

REQUEST FOR BID

Client: Ingham County Land Bank
Telephone: (517)267-5221
Property: 500-504 S Fairview Ave
Lansing, MI 48912

Contact for Information:
TONY OLIVAREZ
INGHAM COUNTY LAND BANK

Bids Due: 07/28/2023

Materials + Labor

(Item 2)

\$ _____

1. 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.

(Item 4)

\$ _____

2. 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 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. (This is also in the Consttuction Selection Sheet)

Location:Basement

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Materials + Labor
(Item 5)
\$ _____

3. DUMPSTER SERVICE

Spec:04.009 DUMPSTER SERVICE

Dumpster Service

Furnish dumpster service for construction on site.

(Item 6)
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4. 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.

(Item 7)
\$ _____

5. 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.

(Item 8)
\$ _____

6. TREE REMOVAL AND BRUSH REMOVAL

Spec:04.007 TREE REMOVAL

Tree And Brush Removal

Remove and dispose of trees, 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: (West and center elevations of lots) NOTE: Stumps between the side walks and curb to be included.

NOTE: 1) Tree in center of back row of alley to be included in

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Materials + Labor

removal. Other (2) trees will be trimmed as needed at alley area.

2) This item is in the construction selection sheet also

(Item 9)

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7. 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.

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.

3) This item is also in the construction selection sheet

(Item 10)

\$ _____

8. 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)

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Materials + Labor
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9. NEW FRONT PORCH (26'X6')

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Spec: 12.016 PORCH DECK, TREATED

New Front Porch: (26'x6')

Provide and properly install a new 26'x6' front porch including concrete footings (sized to code), pressure treated beams and 6 inch x 6 inch .60 pressure treated support posts. Furnish and install a new shed type roof system complete with supports columns to the existing modular unit with shingles to match existing roof system as needed. New front porch roof system to meet all local codes. Furnish and install new pressure treated floor system (sized to code) with appropriate flashing, fasteners and anchors. Furnish and install, using approved deck screws, new 5/4 inch x 6 inch pressure treated wood deck boards, running parallel to the street, installed flat side with no spacing between boards. Furnish and install new 36 inch high (minimum) vinyl guardrail system with 2 inch x 2 inch vinyl turned "colonial" style spindles and 6 inch x 6 inch vinyl turned "colonial" style support posts. Furnish and install a new concrete service walk ramp to the new front porch platform as needed. All work to be done to ensure proper structural integrity and meet all current code requirements.

Location: Front porch (East Elevation)

Notes:

- 1) Vinyl posts and rail systems to be Fypon "Quickrail" or approved equal. Composite decking to be UltraDeck "Rustic" or approved equal.
- 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.
- 4) See site plan for new front porch (26'x6') and service walk ramp dimensions.

(Item 19)

10. CONCRETE PERMIT

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Spec: 26.2048 CONCRETE PERMIT

Concrete Permit

Permit for concrete work at project site.

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

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Materials + Labor
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11. CONCRETE DRIVEWAY

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Spec: 05.006 CONCRETE DRIVEWAY

Concrete Driveway

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 of 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.

Location and size: North Elevaion (56'x16') of unit. See site plan for dimenisons. This is in the Construction Selection Specifications Sheet also.

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 concrete footing. Post to be filled with concrete and installed in such a way to adaquately protect utility meter.

(Item 21)

12. NEW DRIVEWAY APPROACH

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Spec: 05.018 NEW DRIVEWAY APPROACH

New Driveway Approach

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

Location and size: East Elevation See site plan for location and size.

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

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Materials + Labor

contractor).

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13. CONCRETE SIDEWALKS

Spec: 05.008 CONCRETE SIDEWALK

Concrete Sidewalks

Excavate to provide sufficient depth to install a new concrete service walk with the new front porch ramp 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. Location and size: (East & North Elevations) See site plan for dimensions and layouts.

NOTE: This new service walks will be included with the new front porch ramp.

Public- Entire North Elevation of service walks will be replaced. See marked sections of service walks.

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

(Item 23)

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14. CONCRETE PAD

Spec: 05.008 CONCRETE SIDEWALK

Concrete Pad

Excavate to provide sufficient depth to install a 4 inch thick pad. 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.

Location and size: (West Elevation) 4'x4'

NOTE: This pad will be for the new A.C. Unit at the rear of the unit. General contractor to contact A.C. contractor for location of new A.C. slab.

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Materials + Labor

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15. SHED WITH CONCRETE PAD

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Spec: 05.020 SHED WITH CONCRETE PAD

Shed with Concrete Pad

Excavate to provide sufficient depth to install a 4 inch thick concrete pad on 4 inch (minimum) compacted sand fill for new shed, 8 feet wide by 13 feet deep. Provide adequate slope to drain water away from the structure. Furnish and install new gambrel style wood shed, 8 foot x 10 foot, including new framing, 7/16 inch OSB wall and roof sheathing, 3/4 inch OSB floor sheathing (if shed trusses are used). Include new vinyl siding and trim to match new house siding and trim. Include new roofing materials and asphalt shingles to match new house roofing. Include a double 24 inch entry reinforced doors with pulls, stops and astragal on 8 foot side. Include all door hardware including strap hinges, hasp, and keyed padlock. Provide Ingham County Land Bank with key immediately upon installation of padlock. Paint shed and trim to match new house siding and trim colors. All work to be done to ensure proper structural integrity and meet all current code and zoning requirements.

Location and facing orientation: Exterior, toward the unit on the West Elevation.

Note: Shed exterior and door trim to be constructed with 1 inch x rough sawn cedar, 1 inch x Azek or similar approved material, Smart-Board or similar approved material (sealed all sides) or aluminum wrapped boards. Exposed pine will not be allowed. This item is in the construction selection sheet also. This item is also in the construction selection specification sheet.

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16. REAR PORCH DECK AND STEPS, TREATED

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Spec: 12.016 PORCH DECK, TREATED

Rear Porch Deck And Steps, Treated

Furnish and install a new deck and steps with guardrails, handrails, intermediates, support posts and joists complete. Installed, using approved deck screws, flat side with proper spacing between each piece.

Location and Size: West Elevation, (14'x12')

NOTE: 1. Provide and apply proper amount of gravel under deck area complete with vapor barrier for proper drainage as needed.

2. New rear deck and steps will be off patio sliding door

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Materials + Labor

Dining room area. Contractor to proper connect deck and steps to the new modular unit as needed. This item is also in the construction selections specification sheet.

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17. VINYL WINDOW EGRESS WINDOW

Spec: 15.043 VINYL REPLACEMENT WINDOW

Vinyl Window Egress Windows

Prepare opening to receive a new egress windows compete. Foam, caulk, and/or insulate cavity prior to installation of window. Furnish and install new silder or double hung, thermopane window units as manufactured by Silverline #8500 and/ or North Star Manufactured by Renewal Anderson 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.

Location: Basement (South/West Elevations)

Note: New egress window to have proper drainage tile connected with the new foundation title as needed. All installing to meet local codes for inatallation of a egress window in the basement. Window opening to be installed with new foundation wall system.

(Item 33)

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18. BASEMENT GLASSBLOCK WINDOWS

Spec: 15.032 GLASSBLOCK WINDOW

Basement Glassblock Windows

Furnish and install new energy efficient glass block and vent assembly windows with minimum vent size of 16 inch x 8 inch with dual pane glass pakage 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 windows to meet all current code requirements.

Location: Basement, Total (3) 1-West 1-South 1- North

Note: Adjust glassblock windows heigth to ensure proper grade fall away from house. If proper grade cannot be obtained, furnish and install new galvanized window well with 4 inch perforated drain tile to house drain tile and 12 inch peastone fill. Include window well cover if no house drain tile is located. final grade to be a minimum of 4 inch below glassblock windows. Under NO

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Materials + Labor

circumstance will dirt or landscaping materials be allowed to come in contact with glassblock window.

NOTE: New cellar window openings to be installed with new foundation system.

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19. WINDOW BLINDS

Spec: 15.035 WINDOW BLINDS

Window Blinds

Furnish and install new window blinds as manufactured by Bali, or approved equal with 2 inch faux wood slats.

Location: At all window openings

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. This item is also in the construction selecton specification sheet.

(Item 38)

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20. STORM AND SCREEN DOOR

Spec: 15.024 STORM AND SCREEN DOOR

Storm and Screen Door

Furnish and install new enameled finish 1 1/4 inch aluminum self storing storm and screen door as manufactured by National Pride, model #118 full view (front door) and model #112 self-storing (rear door) 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:

- 1) Front (1) entry door-

Note: Contact Ingham County Land Bank for door swing prior to ordering and installing new storm doors. This item is also in the construction selection specification sheet.

(Item 45)

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21. VINYL SHUTTERS

Spec: 13.008 SHUTTERS

Vinyl Shutters

Furnish and install new 15 inch (nominal) vinyl "Williamsburg" style two (2) panel shutters of the same size or approval equal. Use matching screws not vinyl shutterlocks for installation. Verify color with Ingham County Land Bank selection sheet.

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Materials + Labor

Location: Front of house, (3) sets 1st and 2nd floor windows only.

Note: Shutter heighth to be no higher than window or window trim heighth. This item is also in the construction selection specification sheet under Siding and trim.

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22. NEW GUTTERS AND DOWNSOUTS

Spec: 11.005 NEW GUTTERS

New Gutters And Downspouts

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

Location: Entire house and new front porch as needed. This item is under Gutters/Downspouts in the construction selection specification sheet.

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23. NEW BASEMENT STAIRWAY WITH HANDRAIL

Spec: 08.007 STAIRWAY REPLACEMENT

New Basement Stairway With Handrail

Furnish and install a new closed wood stairway to new basement floor complete, with handrail. 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. All tread, risers and stringers to be painted (Gray).

Location: Basement

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24. STEEL COLUMNS, NEW

Spec: 08.009 BEAM AND COLUMNS, NEW

Steel Columns, New

Support floor to prevent damage to structure. Furnish and install new steel support columns (4) Four (Adjustable) of adequate size to carry applied loads and concrete footings as required to properly support beam. Work to be done to ensure proper structural

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Materials + Labor

integrity and meet all current code requirements.

Location: Basement

NOTE: 1. Capitol City Homes will have the support posts on site for the proper installation and locations

2.Support post to be placed on basement floor. Contractor will be responsible for anchorage to the basement floor and support beams as needed. Per local code requirements.

(Item 57)

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25. 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. 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: This item is in the construction slection sheet.

(Item 58)

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26. WALL/CEILING REPAIRS (GENERAL PATCHING AND PAINTING)

Spec:20.007 WALL REPAIR

Wall//Ceiling Repairs (General Patching and Painting)

Repair all damaged walls and ceiling surfaces as needed. Tape and sand joints to provide surface even with existing adjacent surfaces.All repairs to match exising wall and ceiling surfaces.

Location: Entire house after the modular unit has been placed on the new foundation walls.

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Materials + Labor
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27. PAINT BASEMENT WALLS AND FLOOR

Spec: 28.014 PAINT BASEMENT WALLS AND FLOOR

Paint Basement Walls and Floor

Prepare and paint 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. Walls to be white. Floor to be gray.

NOTE: Stairway steps, risers, treads and stringers to basement will be painted gray.

Location: Basement

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28. CLOSET SHELVES/RODS

Spec: 20.011 CLOSET SHELVES/RODS

Closet Shelves/Rods

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. All new shelving to be painted white with good quality paint.

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.

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29. LINEN CLOSET SHELVES

Spec: 20.011 CLOSET SHELVES/RODS

Linen Closet Shelves

Furnish and install new materials required to install new closet shelves and provide a sound and even finish matching adjacent 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: 2nd Floor Linen closet

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Materials + Labor

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.

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30. HOME HARDWARE

Spec: 20.013 HOME HARDWARE

Home Hardware

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

Location: Bathrooms and kitchen

NOTE: Mail box to be mounted at front porch exterior wall or with a 4'x4' post with a new mail box and numbers at street right-a-way. All installation to meet USPS requirements.

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31. NEW APPLIANCES

Spec: 21.001 NEW APPLIANCES

New Appliances

Furnish and install new appliances for kitchen and laundry, including all power source and final hookups.

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 in basement.

NOTE: 1 Ingham County Land Bank will supply all appliances as needed.

2.Plumbing contractor to connect water line for ice maker, connect dishwasher and disposal.

3.Electrical contractor to connect dishwasher, disposal and

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Materials + Labor

microwave complete.

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32. CARPET

Spec: 26.004 CARPET

Carpet

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. Ingham County Land Bank will be supplying all carpeting for the areas.

Location: All Bedrooms, hallway and closets on 2nd floor. Stairway to 2nd floor to be included. NOTE: Ingham County Bank Land will provide all carpeting installation after interior work has been completed.

(Item 85)

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33. VINYL FLOORING

Spec: 26.001 VINYL FLOORING

Vinyl Flooring

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.

NOTE: 1) Ingham County Land Bank will be providing and installing all vinyl flooring for all areas below.

2) Contractor will be responsible for installing all shoe molding to all vinyl flooring sections as needed. The modular unit will not have this trim included in the package, they only supply baseboard trim.

Location: Kitchen, bathroom(s) and front entry (4'x4') section at

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Materials + Labor

doorway.

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34. 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.

NOTE Plumbing contractor will be responsible for all water, sewer, waste and venting hook-ups and connections to the new modular unit as needed from street connections to new modular unit complete.

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35. 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 of (60) ; 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

NOTE: Contractor to be responsible for all connections to the new modular unit.

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36. PEX SUPPLY PIPING TO FIRST FLOOR

Spec: 16.000 PEX SUPPLY PIPING TO FIRST FLOOR

PEX Supply Piping to First Floor
Furnish and install new PEX-A piping and fittings required to provide a complete supply piping system. Install to meet manufacturers written instructions using manufacturer recommended fittings, support hangars and installation methods. Include new shut-off valves at each plumbing fixture as needed. Provide braided stainless steel feed lines at exposed piping areas. DO

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NOT install PEX piping in an area of direct sunlight. Install so manufacturers warranty applies.

Location: Entire basement up to first floor plumbing fixtures.

NOTE: Freezeless sill cocks will be supply by Heckaman Homes and plumbing contractor will be responsible for all connections.

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37. 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.

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38. HALF BATHROOM PEDESTAL

Spec:

Half Bath Pedestal:

Provide and properly install a new 18" Kohler (White) Pedestal sink complete with all hardware fixtures as needed. Model # 2362-8-0 or approved equal. Lowe's

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39. 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.

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Materials + Labor

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40. FLOOR DRAIN

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Spec: 02.001 GENERAL(TYPE IN ITEM TOPIC HERE)

Floor Drain

Furnish and install new floor drain complete.

Location: Basement

(Item 102)

41. LAUNDRY STANDPIPE

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Spec: 16.039 LAUNDRY STANDPIPE

Laundry Standpipe

Furnish and install new 2 inch laundry standpipe with cleanout, backwater valve and venting installed to meet all current code requirements. NOTE: Plumbing contractor to install new standpipe with new foundation walls and floor, complete.

Location: Basement

(Item 103)

42. INSTALL DISHWASHER

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Spec: 16.073 INSTALL DISHWASHER

Install Dishwasher

Install dishwasher provided by Ingham County Land Bank. Furnish and install all necessary wiring, water, waste lines as needed. Work to meet all current code requirements.

NOTE: Contractor will be installing a new waste disposal under kitchen sink as needed.

Location: Kitchen

(Item 106)

43. 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
(Item110)
\$ _____

44. RETURN AND SUPPLY RUNS

Spec: 17.020 RETURN AIR DUCT AND REGISTER

Return And Supply Runs

Furnish and install new return and supply air duct runs complete. to the existing runs in the modular unit as needed.

Location: At all necessary locations in basement. All ductwork to be installed to current local code requires.

Notes:

- 1) Fill-in or re-size existing duct openings to accomadate new duct sizes and to allow for proper flooring installation.
- 2) Contractor is responalbe to connect all runs as needed to the existing modular unit HAVC system.
- 3) A.C.Unit to be included.
- 4) See Construction selection sheet for new furnace and A.C. unit installations.

(Item111)
\$ _____

45. VENT FOR BATH FANS

Spec: 17.005 VENT FOR BATH FAN

Vent for Bath Fans

Properly secure and install with, proper materials for new vent installation to the exterior after the roof system has been completed, by Capital City Homes. Exhaust bathroom ventilation to be installed per current codes. In unconditioned areas, provide insulation at vent pipe. Coordinate work with Electrical Contractor installing fan/light unit.

Location: Bathroom(s)

(Item112)
\$ _____

46. GAS PIPING

Spec: 17.022 REPAIR GAS PIPING

Gas Piping

Provdie and install all gas piping as required to meet all current code requirements.

Location: Entire house

NOTE: Contractor to be responsible for all gas lines from street to unit as needed.

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

Materials + Labor
(Item113)

47. DRYER VENT

\$ _____
Spec: 17.001 DRYER VENT

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

(Item114)

48. 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.

NOTE: Electircal contractor will be responsible for all connections to the new modular unit as needed.

(Item115)

49. MAST & METER

\$ _____
Spec: 18.054 REPLACE DEFECTIVE WIRING

Mast & Meter

Furnish and install new mast and a new meter . All work to meet the prevailing National Electrical Code as well as requirements from Lansing Board of Water & Light.

Location: East Elevaton

(Item116)

50. WIRING IN NEW MODULAR UNIT

\$ _____
Spec: 18.058 REWIRE

Wiring In new Modular Unit

Furnish and install outlets to serve water heater, range, microwave, refrigerator, dishwasher, garbage disposal, washer and dryer, furnace and air conditioner, where necessary. Include all GFCI outlets and wiring back to panel as required by current code. Add grounded outlets to front and back exterior of house and a doorbell at the front entrance. Furnish and install new 120 volt combination smoke detector/carbon monoxide detectors with

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

battery back-up conforming with the current Michigan residential code, section 1210. Install according to manufacturers written instructions and specifications. Work to meet all current code requirements.

Location: Entire house and basement

NOTE: Contractor to proper secure and connect all wiring to the existing new service panel box provided with the modular unit as needed.

(Item121)

\$

51. BATH VENT AND LIGHT

Spec: 18.044 BATH VENT AND LIGHT

Bath Vent and Light

Furnish and install new exhaust fan with light/LED bulb, as manufactured by NuTone, Model #769 RL, or approved equal, including new solid METAL ductwork, wall switch and GFCI branch circuit wiring per manufacturers installation instructions, to meet all current code requirements. Coordinate work with Mechanical Contractor installing vent piping.

Location: 1st Floor(Half)Bath and Master Bathroom

NOTE: 2nd Floor main bathroom will have a new whole house vent unit installed. See construction selection sheet for model number and details. Total of (3) Three bathroom vent fans with lights.

(Item123)

\$

52. LIGHT FIXTURES

Spec: 18.023 CEILING MOUNTED LIGHT FIXTURE

Light Fixtures

Furnish and install new ceiling light fixture/LED bulbs. Work to meet all current code requirements. See Ingham County Land Bank Construction selection sheet.

(Item125)

\$

53. NEW SWITCHED PORCELAIN FIXTURES

Spec: 18.011 NEW SWITCHED PORCELAIN FIXTURE

New Switched Porcelain Fixture

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

Client _____ Date _____ Contractor _____ Date _____

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

Materials + Labor

Location: Basement

(Item 126)
\$ _____

54. RECYCLING

Spec:

Recycling:

Recycling of all constuction materials as needed. Properly dispose of all left over un-use constuction materials from land-fill as needed.As we moved towards a more circular environment, promote best practices in recycling and repurposing leftover construction material, by reducing the amount of materials to landfills. This includes all trades. Stuructural, Electrical, Plumbing and HAVC.

(Item 127)
\$ _____

55. HECKAMAN HOMES FINISH GUIDE AND SPECIFICATIONS

Spec:

HECKAMAN HOMES FINISH GUIDE AND SPECIFICATIONS

Contractor to review all finish guide lines and specifications for the modular unit. For all questions and concerns on this modular unit, please contact Tony Olivarez (Ingham County Land Bank) or Robert Stepanovich at Capital City Homes (517-881-8801)

\$

Total All Items

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