CITY OF LINCOLN PARK

COMMUNITY PLANNING & DEVELOPMENT

HOUSING REHABILITATION

TERMS AND CONDITIONS OF BID PROCESS

1. **Preparation of Bids:**
2. Contractors are required to attend walk-thru.
3. Contractors are expected to examine attached specifications and all instructions. Bids are to be submitted for stated specifications only.
4. If any contractor is in doubt as to the meaning of any part of the specifications or other conditions within the bid process he should contact Doreen Christian, Director, Community Planning & Development, 313 386-3100 ext. 2902.
5. Each bidding contractor must furnish all information required on the bid form.

1. **Submission of Bids:**
2. Bids may not be withdrawn for a period of thirty (30) days after the bid is submitted.
3. All bids must be sealed, have a return address, be clearly marked “sealed bid – Renovation 1534 Wilson” and received by 10:00 A.M. Wednesday, August 21, 2019.
4. Sealed bids must be delivered to the following address:

Kerry Kehrer, City Clerk

City of Lincoln Park

1355 Southfield Road

Lincoln Park MI 48146

1. **Consideration of Proposals:**
2. The City of Lincoln Park reserves the right to reject any and all proposals and to waive irregularities in bidding, or to accept the lowest responsible proposal that, in the opinion of the City, will serve its best interest.
3. The City of Lincoln Park will not be obligated to accept the lowest proposal.
4. **Insurance and Licenses**
5. General Contractors and sub-contractors are responsible for submitting proof of insurance before any bid is considered.
6. Minimum statutory levels of insurance for general contractors and sub-contractors are as follows
7. Workmen’s compensation and employer’s liability
8. General liability
   1. Property damage: no less than $100,000
   2. Bodily injury: no less than $300,000
   3. General Contractors are required to submit proof of their State of Michigan Builders License . Sub-contractors are required to submit proof of all required licenses before any bid is considered.

C. Lead-based paint & asbestos abatement must be done by a state-certified

abatement contractor.

1. **Contractor:**

A. The City of Lincoln Park will notify the approved contractor stating the

specific contract amount and authorizing work to begin after contracts are

signed.

B. All rehabilitation work requires permits from the City of Lincoln Park Building

Department. Work is expected to begin within 15 days after the contract is

signed by the City of Lincoln Park and the contractor.

C. When the specified work is completed and inspected by the Building

Department Inspectors, the contractor should contact Doreen Christian, Director of Community Planning & Development to schedule a final inspection.

D. With the approval of the final inspection(s), payment will be processed and

issued in the form of a check to the contractor for full payment.

A valid binding contract is not created until all parties execute underlying agreements.

**Sealed Bid**

**1534 Wilson, Lincoln Park Michigan**

**Scope of work**

**Mandatory Site Walk-thru Call for Appointment 313 386-3100**

See minimum products standards. Pricing must include all permit fees. All work must be performed by Licensed Contractor.

REQUIRED INSURANCE:

All general contractors and subcontractors on all WORK done under this project are required to carry full Worker’s Compensation Insurance and Comprehensive Public Liability Insurance coverage protecting the City, for no less than One Hundred Thousand ($100,000.00) Dollars in the event of property damage arising out of the WORK performed by the CONTRACTOR, and Three Hundred Thousand ($300,000.00) Dollars in the event of bodily injury including death, and otherwise in form and content satisfactory to the City of Lincoln Park and the PROGRAM, and shall furnish evidence of said insurance coverage naming the City of Lincoln Park as an additional insured on your commercial general liability insurance.

EXTERIOR

HOUSE

Remove & dispose of Antenna & Satellite dish from roof repair siding

Complete tear-off, reroof of house to code $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Replace all basement windows with glass block (at least two

with vents) $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Remove graffiti from side and back of house $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace downspouts as needed adding extensions $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Repair front soffit under bedroom window $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install Storm Doors and entry doors on front & side of house $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

New exterior lights at entries, new mailbox and address plate $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Repair masonry on the back corner of the house by side door $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Confirm electrical panel is 100 amp. $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install (2) 8’ Ground rods 6’ apart with #6 Copper-wires

to Service Panel $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install backflow protects on outside water spigots $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LANDSCAPING

Remove all overgrown bushes from the front of house and trees

along back fence line. $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Remove all debris, fence posts, and remove concrete slab rear

of house, replace with topsoil & Seed $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CEMENT

Replace approach and driveway up to rear of house $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace front porch step $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace existing service walk $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SUBTOTAL EXTERIOR $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

INTERIOR:

Electric to code thru out $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Re-plumb to code thru-out $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bring attic insulation up to code $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace all interior doors with 6 panel doors with hardware $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace all closet bifold doors with hardware $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install new blinds all windows excluding picture window $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace all broken/painted over receptacles $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install Smoke detectors to code (10 yr. battery) $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install New Carpet & padding in bedrooms repairing

floors as need. $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Remove paneling and mid-wall moldings $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Remove phone jacks, repair drywall holes, cracks/defects,

prep & paint all walls & ceilings $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install New Ceiling Fan with light in all bedrooms $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace all interior lights, remove tract & florescent light in kitchen $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace 3-bedroom, bathroom & front picture windows, replace

missing screens, install new doorbell, remove the clothes chute and repair wall, remove paneling and chair molding in the hallway and repair any blemishes, remove the security system on the wall in the hallway, replace the attic access panel, replace the plumbing access panel $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SUBTOTAL INTERIOR $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Living room/hallway

Flooring:

* Option 1

Remove carpet in living room/hall. Refinish entire floor. $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* Option 2

Remove knee wall in living room

Install new carpet & padding $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* Option 3

Remove knee wall in living room

Install Laminate wood flooring $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kitchen

Gut/rebuild providing plans for:

New wall cabinets, place upper cabinets at ceiling, install line base cabinets, countertop with backsplash,

Install Under mount sink & fixtures, Over stove Microwave, dishwasher & garbage disposal $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install vinyl tile flooring, carry down to side door landing, repair any blemishes on the walls and the ceiling $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SUBTOTAL KITCHEN** **$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Bath

Gut entire bathroom

Install new Tub, Sink/Vanity, reuse medicine cabinet, toilet, light fixture,

exhaust fan, tile tub area and floor, new plumbing fixtures, towel bars,

toilet paper roll, and shower rod

remove and cover the open soap dispenser in the wall to the right of the sink,

**SUBTOTAL BATHROOM $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Basement Bathroom

Remove drywall to studs. Re-drywall, install VCT tile, new toilet,

Pedestal sink and faucet, & Paint walls, interior & exterior $\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Basement/Laundry Stairwell

Gut basement to walls $\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Drylock Basement walls, Paint basement floor $\_\_\_\_\_\_\_\_\_\_\_\_\_\_

New laundry tub & fixtures $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Flush Hot water tank $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Replace furnace with 90% efficiency $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Light fixtures where needed $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Paint walls & floor $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Install Smoke/CO2 detector to code $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SUBTOTAL BASEMENT $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Professionally clean whole house $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

All materials to be approved by Community Planning and Development.

Total Cost with options 1 $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total Cost with options 2 $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total Cost with option 3 $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Start Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Completion Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contractor Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Unforeseen cost to be submitted and approved before work is performed. All selections to be approved before work begins.

A valid binding contract is not created until all parties execute underlying agreements.

**Send all sealed bids to:**

Kerry Kehrer, City Clerk

City of Lincoln Park

1355 South field Road

Lincoln Park, MI 48146

**Deadline for receiving bids is 10:00 a.m. Wednesday, August 21, 2019. No late bids will be accepted.**

**\*All bids should be sealed and clearly marked “1534 Wilson Renovation”.**

Bids shall be publicly opened and read at:

**10:00 a.m. (local time), Wednesday, August 21, 2019.**

City of Lincoln Park

City Council Chambers

1355 Southfield Road

Lincoln Park, MI 48146

City of Lincoln Park

Community Development & Planning

Minimum Standard Material List

Or approved equal

1534 Wilson Renovation

Roof: Install 25-year architectural shingles WARRANTED THROUGH MANUFACTURER

Storm Doors: Front: Anderson 3000 Series full view with nickel hardware

Side/Back: EMCO 200 Series (Home Depot #E2TR-32WH)

Int. Doors: Six panel factory primed colonist, Jeld-Wen

Ceramic Tile: (Wall 4” x 4” cushion edge glazed) by Dal Tile, American Olean

Floor Tile: (Bath min. 6” x 6” Kitchen 12” x 12” unglazed tile) by Dale Tile Fed. Spec.

SS-T-312 T-IV

Drywall: National Gypsum, U.S. Gypsum

Paint: Promar 200 Sherwin Williams, Pittsburgh Paint, Pratt & Lambert ASTM D-2486 (Interior); Kitchens, Baths, & Trim latex semi-gloss, remainder latex flat; (Basement floor) Epoxy Shield #1314863 by Rust-oleum; (Fence) Promar 200 exterior metallic by Sherwin Williams.

Carpet: Shaw (Shawmark Fontaine SC115) fire classification A or B per ASTM E-84

Laminate

Flooring: Pergo

Kitchen Vinyl

Flooring: Home Decorators Collection Coastal Oak Luxury Vinyl Plank Flooring.

Cabinets: White Hampton Bay Cambridge.

Hardware: Liberty Essentials 3 in. Center-to-Center Satn Nickel Steel Bar Drawer Pull

l#  P15510K-SS-B

Countertops: (w/4” splash) Viatera color: Castle

Medicine Surface Mount Kohler 20W #2967-BRI

Cabinet: Recessed Mount Kohler 16W #CB-CLR1620FS

Toilets: (1.6 gal) Crane #5790 Galaxy Elite (seat: West Port #774EC)

Vanity: Merrillat Inc. (Spring Valley)

Sinks: Kitchen undermount stainless steel

Bath vitreous china by Crane #1287-V

Faucets: Kitchen (single handle in kitchen) by Kohler K10411 forte series

Bath Kohler K394-4, Moen 4625, Shower Kohler K T14422-4

Disposal: Badger #5XP ¾ hp by Insinkerator

Dishwasher: GE Energy Star Model GSD 2000JBB

Light fixtures: foyer 8064 by Kichler, Emerson Coach Lite 9735BK, Bath: Light bar Portfoli #FU05-003BJT

Ceiling Fans: Flush Mount 2/light Auberville 2 light #28035 by Hunter

Furnace: 90+ high efficiency

Water Heater: 40 gallon Direct Vent High efficiency

Smoke/CO2: First Alert AC hardwired smoke & CO2 alarm w/battery backup #SC91208-6

Smoke Alarm: First Alert AC hardwired smoke alarm w/battery backup #S912082-3

Landscaping: Landscape Fabric by DuPont “Typar”

Mulch coarse grade Oak, Cyprus, Bark

Shrubbery (Spec’d per home) ie; compact burning bush, viburnum emerald evergreen, bayberry, dogwood

Hydoseed by Green Choice (4% Ash, 90% organic material, 12.3% water,

1200% water retention)

Privacy Fence – Dog-ear wood fence 6 Foot high, picket thickness .75, double nailed,

top, middle & bottom rail, 4x4 posts.