

REQUEST FOR BID

Contact for Information:

Client: Ingham County Land Bank  
Telephone: (517)267-5221  
Property: 1320 Jerome Street  
Lansing, MI 48912

INGHAM COUNTY LAND BANK

Bids Due: 09/25/2024

Materials + Labor

**1. PERFORMANCE BOND**

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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**

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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**

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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**

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Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Radon Mitigation System

Furnish and install a new active radon gas mitigating system. Furnish all required permits and facilitate all required inspections and approvals. Supply Ingham County Land Bank with copy of permit and final approval documentations. 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**

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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 materials to landfills. This includes all trades: Structural, Electrical, Plumbing, and HVAC.

**6. PORT-A-JOHN ON SITE**

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Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Port-a-john on site

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

Location: On project site or as close as allowable.

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

Materials + Labor

**7. POST CONSTRUCTION CLEANING**

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Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Post Construction Cleaning

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

Location: Entire house and basement

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

**8. TREE,CEMENT BLOCK AND FLOWER BEDS REMOVAL**

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Spec:04.007 TREE REMOVAL

Tree, Cement Block And Flower Beds Removal

Remove and dispose of trees, cement block, flower beds, bushes, and brush 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, cement block,flower beds, bushes and brush in yard.

NOTE: Tree in front yard to be trimmed as needed.

**9. GRADING**

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Spec:04.003 GRADING

Grading

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

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

Location: Entire yard

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor

Notes:

- 1) There will be zero negative grade slope towards the house and foundation system. Final grade to allow for proper drainage away from house.
- 2) If site conditions do not allow for 6 inches of fall away from house within 10 feet, contractor to provide best allowable fall per site conditions.

**10. SEEDING**

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Spec:04.005 SEEDING

Seeding

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

Location: Entire yard

(Item 13)

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**11. FENCING**

Spec:02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Fencing

Remove and dispose of existing fencing complete.

Location: Rear yard area.

(Item 16)

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**12. 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

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

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: Side Entrance (East Elevation)

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.
- 3) Remove and dispose of existing roof system complete. Provide and intstall a new shed type roof sytem to cover the new side porch platform landing complete.

(Item 18)

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**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.

Location: 1. Exterior and interior of entire house. Crawl space area to be included.

NOTE: 1. Front porch to be included. Repair and/or replace damage foundation blocks, as needed.

2.Crawl Space Area: Remove all debris from crawl space area complete. Provide and properly install a new heavy duty mill varpor barrier complete secure to the existing foundation walls, as needed.

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

(Item 19)

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**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.

(Item 20)

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**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 indentified by spray paint.

Location and size: Existing location and size (12'x 70')

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 (minimum) below grade in a 12-inch diameter and 24-inch deep concrete footing. Post to be filled with concrete and installed in such a way to adequately protect utility meter.
- 3) Contractor to have the proper water run-off away from the foundation system as needed. This driveway will be connected

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

with the 127 Ferguson Street driveway.

(Item 21)

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**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).

(Item 22)

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**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
- 2) Public- All in front of unit. (22')

Note: 1. There will be zero negative slope towards the house.  
2. Contractor to remove existing stump between street and curb as needed after the City of Lansing removes the tree.

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor

(Item 26)

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**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.

Location and facing orientation: Exterior, Rear yard area.

Note: Ingham County Land Bank will select the re-built unit. The contractor will be responsible for the purchase and delivery of shed.

(Item 27)

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**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  
(Item 28)  
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**20. PORCH ROOF DECK SYSTEM UPPER FLAT ROOF AREA**

Spec: 12.016 PORCH DECK, TREATED

Porch Deck System (PVC)

Remove and dispose of existing porch roof system complete. Furnish and install a new PVC mechanical fasten rubber membrane roof system complete. Installation to be per manufacturer's recommendations and guidelines. Contractor to replace all decay and damaged underlayment materials as needed for a sound roof flat roof system.

Location: 2nd floor upper deck

NOTE: Remove and dispose of the existing railing system complete. Provide and install a new treated lumber railing system complete, secure properly to roof system as needed. All installation of rail system to be installed per all local codes.

(Item 30)  
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**21. VINYL REPLACEMENT WINDOWS**

Spec: 15.043 VINYL REPLACEMENT WINDOW

Vinyl Replacement Window

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

Location: 1st, 2nd, and 3rd floors

Note: A thermal imaging cited this item as a problem area. Upon completion a final imaging will verify proper installation. Bathroom windows to be frosted, as needed.

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

Materials + Labor  
(Item 31)  
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**22. SLIDING PATIO DOOR**

Spec: 26.2030 SLIDING PATIO DOOR

Sliding Patio Door

Remove and dispose of existing patio door. Furnish and install new aluminum-clad sliding patio door as manufactured by Windsor, "Pinnacle" clad series or approved equal with Low "E"/Argon filled glass. Include locking handleset, foot bolt and sliding screen. Replace casing where missing or damaged. New door to meet all current code requirements.

Location: At existing sliding patio door location (2nd floor)

(Item 34)  
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**23. 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

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.

(Item 35)  
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**24. 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, weatherstripping, threshold, and lockset/deadbolt tandem keyed to

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor

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 & Rear

Note: Provide Ingham County Land Bank a key as soon as lock is installed. Remove existing front porch wrought iron handrail complete. Provide and install new wrought iron handrails to existing steps, secured properly.

(Item 38)

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**25. 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 Series 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.

(Item 40)

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**26. 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.

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

(Item 43)

**27. ARCHITECTURAL SHINGLES**

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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. 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 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

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.

(Item 44)

**28. SIDING AND TRIM**

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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

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

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 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.

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

Materials + Labor  
(Item 46)  
\$ \_\_\_\_\_

**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 and garage

NOTE: Contractor to have proper water run-off away from the foundation system as needed.

(Item 47)  
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**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

(Item 49)  
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**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

NOTE: Remove old cole bin storage walls complete.

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

Materials + Labor  
(Item 50)

**32. STEEL COLUMNS, NEW**

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Spec: 08.009 BEAM AND COLUMNS, NEW

Steel Columns, New

Support floor to prevent damage to structure. Furnish and install new steel support columns of adequate size to carry applied loads 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

(Item 55)

**33. FIBERGLASS INSULATION**

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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 attic area

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 5-star energy rating.

2. 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: Exteroir wallls

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/or splits, installed and/or tightly wrapped around other services in the cavity.

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor  
(Item 57)

**34. SEALING (AIR INFILTRATION)**

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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, 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.

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.

(Item 59)

**35. RE-DRYWALL DRYWALL-WALL AND CEILING**

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Spec: 20.002 GYPSUM DRYWALL-WALL AND CEILING

Re-Drywall-Wall and Ceiling

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

Location: 2nd floor Bathroom and room next to upper deck area. Bedroom (south elevation) drywall over existing wall surfaces

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



Materials + Labor  
(Item 62)  
\$ \_\_\_\_\_

**36. TEXTURED CEILING PLASTER-WHERE NEEDED**

Spec: 22.005 TEXTURED CEILING PLASTER

Textured Ceiling Plaster- Where Needed

Furnish and install new knocked down textured plaster onto existing surface over entire area. Apply plaster to provide an even finish with no bare or thin spots.

Location: All ceilings except bathroom (flat)

(Item 63)  
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**37. 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: 1st and 2nd floors

NOTE: 1st floor bedroom off Dining room: Remove existing paneling complete. Repair all damages to wall surfaces complete after removal of paneling. Remove existing ceiling fan/with lite complete. New ceiling fixture will be installed.

(Item 65)  
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**38. 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. Bedroom off dining room French doors: Properly strip and re-finish and stain the existing doors complete. New stain to match existing stain on original trim stain as close as possible.

(Item 67)

\$

**39. 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. Verify colors with Ingham County Land Bank selection sheet.

Location: Basement

NOTE: Crawl space interior foundation walls to be included. Remove all debris from the crawl space area complete.

(Item 69)

\$

**40. 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

(Item 70)

\$

**41. 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 match existing as close as possible. Fill holes from installation and caulk to provide a smooth and even surface ready for paint.

Client

Date

Contractor

Date

Rehab Specialist/Inspector

Date

Housing Administrator or Program Coordinator

Date

Materials + Labor

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.

(Item 71)

\$ \_\_\_\_\_

**42. INTERIOR HANDRAIL**

Spec: 12.007 HANDRAIL

Interior Handrail

Remove and dispose of existng 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

(Item 74)

\$ \_\_\_\_\_

**43. CLOSET SHELVES/RODS WHERE NEEDED**

Spec: 20.011 CLOSET SHELVES/RODS

Closet Shelves/Rods- Where Needed

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:

- 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.

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

(Item 76)

**44. 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: 2nd floor Bedrooms (All) Bathroom door, Door going up to attic area and room off upper deck.

(Item 78)

**45. 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) 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

NOTE: Provide and install new hardware to existing interior door on 1st floor between bathroom and 1st floor room (Southwest-Elevation) matching as close as possible.

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor  
(Item 79)  
\$ \_\_\_\_\_

**46. 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. MPC Lumber

Location: Kitchen and bathroom(s)

(Item 80)  
\$ \_\_\_\_\_

**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

(Item 81)  
\$ \_\_\_\_\_

**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. Units 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)

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor

4) Dishwasher

Laundry:

1) Washer

2) Dryer

See Ingham County Land Bank selection sheet.

Location: Kitchen and Basement

(Item 82)

\$ \_\_\_\_\_

**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: All hardwood flooring areaa. Remove existing carpeting complete.

(Item 84)

\$ \_\_\_\_\_

**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: Room off upper deck room only (Southwest Elevation)

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor  
(Item 85)  
\$ \_\_\_\_\_

**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 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.

(Item 86)  
\$ \_\_\_\_\_

**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.

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.

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

Materials + Labor  
(Item 87)  
\$ \_\_\_\_\_

**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.

(Item 88)  
\$ \_\_\_\_\_

**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.

(Item 89)  
\$ \_\_\_\_\_

**55. PEX SUPPLY PIPING TO FIRST FLOOR-WHERE NEEDED**

Spec: 16.000 PEX SUPPLY PIPING TO FIRST FLOOR

PEX Supply Piping to First Floor - where needed

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 manufacturers warranty applies.

Location: Entire basement up to 1st floor plumbing fixtures.

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



Materials + Labor  
(Item 90)  
\$ \_\_\_\_\_

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

Location: Entire basement up to 1st and 2nd floor fixtures.

(Item 91)  
\$ \_\_\_\_\_

**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.

(Item 92)  
\$ \_\_\_\_\_

**58. REPLACE SANITARY PIPING AND TRAP**

Spec: 16.055 REPLACE SANITARY PIPING AND TRAP

Replace Sanitary Piping and Trap

Replace sanitary piping with new sanitary piping and new sanitary trap including vent. Work to meet all current code requirements.

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

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

Materials + Labor  
(Item 93)  
\$ \_\_\_\_\_

**59. 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.

(Item 94)  
\$ \_\_\_\_\_

**60. 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)  
\$ \_\_\_\_\_

**61. 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: 1. Crawl Space area NOT TO BE INCLUDED

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

Materials + Labor

2. Crawl Space Area: Provide and install a vapor barrier with insulation on walls and between floor joists as needed. Provide and apply insulation to all supply runs as needed.

(Item 96)

\$

**62. SHOWER STALL 2ND FLOOR BATHROOM**

Spec:

Shower Stall - 2nd floor Bathroom

Remove and dispose of existing shower stall complete. Provide and install a new fiberglass shower stall complete manufactured by Sterling, model V36-HG or approved equal. Provide new supply and sanitary piping, new faucet, valves, handles and showerhead as manufactured by MOEN, model 2352 with pressure balance valve or approved equal, for a complete installation. Furnish and install all necessary supply and sanitary piping. Work to meet current codes requirements.

Location: 2nd floor bathroom

(Item 97)

\$

**63. 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 1st floor only.

(Item 99)

\$

**64. REPLACE WATER CLOSETS**

Spec: 16.019 REPLACE WATER CLOSET

Replace Water Closets

Remove and dispose of water closets 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

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

Materials + Labor

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: Bathrooms

(Item100)

\$

**65. 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

(Item102)

\$

**66. LAUNDRY STANDPIPE**

Spec: 16.039 LAUNDRY STANDPIPE

Laundry Standpipe

Furnish and install new 2-inch laundry standpipe with cleanout, backwater valve and venting to meet all current code requirements.

Location: Basement (west wall)

Client \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_ Date \_\_\_\_\_

Rehab Specialist/Inspector \_\_\_\_\_ Date \_\_\_\_\_ Housing Administrator or Program Coordinator \_\_\_\_\_ Date \_\_\_\_\_

Materials + Labor  
(Item103)  
\$ \_\_\_\_\_

**67. 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)  
\$ \_\_\_\_\_

**68. 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. See MPC Lumber layout  
  
Location and size: Bathrooms (Existing sizes)

(Item105)  
\$ \_\_\_\_\_

**69. 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.

(Item106)  
\$ \_\_\_\_\_

**70. 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

(Item107)

**71. 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 with 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 a new, clean furnace filter at the end of job.

(Item108)

**72. 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
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor  
(Item109)

**73. HEAT DUCT AND REGISTERS- WHERE NEEDED**

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**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.

Insulate all existing supply runs in crawl space areas complete.

Contractor to seal all new and existing seams as needed on all ductwork.

(Item110)

**74. RETURN AIR DUCT AND REGISTERS- WHERE NEEDED**

\$ \_\_\_\_\_

**Spec: 17.020 RETURN AIR DUCT AND REGISTER**

Return Air Duct and Registers- Where Needed

Remove and dispose of all damaged, rusted, and improper 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
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor  
(Item111)

**75. 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: Bathrooms

(Item112)

**76. 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)

**77. 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

(Item114)

**78. 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  
(Item115)  
\$ \_\_\_\_\_

**79. 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)  
\$ \_\_\_\_\_

**80. 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) Provide and install a new 220 amp receptacle in kitchen - west wall.
- 15) Provide and install a new ceiling fixture at 1st floor

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

Materials + Labor

bedroom complete.

16) Provide and install a new mecury light complete at the same location of the unit.

(Item118)

\$

**81. 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 weather tight 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.

(Item122)

\$

**82. 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: Bathrooms 1st and 2nd floors

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

Materials + Labor  
(Item123)  
\$ \_\_\_\_\_

**83. 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.

(Item124)  
\$ \_\_\_\_\_

**84. NEW EXTERIOR LIGHT FIXTURES**

Spec: 18.021 NEW EXTERIOR LIGHT FIXTURE

New Exterior Light Fixtures

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

Location: See below

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

(Item125)  
\$ \_\_\_\_\_

**85. 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/CFC 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
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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Materials + Labor

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\$	<b>Total All Items</b>
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Client	Date	Contractor	Date
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Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date
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