

REQUEST FOR BID

Client: Ingham County Land Bank
Telephone: (517)267-5221
Property: 123 Ferguson St
Lansing, MI 48912

Contact for Information:
TONY OLIVAREZ
INGHAM COUNTY LAND BANK

Bids Due: 09/25/2024

Materials + Labor

\$ _____

1. PERFORMANCE BOND

Spec:
PERFORMANCE BOND

Performance Bond:
For contract amounts above \$99,999.00, a performance bond in the amount of 100% of the contract price must be procured by the contractor and presented to the Ingham County Land Bank within two weeks of bid qualification. This bond must be submitted to the Land Bank prior to issuing a Proceed to Work Order. A letter of bond pre-approval must be submitted with your bid.

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2. ASBESTOS ABATEMENT

Spec: 25.0001 ASBESTOS ABATEMENT
Asbestos Abatement
Using approved methods, remove and dispose of all asbestos identified materials. See attached ACM Building Survey. Provide air monitoring and required clearances as required by law.
Location: See attached report

Note: Contractor to provide Ingham County Land Bank with waste manifest after abatement.

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3. GENERAL BUILDING PERMIT

Spec: 26.2041 GENERAL BUILDING PERMIT
General Building Permit
Cost of building permit for general work as specified. Please note that on projects involving federal funds, the building permit fee will be based on total value of all the construction work. In addition, each trade will also be required to pull permits for their associated line items. Your price should reflect this fee structure.

Note: Contractor to supply Ingham County Land Bank with building permit receipt when submitting for draw and finalized building

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

permit at the completion of job.

4. RADON MITIGATION SYSTEM

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Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Radon Mitigation System

Furnish and install a new active radon gas mitigating system. Furnish all required permits and facilitate all required inspections and approvals. Supply Ingham County Land Bank with copy of permit and final approval documentation. Ensure proper combustion air to fuel burning appliances to prevent back draft from occurring. All work to be done by a National Environmental Professional, per ASTM standards, Designation E-2121-03. All penetrations to be properly sealed and caulked. All work to comply with applicable building, mechanical, plumbing, electrical, energy and fire prevention codes and the standards and regulations of the city of Lansing.

NOTE: Contractor will be responsible to conceal the new radon system inside the interior walls and floor surfaces complete. Wall and floor surfaces to match existing surfaces as needed. Location: Basement floor through the roof system.

5. DUMPSTER SERVICE

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Spec:04.009 DUMPSTER SERVICE

Dumpster Service

Furnish dumpster service for construction on site.

NOTE: Recycling of all construction materials: As we move forward to a more circular environment, promote best practices in recycling and repurposing leftover construction materials, by reducing the amount of materials to landfills. This includes all trades: structural, electrical, plumbing, and HVAC.

6. PORT-A-JOHN ON SITE

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Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Port-a-john on site

Furnish a port-a-john on site, in secure location, from beginning of project until bathroom facilities are available on project.

Location: On project site or as close as allowable.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

7. POST CONSTRUCTION CLEANING

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Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Post Construction Cleaning

At the completion of project, the jobsite is to be thoroughly cleaned including, but not limited to, tag removal, carpets swept, flooring washed, house wide dusting, including vents, windows cleaned and washed (interior and exterior), cabinets cleaned out and wiped down, tubs, sinks and toilets cleaned, inside of furnace and all other and appropriate cleaning.

Location: Entire house and basement

Note: Verification of proper cleaning to be done during punch list walk-through unless scheduled for an alternate time.

8. BRUSH, BUSH AND CEMENT DEBRIS REMOVAL

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Spec:04.007 TREE REMOVAL

Brush, Bush and Cement Debris Removal

Remove and dispose of bushes, brush and cement debris on the property. Protect adjacent vegetation and structures. Grade even with adjacent ground. Collect and dispose of all leaves, branches, cement debris and limbs.

Location: Bushes, brush and cement debris in rear and front yard areas. The bushes at the front porch and side yard areas to be included.

NOTE:1. All small trees in rear yard to be included with any debris in rear yard area.

9. GRADING

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Spec:04.003 GRADING

Grading

Remove and dispose of all brush, debris, and grassy surfaces while protecting trees. Provide a minimum of 6 inches of topsoil. Finished grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet as per code requirements.

Regrade all yard areas that were disturbed during construction process and prepare for seeding.

Location: Entire yard

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

Notes:

- 1) There will be zero negative grade slope towards the house and foundation system. Final grade to allow for proper drainage away from house.
- 2) If site conditions do not allow for 6 inches of fall away from house within 10 feet, contractor to provide best allowable fall per site conditions.
- 3) Provide and install new top soil and seed 2 feet around the perimeter of the unit. NOTE: the North Elevation not to be included.
- 4) Remove existing cement on the West Elevation next to the foundation system complete.

10. SEEDING

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Spec:04.005 SEEDING

Seeding

Remove and dispose of grade stakes, surface trash, stones, existing ground cover and all other objects that would hinder the maintenance of planted areas. Prepare soil properly (rototill, landscape rake, level, etc.) prior to fertilizer and seed application. Apply 12-6-6 fertilizer uniformly over the entire area to be seeded at the rate recommended for new grass growth. Furnish and install a grass seed mixture of 60% Kentucky Bluegrass and 40% Creeping Fescue at the rate of 4 ounces per 100 square feet, selected per sunlight access to applied area. Provide protection (straw or biodegradable straw mats, no plastics) for seeding to encourage germination.

Location: Entire yard

11. CHAIN LINK FENCING

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Spec: 12.011 CHAIN LINK FENCING

Chain Link Fencing

Remove all fencing complete.

Location: All chain link fencing sections.

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

12. FENCING

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Spec: 02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Fencing (Wooden) Stockade

Remove and dispose of existing fencing complete. Provide and properly install new 6-foot wooden stockade fencing with support posts as needed in the same areas as existing fencing locations.

Locations: Rear yard areas. Include all yards with the wooden fencing. NOTE: This will include the areas where the existing chain link fencing was removed. (123-125 Ferguson Street and 1320 Jerome Street behind the garage of 125 Ferguson Street.)

13. NEW FRONT PORCH REPLACEMENT

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Spec:

New Front Porch Replacement:

Support existing front porch roof properly to avoid any damage. Remove and dispose of existing front porch and stair system completely. Repair all areas of the house exterior where porch and stair structure were removed using comparable (as close as reasonable) materials. Furnish and install new porch including concrete footings (sized to code), pressure treated beams and 6 inch x 6 inch .60 pressure treated support posts. Furnish and install new pressure treated floor system (size to code) with appropriate flashing, fasteners and anchors. Furnish and install, using approved deck screws, new 5/4 inch x 6 inch pressure treated wood deck boards, running parallel to the street, installed flat side with no spacing between boards. Furnish and install new 36 inch high (minimum) vinyl guardrail system with 2 inch x 2 inch vinyl turned "colonial" style spindles and 6 inch x 6 inch vinyl turned "colonial" style support posts or approved equal. Furnish and install new closed raised wolmanized wood stairs system with 5/4 inch pressure treated wood floor decking, 1 inch x 8 inch (ripped to size) riser boards and vinyl handrail system with 2 inch x 2 inch vinyl turned "colonial" style spindles and 4 inch x 4 inch pressure treated wood newel posts (secured properly) with vinyl post wraps and caps. Furnish and install new 1 inch x (sized one(1) size larger than floor joists) "Azek" or similar exterior bond board trim on porch and stairs skirting. All work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Front porch (size of porch to be the same as the existing size.)

NOTES:

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

1. Clean and seal new porch with appropriate cleaner and sealant at completion of job.
2. Fur out inside of front porch beam to flush then wrap in aluminum.

14. TUCKPOINT FOUNDATION WALLS

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Spec:07.003 TUCKPOINT FOUNDATION WALL

Tuckpoint Foundation Walls

Remove cracked, broken, and deteriorated mortar. Tuckpoint to provide a sound and watertight wall. Tool joints to match existing adjacent joints. Match color of adjacent mortar.

NOTE: Scrape all peeling paint off all exterior and interior wall surfaces complete before any tuckpointing. Provide and apply good exterior masonry paint to all foundation walls. Color to be White. Close off all openings on foundation walls and basement floor surfaces complete.

Location: Exterior and interior of entire house.

NOTE: Basement floor(trenching & cracks) surfaces to be properly filled-in with mortar, cement and/or sealment as needed. Remove existing cement slab on the (North Elevation) complete. Floor surface to match existing surfaces.

15. CONCRETE PERMIT

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Spec:26.2048 CONCRETE PERMIT

Concrete Permit

Permit for concrete work at project site.

Note: Supply Ingham County Land Bank with concrete permit receipt when submitting draw.

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

16. CONCRETE DRIVEWAY

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Spec: 05.006 CONCRETE DRIVEWAY

Concrete Driveway

Remove and dispose of driveway completely. Excavate to provide sufficient depth to install 4 inch thick driveway. Attain a minimum 28 day compressive strength of 4000 pounds per square inch. Using only machine mixed concrete, place within one hour after adding water. Verify pouring temperatures with Building Safety Division. Space contraction joints at a maximum of 10 feet center to center. Place one inch expansion joints a minimum of 4 inches thick, every 50 feet, and at junctions with foundations or any other adjacent concrete surface. Finish paved surface level with existing adjacent grade and paving and backfill appropriately. Provide adequate slope to drain water away from structures. Work to meet code requirements. Selected sections will be identified by spray paint.

Location and size: South Elevation (11' X 60') with a slab (4'x 8') next to the front porch. Remove existing exterior hubs complete.

Notes:

- 1) There will be zero negative slope toward the house.
- 2) If utility meter is located within driveway or on close proximity to driveway, the contractor is to furnish and install a new 6 inch round, steel, hollow post securely anchored 42 inches (minimum) below grade in a 12-inch diameter and 24-inch deep concrete footing. Post to be filled with concrete and installed in such a way to adequately protect utility meter.

17. NEW DRIVEWAY APPROACH

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Spec: 05.018 NEW DRIVEWAY APPROACH

New Driveway Approach

Excavate to provide sufficient depth and soil conditions to support and install new 6 inch thick driveway approach. Furnish and install new compacted sand and new concrete approach, and curb as necessary, according to the City of Lansing, Public Service Dept. specifications and requirements. Fill, regrade and seed altered areas to provide even grade to adjacent areas. Contractor is responsible for all permits and inspections by

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

Public Service Department.

Location and size: In existing location.

Approximately 12 foot x 4 foot (actual size to be determined by contractor).

18. CONCRETE SIDEWALKS

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Spec:05.008 CONCRETE SIDEWALK

Concrete Sidewalks

Remove and dispose of existing sidewalk. Excavate to provide sufficient depth to install a 4 inch thick sidewalk. Attain a minimum 28-day compressive strength of 4000 pounds per square inch. Using only machine mixed concrete, place within one hour after adding water. Verify air temperature for pouring with the Building Safety Division. Finish paved surface level with existing adjacent grading or paving and backfill appropriately. Provide adequate slope to drain water away from structures. Sections to be replaced will be identified with spray paint. Location and size: See below.

- 1) Private- Existing location (72')
- 2) Public- Entire service walks

Note: 1. There will be zero negative slope towards the house.
2. New service walks will be continue with the new 125-127 Ferguson Street service walks. This will cover all units to the corner of Jerome and Ferguson Streets.

19. SHED WITH CONCRETE PAD

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Spec:05.020 SHED WITH CONCRETE PAD

Shed with Concrete Pad

Excavate to provide sufficient depth to install a 4 inch thick concrete pad on 4 inch (minimum) compacted sand fill for new shed, 8 feet wide by 12 feet deep. Provide adequate slope to drain water away from the structure. All work to be done to ensure proper structural integrity and meet all current code and zoning requirements.

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

Location: Rear yard and facing orientation:

Notes: Contractor to purchase a new pre-built shed to set on the new concrete pad. The pre-built shed will have to be approved by the Ingham County Land Bank Inspector before purchase. Contractor will have to show details and specifications of the pre-built shed before approval.

20. VINYL REPLACEMENT WINDOWS

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Spec: 15.043 VINYL REPLACEMENT WINDOW

Vinyl Replacement Windows

Remove and dispose of windows and related material completely. Prepare opening to receive new window. Foam, caulk, and/or insulate cavity prior to installation of replacement window. Furnish and install new double hung, stationary, sliding and awning PVC, thermopane replacement window unit as manufactured by Silverline #8500 or approved equal. Windows to have Low "E"/ Argon gas filled glass. New window to meet all current code requirements. Provide new full snap in screen unit. Recommend northern climate energy star rated windows.

Location: 1st & 2nd floors (The 1st floor window going to the 2nd floor WILL BE INCLUDED. Contractor to open up window opening complete, interior/exterior to match existing wall surfaces.

Note: Thermal imaging cited this item as a problem area. Upon completion, a final imaging will verify proper installation.

NOTE: Bathroom window to be frosted as needed.

21. GLASSBLOCK WINDOWS

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Spec: 15.032 GLASSBLOCK WINDOW

Glassblock Windows

Remove and dispose of existing basement windows. Furnish and install new energy efficient glass block and vent assembly window with minimum vent size of 16 inch x 8 inch with dual pane glass package and screen. Window units to be assembled utilizing GE 100% Silicone or approved equal, in a controlled environment.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

When applicable, fresh air vents to be built into glass block window using GE 100% silicone or approved equivalent. Provide a secure and weathertight installation. New window to meet all current code requirements.

Location: Basement, in existing locations.

Note: Adjust glassblock window height to ensure proper grade falls away from house. If proper grade cannot be obtained, furnish and install new galvanized window well with 4 inch perforated drain tile to house drain tile and 12 inch peastone fill. Include window well cover if no house drain tile is located. Final grade to be a minimum of 4 inch below glassblock window. Under NO circumstance will dirt or landscaping materials be allowed to come in contact with glassblock window.

22. WINDOW BLINDS

\$ _____ Spec: 15.035 WINDOW BLINDS

Window Blinds

Remove and dispose of existing window blinds and related material completely. Furnish and install new window blinds as manufactured by Bali, or approved equal with 2 inch faux wood slats. Blinds to be energy efficiency units.

Location: At all windows

Note: Place blinds on the inside of the window frame. If window blinds cannot be mounted on the inside of window frame, contact Ingham County Land Bank for alternative.

23. STEEL DOOR, HALF CIRCLE LIGHT W/LOCK

\$ _____ Spec: 15.004 STEEL DOOR, HALF CIRCLE LIGHT W/ LOCK

Steel Door, Half Circle Light w/Lock

Remove and dispose of door and related material completely. Furnish and install new steel, prehung, insulated door as manufactured by Therma Tru, "Profiles" SERIES 24-Gauge #255HD. New steel door to have a minimum 10-year warranty. New door to have a half circle divided light at the top, and be embossed with four panels. Recommend northern climate energy star rated doors. Installation to include new peepsite, weatherstripping, threshold, and lockset/deadbolt tandem keyed to each other.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

Provide "GRADE 2" deadbolt and "GRADE 3" cylindrical lockset, or approved equal. UPON COMPLETION ALL EXTERIOR LOCKSETS/DEADBOLTS INCLUDING GARAGE WILL OPEN WITH ONE KEY. New door to have a sill cover or adequately protect door sill during construction. New door to meet all current code requirements.

Location: Front & Side (2) entry doors, in existing locations.

Note: 1. Provide Ingham County Land Bank a key as soon as lock is installed.

2. Front Entrance Door: North Elevation (Going to the 2nd Floor): Remove and dispose of door completely. Furnish and install new wood framing, insulation and sheathing to completely fill door opening. Furnish and install materials required to provide finished surfaces on the interior and exterior of the drywall and wood trim on the interior. New materials to match adjacent materials as needed.

3. Interior Stairway to 2nd floor: Remove interior wall going up to the 2nd floor to show the existing stairway railing to the original look before interior wall was installed to separate 1st & 2nd floors. All wall and ceiling surfaces to match existing as needed.

24. STORM AND SCREEN DOORS

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Spec: 15.024 STORM AND SCREEN DOOR

Storm and Screen Doors

Remove and dispose of screen/storm door and related material completely. Furnish and install new enameled finish 1 1/4 inch aluminum self-storing storm and screen door as manufactured by Andersen 3000 series full view or approved equal. Provide door to fit opening. Include chain stop and all hardware complete. Door MUST latch completely and without excessive slamming when entry door is in closed position. Location: See below

- 1) Front (1) entry door-
- 2) Side (1) entry door-

Note: Contact Ingham County Land Bank for door swing prior to ordering and installing new storm doors.

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

25. SIDING AND TRIM

\$ _____ Spec: 13.002 SIDING AND TRIM

Siding and Trim

Remove and dispose of all damaged siding and trim. Prepare surfaces for new siding and trim installation to match existing as close as possible, including replacing missing, damaged or improperly installed flashing. Furnish and install over existing wall surfaces, 1/2 inch thick Styrofoam Brand Extruded Polystyrene insulating backer board with a minimum R factor of 2.5 at 75 degrees F, as manufactured by Dow Chemical Company or approved equal. Install new siding and trim. Installation to meet all current code requirements and proper technique to meet manufacturers written instructions. Installation to include aluminum wrapped BUILT OUT window and door trim to maintain existing reveals. Include UTILITY BLOCKS at exterior lights (to match light base size), electrical outlets, sillcocks, and vent terminations. Furnish and install new contrasting arabic numeral house numbers a minimum of 4 inches in height not to exceed 12 inches in height as per the Lansing Housing Code, mounted in a highly visible area, DO NOT mount directly to siding. Furnish and install a new vinyl address mounting block if no highly visible area is available. Verify texture, colors, and style with Ingham County Land Bank selection sheet. Siding and trim to be installed uniformly and securely to the structure to insure proper weather protection.

Notes:

- 1) Vinyl/ Alum. Siding to be a minimum thickness of 0.042 inches as manufactured by Wolverine "American Legend" or approved equal. Color to be uniform throughout.
- 2) Certainteed board and batten vinyl, vertical siding or approved equal to be installed in front porch shadow boxes.
- 3) Certainteed "Perfections" vinyl shakes or approved equal to be installed in front elevation gable. If needed.
- 4) Certainteed beaded triple 2-inch vinyl soffit or approved equal to be installed on front porch ceiling and porch walls (not house walls).
- 5) Mid-America or approved equal 6-inch vinyl window header to be installed over front attic window.
- 6) Contractor to match all siding and trim to match the existing siding and trim coverage, as needed.
- 7) Contractor to properly power wash foundation walls complete and paint all exterior foundation walls surfaces complete. Color to be white.

Aluminum trim to be a minimum thickness of 0.019 inches as manufactured by Wolverine-Petronix Inc., Alcoa, AlSCO Anaconda

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

Inc., or Reynolds. Furnish and install aluminum ventilated soffit and/or aluminum ventilated eave as required to provide at least 20% of the required ventilation for the roof when at least 20% of the required ventilation comes from the eave or cornice vents, and the remaining ventilation comes from roof vents installed in the upper part of the roof. Provide free space for ventilation from soffit/eave to attic, including cutting away required soffit/eave materials and raking back attic insulation, and the installation of styrofoam baffles to provide adequate airflow from soffit to roof vents. Installation to provide a complete, weathertight exterior.

Location: Exterior of house and covered porches

Note: Run front porch soffit perpendicular to street.
New front porch to be included.

26. NEW GUTTERS

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Spec:11.005 NEW GUTTERS

New Gutters

Remove and dispose of existing damaged gutters completely. Furnish and install new 5-inch gutters, 3-inch downspouts, and 36 inch long extensions. Construct gutters and downspouts of 0.027 gauge seamless aluminum. Provide watertight construction fastened securely to structure. See Ingham County Land Bank selection sheet for color. Color to be white.

Location: Entire house

NOTE: Contractor to properly direct water discharge away from the dwelling and foundation system, as needed.

27. SEALING (AIR INFILTRATION)

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Spec:19.009 SEALING(AIR INFILTRATION)

Sealing (Air Infiltration)

Furnish and install new paintable silicone caulk at top and bottom of sill plate on the interior, and at the bottom of the sill plate on the exterior, around the entire perimeter of the house. Seal all penetrations to the exterior with caulk on interior and exterior. Insulate around all windows, doors, outlets, switches and all other penetrations to the exterior walls. Caulk or insulate rim board cavities. Use caulk backer at large openings. Furnish and install approved tape to seal all exposed heating duct and return air seams and boots. Prior to

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

finishing the exterior of the house, install paintable silicone caulk at all trim where wood trim and wood siding meet. Prior to interior painting, install new paintable silicone caulk where all interior trim and plaster/gypsum meet, at window trim, door trim and base trim.

Locaton: Entire house.

Note: Supply Ingham County Land Bank with insulation certificate at the end of job. A new home energy audit will then be ordered to verify a five (5) star energy rating.

28. WALL AND CEILING REPAIRS

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Spec: 20.007 WALL REPAIR

Wall And Ceiling Repairs:

Replace loose, damaged, and deteriorated wall and ceiling surfaces with new gypsum drywall and/or plaster fastened securely to structure. Tape and sand joints to provide surface even with existing adjacent surfaces.

Location: Entire house 1st & 2nd Floors

NOTE: Remove existnig chimney complete from roof system to basement floor. Repair all walls, ceiling and floor surfaces to match existing, as needed.

29. RE-DRYWALL DRYWALL-WALL AND CEILING-BATHS- KITCHEN (WEST WALL O

\$ _____

Spec: 20.002 GYPSUM DRYWALL-WALL AND CEILING

Re-Drywall-Wall and Ceiling-Baths-Kitchen (West wall only)

Remove and dispose of all drywall and/or plaster in bathroom and kitchen complete. Furnish and install over existing wall and ceiling framing, new 1/2-inch gypsum drywall, as manufactured by "US GYPSUM", or approved equal. Fastened securely to structure per manufacturer's specifications. Tape and sand joints to provide an even finish, per General Requirements. Provide new metal corner beads at outside corners. See Bath & Kitchen floor plans per MPC Lumber.

Location: Kitchen and Bathroom(s) 1st & 2nd Floors.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

NOTE: 1st Floor Bathroom: Remove existing tiles, plaster and wire mesh completely before instslling new framing, drywall opening. This bathroom will be completely gutted out. Contractor to install proper insulation before new drywall installation.

1st Floor Kitchen: Replace all damaged wall and ceiling surfaces as needed to match existing as close as possible.

2nd Floor Bathroom: Remove existing paneling, inspect the wall surfaces and framing. Framing will need to be in satisfactory conditon before any insulation and drywall is applied. Provide and frame-in new bulkhead walls for the new tub surrounding unit complete.

2nd Floor Kitchen: Remove all kitchen water, waste, and gas lines complete and remove all cabinets, countertops and appliances complete. This will be a new bedroom area. Wall, ceiling surfaces and trim to be repaired and/or replaced to match existing surfaces as needed after removal of all appliances cabinets, countertops and flooring.

30. PLASTER WALL REPAIRS

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Spec: 20.010 PLASTER WALL REPAIR

Plaster Wall Repairs

Repair damaged plaster. Apply patching material to provide a sound and even finish matching adjacent plaster finish.

Location: Entire house rooms 1st & 2nd Floors

31. PAINTING CEILINGS AND WALLS

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Spec: 28.002 PAINTING CEILINGS AND WALLS

Painting Ceilings and Walls

Prepare and paint, as stated in the General Requirements, wall and ceiling surfaces, trim, moulding, hand rails, doors, door frames, window frames, and window stools with "Sherwin Williams ProMar 200 Zero VOC Interior Latex, B20-2600 Series". Provide "Sherwin Williams ProMar 200 Zero VOC Interior Latex Primer" coat on new surfaces. Final coat to be semi-gloss on ceilings in baths, kitchen and trim/doors. Provide eggshell finish on walls and ceiling paint on ceilings. Verify colors with Ingham County Land Bank selection sheet.

Location: Entire house (upper and lower levels) and basement

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

stairwalls and steps

- Note:
1. Do not paint new textured ceilings
 2. 2nd Floor Bedroom Closet: (NE Elevation) Remove existing closet complete. Provide and frame-in new (2'x 8') closet complete with drywall, shevles, rod, and doors as needed. New closet to be located at existing closet location.
 3. Existing 2nd floor kitchen to be new bedroom area.

32. PAINT BASEMENT WALLS AND FLOOR

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Spec:28.014 PAINT BASEMENT WALLS AND FLOOR

Paint Basement Walls and Floor
 Prepare walls and floor surfaces and paint, as stated in General Requirements, wall and floor surfaces. Provide Sherwin Williams "Pro Green 200" on walls and "ArmorSeal" Tread Plex 100% acrylic floor coating on the floor or approved equal. Verifiy colors with Ingham County Land Bank.

Location: Basement

NOTE: Walls to be white and floor to be gray. Contractor to remove all debris from unit and basement area complete.

33. BASEMENT TREADS AND RISERS AND LANDING

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Spec:

Basement Treads And Risers And Landing:

Remove existing treads, risers and landing to existing stairway. Provide and properly install new closed treads, risers and landing complete. Check all stringers and landing areas, and replace any damaged or decay sections as needed to secure the proper structural integrity and meet all current local code requirements.

Location: Stairway to Basement

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

34. EXTERIOR PAINTING (FOUNDATION WALLS/DOORS)

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Spec: 28.011 EXTERIOR PAINTING

Exterior Painting (Foundation Walls/Doors:

Prepare and paint all exterior foundation walls/doors, Sherwin Williams A-100 Exterior Latex Satin Finish, A82-100 Series paint or approved equal. Verify colors of paint with Ingham County Land Bank.

Foundation walls to be white.

Location: Exterior, exposed foundation walls and exterior doors

35. NEW TRIM AND SHOE MOLDING WHERE NEEDED (INTERIOR)

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Spec: 20.014 NEW WOOD TRIM

New Trim And Shoe Molding Where Needed (Interior)

Furnish and install new trim and shoe molding to match existing interior trim as close as possible. Fill holes from installation and caulk to provide a smooth and even surface ready for paint.

Location: 1st & 2nd floors where remodeling has been completed, including 2nd floor existing kitchen turned into new bedroom. Bedroom (northeast) with new closet to be included.

Notes:

- 1) Use a paintable pine or approval equal in bathrooms and laundry, NOT MDF.
- 2) Base and casing numbers and sizes are based on Molding and Millwork molding selection pocket guide.

36. INTERIOR DOORS, PREHUNG

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Spec: 15.012 INTERIOR DOOR, PREHUNG

Interior Doors, Prehung

Remove and dispose of door and jamb and related material completely. Furnish and install new interior hollow core, pre-hung door with six (6) panels as manufactured by "Colonist" or approved equal. Installation to include three (3) hinges, hardware and new passage lockset for a complete installation. Bedrooms and bathrooms shall have privacy locksets. Locksets to be same manufacturer and style as exterior door locksets.

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

Location: Entire house, where all damage doors are located.

5-Interior doors - will be marked with tape.

37. COLONIST BI-FOLD DOORS WITH NEW BEDROOM CLOSET N.E. ELEV.

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Spec: 15.000 COLONIST BI-FOLD DOOR

Colonist Bi-Fold Doors with (New Bedroom Closet) NE Elevation

Remove and dispose of the existing closet complete. Provide and frame-in a new (2'x 8') closet with all new drywall, shelves, rod and hardware complete.

Furnish and install new door half jambs at openings. Furnish and install new interior hollow core six (6) panel bi-fold "Colonist" style doors with hardware and track. Door pulls to be the same finish as locksets.

Location: 2nd floor Bedroom (NE Elevation - New Bedroom Closet)

38. CABINETS-BASE, WALL AND VANITY

\$ _____

Spec: 24.004 CABINETS-BASE, WALL AND VANITY

Cabinets-Base, Wall and Vanity

Remove and dispose of base, wall and vanity cabinets and related material completely. Furnish and install new base (standard series), wall (select series) and vanity cabinets, as manufactured by AristoKraft or approved equal. Furnish and install matching crown molding, fillers, scribe molding and all necessary accessories. Fasten securely to structure. Verify style and finish with Ingham County Land Bank selection sheet. See kitchen and bath layout sheet.

Location: Kitchen and bathroom

NOTE: 1. See MPC Lumber floor plan layout

2. Remove all soffits complete in kitchen before installation of new wall and base cabinets.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

39. HOME HARDWARE

\$ _____

Spec: 20.013 HOME HARDWARE

Home Hardware

Furnish and install two (2) new towel bars, one (1) toilet paper holders, shower curtain rod with mounting hardware (no tension rods) at each bathroom. Furnish and install new solid hinge and wall bumps, 1/4 inch mirrors, medicine cabinet and mailbox, if applicable. Include 3A:40-B:C rated fire extinguisher (install in a readily accessible location, under kitchen sink is preferred if possible). Verify with Ingham County Land Bank selection sheet. Location: Bathrooms, kitchen and all remodel sections only.

40. COUNTERTOPS-PLASTIC LAMINATE WITH 4" BACKSPLASH

\$ _____

Spec: 24.001 COUNTERTOPS-PLASTIC LAMINATE WITH 4" BACKSPLASH

Countertops-Plastic Laminate with 4" Backsplash

Remove and dispose of existing countertops and related material completely. Furnish and install new plastic laminate countertop as manufactured by "WILSONART" or "FORMICA", with laminated endcaps, or approved equal. Install laminate on NAUF "TAFIPAM" particle board or approved equal glued with a water base contact cement. Include a separate 4-inch laminate backsplash and 4-inch laminate sidesplashes at all walls. Fasten securely to cabinets. Provide caulk that matches laminate at all junctions of counter and back/side splashes. See layout sheet. Verify color with Ingham County Land Bank selection sheet. DO NOT INSTALL POST-FORMED COUNTERTOPS.

Location: Kitchen

41. NEW APPLIANCES

\$ _____

Spec: 21.001 NEW APPLIANCES

New Appliances

Remove and dispose of existing appliances and related material completely. Furnish and install new appliances for kitchen and laundry, including all power source and final hookups.

Kitchen:

- 1) Refrigerator with ice maker
- 2) Range

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

3) Re-circulating combination range hood/microwave oven (secure cord in cabinet)

4) Dishwasher

Laundry:

1) Washer

2) Dryer

See Ingham County Land Bank selection sheet.

Location: Kitchen and laundry

NOTE: 1. 2nd floor appliances will be removed completely.

2. Ingham County Land Bank will supply all new appliances for the kitchen and basement laundry area. See construction selection sheet for details.

3. All new appliances will be Energy Star units.

42. HARDWOOD FLOOR FINISH

\$ _____

Spec: 28.001 HARDWOOD FLOOR FINISH

Hardwood Floor Finish

Furnish and install new matching wood floor boards to replace missing or severely damaged boards. Repair all damaged, cut or drilled boards. Sand existing flooring to provide an even and uniform surface. Cover with minimum two coats of polyurethane varnish as manufactured by FABULON or approved equal, applied as recommended by manufacturer. Consult Ingham County Land Bank specialist after sanding and cleaning to determine stain color.

Location: All rooms with hardwood floor surfaces.

43. VINYL FLOORING

\$ _____

Spec: 26.001 VINYL FLOORING

Vinyl Flooring

Remove and dispose of existing floor covering. Patch and clean or replace subfloor to provide a smooth, even and sound surface to receive new materials. Furnish and install new underlayment and new sheet vinyl floor covering as manufactured by Congoleum "AirStep Plus" style or approved equal. Install using the fully adhered method using manufacturer recommended adhesive. Where the wood base exists, provide shoe moulding where existing wood base and new floor covering meet. Provide finish to match existing wood base. Fasten flooring and base to structure with waterproof

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

adhesive. Undercut all doors to provide a minimum of 1/4-inch clearance above finished floor. Verify color and style with Ingham County Land Bank selection sheet.

Location: Kitchen, bathrooms

44. ATTIC AND WALL INSULATION

\$ _____

Spec:

Attic and Wall Insulation:

Closed cell foam:

Furnish and install a closed cell foam insulation. Insulation shall have a R-7 value (nominal). Apply per manufactures' written instruction. Fill entire cavities. Installation to meet all current code requirements.

NOTE: 1. The thermal resistance (R-Value) of the insulation blanket shall be R-19 for bonds and R-13 for knee walls. Insulation shall be installed in strict accordance with the manufacturers written instructions. Work to meet all current code requirements.

2. Contractor to hire a professional insulation company to insulate the exterior walls and attic areas.

Locations: Attic and exterior wall surfaces.

45. CLEARANCE CLEANING

\$ _____

Spec: 26.2005 CLEARANCE CLEANING

Clearance Cleaning

After all work is complete, clean all areas of the house as required to eliminate lead dust and to obtain final clearance for lead based paint hazards. Clean using methods approved by HUD and the EPA.

Location: See Combination Lead Based Paint Inspection and Risk Assessment.

Note: 1) Ingham County Land Bank will pay for two (2) lead clearance tests, interim and final. All additional or failed tests must be paid to the Ingham County Land Bank in advance of ordering additional tests.

2) Contractor will be responsible to secure the services of a licensed abatement contractor for proper removal of all lead

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

contamination sections. See HUD guidelines Sections (3,4,8,9,10,12,13,15). The Ingham County Land Bank has the Lead Inspection & Risk Assessment report on file for contractor review.

46. PERMIT FOR PLUMBING CONTRACT

\$ _____

Spec: 26.2044 PERMIT FOR PLUMBING CONTRACT

Permit for Plumbing Contract
Cost of permit for Plumbing contract.

Note: Supply Ingham County Land bank with plumbing permit receipt when submitting for draw and finalized permit at the end of job.

47. WATER HEATER-DIRECT VENT

\$ _____

Spec: 16.033 WATER HEATER-ATMOSPHERIC VENT

Water Heater-Direct Vent
Remove and dispose of existing water heaters and related materials completely. Furnish and install new 50 gallon, gas fired, direct vent water heater with a minimum 6-year warranty on tank and parts. Water heater must have a first hour rating and be Energy Star rated; have an energy factor of 0.67 or better; and must have a recovery rate of 79% or better. Provide final hook-ups and venting as required for a complete installation and to meet all current code requirements. Rheem or approved equal.

Location: Basement, in existing location.

NOTE: Remove two (2) hot water heaters complete. Install one (1) new hot water heater complete. The chimney will be removed completely.

48. PEX SUPPLY PIPING TO FIRST FLOOR PER LOCAL CODES

\$ _____

Spec: 16.000 PEX SUPPLY PIPING TO FIRST FLOOR

PEX Supply Piping to First Floor Per Local Codes:

Remove and dispose of improper horizontal and vertical hot and cold water supply piping and waste lines in basement and up to first floor plumbing fixtures. Furnish and install new PEX-A piping and fittings required to provide a complete supply piping system. Installation to meet local codes and to meet manufacturers written instructions using manufacturer recommended

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

fittings, support hangars and installation methods. Include new shut-off valves at each plumbing fixture, and new 8-inch freezeless sill cock(s) with fixed vacuum breakers at existing location(s). Provide braided stainless steel feed lines at exposed piping areas. DO NOT install PEX piping in an area of direct sunlight. Install so manufacturers warranty applies.

Location: Entire basement up to first floor plumbing fixtures.

49. PEX SUPPLY PIPING TO SECOND FLOOR

\$ _____

Spec: 16.001 PEX SUPPLY PIPING TO SECOND FLOOR

PEX Supply Piping to Second Floor

Remove and dispose of horizontal and vertical hot and cold water supply piping in basement and up to 2nd floor plumbing fixtures. Gas line to be included.

Location: Entire basement up to first and second floor fixtures.

NOTE: Contractor to remove all water, waste and gas lines from existing 2nd Floor kitchen complete.

50. PEX PIPING TO ICE MAKER

\$ _____

Spec: 16.074 PEX PIPING TO ICE MAKER

PEX Piping to Ice Maker

Furnish and install new Pex piping from the nearest accessible location. Furnish and install in a wall mounted box. Include a solid connection and shut off valves.

Location: Refrigerator in kitchen

Note: Do not pin-tap into water line.

51. REPLACE SANITARY PIPING AND TRAP

\$ _____

Spec: 16.055 REPLACE SANITARY PIPING AND TRAP

Replace Sanitary Piping and Trap

Replace sanitary piping with new sanitary piping and new sanitary trap as needed to include vent. Work to meet all current code requirements. Location: At all necessary locations and as

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

current code requires.

52. CLEAN SANITARY PIPING

\$ _____

Spec: 16.050 CLEAN SANITARY PIPING

Clean Sanitary Piping

Camera and record condition of sanitary piping. Inform Ingham County Land Bank of any damage or concerns which may hinder proper function of sanitary piping prior to cleanout. Clean out sanitary piping from clean out located at sanitary stack to main sanitary pipe at street. Ensure proper flow and function.

Location: Basement to street

Notes:

- 1) Supply Ingham County Land Bank with receipt after work is completed.
- 2) Clean out to be performed at beginning of job prior to any interior or exterior flatwork is performed.
- 3) This item should be the first item performed before the beginning of the project.

53. FLOOR DRAIN

\$ _____

Spec: 02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Floor Drain

Remove and dispose of existing floor drain. Furnish and install new floor drain, matching existing size.

Location: Basement, in existing location.

54. BASEMENT WATERPROOFING SYSTEM

\$ _____

Spec: 07.010 BASEMENT WATERPROOFING SYSTEM

Basement Waterproofing System

At perimeter of basement floor, furnish and install new basement waterproofing system. New system to drain to new sump crock with cover. Furnish and install new sump pump including all plumbing and electrical required to meet current code requirements, including new electrical outlet on it's own circuit for sump pump. Sump to discharge a minimum of 6-feet away from foundation wall to direct water away from structure. Repair concrete floor

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

where disturbed to provide a flooring surface level with adjacent flooring surfaces. Include with your bid a drawing of components and an explanation of installation techniques used.

Location: Entire perimeter of the basement.

NOTE: General contractor to remove existing cement pad on the North Elevation complete. Properly fill-in all trenching on basement floor before painting the floor surface.

55. SUMP PUMP

\$ _____
Spec:16.046 SUMP PUMP

Sump Pump

Furnish and install new automatic submersible sump pump, Model "V-A1 with approved check valves" as manufactured by Hydromatic or approved equal. Install discharge pipe so as to discharge well away from foundation.

Location: Basement

56. FIBERGLASS TUB AND SURROUND

\$ _____
Spec:16.066 FIBERGLASS TUB AND SURROUND

Fiberglass Tubs and Surround

Remove and dispose of existing bathtub completely. Prepare opening as required to accept new tub/surround. Furnish and install a new white three (3) piece, 30-inch fiberglass surround and bathtub as manufactured by Lasco, model #2603 Trio or approved equal. Install per manufacture's written instructions. Provide all related sanitary and supply piping, fittings as manufactured by MOEN, model 2353 with pressure balance valve or approved equal to include new faucet, valves, handles and showerhead. Work to meet all current code requirements.

Location: Bathrooms 1st & 2nd Floors

NOTE: Building contractor will be installing new bulkhead walls for new fiberglass tub surrounding unit.(2nd Floor Bathroom)

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

57. REPLACE WATER CLOSETS

\$ _____

Spec: 16.019 REPLACE WATER CLOSET

Replace Water Closets

Remove and dispose of water closet completely. Furnish and install new white, vitreous china water closet (replace with same color where color water closet is existing unless otherwise specified under location) as manufactured by American Standard complete with seat or approved equal. Include stainless steel braided supply line and new wax ring, as required for a proper installation. Include new Church "Easy Clean" #540EC seat and bolt covers. Furnish and install all necessary supply and sanitary piping. Work to meet all current code requirements.

Location: Bathrooms 1st & 2nd Floors

NOTE: Turn 2nd Floor new water closet facing (South Elevation)

58. SINK, FAUCET AND DISPOSAL

\$ _____

Spec: 16.038 SINK, FAUCET AND DISPOSAL

Sink, Faucet, and Disposal

Remove and dispose of sink, faucet and disposal. Furnish and install new minimum 20 gauge 33" X 22", stainless steel double bowl sink as manufactured by DAYTON, model DSE233224 or approved equal. Furnish and install new combination sink faucet as manufactured by MOEN, model 7430, with chrome sprayer, or approved equal. Furnish and install new Insinkerator food waste disposal model number 333 with a minimum 3/4 hp motor, stainless steel flange, hopper and shredding mechanism and corrosion resistant housing. Work to meet all current code requirements.

Location: Kitchen

59. INSTALL DISHWASHER

\$ _____

Spec: 16.073 INSTALL DISHWASHER

Install Dishwasher

Install dishwasher provided by General Contractor. Furnish and install all necessary wiring. Work to meet all current code requirements.

Location: Kitchen

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

60. CULTURED MARBLE TOPS

\$ _____

Spec: 16.014 CULTURED MARBLE TOP

Cultured Marble Tops

Remove and dispose of lavatory completely. Furnish and install new cultured marble vanity top with integrated recessed oval sink INCLUDING OVERFLOW, as manufactured by "U.S. Marble Countertop" or approved equal, to include new fixtures, valves, fittings, pop-up assembly and faucet as manufactured by MOEN, model L4635 or L4625, or approved equal, for a complete installation. Furnish and install all necessary supply and sanitary piping. Work to meet all current code requirements. Verify color of top with Ingham County Land Bank selection sheet.

Location and size: Bathrooms See MPC Lumber information for new vanities and tops

61. REPLACE HOSE BIBS

\$ _____

Spec: 16.071 REPLACE HOSE BIBB:

Replace Hose Bibs

Replace existing hose bibs with new freezeless hose bibs and shut-offs. Work to meet all current code requirements.

Location: Exterior, in existing locations.

62. PERMIT FOR MECHANICAL CONTRACT

\$ _____

Spec: 26.2045 PERMIT FOR MECHANICAL CONTRACT

Permit for Mechanical Contract

Cost for permit for Mechanical Contract.

Note: Supply Ingham County Land bank with mechanical permit receipt when submitting for draw and finalized mechanical permit at the end of job.

63. 95% EFFICIENT FURNACES (2)

\$ _____

Spec: 17.011 95% EFFICIENT FURNACE

95% Efficient Furnaces (2)

Remove and dispose of furnaces and related equipment completely. Provide a concrete base or approved equal to support new furnace a minimum of 2 inches above finished floor. Furnish and install a

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

new gas fired Direct Vent high efficiency furnace with a minimum efficiency of 95%. New furnace to be AGA Approved and have a minimum 20-year warranty on the heat exchanger. Balance system upon completion of installation. Connect new furnace to existing supply and return air plenums and ducts. Install new grills and registers. Contractors will be responsible for installing new ductwork for proper distribution to habitable rooms. Contractor to conceal new exposed ductwork when it cannot readily be concealed in existing surfaces. Furnish and install new Energy Star Compliant 5-2 Day programmable electronic thermostat as manufactured by Honeywell, model # TH4210D1005 or approved equal. Contractor will be responsible for proper venting of new furnace. Work to meet all current code requirements.

Locations: Basement in the existing location and in the attic area. This unit will have (2) furnaces - one supplying the 1st floor and one supplying the 2nd floor.

Notes:

- 1) Supply Ingham County Land Bank with documentation of furnace efficiency after installation.
- 2) Furnish and install new clean furnace filters at the end of job.
- 3. Contractor to seal all existing and new seams and ductwork as needed.

64. AIR CONDITIONING (2)

\$ _____

Spec: 17.025 AIR CONDITIONING

Air Conditioning

Remove and dispose of existing air conditioning unit and related material completely. Furnish and install new air conditioning unit with minimum 14-Seer rating. Furnish and install all necessary wiring. Unit to be sized to properly cool house. Work to meet all current code requirements.

Location: Exterior, in existing location for the 1st floor and the best place for the new A.C. unit in the attic area. HVAC contractor to be responsible for new locations.

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

65. HEAT DUCT AND REGISTERS - WHERE NEEDED

\$ _____

Spec: 17.019 HEAT DUCT AND REGISTER

Heat Duct and Registers (Where needed)

Remove and dispose of all damaged, rusted and improper existing heat ducts and registers. Furnish and install new supply air duct and registers. In finished areas, conceal all new ductwork. If new duct cannot be concealed, identify location on Proposal and Contract Form, when submitting bid. If not noted on Proposal, contractor will conceal all new exposed ductwork with approved materials.

Location: At all necessary locations and as current code requires

Note: Fill-in or re-size existing duct openings to accommodate new duct sizes and to allow for proper flooring installation.

NOTE: Crawl Space Area: Provide and properly install a new vapor barrier to the crawl space areas as needed. Provide and install insulation on the wall surfaces complete. Provide and apply sealment and insulate the existing supply runs as needed to stop all air leakage.

66. RETURN AIR DUCT AND REGISTERS- WHERE NEEDED

\$ _____

Spec: 17.020 RETURN AIR DUCT AND REGISTER

Return Air Duct and Registers (where needed)

Remove and dispose of all damaged, rusted and improper existing return air ducts and registers. Furnish and install new return air duct and registers. In finished areas, conceal all new ductwork. If new duct cannot be concealed, identify location on Proposal and Contract Form, when submitting bid. If not noted on Proposal, contractor will conceal all new exposed ductwork with approved materials.

Location: At all necessary locations and as current code requires.

Notes:

- 1) Fill-in or re-size existing duct openings to accommodate new duct sizes and to allow for proper flooring installation.
- 2) Paint new return air duct openings using flat, black paint to hide drywall and framing materials.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

67. VENT FOR BATH FANS

\$ _____

Spec: 17.005 VENT FOR BATH FAN

Vent for Bath Fans

Furnish and install new rigid metal vent required to exhaust bathroom ventilation fan/light combination to daylight as required by current code. In unconditioned areas, provide insulation at vent pipe. Coordinate work with Electrical Contractor installing fan/light unit.

Location: Bathrooms 1st and 2nd Floors

68. REPAIR GAS PIPING

\$ _____

Spec: 17.022 REPAIR GAS PIPING

Repair Gas Piping

Repair gas piping as required to meet all current code requirements.

Location: Entire house

69. DRYER VENT

\$ _____

Spec: 17.001 DRYER VENT

Dryer Vent

Remove and dispose of existing dryer vent. Furnish and install new wall cap and new rigid metal vent piping to ventilate clothes dryer. Install wall cap to provide a weathertight condition.

Location: Basement

70. PERMIT FOR ELECTRICAL CONTRACT

\$ _____

Spec: 26.2046 PERMIT FOR ELECTRICAL CONTRACT

Permit for Electrical Contract

Cost of permit for electrical contract.

Note: Supply Ingham County Land Bank with electrical permit receipt when submitted for draw and finalized permit at the end of job.

Client _____ Date _____ Contractor _____ Date _____

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

71. METER

\$ _____

Spec: 18.054 REPLACE DEFECTIVE WIRING

Meter

Remove and dispose of existing meter to existing 2nd floor unit complete. (All work to meet the prevailing National Electrical Code as well as requirements from Lansing Board of Water & Light.

Location: In existing location.

NOTE: Contractor will be installing a new scope and mast to the unit and have two (2) 100 amp service panel boxes using #4 wire for a 200 amp service for this unit.

72. CORRECT AND UPDATE WIRING ISSUES

\$ _____

Spec: 02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Correct and Update Wiring Issues

- 1) Replace all damaged or unsightly switches, outlets, phone and cable jacks and covers. Color to be white.
- 2) Test and identify defective and ungrounded wiring at all switches, outlets, and fixtures.
- 3) Furnish and install new wiring where wire is deteriorated, unsafe per NEC.
- 4) Furnish and install new GFCI outlets where required by code.
- 5) Where needed, furnish and install new dedicated circuits for range, a/c, water heater, sump pump, dishwasher, refrigerator, garbage disposal and smoke detectors per NEC.
- 6) Where needed, furnish and install dedicated circuits for kitchen.
- 7) Install wiring and switches as needed for interior and exterior light fixtures.
- 8) Furnish and install new LED bulbs in all fixtures.
- 9) Furnish and install GFCI protected outlets at exterior front and rear of house.
- 10) All new receptacles to be tamper proof.
- 11) If sump pump is existing or to be added, furnish and install new sump pump outlet with 30mA interrupt rating in its own circuit.
- 12) If garage disconnect switch is to be installed. It is to be located at same level as light switches. One (1) stud distance away from light switches on least accessible side and clearly labeled "Disconnect".
- 13) Furnish and properly install new combo carbon monoxide detector/smoke detector 120-volt with battery back-up. Install according to manufacturer's installation instructions and local code requirements.

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

- 14) Electrical contractor will be responsible for properly installing a main disconnect for both units per all codes.
- 15) Electrical contractor is responsible for contacting the building contractor for all new locations of electrical fixtures and receptacles that will be installed and will be removed for all wall and ceiling repairs.

73. HOME STANDARD BATH VENTS WITH LED LIGHTS

\$ _____

Spec: 18.044 BATH VENT AND LIGHT

Home Standard Bath Vents With LED Lights
 Furnish and install new bath fan that provides continuous air exchange sized and balanced by mechanical contractor (calculations to be provided) and also have a >80 CFM boost function fan with light switched either at the entrance to the room or with an adjustable time delay function. Additional fan must have a >80 CFM boost function fan with light switch.

Location: Bathrooms 1st and 2nd floors

74. LIGHT FIXTURES

\$ _____

Spec: 18.023 CEILING MOUNTED LIGHT FIXTURE

Light Fixture
 Remove and dispose of all light fixtures. Furnish and install new ceiling and wall mounted light fixture/LED bulbs. Work to meet all current code requirements. See Ingham County Land Bank selection sheet.

Location: See Selecton Sheet

75. NEW EXTERIOR LIGHT FIXTURES

\$ _____

Spec: 18.021 NEW EXTERIOR LIGHT FIXTURE

New Exterior Light Fixtures
 Remove and dispose of existing exterior light fixture. Furnish and install new exterior light fixture/LED bulb. See Ingham County Land Bank selection sheet. Work to meet all current code requirements.

Location: See selection sheet for styles and models

- 1) Front (1) entry door

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

- 2) Rear (1) entry door
- 3) Side (1) entry door

76. NEW SWITCHED PORCELAIN FIXTURES

\$ _____

Spec: 18.011 NEW SWITCHED PORCELAIN FIXTURE

New Switched Porcelain Fixture

Remove and dispose of existing porcelain light fixtures. Furnish and install new porcelain light fixture/LED bulb and new wall switches. All lights to be switched include new wiring (if necessary) for a complete installation to meet all current code requirements.

Location: Basement, in existing locations.

\$

Total All Items

Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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