



GENESEE COUNTY HABITAT FOR HUMANITY
101 BURTON STREET
FLINT, MI 48503

SCOPE OF WORK:

GENESEE COUNTY HABITAT FOR HUMANITY (GCHFH) is soliciting sealed proposals bids for providing:

- REHABILITATION OF A SINGLE-FAMILY HOME

For the homeowner occupied address: 2602 Concord St. Flint, MI 48504

Per the specifications listed at: geneseehabitat.org

If your firm is interested in providing the requested services, please submit 1 original and 1 copy of your detailed proposal to Genesee County Habitat for Humanity 101 Burton Street Flint, MI 48503 by 12/19/18 before 5:00 PM (EST). Please note: All detailed proposals received after 5:00 PM (EST) will not be considered.

The Genesee County Habitat for Humanity (GCHFH) may hold proposals for a period of 60 days from opening, for the purpose of reviewing the results and investigating the qualifications of proposal prior to making an award. Genesee County Habitat for Humanity reserves the right to waive any irregularities and accept or reject any or all bids submitted. Vendors located within the corporate city limits of Flint, Michigan may be given a seven percent (7%) competitive price advantage. Additionally, if the lowest responsible vendor is not located within the limits of the City of Flint, but is located within the county of Genesee and vendor does not exceed the bid of the lowest non local bidder by more than three and one-half percent (3 %), the County vendor may have a competitive advantage. Genesee County Habitat for Humanity reserves the right to waive any irregularities and accept or reject any or all proposals submitted.

The successful bidder must comply with all requirements and pay prevailing wages and fringe benefits on this project per the City of Flint's Resolution R-1 2 adopted 4/8/91. Pursuant to the requirements of 1976 P.A. 453 (Michigan Civil Rights Act) and 1976 P.A. 220 (Michigan Handicapped Rights Act), the local unit and its agent agree not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, marital status or because of a handicap that is unrelated to the person's ability to perform the duties of nondiscrimination provision identical to this provision and binding upon any and all contractors and subcontractors.

Genesee County Habitat for Humanity provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability or genetics.

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REHABILITATION OF A SINGLE-FAMILY HOME

INSTRUCTIONS TO BIDDERS

1. Sealed bids will be received from pre-qualified firms **until** 12/19/18 at Genesee County Habitat for Humanity, 101 Burton Street, Flint, MI, 48503. Label the bid as indicated on page 4 **LATE BIDS AND BIDS SENT BY FACSIMILE OR BY EMAIL WILL NOT BE ACCEPTED.**
2. A **Mandatory Walk-through Inspection** will be held on 12/12/18, attendance at all walk-through inspections is required for the submission and consideration of any bid, the time for the mandatory walk-through inspection is 9:30am.
3. The bid opening will take place on 12/20/18 at _____ and is open to the public. It will be held at the Habitat for Humanity offices at 101 Burton St., Flint, MI 48503.
4. **Submit one (1) original, and one (1) hardcopy of the bid response.** All bids become the property of Genesee County Habitat for Humanity. The original must include a signature on the Signature Page of a person authorized to make a binding offer. Failure to provide the required number of duplicate copies may result in rejection of your bid.
5. To be considered for award, each bidder must be a qualified contractor. A contractor is qualified when their submitted qualifications are received and approved by GCHFH.
6. Qualified bidders with contracts exceeding 90 days past signing, may be ineligible to bid on further projects until outstanding projects have been completed.
7. Insurance required per the specifications governing this work must be provided prior to the contract starting date and kept in full effect and compliance during entire contract period. Failure to comply with these provisions will cause termination of the contract.
8. The contractor agrees to be responsible for any loss or damage to property or persons due to the performance of services and the provision of supplies (equipment) herein contracted, and further agrees to protect and defend the Genesee County Habitat for Humanity against all claims or demands whatsoever, and to hold Genesee County Habitat for Humanity harmless from any loss or damage resulting therefrom.
9. After the award is made to the successful bidder(s), Genesee County Habitat for Humanity and the successful bidder will negotiate a final contract that substantially conforms to the Standard Construction Services Contract.
10. All prospective bidders shall be responsible for routinely checking Genesee County Habitat for Humanity website: <http://www.geneseehabitat.org/invitation-to-bid.html>

to obtain issued addenda. Genesee County Habitat for Humanity shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this IFB.

11. Use the following format for your bid:

Submit one (1) original, one (1) hardcopy, and one (1) electronic copy of the bid response to GCHFH– REHABILITATION OF A SINGLE-FAMILY HOME, 101 Burton Street Flint, MI 48503 all pages of bid forms and including Work Specifications

- Signed Signature Page
- Copy of the Contractor Approval Letter issued by the Genesee County Habitat for Humanity (GCHFH) stating the firm is qualified for the work within the City of Flint.
- Bid Summary
- Completed House Specification Sheets included after page 9 and all Bid Forms pages
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **Bid Bond**, equal to 5% of the total compensation to be paid to the Contractor under the Contract.
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY**

ADDITIONAL TERMS AND CONDITIONS

- **Issuing Office:** This IFB is issued by Genesee County Habitat for Humanity. The sole point of contact for this solicitation is Genesee County Habitat for Humanity 101 Burton street, Flint MI 48503, (810) 766-9089 ext. 211 and fax (810) 766-9094. E-mail is the preferred method of contact. www.geneseehabitat.org/construction.html
- **Questions & Inquiries:** All questions regarding this IFB must be addressed at the mandatory walk-through, as indicated on page 1. Written answers to questions to clarify this solicitation will be provided via an addendum. No verbal interpretation to any respondent as to the meaning of any requirement stated in this IFB shall be binding on Genesee County Habitat for Humanity.
- **Requirement for Bonds:** For Construction Contracts (job total) exceeding fifty thousand dollars (\$50,000.00) in amount, the Contractor must furnish a **performance bond and a payment bond**, each in an amount equal to ninety five percent (95%) of the total compensation to be paid to the Contractor under the Contract as security for the faithful performance of the Contract and as security for the payment of all persons performing labor and furnishing materials in connection with the performance of the Contract. The performance bond and the payment bond must be in such form as the Owner may require and must be delivered to the Owner prior to execution of the

Contract by the Owner. The Contractor shall also be required, at no cost to the Owner, to provide Performance and Payment Bonds required by any utilities for performance of any utility Work or Work on utility lines or within utility easements. For construction Bids exceeding 100 thousand dollars (\$100,000) in amount, the Contractor must furnish a **bid bond**, equal to 5 percent (5%) of the total compensation to be paid to the Contractor under the Contract. The Surety must be acceptable to Genesee County Habitat for Humanity and must be approved to transact business in the State of Michigan.

4. **Copies to be Furnished to Beneficiaries:** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor must promptly furnish a copy of the bonds to such person or entity.
5. **Addenda:** Genesee County Habitat for Humanity reserves the right to amend and provide clarification of this solicitation prior to the date for bid submission. In such an event, an addendum will be posted on the Genesee County Habitat for Humanity website at (<http://www.geneseehabitat.org/invitation-to-bid.html>). **All prospective bidders shall be responsible for routinely checking Genesee County Habitat for Humanity website to obtain issued addenda. Genesee County Habitat for Humanity shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this Invitation for Bids.**
6. **Preparation of Bids & Cost:** All costs incurred in the preparation of a response to this IFB will be the responsibility of the respondent, and will not be reimbursed by Genesee County Habitat for Humanity. Bids should be prepared simply and economically, providing a straightforward, concise description of the bidder's ability to meet the requirements of this IFB.
7. **Responsive Bids:** To ensure full consideration, all bidders shall submit a complete response to this IFB using the format provided in Instruction to Bidders Item 10. In addition, at least one of the bids submitted shall include an **original signature** of an official authorized to bind the bidder to its provisions. Any bid not prepared and submitted in accordance with this IFB or any bid lacking the information to enable Genesee County Habitat for Humanity to make a reasonable determination of compliance with the bid requirements may be considered "non-responsive" and rejected without further review.
8. **Right To Reject:** Genesee County Habitat for Humanity reserves the right to waive any informality in the invitation for bids; to reject any or all bids; and to make an award which it considers to be in the best interest of Genesee County Habitat for Humanity.
9. **Work Schedule:** After contracts have been signed and dated, the work must start within 15 calendar days after the contract is signed and must be completed within 90 days thereafter, according to the Work Activity Schedule. After 90 days have passed, GCHFH will charge the Contractor **liquidated damages** of \$200 per day for each business day the contracted work is not completed. The total amount will be deducted from the final

payment amount due to the Contractor. Contract extension requests should be submitted and approved by GCHFH, in writing, via Change Order. When an Invitation for Bids (IFB) includes multiple homes, each home will have a separate contract and work schedule.

- 1.1. **Payment Schedule:** Payments due the Contractor will be paid within 30 days after Genesee County Habitat for Humanity issues a certificate of completion, and receives the Contractor's satisfactory release of liens or claims for liens by sub-contractors, laborers, and materials suppliers for completed work or installed materials and invoice. Final payment shall not be made until GCHFH and the City of Flint has completed a final inspection and issued a certificate of completion. Contractors may draw on the contract for completed work if a Hold Order is filed and approved by the Contract Administrator.

STANDARD TERMS AND CONDITIONS

1. **Bid Opening:** Bids will be opened publicly at the time and place designated in the Invitation for Bids. Bids will be open to public inspection in accordance with applicable State law.
2. **Evaluation and Award:** The contract will be awarded to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the Invitation for Bids. Unless otherwise indicated in the Invitation for Bids, Genesee County Habitat for Humanity reserves the right to award the contract in whole or in part, by item, by group of items, or by section where such action serves the best interests of GCHFH. Genesee County Habitat for Humanity reserves the right to reject any or all bids, to waive any informality in any bid, and to negotiate with the apparent successful bidder(s) in the best interest of Genesee County Habitat for Humanity.
3. **Cancellation: Rejection of Bids:** The Invitation for Bids may be canceled by Genesee County Habitat for Humanity at any time for any reason. Any bid received may be rejected in whole or in part when in the best interests of Genesee County Habitat for Humanity.
4. **Receipt of Bids:** It is solely the responsibility of the bidder to assure the timely receipt of its bid at the location indicated in the bid announcement. **LATE BIDS AND BIDS SENT BY FACSIMILE OR BY EMAIL WILL NOT BE ACCEPTED.**
5. **Tax:** Genesee County Habitat for Humanity is a 5013C Corporation and as such it is exempt from Federal Excise Tax and Michigan Sales Tax.

6. **Non-Discrimination:** The successful bidder/Contractor covenants that it will not discriminate against an employee or applicant of employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, marital status or a disability that is unrelated to the individual's ability to perform the duties of a particular job or position, and that it will require the same non-discrimination assurances from any subcontractor who may be used to carry out duties described in this contract. Breach of this covenant shall be regarded as a material breach of this contract.
7. **Performance Bond:** If a performance bond is required, the bond must be issued by a company authorized to do business in the State of Michigan.
8. **Conflict of Interest:** Each bidder, by submitting a bid, represents that the bidder has no knowledge that any employee, representative or agent of the bidder is a Genesee County Habitat for Humanity employee who has directly or indirectly participated on behalf of Genesee County Habitat for Humanity in the contemplated procurement, or that any Genesee County Habitat for Humanity employee who has so participated or any member of such an employee's immediate family has a financial interest pertaining to the contemplated procurement from the bidder, and represents that the bidder reasonably believes that no employee, representative or agent of bidder is a Genesee County Habitat for Humanity employee who has so participated and that no Genesee County Habitat for Humanity employee who has so participated or member of that employee's immediate family has a financial interest in the contemplated procurement from the bidder.
9. **Inspection:** All goods are received subject to inspection and testing. If goods are defective or fail to meet the bid specifications, Genesee County Habitat for Humanity shall have the right to reject the goods or to correct the defects. The contractor shall pay Genesee County Habitat for Humanity for expenses incurred in correcting defects. Rejected goods will be held for forty-five days after delivery awaiting instructions from the contractor. After the forty-five day period, Genesee County Habitat for Humanity will dispose of the goods without further liability to Genesee County Habitat for Humanity. The contractor is responsible for the costs of handling, packing, and transportation incurred in returning or disposing of defective or non-conforming goods.
10. **Bidder's Representations:** Each bidder by submitting a bid represents as follows:
 - a. That the bidder has read and understood the bidding documents and has bid in accordance therewith;
 - b. That the bid has been submitted by a duly authorized owner, partner, or corporate officer;
 - c. That the bid submitted has been prepared independently without collusion, agreement, understanding, or planned common course of action with any other

supplier of the goods or services described in the Invitation for Bids, designed to limit independent bidding or competition.

11. **Independent Contractor:** Bidder agrees that if awarded a contract, bidder shall be an independent contractor and not an employee of Genesee County Habitat for Humanity. The contractor shall secure at its own expense all personnel required in supplying goods or services under the awarded contract. All such personnel shall have no contractual relationship with Genesee County Habitat for Humanity and shall not be considered employees of Genesee County Habitat for Humanity.
12. **Insurance:** Each bidder must submit a completed Bidder's Insurance Checklist, if so stipulated in the IFB. The required coverage and minimum limits may vary dependent upon the dollar amount of the contract, length of time of the contract, and the hazard level of the work or services to be performed. The types of insurance coverage may include: workers compensation, general liability, auto liability and/or professional liability. The insurer, insurance retention group, pool, or self-insurer must be authorized/licensed to provide such coverage within the State of Michigan and meet minimum financial ratings, if applicable, as supplied by Best or S & P.
13. **Indemnification:** The successful bidder shall defend, indemnify, and hold harmless Genesee County Habitat for Humanity and its officers and employees from and against all claims, losses, damages, and expenses including but not limited to attorney's fees, arising out of or resulting from the performance of the contract.
14. **Warranty:** The bidder warrants that all goods and services furnished under a contract resulting from the Invitation for Bids shall be in conformance with the bid documents and that the goods are of merchantable quality as described in the Uniform Commercial Code, Section 2-314, and fit for the purpose for which they are sold. This warranty is in addition to any manufacturer's standard warranty which may apply or any warranty provided by law, and is in addition to all other express warranties made by the bidder.
15. **Applicable Law:** Any contract resulting from the Invitation for Bids shall be governed by the laws of the State of Michigan. Unless otherwise provided in the contract documents, the contractor shall secure and pay for all permits, fees, duties, licenses, inspections, and approvals necessary for the execution and completion of the contract. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the contract.
16. **Right to Inspect:** Genesee County Habitat for Humanity may, at reasonable times, inspect the plant, place of business, or work site of a contractor or subcontractor which is pertinent to the performance of a contract or potential contract.
17. **Right to Audit:** Genesee County Habitat for Humanity may at reasonable times and places, audit the books and records of any contractor who has submitted cost or pricing

data as a part of its bid, to the extent that such books and records are pertinent to such cost or pricing data for a period of three years from the date of final payment under the contract. Genesee County Habitat for Humanity shall be entitled to audit the books and records of a contractor or subcontractor other than a firm fixed-price contract to the extent that such books and records are pertinent to the performance of such contract or subcontract. Such books and records shall be maintained by the contractor for a period of three years from the date of final payment under a prime contract and by the subcontractor for a period of three years from the date of final payment under a subcontract.

18. **Safety**: Genesee County Habitat for Humanity, as the owner of the premises where the service or work is to be performed, or as the purchaser of goods received, requires that all applicable Michigan Occupational Health & Safety (MIOSHA) Rules and Regulations are followed by your employees and that the goods meet the applicable safety regulation. All Center of Disease Control guidelines (CDC) incorporated by reference within the MIOSHA regulations must be followed.

HOUSE SPECIFICATION SHEETS & BID FORMS

- Please bid on the attached GENESEE COUNTY HABITAT FOR HUMANITY HOME REHABILITATION PROGRAM – CONTRACTOR WORK ACTIVITY SCHEDULE. A cost is to be provided for every item/service listed.
- A contractor must bid on the address offered in this bid and provide the total bid amount in the Bid Summary.
- Submitted bids must be not more than 10% lower or 15% higher than the cost estimate. If the amount of any bid received is outside of this range, the bid shall be rejected. If no bidder is within that range, the contractor closest to that window will be awarded the bid.
- When required, Lead Reports for the corresponding house will be available by request.
- Section 3 requirements:
 With respect to recipients of Housing and/or Community Development funding, all contractors (or subcontractors) receiving covered funds in excess of \$100,000 to complete projects involving housing construction, rehabilitation, or other public construction are required to comply with the requirements of Section 3. The threshold of \$100,000 is base on the BID TOTAL for Genesee County Habitat for Humanity Invitations for Bid.
 When BID TOTAL exceeds \$100,000 the form **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY** is to be completed and included with the bid. When the award notification is made, the successful bidder will be instructed regarding the appropriate verification required prior to signing the contract.
- Contractors must verify all unit quantities listed on the enclosed specification sheets prior to submitting a bid.

BID SUMMARY

ADDRESS & JOB # _____ BID TOTAL FOR
 _____ \$ _____

Company/Phone _____

Signature _____ Date _____



SPECS BY LOCATION/TRADE

Pre-Bid Site Visit: 12/12/18 @ 9:30am Case Number: GCH-1828
 Bid Close Date: 12/19/18 Project Manager: Thomas Hutchison
 Bid Opening Date: 12/20/18 Phone (810)766-9089 ext.211

Address: 2602 Concord Street Unit: Unit 01

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	4	MSHDA FULL CODE REHAB	1.00	AL		
<p>This job is under the MSHDA Full Code Rehab Program. It requires a final code inspection of work performed and final inspection by Habitat before the final invoice, full conditional waiver, and requisite paperwork is submitted. Due to the age of the homeowners, a lead exemption has been filed, and no clearance is required. It is expected that the contractor will still use lead safe practices in the handling of surfaces with deteriorated paint. Contact Habitat upon completion of work to schedule inspections.</p>						
2	36	BUILDING PERMIT REQUIRED	1.00	EA		
<p>The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.</p>						
3	38	PLUMBING PERMIT REQUIRED	1.00	EA		
<p>Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.</p>						
4	39	HVAC PERMIT REQUIRED	1.00	EA		
<p>Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.</p>						

Trade: 5 Demolition & Disposal

5	800	DUMPSTER--20 CUBIC YARDS	1.00	EA		
<p>After procuring all required permits, place a 20 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.</p>						

Trade: 9 Environmental Rehab

6	2062	ASBESTOS ABATEMENT--GENERAL REQS	1.00	EA		
<p>This project involves the proper removal and disposal of regulated asbestos-containing materials identified in the ETC Asbestos Report available upon request by emailing thutchison@geneseehabitat.org Asbestos abatement shall be executed in full compliance with all applicable provisions of the OSHA asbestos standard for construction (29 CFR 1926.1101),</p>						

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

NESHAP for asbestos, and EPA asbestos rules. The Contractor is solely responsible for compliance with all federal, state, and local regulations, for the safety and health of his employees and subcontractor employees, and for compliance with all applicable environmental regulations. Clearance report must be included in final billing. Habitat will cover the costs of the initial clearance testing. The contractor will responsible for covering any additional costs from failure to pass initial clearance.

7	9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	GR	_____	_____
	The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule. Lead and asbestos report for this property is available upon request from Habitat.				

8	9007 CLEAN TO CLEARANCE	1.00	SF	_____	_____
	Prior to final acceptance of the lead hazard reduction work and all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. The contractor shall re-clean all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceed the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.				

Location Total: _____**Location: 2 - 1/2 Bathroom**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

9	7583 REPLACE RECEPTACLE WITH GFCI DEVICE	1.00	EA	_____	_____
	Replace existing receptacle with an surfaced mounted ground fault circuit interrupt receptacle with cover plate. Color to match existing.				

Location Total: _____**Location: 3 - Living Room**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

10	2981 WINDOW-VINYL- 3 LITE SLIDER REPLACEMENT	1.00	EA	_____	_____
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Location: 3 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	Field measure and install a PVC, 3 lite slider replacement window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screens. Wrap exterior jamb and sill with aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron and stool to match existing. Prep for paint where necessary.				
Trade: 23	Electric				
11	7675 REPLACE LIGHT SWITCH Replace dimmer and plastic cover plate to match surrounding, and 3 switches at inside of front door	4.00	EA	_____	_____

Location Total: _____

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
12	2981 WINDOW-VINYL- 3 LITE SLIDER REPLACEMENT Field measure and install a PVC, 3 lite slider replacement window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screens. Wrap exterior jamb and sill with aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____
Trade: 9	Environmental Rehab				
13	2070 ASBESTOS ABATEMENT Secure & isolate room, Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of all linoleum flooring in dining room, kitchen and utility room, and sink in clearly identified disposal drums & HEPA vacuum entire area.	335.00	SF	_____	_____
Trade: 10	Carpentry				
14	3640 CEILING-- TILE Install ceiling tile match existing	12.00	EA	_____	_____
15	3737 CABINET DOOR--REPLACE Install a veneered plywood cabinet door with stile and panel design matching any existing pattern. Blend and apply stain to match existing color as closely as possible. Apply 2 coats of polyurethane to unfinished wood doors.	1.00	EA	_____	_____
16	3747 REPLACE COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top including end table. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	22.00	LF	_____	_____

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.				
Trade: 17	Drywall & Plaster				
17	5210 DRYWALL--PATCH--LARGE Above window at kitchen sink, cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand and prime.	8.00	SF	_____	_____
Trade: 20	Floor Coverings				
18	5925 VINYL SHEET GOODS Secure existing underlayment if present. Fill seams, holes and other defects with a manufacturer approved filler to create a smooth surface. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	320.00	SF	_____	_____
Trade: 23	Electric				
19	7583 REPLACE RECEPTACLE WITH GFCI DEVICE Replace existing receptacle with an surfaced mounted ground fault circuit interrupt receptacle with cover plate. Color to match existing.	3.00	EA	_____	_____
20	7675 REPLACE LIGHT SWITCH Replace light switches between kitchen and dining room with toggle switch and plastic cover plate to match surrounding.	3.00	EA	_____	_____
21	7835 RANGE HOOD -- REPLACE Replace existing range hood to match existing size, color and vent type	1.00	EA	_____	_____
Location Total:				_____	_____

Location: 5 - Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
22	2983 WINDOW--VINYL--REPLACEMENT Field measure and install a PVC, single hung replacement window that meets ENERGY STAR standards for this climate U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with aluminium coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron, and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____

Location Total: _____

Location: 6 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
23	2983 WINDOW--VINYL--REPLACEMENT Field measure and install a frosted PVC, single hung replacement window that meets ENERGY STAR standards for this climate U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with aluminium coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron, and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
24	5485 PREP & PAINT SURFACE Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.	57.00	SF	_____	_____
Trade: 22 Plumbing					
25	6720 TRAP--REPLACE Under lavatory, replace trap and all corroded waste line from wall stub out to fixture with PVC or polypropylene.	1.00	EA	_____	_____
26	6875 FAUCET--LAVATORY SINGLE LEVER--1.5 GPM Install a washerless, single control, metal bodied faucet with a 15 year drip-free warranty and a maximum flow rate of 1.5 GPM. Include chromed brass shut off valves and trap if not existing.	1.00	EA	_____	_____
27	6895 VANITY REPAIR--CUSTOM Remove 3 existing blue tiles, paint drawer faces white and install 5 D style pulls \$4 per pull allowance.	1.00	EA	_____	_____
28	6924 BATHTUB/SHOWER - REPLACE HARDWARE Replace shower head, faucet and diverter with EPA certified components and 15 year drip free warranty to ensure a leak free assembly.	1.00	EA	_____	_____
29	7010 COMMODE--REPLACE Install a 2 piece, close coupled, white, vitreous china, commode. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.	1.00	EA	_____	_____
Trade: 23 Electric					
30	7583 REPLACE RECEPTACLE WITH GFCI DEVICE Replace existing receptacle with an surfaced mounted ground fault circuit interrupt receptacle with cover plate. Color to match existing.	2.00	EA	_____	_____

Location: 6 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
31	7730 LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 Led bulb, UL approved, light fixture with shade and lamps.	1.00	EA	_____	_____

Location Total: _____**Location: 7 - Utility Room**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
32	3184 DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Using lead safe practices, remove the existing door and storm door. Install a Jeld Wen or equal ENERGY STAR certified insulated prehung steel door to match existing size, hang and style, a passage latch and double cylinder dead bolt.	1.00	EA	_____	_____
33	3210 STORM DOOR -- REPLACE Install a combination storm and screen door to match existing size and swing with adjustable closer and all requisite hardware.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

34	5570 PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.	1.00	RM	_____	_____
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Trade: 21 HVAC

35	6415 SEAL DRYER VENT Inspect dryer vent and seal any seams or penetrations	1.00	EA	_____	_____
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Trade: 22 Plumbing

36	6710 WASTE LINE--SNAKE Power snake drain to clear lines for fixtures to main street sewer.	1.00	EA	_____	_____
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Trade: 23 Electric

37	7560 RECEPTACLE REPLACE Replace receptacle with duplex receptacle and cover plate to match existing. Inspect box mounting to ensure the cover plate fits tight to wall.	2.00	EA	_____	_____
38	7663 REMOVE/DISCONTINUE WIRING	1.00	EA	_____	_____

Location: 7 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	Terminate low voltage wiring to code.				
39	7675 REPLACE LIGHT SWITCH Replace light switch with single pole, toggle switch and plastic cover plate to match surrounding.	4.00	EA	_____	_____
40	7730 LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 Led bulb, UL approved, light fixture with shade and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 8 - SE Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
41	2981 WINDOW-VINYL- 3 LITE SLIDER REPLACEMENT Field measure and install a PVC, 3 lite slider replacement window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screens. Wrap exterior jamb and sill with aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____
42	2983 WINDOW--VINYL--REPLACEMENT Field measure and install a PVC, single hung replacement window that meets ENERGY STAR standards for this climate U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with aluminium coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron, and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

43	5570 PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Do not need to move bed and frame. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.	1.00	RM	_____	_____
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Trade: 23 Electric

44	7730 LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 Led bulb, UL approved, light fixture with shade and lamps.	1.00	EA	_____	_____
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Location Total: _____

Location: 9 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
45	5570 PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.	1.00	RM	_____	_____
Trade: 23 Electric					
46	7730 LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 Led bulb, UL approved, light fixture with shade and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 10 - NE Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
47	2983 WINDOW--VINYL--REPLACEMENT Field measure and install a PVC, single hung replacement window that meets ENERGY STAR standards for this climate U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with aluminium coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron, and stool to match existing. Prep for paint where necessary.	2.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
48	5570 PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.	1.00	RM	_____	_____
Trade: 23 Electric					
49	7730 LIGHT FIXTURE--REPLACE Replace a ceiling mounted, 2 Led bulb, UL approved, light fixture with shade and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 11 - SW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 11 - SW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
50	2981 WINDOW-VINYL- 3 LITE SLIDER REPLACEMENT Field measure and install a PVC, 3 lite slider replacement window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include screens. Wrap exterior jamb and sill with aluminum coil stock back caulked and nailed 6" on center. Retrim opening with casing, apron and stool to match existing. Prep for paint where necessary.	1.00	EA	_____	_____
Location Total:					_____

Location: 12 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
51	760 DEMOLISH AND REMOVE Remove incinerator and dispose of at metal recycling facility.	1.00	SF	_____	_____
Trade: 17	Drywall & Plaster				
52	5300 DRYWALL--CEILING Hang, tape and 3 coat finish 1/2" drywall over existing. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	1.00	SF	_____	_____
Trade: 21	HVAC				
53	6041 FURNACE 90+ GAS - REPLACE Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool http://www.acca.org/tech/manualj/ (calculate the load with manual J based on the post rehab building envelope), and use the most recent version of ACCA's Manual S for equipment selection. Provide both Manual J and S reports to the Owner for review and approval prior to installation. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work and gas line. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. New furnace to be vented with PVC piping per manufacturer's specifications. Install a set back thermostat with separate weekday and weekend programs, 4 settings per day, a vacation hold feature and a lighted digital display such as the Lux Model Psp511LC, vent pipe and new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit and easy replacement of air filter. An exterior return air filter box or boxes shall be installed to filter all return air to the new furnace. Seal all exposed duct joints and seams with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic.	1.00	EA	_____	_____

Location: 12 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

Trade: 22 Plumbing

54	7070	WATER HEATER--40 GALLON GAS	1.00	EA	_____	_____
		Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.				

Location Total: _____

Location: 13 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				

55	465	REMOVE TREE AND GRIND STUMP	5.00	EA	_____	_____
		Cut and remove tree to legal dump. Grind stump to 6" below grade. Install top soil and reseed all disturbed areas.				

Trade: 7 Masonry

56	1232	BRICK-REPOINT	20.00	SF	_____	_____
		On up to 20sqf of cracked mortar joints, cut out lime putty mortar at least 1/2". Remove all loose material with low pressure water. Repoint using portland cement mortar within 30 minutes of final mixing. Wet mortar joints before applying mortar. Match color as closely as possible. Provide barricades and drop clothes.				

57	1235	BRICK WALL REPAIR	6.00	EA	_____	_____
		Remove 6 damaged bricks and tooth replacement brick into wall, or reface. Match brick and tooling as closely as possible.				

58	1290	STONE PAVERS	250.00	SF	_____	_____
		remove pavers and reinstall on a rolled level ground and 2" sand bed.				

Trade: 15 Roofing

59	4580	TEAR OFF AND REROOF SHINGLES	25.00	SQ	_____	_____
		Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a dimensional shingle with a 25 yr warranty. Color choice by owner. Replace all flashing. Install shingle-over ridge vent.				

Location Total: _____

Unit Total for 2602 Concord Street, Unit Unit 01: _____

Address Grand Total for 2602 Concord Street: _____

Bidder: _____