

REQUEST FOR BID

Client: Ingham County Land Bank
Telephone: (517)267-5221
Property: 125 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.

2. 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 permit at the completion of job.

3. 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

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

manifest after abatement.

4. RADON MITIGATION SYSTEM

\$ _____

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 wall and floor surfaces complete. Wall and floor surfaces to match existing surfaces as needed.

Location: Basement floor through the roof system

5. DUMPSTER SERVICE

\$ _____

Spec:04.009 DUMPSTER SERVICE

Dumpster Service

Furnish dumpster service for construction on site.

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

6. PORT-A-JOHN ON SITE

\$ _____

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

\$ _____

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. TREE BRUSH,BUSH AND CEMENT REMOVAL

\$ _____

Spec:04.007 TREE REMOVAL

Tree Brush, Bush, and Cement Removal

Remove and dispose of trees, bushes, brush and cement debris on the property. Protect adjacent vegetation and structures. Grind stumps to 6 inches below grade. Pull all stumps that cannot be ground to specifications or if infeasible, treat with stump killing product. Grade even with adjacent ground. Collect and dispose of all leaves, branches and logs. Trim as necessary trees and shrubs.

Location: Entire Yard- Trees, bushes, brush and cement debris in yard.

NOTE: Rear yard cement pavers to remain on site. Properly clean up areas around pavers as needed.

9. GRADING

\$ _____

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.

10. SEEDING

\$ _____

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. FENCING

(Item 13)

\$ _____

Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Fencing

Remove and dispose of existing fencing. Provide and install new 6' stockage fence in the same locations of the existing fencing. Fence to be installed per local codes.

Location: Rear and side yard sections. This will include all units on Ferguson Street.

Client	Date	Contractor	Date
--------	------	------------	------

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

Materials + Labor
(Item 15)
\$ _____

12. FRONT PORCH REPLACEMENT (8'X20')

Spec: 12.016 PORCH DECK, TREATED

Front Porch Replacement (8'x20')

Support existing front porch roof properly to avoid any damages. Remove and dispose of existing front porch and stair system completely. Repair all areas of 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 (sized 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, 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. Furnish and install new closed, raised wolmanized wood stair system with 5/4 inch x 6 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

Notes:

- 1) Posts and rail systems to be the same style and size as existing materials that were removed. (Matching as close as possible).
- 2) Clean and seal new porch with appropriate cleaner and sealant at completion of job.
- 3) Fur out inside of front porch beam to flush then wrap in aluminum.

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

Materials + Labor
(Item 17)

13. NEW REAR ADDITION 8'X10' WEST ELEVATION

\$ _____

Spec: 12.025 STEPS AND GUARDRAILS

New Rear Addition 8'x10' West Elevation:

Remove and dispose of the existing rear back room entryway complete, from the roof system to the foundation system complete. Provide and install a new poured foundation system and 4" slab floor with all footings per local codes. Provide and frame-in a new 8'x10' rear addition with a new shed type roof system complete with shingles. (See roof section for all details) Provide and prepare a new opening and install a new vinyl window (Double Hung) complete See window installation in (Vinyl Replacement Windows). This window will be placed above the new kitchen sink. Window opening to be installed per local codes for the room size. Properly shore-up existing (west wall) between the existing kitchen and new kitchen addition. After removal of wall, this addition will be drywall complete, wall, ceiling and the removal of the existing chimney. Provide and install a new entrance door complete. See entrance door installation in section (Steel Door, Half Circle Light W/Lock) See kitchen layout plans per: MPC Lumber. New addition to be installed per all local codes.

NOTE: This new addition will be included in the roof, siding, window, doors, insulation, and floor sections of the specifications. Contractor to properly install opening going into the new addition for all plumbing lines and heat runs installation. This area to be properly insulated from the existing basement foundation system as needed. This area to be open for plumbing lines and heating runs access as needed.

(Item 18)

14. TUCKPOINT FOUNDATION WALLS

\$ _____

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.

Location: Exterior and interior of entire house.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

(Item 19)

15. CONCRETE PERMIT

\$ _____

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.

(Item 20)

16. CONCRETE DRIVEWAY

\$ _____

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: Will be the same location & size of the existing driveway. Garage area to the service door to be included.

Notes:

- 1) There will be zero negative slope toward the house.
- 2) If utility meters are 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 inch (min.) 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.
- 3) Contractor to have driveway slope in the center for proper water run-off to new approach as needed. This driveway will be between 125-127 Ferguson units.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

(Item 21)

17. NEW DRIVEWAY APPROACH

\$ _____

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 Public Service Department.

Location and size: In existing location.

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

(Item 22)

18. CONCRETE SIDEWALKS

\$ _____

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- All (12')
- 2) Public- All in front of unit

Note: 1. There will be zero negative slope towards the house. The service walks will cover the entry front yard and driveway sections going (North) to the 127 Ferguson service walk at the corner.

2. New public service walk will continue to 127 Ferguson unit.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

(Item 24)

\$ _____

19. GARAGE BRACING

Spec: 09.002 GARAGE BRACING

Garage Bracing

Furnish and install all new materials required to adjust walls and support members as needed to a vertical position. Fasten 7/16 inch OSB sheathing at both sides of corner to provide diagonal bracing to structure to insure that walls maintain the new orientation. All work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Garage

NOTE: 1. Replace all damage siding and trim for new installation of gutters, roofing, siding and trim.

2. Remove all debris from garage complete (interior & exterior) tree vines and limbs.

(Item 27)

\$ _____

20. REMOVE ENTIRE CHIMNEY

Spec: 03.007 REMOVE ENTIRE CHIMNEY

Remove Entire Chimney

Remove and dispose of chimney and related material completely, from roof to basement floor. Furnish and install all materials required to repair and stabilize framing to include roof framing and roof decking level with adjacent surfaces to receive new and roofing materials. Furnish and install new materials required to repair and stabilize floor/ceiling framing, subfloor and wall framing where chimney was removed to provide a weathertight roof and properly framed surface level with adjacent surfaces.

Location: Basement, lower and upper levels, attic, and roof.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor
(Item 29)
\$ _____

21. EXTERIOR DOOR/WINDOW FILL (COLE BIN OPENING) AT BASEMENT

Spec: 15.002 DOOR FILL

Exterior Door/Window Fill (Cole Bin Opening) At Basement
Remove and dispose of door/window completely. Furnish and install new wood framing, insulation and sheathing to completely fill door/window opening. Furnish and install materials required to provide finished surfaces on the interior and exterior of the door/window fill area, to include siding on the exterior and drywall and wood trim on the interior. New materials to match adjacent materials as closely as possible.

Location: Existing cole bin opening on the driveway side. (North Elevation)

(Item 30)
\$ _____

22. VINYL REPLACEMENT WINDOWS

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. Recommend northern climate energy star rated windows. New window to meet all current code requirements. Provide new full snap in screen unit.

Location: 1st & 2nd floors.

NOTE: Attic windows to be included.

Contractor will properly frame-in and install a new double-hung window per code in the attic area as needed to match the new windows on the 1st & 2nd floors.

Note: 1. Thermal imaging cited this item as a problem area. Upon completion, a final imaging will verify proper installation.

2. New kitchen window addition to be included in this section. (Casement or Awning type)

3. Bathroom window to be frosted as needed.

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

Materials + Labor

(Item 33)

23. GLASSBLOCK WINDOWS

\$ _____

Spec: 15.032 GLASSBLOCK WINDOW

Glassblock Windows

Remove and dispose of existing basement window. 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. 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 location.

Note: Adjust glassblock window height to ensure proper grade fall 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.

(Item 34)

24. 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. Units to be energy efficient.

Location: At all windows. Attic window not to be included.

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.

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

Materials + Labor
(Item 35)

25. 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 doors. Installation to include new peepsite, weatherstripping, threshold, and lockset/deadbolt tandem keyed to each other. 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 and Rear (3) entry doors, in existing locations. New addition to be included. Provide and install a new garage service door complete with all locking hardware to match all locking hardware on unit. Garage service door to be a panel door not half circle light. All doors to be painted white with good quality paint (Interior/Exterior)

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

(Item 38)

26. STORM AND SCREEN DOORS

\$ _____

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 or approved equal full view. Provide door to fit opening. Include chain stop. Door MUST latch completely and without excessive slamming when entry door is in closed position.

Location: See below

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

(Item 39)

\$ _____

27. GARAGE DOOR REPLACEMENT- OVERHEAD DOOR

Spec: 15.021 GARAGE DOOR REPLACEMENT

Garage Door Replacement Overhead

Remove and dispose of existing garage sliding door and related materials completely. Furnish and install new track and hardware as required to allow new door to work smoothly. Provide proper structural support to current code requirements. Furnish and install new overhead and/or barn door style as manufactured by "CLOPAY, Value Series 73", uninsulated, or approved equal. Include new lock hardware. Provide door to fit opening for complete installation per manufacturer's written instructions. Work to meet all current code requirements.

Location: Overhead Garage Door , in existing location.

NOTE: 1. Garage Service Door: Remove existing door and frame complete. Provide and install a new pre-hung service door/frame complete with all hardware to open and close properly. Locking hardware to be included. See entrance doors to unit for additional details and materials for installation.

2. Garage Door: if overhead door cannot be installed. Provide and properly install new barn style door system complete with locking hardware and tracking system.

(Item 43)

\$ _____

28. ARCHITECTURAL SHINGLES

Spec: 11.020 ARCHITECTURAL SHINGLES

Architectural Shingles

Remove and dispose of shingles and related material. Furnish and install new 15-pound felt paper over entire roof. Furnish and install new ice and water shield at roof edges from the eave edges up the roof to at least two feet past the exterior wall, and full roll width in valleys. Furnish and install Architectural self-sealing, asphalt roofing shingles with a class "A" fire rating and a 30-year warranty, as manufactured by CertainTeed "LANDMARK" Series, or approved equal. Fasten new shingles securely to structure as recommended by the shingle manufacturer.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

Install new aluminum drip edge at roof edges. Ensure that sound weathertight flashing is installed according to shingle manufactures written instructions, at valleys, junctions of roof and wall surfaces and at roof penetrations, include the B-vent. Complete roofing to be free of scratched, dented or split shingles for a weathertight surface. Furnish and install new attic ventilation as per manufacturer's written requirements. Furnish Land Bank with a written warranty from the manufacturer for the product installed for a minimum of 30 years. Verify shingle color with Ingham County Land Bank selection sheet.

Location: Roof of house, Garage and New Addition

Notes:

- 1) Include a separate per sheet, installed price for 7/16 inch OSB sheathing for house.
- 2) Include a separate full roof re-deck with 7/16 inch OSB sheathing.
- 3) Garage and new rear addition roofs to be included.
- 4) Remove and replace all damaged and decay sections before installing new roof system.

(Item 44)

\$

29. SIDING AND TRIM

Spec:13.002 SIDING AND TRIM

Siding and Trim

Remove and dispose of siding and trim. Prepare surfaces for new siding and trim installation, 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 manufacturer's 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, sill cocks, 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.

Client	Date	Contractor	Date
--------	------	------------	------

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

Materials + Labor

Notes:

- 1) Vinyl 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.
- 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.

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

- Note:
- 1. Run front porch soffit perpendicular to street.
 - 2. Garage and new rear addition to be included.
 - 3. Properly power wash the foundation walls as needed.
 - 4. Provide and apply good exterior masonry paint to all foundation wall surfaces.
Color to be white.

(Item 46)

\$

30. NEW GUTTERS AND DOWNSPOUTS

Spec:11.005 NEW GUTTERS

New Gutters And Downspouts

Remove and dispose of existing 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

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

Materials + Labor

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 and garage

- NOTE: 1. Garage and new rear addition to be included.
 2. Close-off all exterior hubs complete.
 3. Contractor to have water run-off away from dwelling and foundation system, as needed.

(Item 47)

\$ _____

31. STAIRWAY REPLACEMENTS

Spec: 08.007 STAIRWAY REPLACEMENT

Stairway Replacements

Remove and dispose of existing stairways. Furnish and install new closed wood stairway at stairwell. Furnish and install new 2 inch x 4 inch @ 16 inch oc #2 or better wood stud walls on 2 inch x 4 inch wolmanized bottom plates at each side of stairway. All work to be done to ensure proper structural integrity and meet all current code requirements as existing conditions permit.

Location: Basement Stairway and new rear addition to be included.

- NOTE: 1. New exterior addition stairway to be wolmanized and have proper foundation system and handrail system installed per local codes.

(Item 51)

\$ _____

32. WALL REMOVAL

Spec: 20.007 WALL REPAIR

Wall Removal

Support wall area to prevent damage to structure during removal. Remove and dispose of wall framing, sheathing, trim and insulation (if applicable). Repair all areas affected by wall removal with alike materials. Work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Kitchen (West Wall) this will be the new kitchen addition opening. See MPC Lumber kitchen layout plans.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor
(Item 55)

33. FIBERGLASS INSULATION

\$ _____

Spec: 19.005 FIBERGLASS INSULATION

Fiberglass Insulation

Furnish and install new fiberglass building insulation blankets as manufactured by Owens - Corning Fiberglass Corp., Toledo, Ohio, or approved equal. 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.

Location: House floor bonds and attic knee walls. New rear kitchen addition to be included.

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 5-star energy rating.

NOTE: Closed Cell Foam:

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

Location: Exterior walls

(Item 57)

34. SEALING (AIR INFILTRATION)

\$ _____

Spec: 19.009 SEALING(AIR INFLITRATION)

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, and 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 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.

Location: Entire house

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

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 5-star energy rating.

(Item 59)

\$ _____

35. RE-DRYWALL DRYWALL-WALL AND CEILING KITCHEN

Spec: 20.002 GYPSUM DRYWALL-WALL AND CEILING

Re-Drywall-Wall and Ceiling/Kitchen

Remove and dispose of all drywall in kitchen. 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 manufactureres specifications. Tape and sand joints to provide an even finish, per General Requirements. Provide new metal corner beads at outside corners.

Location: New rear kitchen addition and existing kitchen to be included.

NOTE: 2nd Floor Bathroom Walls: Remove existing paneling above tub area complete. Provide and install new drywall complete to match existing wall surfaces, as needed.

(Item 63)

\$ _____

36. PLASTER WALL REPAIRS

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 (1st and 2nd Floor)

(Item 65)

\$ _____

37. PAINTING CEILINGS AND WALLS

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

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

"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 stairwalls and steps. New rear kitchen addition to be included.

Note: Do not paint new textured ceilings. All surfaces to match existing surfaces, as needed.

(Item 67)

\$

38. PAINT BASEMENT WALLS AND FLOOR

Spec: 28.014 PAINT BASEMENT WALLS AND FLOOR

Paint Basement Walls and Floor

Prepare wall and floor surfaces for paint, as stated in General Requirements. Provide Sherwin Williams "Pro Green 200" on walls and "ArmorSeal" Tread Plex 100% acrylic floor coating on the floor. Verify colors with Ingham County Land Bank.

Location: Basement - Walls to be white and floor to be gray.

(Item 70)

\$

39. NEW TRIM AND SHOE MOLDING WHERE MISSING

Spec: 20.014 NEW WOOD TRIM

New Trim And New Shoe Molding Where Missing

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

Location: 1st and 2nd Floors

Notes:

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

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor
(Item 71)

40. INTERIOR HANDRAIL

\$ _____

Spec: 12.007 HANDRAIL

Interior Handrail

Remove and dispose of existing handrail. Furnish and install new 1 3/4 inch pine pipe handrail with returns and supports. Work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Basement stairway

(Item 76)

41. INTERIOR DOOR, PREHUNG

\$ _____

Spec: 15.012 INTERIOR DOOR, PREHUNG

Interior Door, 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.

Location: Entire house, damaged and missing only.

Total of three: Kitchen, pantry and basement.

(Item 78)

42. HOME HARDWARE

\$ _____

Spec: 20.013 HOME HARDWARE

Home Hardware

Furnish and install two (2) new towel bars, one (1) toilet paper holder, curved shower curtain rod with mounting hardware (no tension rods) in 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 and Kitchen

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

(Item 79)

\$ _____

43. 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 per MPC Lumber

Location: Kitchen and bathroom(s)

(Item 80)

\$ _____

44. 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

(Item 81)

\$ _____

45. 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. All units will be Energy Star units.

Kitchen:

- 1) Refrigerator with ice maker
- 2) Range
- 3) Re-circulating combination range hood/microwave oven (secure

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

cord in cabinet)

4) Dishwasher

Laundry:

1) Washer

2) Dryer

See Ingham County Land Bank selection sheet.

Location: Kitchen and Basement

NOTE: Ingham County Land Bank will be supplying all the appliances for the unit.

(Item 82)

\$ _____

46. 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, applied as recommended by manufacturer. Consult Ingham County Land Bank specialist after sanding and cleaning to determine stain color.

Location: All rooms 1st and 2nd floors. Remove all carpeting, as needed.

NOTE: 1. Bedroom (NE) Provide and frame-in a new (2' x 4') closet complete with top shelf/rod and bi-fold doors with hardware, as needed.

2. Bathroom: Provide and frame-in a new linen closet (2'x 4') with shelves, door and hardware complete. Door to be included in painting and drywall sections of specifications.

3. Bedroom (SE) Provide and frame-in a new (5'x 6') closet complete with top shelf/rod and bi-fold doors with hardware, as needed.

4. Handrail to 3rd floor: Properly secure as needed.

(Item 83)

\$ _____

47. CARPETING

Spec:

Carpeting:

Remove and dispose of existing flooring complete. Repair existing floor to provide an even, sound surface, flush with existing floor. Furnish and install new 7/16 inch rebond carpet pad with a minimum 6-lb density, and new carpeting as manufactured by Shaw, Philadelphia Bran "Fusion Value 550 E221" (solid color) or

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

"Fusion Value 650 E222" (flecked color) line, or approved equal. New carpet to have minimum 10-year quality assurance warranty, 10-year stain resistance warranty and 100% recyclable. Secure carpeting properly to the floor to prevent displacement. See selection sheet for product line and color.

Location: 2nd floor bedrooms, closets to be included.

(Item 85)

\$

48. 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 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 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, bathroom(s) and rear addition.

(Item 86)

\$

49. 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. The 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).

3. Ingham County Land Bank has the Lead and Risk Assessment report on filed for the contractor review.

(Item 87)

\$ _____

50. 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.

(Item 88)

\$ _____

51. WATER HEATER-DIRECT VENT

Spec: 16.033 WATER HEATER-ATMOSPHERIC VENT

Water Heater-Direct Vent
Remove and dispose of existing water heater 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 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.

Location: Basement, in existing location

(Item 89)

\$ _____

52. PEX SUPPLY PIPING TO FIRST FLOOR WHERE NEEDED PER CODE

Spec: 16.000 PEX SUPPLY PIPING TO FIRST FLOOR

PEX Supply Piping to First Floor Where Needed Per Code

Remove and dispose of improper horizontal and vertical hot and cold water supply piping 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. Install to meet manufacturer's written instructions using manufacturer recommended 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

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

stainless steel feed lines at exposed piping areas. DO NOT install PEX piping in an area of direct sunlight. Install so manufacturer's warranty applies.

Location: Entire basement up to first floor plumbing fixtures. New additon to be included which will be the new kitchen/sink location.

(Item 91)

\$

53. 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.

(Item 93)

\$

54. 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) Contractor to perform this item first before starting any other items of the specifications.

4)The sewer line for this unit is connected to 127 Ferguson in the middle of the driveway. Contractor is responsible for installing a new sewer line complete from the street to the unit before the new driveway is installed. Installation to be in accordance to all local codes and requiremments with the City of Lansing.

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

Materials + Labor

(Item 94)

55. 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.

(Item 95)

56. 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 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: This unit has an existing water relief system which will be removed completely.

(Item 96)

57. SUMP PUMP

\$ _____

Spec:16.046 SUMP PUMP

Sump Pump

Remove and dispose of existing 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, in existing location.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor
(Item 97)

58. FIBERGLASS TUB AND SURROUND

\$ _____

Spec: 16.066 FIBERGLASS TUB AND SURROUND

Fiberglass Tub 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 bath tub as manufactured by Lasco, model #2603 Trio or approved equal. Install per manufacturer'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: Bathroom(s)

(Item 99)

59. REPLACE WATER CLOSET

\$ _____

Spec: 16.019 REPLACE WATER CLOSET

Replace Water Closet

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 Sterling "Rockton Dual Force Series", STE 402021 bowl and STE 402022 tank, 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: Bathroom

(Item 100)

60. SINK, FAUCET AND DISPOSAL

\$ _____

Spec: 16.038 SINK, FAUCET AND DISPOSAL

Sink, Faucet, and Disposal

Remove and dispose 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

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

Materials + Labor

resistant housing. Work to meet all current code requirements.

Location: Kitchen - New Addition to be included.

(Item103)

\$

61. 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

(Item104)

\$

62. CULTURED MARBLE TOP

Spec: 16.014 CULTURED MARBLE TOP

Cultured Marble Top

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: Bathroom - See MPC Lumber layout and style for vanity.

NOTE: 3rd floor bathroom not to be included.

(Item105)

\$

63. 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.

Client

Date

Contractor

Date

Rehab Specialist/Inspector

Date

Housing Administrator or Program Coordinator

Date

Materials + Labor
(Item106)
\$ _____

64. 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.

(Item107)
\$ _____

65. 95% EFFICIENT FURNACE

Spec: 17.011 95% EFFICIENT FURNACE

95% Efficient Furnace
Remove and dispose of furnace 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 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.

Location: Basement, in existing location.

Notes:

- 1) Supply Ingham County Land Bank with documentation of furnace efficiency after installation.
- 2) Furnish and install new, clean furnace filter at the end of job.
- 3) Remove existing gas line in kitchen complete. New range will be electric with a new 220 plug. Electrical contractor will be responsible for the new 220 plug installation per local codes.

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

Materials + Labor
(Item108)
\$ _____

66. AIR CONDITIONING

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.

(Item109)
\$ _____

67. HEAT DUCT AND REGISTER WHERE NEEDED

Spec: 17.019 HEAT DUCT AND REGISTER

Heat Duct and Register - Where Needed

Remove and dispose of all damaged, rusted, and improper ductwork complete. Furnish and install new supply air duct and register. 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. New addition to be included.

Note: Fill-in or re-size existing duct openings to accommodate new duct sizes and to allow for proper flooring installation. Contractor to seal all seams new and existinfg as needed.

(Item110)
\$ _____

68. RETURN AIR DUCT AND REGISTER- WHERE NEEDED

Spec: 17.020 RETURN AIR DUCT AND REGISTER

Return Air Duct and Register- Where Needed

Remove and dispose of all damaged, rusted, and improper ductwork complete. Furnish and install new return air duct and register. 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

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

Materials + Labor

requires. New addition to be included.

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.
- 3) Contractor to seal all new and existing ductwork, as needed.

(Item111)

\$

69. VENT FOR BATH FAN

Spec: 17.005 VENT FOR BATH FAN

Vent for Bath Fan

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: Bathroom

(Item112)

\$

70. 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

(Item113)

\$

71. 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, in existing location.

Client	Date	Contractor	Date
--------	------	------------	------

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

Materials + Labor
(Item114)
\$ _____

72. 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.

(Item115)
\$ _____

73. MAST & METER

Spec: 18.054 REPLACE DEFECTIVE WIRING

Mast & Meter
Remove and dispose of existing mast and meter. Furnish and install new mast and, if necessary, new meter (or re-use old meter). All work to meet the prevailing National Electrical Code as well as requirements from Lansing Board of Water & Light.
Location: In existing location.

(Item117)
\$ _____

74. 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.

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

Materials + Labor

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.

14) Furnish and instll new 220 plug for new electric range complete in kitchen area. See MPC Lumber for location.

15) Remove existing ceiling fan/light in living room complete.

16) Bedroom (S.E.) Provide and install a new ceiling fan with lights (LED) complete.

(Item118)

\$

75. 150 AMP SERVICE

Spec:18.039 100 AMP SERVICE

150 AMP Service

Remove and dispose of electrical service equipment and add on panels. Furnish and install new 150 AMP electrical service and circuit breaker panel. Provide a separate appliance circuit for kitchen countertop outlet. When required include new mast, meter socket, and meter. Label each circuit at electrical panel. Check and balance total electrical system.

Installation of new service shall meet the requirements of the most current edition of the National Electric Code and the most current edition of the adopted City of Lansing Uniform Housing Code. Repair siding and trim at service meter and mast to provide a weathertightand secure installation to match adjacent surfaces. Repair other areas altered to match existing adjacent surfaces. If sub-panels remain in basement, then wiring must be placed in conduit.

Location: Basement, in existing location.

Note: If installation is on driveway side of structure, new service must be protected with rigid conduit.

(Item121)

\$

76. BATH VENT AND LED LIGHT

Spec:18.044 BATH VENT AND LIGHT

Bath Vent and LED Light

Furnish and install new exhaust fan with light/LED bulb, as manufactured by NuTone, Model #769 RL, or approved equal, including new solid METAL ductwork, wall switch and GFCI branch

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

circuit wiring per manufacturer's installation instructions, to meet all current code requirements. Coordinate work with Mechanical Contractor installing vent piping.

Location: Bathroom

(Item123)

\$ _____

77. LIGHT FIXTURES

Spec: 18.023 CEILING MOUNTED LIGHT FIXTURE

Light Fixtures

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 New Exterior Light Fixtures section below

(Item124)

\$ _____

78. 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/CFC bulb. See Ingham County Land Bank selection sheet. Work to meet all current code requirements.

Location: See below

- 1) Front (1) entry door
- 2) Rear (1) entry door
- 3) Side (1) entry door
- 4) Garage service door
- 5) Garage overhead/Sliding door

(Item125)

\$ _____

79. 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.

Client	Date	Contractor	Date
--------	------	------------	------

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

Materials + Labor

\$

Total All Items

Client _____ Date _____ Contractor _____ Date _____

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