry Material - Location per plan.

Material: Brick
Mfr / model: Belden Bricks
Color: Beaver Blend

D. Siding Material -

<u>Material</u>	<u>Description</u>
Vinyl lap siding:	Ply Gem Variform Double-4 .042" Thickness

Vinyl board/batten:	Variform 6" batten spacing
Soffit:	Vented aluminum
Fascia:	Aluminum 6"
Color:	To be selected by Land Bank

E. Eavestrough - Seamless aluminum eavestrough. Gutter & downspout locations to be determined and placed by General Contractor. **Install aluminum rain diverter on each unit according to plan. Install aluminum gutter guards on all gutters.**

F. Exterior Doors -

Front Door - MMI Model model #21 - six panel steel door. With a peep hole. Sized per plan.

Rear Patio Door - MMI Model #122 half-light door with Anderson 2000 series white Aluminum retractable storm door with chrome hardware.

G. Windows

Manufacturer:	Jeld Wen
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

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 -

<u>Location</u>	<u>Type of insulation to be installed</u>
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

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, cable 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.

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.

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.

A. 100-amp service per unit.

B. Light Fixtures to be installed according to the provided electrical plans. General Contractor to provide all lightbulbs. In addition to these listed fixtures the General Contractor to also provide and install all lighting included in the lighting plan

<u>Fixture</u>	<u>Location</u>
Craftmade III 3 Light Z9725 OBO	Rear Yard
Craftmade Post Z8792-RT	Rear Yard
Millennium Lighting 4122-PBK	Rear Porch Flush Mount
Millennium Lighting 2601-PBK	Front Exterior Porch
Millennium Lighting 2702-MB	First Floor Half Bath
Millennium Lighting 5513-MB	First Floor Dining Room
Millennium Lighting 9601-MB	First Floor Island Pendant
Millennium Lighting 2702-MB	Second Floor Bathroom Vanities
Millennium Lighting 4903-MB	Second Floor Bedroom 1
Millennium Lighting 4903-MB	Second Floor Bedroom 2

C. Outlet Installation -

<u>Outlet Type</u>	<u>Quantity/Location</u>
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Front Door Bell:	included
Smoke Detectors:	to code
Cable Jacks:	per plan
Exterior outlets:	per plan

D. Appliances Outlet Installation -

<u>Appliance type</u>	<u>Description Electric</u>
Range + Oven:	Electric
Range hood/Microwave:	Electric
Clothes Dryer:	Electric
Refrigerator:	Electric
Water Heater:	Gas
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.

<u>HVAC Items</u>	<u>Description</u>
Forced Air	Carrier 95%
Furnace Filter	Install at HVAC rough-in & replace with final filter on HVAC finish.
Air Conditioning	Carrier (Size determined by HVAC Supplier) 13 SEER

Humidifier	Aprilaire or equivalent
Thermostat	Honeywell Home Programmable Model# TH6320U2008/U

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.

A. Plumbing items to be included -

<u>Items to be included</u>	<u>Description</u>
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

<u>Color</u>	<u>Brand</u>	<u>Description</u>
White	Maax	CM60

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

D. Sinks - All sinks to be MRDirect.

<u>Location</u>	<u>Finish-Color</u>	<u>Model Number</u>
Kitchen:	Stainless steel	3120S
Powder Room:	White	O2018

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

<u>Location</u>	<u>Selection</u>	<u>Model Number</u>
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 Chrome 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 Pull to be Laurey 54626-25 Danica Polished Chrome Cabinet Hardware Knob

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.

C. Appliances - GE Appliances per unit. All appliances to be installed. Washer and dryer unit to be stacked with GE stacking kit.

<u>Unit</u>	<u>Model Number</u>	<u>Location</u>
Refrigerator:	GSS25GYPFS	Kitchen
Range:	JBS60RKSS	Kitchen

Microwave:	JNM3163RJSS	Kitchen
Dishwasher:	GDT565SSNSS	Kitchen
Washer:	GFW550SSNWW	Laundry
Dryer:	GFD55ESSNWW	Laundry

12. Trim Carpentry:

A. Trim Material

<u>Location</u>	<u>Style</u>	<u>Finish</u>	<u>Type</u>	<u>Casing and wall base specification</u>
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

<u>Location</u>	<u>Finish</u>	<u>Style</u>
1st to 2nd flr:	Paint	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 Chrome. 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.

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 flat latex primer and one coat of flat 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 the Purchaser'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 -

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.

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.

18. **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.