

REQUEST FOR BID

Contact for Information:

Client: Ingham County Land Bank
Telephone: (517)267-5221
Property: 1316 Jerome Street
Lansing, MI 48912

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.

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 AND STUMP REMOVAL

\$ _____

Spec:04.007 TREE REMOVAL

Tree, Brush, Bush, And Stump Removal

Remove and dispose of trees, bushes, brush, and stump on the property. Protect adjacent vegetation and structures. Grind stumps to 6 inch 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: Trees, bushes, and brush in yard around the perimeter of the unit.

NOTE: Properly remove stump between the sidewalk and curb completely.

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. Finish 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.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

Location: Entire yard

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

\$ _____

Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Fencing

Remove and dispose of existing fencing.

Location: East Elevation white fencing along with the landscaping timbers in the ground between the unit on the East Elevation. Provide and install new timbers as needed in the same locations.

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

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

Materials + Labor

12. FRONT PORCH REPLACEMENT

\$ _____

Spec: 12.016 PORCH DECK, TREATED

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 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 beams which will match existing support posts that were removed. Furnish and install new T&G decking floor system (sized to code) with appropriate flashing, fasteners and anchors. Furnish and install, using approved deck screws running parallel to the street, installed flat side with no spacing between boards. Furnish and install new 36 inch high (minimum) rail system to match existing rail system that was removed. 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 (North Elevation)

Notes:

- 1) Posts and rail systems to match the existing style 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.

13. 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.

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

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

Materials + Labor

Location: Exterior and interior of entire house.

NOTE: SouthEast corner of unit will need foundaton units repaired and/or replaced, as needed.

14. 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.

15. 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: West Elevation (12'x70')

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 inch (min.) below grade in a 12 inch diameter and 24 inch deep

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

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

Materials + Labor

concrete footing. Post to be filled with concrete and installed in such a way to adequately protect utility meter.
3) Remove and dispose of all cement barriers complete.

16. 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).

17. 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- Existing (22')
- 2) Public- All- Existing

Note: 1. There will be zero negative slope towards the house.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

18. SHED WITH CONCRETE PAD

\$ _____ 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 13 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.

Location and facing orientation: Exterior, Rear yard area.

Note: Ingham County will select a new pre-built unit complete. Contractor will be responsible for the purchase and delivery of shed.

19. 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

20. 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. New windows to meet all current code requirements. Provide new full snap in screen unit. Recommend Northern Climate Energy Star rated window units.

Location: 1st, 2nd and 3rd floors

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

2. Bathroom window to be frosted, as needed.

21. GLASS BLOCK WINDOWS

\$ _____

Spec: 15.032 GLASSBLOCK WINDOW

Glas sblock 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 locations.

Note: Adjust glass block 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 glass block window.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

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.

Location: At all windows. Units to be energy efficient units.

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. Installation to include new peepsite, weather stripping, 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. Recommend Northern Climate Energy Star rated doors.

Location: Front & Side Entrances

Note: Provide Ingham County Land Bank a key as soon as lock is installed. Existing rear entrance door to have key alike hardware to match new locking hardware at front and side doors.

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

Materials + Labor

24. 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 Seriers 3000 or approved equal) 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.

25. ATTIC RAFTER SUPPORT

\$ _____

Spec: 02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Attic Rafter Support

Furnish and install new 48 inch high, 2 inch x 4 inch @ 16 inch oc #2 or better wood stud walls under existing roof rafters on both sides of roof. All work to be done to ensure proper structural integrity and meet all current code requirements.

Location: House attic.

NOTE: Remove all damaged drywall at ceiling and wall surfaces complete. Provide and install new drywall and/or paneling materials in all areas that needed repairing. (Mud, tape, sand as needed) for a final finish. This will not be a complete drywall replacement. This area will be use only for storage area. This area will need to be cleaned with no insulaton and debris on the 3rd floor.

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

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

Materials + Labor

26. EXTERIOR LANDING AND STEPS

\$ _____

Spec: 12.025 STEPS AND GUARDRAILS

Exterior Landing and Steps

Remove and dispose of existing landing and steps. Furnish and install new pressure treated wood landing and new closed, raised pressure treated wood steps. Furnish and install new concrete footings, 2 inch x pressure treated wood beams and 6 inch x 6 inch, .60 pressure treated support posts. Include new pressure treated floor system, sized per code, with 2 inch x pressure treated floor joists @ 16" oc, appropriate flashing, fasteners and anchors. Include new 5/4 inch x 6 inch pressure treated floor boards installed, using approved deck screws, flat side down with no space between boards. Include new pressure treated wood guardrail system with 2 inch x 2 inch pressure treated square spindles and 4 inch x 4 inch pressure treated wood support newel posts. Include new pressure treated wood closed, raised stair system with 5/4 inch x 6 inch pressure treated floor boards, pressure treated 1 inch x 8 inch (ripped to size) riser boards and pressure treated handrail system with 2 inch x 2 inch pressure treated square spindles and 4 inch x 4 inch pressure treated newel posts. Include 1 inch x 6 inch pressure treated vertical, enclosed landing skirting. All work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Rear Entrance to unit.

Notes:

- 1) Clean and seal landing using appropriate cleaner and sealant at the end of job.
- 2) DO NOT directly secure any part of new landing to any vinyl surface. Install nailing blocks prior to vinyl installation.

27. 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 manufacturer's 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 manufactures 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

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.

28. 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.

Notes:

- 1) Vinyl Siding to be a minimum thickness of 0.042 inches as

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

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

Materials + Labor

- 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, Alcoa 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

Note: Run front porch soffit perpendicular to street.

29. NEW GUTTERS

\$ _____ Spec: 11.005 NEW GUTTERS

New Gutters
 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 seamless aluminum. Provide watertight construction fastened securely to structure. See Ingham County Land Bank selection sheet for color.

Location: Entire house

NOTE: Contractor to properly have water run-off away from the foundation system.

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

Materials + Labor

30. STAIRWAY REPLACEMENT

\$ _____

Spec: 08.007 STAIRWAY REPLACEMENT

Stairway Replacement

Remove and dispose of existing stairway. 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 to attic

31. BEAM AND COLUMNS, NEW

\$ _____

Spec: 08.009 BEAM AND COLUMNS, NEW

Beam and Columns, New

Support floor to prevent damage to structure. Furnish and install new beam of adequate size to carry applied loads. Include adequate bearing for new beam including metal support columns and concrete footings as required to properly support beam. Work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Basement, in existing location.

32. 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 manufacturer's written instructions. Work to meet all current code requirements.

Location: House floor bonds and attic knee walls. Bsement crawl space area to be included.

Note: 1. 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.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

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

Location: Exterior walls

3. Attic: Insulation batts must be installed to uniformly fill each cavity side to side and top to bottom without substantial voids or gaps around obstructions and is split, installed and/or fitted tightly and other services in the cavity.

33. 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, 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.

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 5-star energy rating.

34. RE-DRYWALL DRYWALL-WALL AND CEILINGS

\$ _____

Spec: 20.002 GYPSUM DRYWALL-WALL AND CEILING

Re-Drywall-Wall and Ceiling / Kitchen / Bedrooms-2nd Floor

Remove and dispose of all drywall in kitchen and 2nd floor bedrooms. Furnish and install over existing wall and ceiling framing, new 1/2 inch gypsum drywall, as manufactured bu "US

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

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.

Location: Kitchen and rooms with paneling (2nd floor)

NOTE: 1. All rooms with ceiling tiles and panel wall surfaces to be included 2nd floor.

2. Kitchen: Drywall only in areas that chimney removal was completed on.

3. Bedroom (north elevation) Closet to be included with new bi-fold door and hardware.

4. 2nd Floor Bathroom: Properly frame-in a new 3'x 19" linen closet complete with shelves, door, and hardware complete.

35. PLASTER WALL AND CEILING REPAIRS

\$ _____

Spec: 20.010 PLASTER WALL REPAIR

Plaster Wall And Ceiling Repairs

Repair damaged plaster to all wall and ceiling surface complete. Apply patching material to provide a sound and even finish matching adjacent plaster finish.

Location: 1st & 2nd floors

NOTE: Remove all popcorn texture finish on all wall and ceiling surface complete. Provide and install a smooth surface to match existing smooth surfaces, as needed.

36. 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 "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. 3rd floor attic area to be included after drywall and/or paneling installation.
 3. Living Room: (Main Support Beam) Properly remove existing paint complete and apply stain finish to match existing trim as close as possible.

37. PAINT BASEMENT WALLS AND FLOOR

\$ _____

Spec:28.014 PAINT BASEMENT WALLS AND FLOOR

Paint Basement Walls and Floor

Prepare 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. Verifiy colors with Ingham County Land Bank selection sheet.

Location: Basement

NOTE: Foundation wall surfaces to be included (Exterior walls)color to be white.

38. EXTERIOR PAINTING

\$ _____

Spec:28.011 EXTERIOR PAINTING

Exterior Painting

Prepare and paint per the General Requirements, all exterior trim on entire exterior surfaces of structure, including all window frames, sash, sills and all trim, doors, door frames and trim with Sherwin Williams A-100 Exterior Latex Satin Finish, A82-100 Series paint. Prime all bare areas with Sherwin Williams Exterior Latex Wood Primer, B42W8041, paint. Verify colors of paint with Ingham County Land Bank selection sheet.

Location: Exterior, exposed foundation walls and exterior doors.

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

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

Materials + Labor

39. NEW TRIM AND SHOE MOLDING- WHERE NEEDED

\$ _____

Spec: 20.014 NEW WOOD TRIM

New Trim And Shoe Molding - where needed
Furnish and install new trim and shoe molding as needed to all areas that have been remodeled using materials to match existing as close as possible. Fill holes from installation and caulk to provide a smooth and even surface ready for paint.

Location: Entire house

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.

40. INTERIOR HANDRAILS

\$ _____

Spec: 12.007 HANDRAIL

Interior Handrails
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

41. CLOSET SHELVES/RODS

\$ _____

Spec: 20.011 CLOSET SHELVES/RODS

Closet Shelves/Rods
Remove and dispose of shelves and rods completely. Furnish and install new materials required to repair closet walls and ceiling, including removal of loose wallpaper and patching plaster with patching material to provide a sound and even finish matching adjacent plaster surfaces. Furnish and install new 1 inch x 12 inch MDF bullnosed shelving with 1 inch x 2 inch primed wood cleats. Secure and caulk shelf to cleats and wall. Include new adjustable metal clothes rod fastened securely to wall and new rod brackets.

Location: All closets

Notes:

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

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

Materials + Labor

- 1) If shelf is over 48 inch long, furnish and install a rod bracket fastened to a stud as close to center of span as possible.
- 2) All clothes closets to be one (1) shelf and one (1) rod.

42. LINEN CLOSET SHELVES

\$ _____

Spec: 20.011 CLOSET SHELVES/RODS

Linen Closet Shelves

Remove and dispose of shelves and accessories completely. Furnish and install new materials required to repair closet walls and ceiling, including removal of loose wallpaper and patching plaster to with patching material to provide a sound and even finish matching adjacent plaster surfaces. Furnish and install five (5) new 1 inch x 12 inch, 3/4 inch bullnosed MDF shelves, 1 inch x 2 inch primed wood cleats and supports. Secure and caulk shelves to cleats and wall.

Location: Hallway

Notes:

- 1) If shelf is over 48 inch long, furnish and install a bracket fastened to a stud as close to center of span as possible.

43. 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; total of 7

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

Materials + Labor

44. COLONIST BI-FOLD DOOR

\$ _____

Spec: 15.000 COLONIST BI-FOLD DOOR

Colonist Bi-Fold Door

Remove and dispose of existing bi-fold door. 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 lockset.

Location: (2) 2nd floor bedrooms

45. HOME HARDWARE

\$ _____

Spec: 20.013 HOME HARDWARE

Home Hardware

Remove and dispose of existing hardware throughout the home. Furnish and install two (2) new towel bars, one (1) toilet paper holder, curved 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: Entire house

46. CABINETS-BASE, WALL AND VANITIES

\$ _____

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. MPC Lumber floor plan layout.

Location: Kitchen and bathrooms

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

47. 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

48. 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. Unit to be Energy Star units.

Kitchen:

- 1) Refrigerator with ice maker
- 2) Range (install anti-tip bracket)
- 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

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

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

Materials + Labor

49. 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: 2nd floor hallway and bedrooms, stairway to 2nd floor to be included.

50. CARPET

\$ _____

Spec: 26.004 CARPET

Carpet

Remove and dispose of existing floor coverings. 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 Brand "Fusion Value 550 E221" (solid color) or "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 Ingham County Land Bank selection sheet for product line and color.

Location: Living room & Dining room

51. 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

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

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, bathrooms, front and rear entry (4'x4') sections at entry ways.

52. 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 Report.

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 contaminated sections. See HUB guidelines sections.

(3,4,8,9,10,12,13,15) The Ingham County Land Bank has the lead inspection and risk assessment report on file for the contractor review.

53. 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.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

54. 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.

55. PEX SUPPLY PIPING TO FIRST FLOOR

\$ _____

Spec: 16.000 PEX SUPPLY PIPING TO FIRST FLOOR

PEX Supply Piping to First Floor

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 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.

56. 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 improper horizontal and vertical hot and cold water supply piping in basement and up to 2nd 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.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

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 manufacturer's warranty applies.

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

NOTE: Remove existing utility tub complete. This will be the new location of the washer/dryer.

57. 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.

58. 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.

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

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

Materials + Labor

59. 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.

60. 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: Remove the existing utility sink complete.

61. 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 and 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 2nd floor

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

62. 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 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(s)

63. 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 resistant housing. Work to meet all current code requirements.

Location: Kitchen

64. 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

65. 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: Bathroom(s)

NOTE: 2nd floor bathroom: Remove existing vanity and install a new 36" vanity with top complete.

1st floor bathroom: Remove existing vanity and install a new 24" vanity complete.

66. 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.

67. 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.

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

68. 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.

69. 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.

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

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

Materials + Labor

70. 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 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.

Note: Fill-in or re-size existing duct openings to accommodate new duct sizes and to allow for proper flooring installation. Provide and apply insulation to all heat ducts in crawl space complete.

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

71. RETURN AIR DUCT AND REGISTERS

\$ _____

Spec: 17.020 RETURN AIR DUCT AND REGISTER

Return Air Duct and Registers

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 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

72. 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- 2nd floor only.

73. 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

74. 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, West wall.

75. 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

76. 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.

77. 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.
- 14) Furnish and install a new 220 amp receptacles for new electric dryer complete. (Basement West Wall)
- 15) 2nd Floor Bathroom: switch and plug on the west wall next to

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

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

Materials + Labor

bathroom window, this area will be a new linen closet for the bathroom.

78. 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 weathertight and 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.

79. HOME STANDARD BATH VENT WITH LED LIGHT

\$ _____

Spec: 18.044 BATH VENT AND LIGHT

Home Standard Bath Vent With LED Light

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: Bathroom - 2nd floor

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

80. LIGHT FIXTURES

\$ _____

Spec: 18.023 CEILING MOUNTED LIGHT FIXTURE

Light Fixtures

Remove and dispose of all light fixture. 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 below.

81. 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

82. 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
--------	------	------------	------

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