

**PUBLIC NOTICE**  
**City of Muskegon**  
**Invitation to Bid**

The City of Muskegon Community and Neighborhood Services department is currently looking for a qualified licensed Lead Abatement Contractor and a Residential Building Contractor for the rehabilitation of the property located at 1698 Wood Street, Muskegon MI 49442.

These projects are being financed with funds from the HOME Investment Program. All projects are subject to Section 3 of the Housing and Urban Development Act of 1968, which seeks to promote to the greatest possible extent employment training and business opportunity for low/moderate income residents and small businesses of the area.

Proposal packets for the property will be available Monday, March 24, 2025 beginning at 9:00 AM at Muskegon City Hall, CNS Office – Room 202, 933 Terrace Street, Muskegon, MI. Or, can be accessed <https://muskegon-mi.gov/bid-1698-wood-street/>. **Completed proposal packets must be returned to the City Clerk's Office by no later than 2:00pm, on Thursday, April 17, 2025 at Muskegon City Hall.** All proposals must be returned on the specification form supplied by the CNS office, must be completely filled out and submitted with all required attachments. No electronically delivered proposals will be accepted. Incomplete or late bid packets can not be considered.

**The Lead Abatement portion** of this project must be completed by an approved Lead Abatement Contractor with the State of Michigan.

**REQUIRED BID INFORMATION**

- Copy of Lead Abatement Contractor License *or*
- Copy of Lead Abatement Supervisor and Worker Licenses

Bid proposals should be placed inside a marked, sealed envelope, addressed to the City of Muskegon with the title of the project address on the outside of the envelope along with the bidder's name. All qualified residential building contractors are encouraged to submit a bid.

The City of Muskegon reserves the right to accept and/or reject any, all or a portion of the submitted proposal. For more information contact the CNS office at 231-724-6717. The City of Muskegon is an equal opportunity employer and housing provider.

Rhonda Kleyn, Grants Program Coordinator, Community and Neighborhood Services

PUBLISH: March 23, 2025

**City of Muskegon  
Community and Neighborhood Services  
Contractor Procurement**

**HOUSE REHABILITATION AND LEAD ABATEMENT BID SHEET COVER PAGE**

**BIDS ARE DUE Thursday, April 17, 2025 by 2:00 PM in the City Clerks Office.  
Electronic bid submissions aren't accepted. Bids can be dropped off or mailed.**

**CONTRACTOR INFORMATION**

Company Name

Contact Person

Job Title

Street Address

City

State

Zip Code

Phone No.

(       )

**JOB DESCRIPTION**

Description: Please provide a detailed bid for the property at 1698 Wood Street, Muskegon MI 49442. First, CNS is seeking a certified, licensed and insured lead abatement contractor to perform the lead abatement portion of the project following the attached lead work specs. This work will be performed before the general construction. Second, CNS is seeking a licensed and insured residential contractor to rehab the existing home to a 4 bedroom, 2 bath single family, accessible home. See attachments for details.

**THE HOUSE WILL BE OPEN FOR WALK THROUGHS: Monday, March 31, 2025 from 9:30 AM to 11:00 AM and on Tuesday, April 1, 2025 from 1:00 PM to 2:30 PM. Anyone choosing to bid must attend one of the scheduled walk throughs.**

**SEE SPECS:**

	General Rehab	Lead Rehab	TOTAL:
1698 Wood Street	\$	\$	
	\$	\$	\$

**ANY CHANGES IN SCOPE (EXTRAS) MUST BE COMMUNICATED IMMEDIATELY**

**Please include a copy of your trade license, general liability and Worker's Compensation insurance with bid.**

**City of Muskegon  
Community & Neighborhood Services  
933 Terrace Street  
Muskegon, MI 49440  
Phone: 231-724-6717**



# **1698 Wood Street Rehabilitation Specifications and Project Information**

Owner: City of Muskegon

## **General Requirements**

- I. These rehabilitation specifications are provided for the single-family home to be renovated at 1698 Wood Street, Muskegon, MI 49442. Included in the lead specs on pages 7-9, is the existing layout of the property. The "New Floor Plan" included in this packet is a reference for creating the new layout. The New Floor Plan is not to scale, it is a visual reference only. Please provide an estimate for a 4 bedroom, 2 bath, single-family, accessible home. A floor plan with measurements depicting the new, proposed layout of the property must be submitted with bid package.
- II. A proposed material sheet must also be submitted with bid package. Materials should be moderate in price; no luxury materials are allowed.
- III. Unless indicated otherwise, the general contractor is responsible for hiring any subcontractors required for the project and supplying all necessary materials.
- IV. Funding for this project is being provided by the City of Muskegon through U.S. Department of Housing and Urban Development (HUD) HOME funds. Contractors must comply with all applicable funding requirements hereby incorporated into these specifications.
- V. Contractors are responsible for field verifying all measurements.
- VI. The work listed in this spec sheet is to be completed after the lead remediation work outlined in attached lead work specs. When determining an estimate for the general rehab, the estimates will consider the condition of the property post lead remediation.
- VII. Contract will be awarded to lowest most responsible bidder.
- VIII. Construction must be completed within 120 days of execution of said contract unless otherwise agreed to by the City of Muskegon. Contractor will be responsible for liquidated damages of \$100.00 per day over contract period.
- IX. **All materials must be installed per manufacturer's specifications and to all applicable building codes. Contractor responsible for obtaining all required permits.** All contractors to complete work to City of Muskegon's satisfaction.
- X. Work to be performed must meet **2015 Michigan Residential Building Codes**, be approved by SafeBuilt Inspection Services and at a minimum, ensure all work meets attached HUD property rehab standards. All work to comply with applicable codes per the City of Muskegon.
- XI. Change orders must be requested of City staff before additional work is completed. Pictures must be provided with request.
- XII. Sworn statements and lien waivers are required prior to payment for work completed.
- XIII. Federal Section 3 and Executive Order 11246 requirements (attached) must be met and proof of compliance is required by all general and sub-contractors.
- XIV. Contractor is responsible for displaying on the job site the Equal Housing posters (provided by City of Muskegon), building permit, and one set of architectural drawings.
- XV. Contractor is responsible for keeping the property clean and secure at all times. All refuse to be removed from the home at the end of each workday to maintain a neat and orderly worksite.
- XVI. Contractors are responsible for refuse disposal per each contract. If dumpster is being used, contractor must coordinate location with City of Muskegon, being sensitive to parking, snow removal issues, and surrounding property owners.
- XVII. There are nearby neighbors adjacent to the subject property. Contractor and subcontractor must keep renovation noise to a minimum and advise neighbors of major disruptions to

minimize conflicts. No smoking allowed in house.

XVIII. All Contractors must provide one year warranty on all work completed in this contract.

\$\_\_\_\_\_ Roofing

- Make all needed repairs where chimney has been removed.
- Install new boots

\$\_\_\_\_\_ Insulation and Ventilation

- Provide and insulate exterior walls of the home on all levels to meet required R-value in all areas.
- Insulate ceiling and vent, as needed.

\$\_\_\_\_\_ Carpentry

- Ensure each bedroom has a finished closet.
- Provide and install necessary materials to ensure all rooms are completely finished including trim, molding, etc.
- Finish closets, as indicated on floor plan

\$\_\_\_\_\_ Windows

- Make any remaining interior and exterior wall repairs before installation, including proper insulation.
- Provide and install new, vinyl double-hung replacement windows in 25 existing openings, see floor plan. If existing opening requires single hung, casement, etc. those options are allowed to match existing opening.
- Replacement windows must have Energy Star Rating-low E.
- Provide new full or half snap screens, as appropriate.
- Caulk all seams with low VOC caulk.
- Insulate openings as needed.

\$ **No Bid needed** \_\_\_\_\_ Electrical

- Rewire entire home including a new electrical panel. Existing panel is too old and not installed properly.
- Correct all existing violations or hazardous conditions.
- Consult (attached) HUD electrical requirements for **minimum** standards.
- Install all light fixtures, switches, boxes and covers.

\$ **No Bid needed** \_\_\_\_\_ Plumbing

- Replumb house.
- Provide and install all tubs, vanities, sinks and toilets. Existing bath tub in second floor space may be used if condition allows.
- Install dishwasher, if applicable.
- Install new gas water heater.

\$      **No Bid needed**            HVAC

- Existing heating system must be evaluated by HVAC professional for functionality. If the furnace condition does not appear to have a minimum of 5 years of useful life, the unit must be replaced.
- Update, as needed, all ductwork in home.
- Install new ductwork, as needed, to new modified layout of home.

\$            Drywall

- Install, glue and screw, drywall to all insulated exterior walls and open walls with ½ inch drywall and ¼ inch drywall over any existing materials on two top floors, no drywall is necessary in basement.
- Tape all joints, mud and use appropriate corner bead on all corners.
- Prime and paint all with City staff approved colors.

\$            Kitchen Cabinets and Counters

- Provide and install new factory finished lower and upper kitchen cabinets following City approved kitchen design.
- Provide and install solid surface/laminate countertop materials to manufacturer's instructions.
- Top shall have a 4 inch back splash.
- Seams shall be straight with no open gaps.
- Pattern and color to be chosen by City staff.

\$            Kitchen Appliances

- Stove – Provide and install new freestanding electric stove.
- Refrigerator – Provide and install new free-standing refrigerator.

\$            Floors

- Remove all damaged, deteriorated or rotted flooring materials throughout the house.
- Provide and install new sub floor materials to correct all damaged areas creating a level surface ready for installation of new material.
- Provide and install new floor covering materials which should be resilient, durable, easy to maintain and have a low long-term upkeep cost. All flooring should be installed to manufacturer's instructions. Flooring should extend into all closets as well.
- Colors to be chosen by City staff.

\$            Paint

- All rooms must be painted, colors to be chosen by City staff.
- Basement walls and floor should be cleaned/scraped to a paint ready finish. Paint all basement surfaces with appropriate masonry paint.

\$            Front Porch

- The finished front porch will be an open porch. Refer to attached lead specs to determine condition post lead work.
- Provide materials and finish rehab to create an open porch including proper supports, floor covering, trim, siding, etc. as needed.

\$\_\_\_\_\_ Doors

- Interior-Provide and install finished, hollow core 3 panel door at all openings, including closets, include hardware. Ensure all doors swing freely. Bi-fold closet or pocket doors are acceptable alternatives for closets if needed.
- Provide and install new keyless panic proof bathroom lockset.
- Exterior-Provide and install new pre-hung exterior steel, insulated, quarter light door at all exterior openings. Provide and install hardware and exterior locksets. Ensure all doors swing freely.

\$\_\_\_\_\_ Garage

- Garage should be empty and clean after rehab. Provide materials and make any necessary substrate repairs to ensure garage is safe and secure.
- Overhead door should be in good working condition with garage door opener. Make any necessary repairs up to providing new if necessary.
- Provide and install new prehung, steel, 36" exterior door to side B.

\$\_\_\_\_\_ Stairwells and Stairs

- Hand and guard rails
- Build new stair system for each set of stairs

\$\_\_\_\_\_ Exterior Landscaping and Fencing

- Repair Existing Fence
- Clean entire yard to be free of all garbage
- Apply grass seed to entire yard

**EQUAL OPPORTUNITY CLAUSE**  
**(EXECUTIVE ORDER 11246)**

"During the performance of this contract, the contractor agrees as follows:

"(1) The contractor will not discriminate against any employee or applicant for Employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

"(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.

"(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

"(4) The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

"(5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

"(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

"(7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of Sept. 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, That in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States."

**SECTION 3 CLAUSE**

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected by before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).





## GENERAL REHAB STANDARDS FOR HUD FUNDED PROJECTS

Funding for this project is being provided by the City of Muskegon through U.S. Department of Housing and Urban Development (HUD) HOME funds. The standards for the condition of HUD housing do not supersede State and local housing codes (such as fire, mechanical, plumbing, carbon monoxide, property maintenance, or residential code requirements). All rehab must comply with State or local housing codes and at a minimum, meet the following HUD rehab requirements:

1. To ensure that all residents live in safe, habitable dwellings, the items and components located inside and outside of HUD funded housing must be functionally adequate, operable, and free of health and safety hazards. Types of health and safety concerns include, but are not limited to carbon monoxide, electrical hazards, extreme temperature, flammable materials or other fire hazards, garbage and debris, handrail hazards, infestation, lead based paint, mold, and structural soundness.
  2. HUD housing must comply with all requirements related to the evaluation and control of lead-based paint hazards and have available proper documentation of such (see 24 CFR part 35). The Lead-based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and the applicable regulations at 24 CFR part 35 apply.
- A. **Exterior** – Refers to the building, building components and any building systems located outside of the building. Examples include fencing, retaining walls, grounds, lighting, mailboxes, detached garage or carport, driveway and walkways. The exterior must also meet the following requirements:
- a. Outlets within 6 feet of a water source must be GFCI protected
  - b. Any where there is an elevated walking surface with a drop off of 30 inches or greater measured vertically must have a guardrail.
- B. **Interior** - Examples of components included in the interior of a unit may include the balcony, bathroom, call-for-aid (if applicable), carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC, kitchen, lighting, outlets, smoke detectors, stairs, switches, walls, water heater, and windows. The interior must also meet the following requirements:
- a. The unit must have hot and cold running water in both the bathroom and kitchen, including an adequate source of safe drinking water in the bathroom and kitchen.
  - b. The unit must include its own bathroom or sanitary facility that is in proper

operating condition and usable in privacy. It must contain a sink, a bathtub or shower, and an interior flushable toilet.

- c. The unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, in the following locations:
  - i. On each level of the unit;
  - ii. Inside each bedroom;
  - iii. Within 21 feet of any door to a bedroom measured along a path of travel; and
  - iv. Where a smoke detector installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed on the living area side of the door.
  - v. If the unit is occupied by any hearing-impaired person, the smoke detectors must have an alarm system designed for hearing-impaired persons.
- d. The unit must have a living room and a kitchen area with a sink, cooking appliance, refrigerator, food preparation area, and food storage area.
- e. Except for units subject to this subpart only through § 5.701 (a)(6) or (7), or housing otherwise exempt from this requirement as provided elsewhere in this title, the unit must meet or exceed the carbon monoxide detection standards set by HUD through FEDERAL REGISTER notification.
- f. The unit must have two working outlets or one working outlet and a permanent light within all habitable rooms.
- g. Outlets within 6 feet of a water source must be GFCI protected.
- h. The unit must have a permanently installed heating source. No units may contain unvented space heaters that burn gas, oil, or kerosene.
- i. The unit must have a guardrail when there is an elevated walking surface with a drop off of 30 inches or greater measured vertically.
- j. The unit must have a permanently mounted light fixture in the kitchen and each bathroom.



CITY OF MUSKEGON  
REQUEST FOR BID

Client: City of Muskegon  
Property: 1698 Wood

Prepared By: Victoria Luthy  
Revision Date: January 7, 2025

## 1698 Wood Street Lead Specification Sheet

Lead contractors may bid on entire project but must use two separate bid sheets.

**Contractor Name**

**Total Bid**

**Estimated amount of time  
project will take**

Materials + Labor

\$	<p>Cost of building permit and/or zoning permit, final cleaning for unit to pass clearance and waste disposal. After lead hazard control work has been completed, unit shall be cleaned to meet current state and federal lead hazard control standards. Units must pass visual inspections, dust wipes and other clearance criteria. HEPA vacuum and wet clean all surfaces. Contractor shall be responsible for any collateral damage repair.</p> <p>Notes: Elevated dust concentrations on floor and window components throughout home. Excessive paint chips around home and garage.</p> <p>Deteriorated wall, ceiling and floors may make passing clearance inspections difficult. Notify project manager as needed during work.</p>
\$	<p>Exterior of Home - All Painted Wood Components Wood Windows #s 1-5 and 7-34 and All Painted Wood Window Trim (Interior and Exterior) Wood Siding and Corner Trim Soffit/Fascia and Joists Side A Porch Columns Side B (Corner C/B)- Porch Ceiling, Door Trim and Threshold Side B, Front Porch – Door Trim and Threshold (Interior and Exterior) Front Porch, Sides A, B and D – All Window Components (Interior and Exterior)</p> <p>Remove and dispose of existing windows and window trim back to the frame. Prepare openings at windows 7-9, 12, 15, 20, 23, 25, 26, 28 and 31 to be sided over. (House will have 25 windows when complete) Fir out as required with #2 pine with minimum of ½" reveal. Include hardware, window lock, trim to match existing, drip cap, etc. Make necessary interior and exterior wall repairs. Remove and discard/recycle Window #6. Recycle aluminum storm windows. Remove and recycle metal awning on Side C.</p>

Client

Date

Contractor

Date

Project Manager

Date

Remove and recycle metal exterior doors (3). Remove and dispose all wood door trim back to the frame and prepare for finish contractor to install door and/or framing for at least 36" wide door.

Continued Next Page

Exterior Home Continued

Front Porch, Side A, B and D: Prepare porch to be finished as an open porch. Support porch structure at beam. Remove and discard upper columns, window components, mullions/framing and rail cap between beam and half wall. Discard door components on Side B back to half walls. Provide and install new treated or composite rail cap and treated 4x4 columns. Install sufficient columns and framing to support the roof per code and permit conditions.

Furnish and install premium vinyl siding and ¼" plastic faced, foam core backer board or fanfold as per manufacturer's written instructions to entire house and inside walls of porch at corner B/C, to provide a complete, weather tight and maintenance free exterior (with chip catch). New vinyl siding color to be selected by owner. Furnish and install new aluminum trim (white), fastened securely to all overhangs, posts, beams, fascia, soffit, trim, door and window trim, jambs, moldings, casings and other wrappable exterior components with the minimum of face nailing. Include porch B/C ceiling. Replace all deteriorated wood as needed to properly secure soffit system. If vented soffit is required or needed, stabilize and wet scrape fascia/soffit where vented and apply exterior grade lead defender or equivalent before installing aluminum components. Fir out windows and doors as needed.

No painted window and door trim (Interior and Exterior) should remain exposed when this work is done.

Remove all light fixtures, hose bibs, dryer vents, electrical service masts, etc. prior to siding application (except gas and plumbing pipes). Cutting around these items will not be accepted. After the work is completed, reinstall or replace all items to similar or better than original condition. Install matching mounting blocks (ex: light blocks, hose bib blocks, etc.) Siding should include metal cap over fanfold or backer board at perimeter base of buildings to be sided – as well as rakes over roofs. All vinyl siding must conform to ASTM Standard D3679-17. Contractor to provide homeowner with siding warranty. Ensure all exterior surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs.

Secure Openings (Board Up) from the inside to prevent damage to the new aluminum.

\$

	<p>Exterior, Front Porch, Side B – Concrete Stair Treads</p> <p>Perform substrate stabilization. Repair or replace all damaged or rotted substrate. Wet scrape and paint surface using an epoxy paint for exterior cement surfaces. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application. Owner to choose finish color.</p>
\$	<p>Exterior of Garage Wood Siding and Trim Soffit/Fascia All Wood Door and Window Components</p> <p>Remove and dispose of all painted window components and prepare the opening(s) to be sided over. Wet scrape and fully apply Eco-Bond Lead Defender, or equivalent, with Bitrex (ie, LBC or equal) or approved taste aversion product to any remaining painted framing. Install 2" x 4" board vertically through center of openings greater than 16" wide. Install OSB over remaining opening from exterior and caulk seams.</p> <p>Side B: Remove and recycle metal door. Remove and discard painted wood trim and framing as needed to provide for installation/framing for at least a 36" wide prehung exterior door.</p> <p>Furnish and install premium vinyl siding and ¼" plastic faced, foam core backer board or fanfold as per manufacturer's written instructions to entire garage to provide a complete, weather tight and maintenance free exterior (with chip catch). New vinyl siding color to be selected by owner. Furnish and install new aluminum trim, fastened securely to all overhangs, posts, beams, fascia, soffit, trim, door and window trim, jambs, moldings, casings and other wrappable exterior components with the minimum of face nailing. Replace all deteriorated wood as needed to properly secure soffit system.</p> <p>No painted window and door trim (Interior and Exterior) should remain exposed when this work is done.</p> <p>Remove all light fixtures, electrical service masts, etc. prior to siding application (except gas and plumbing pipes). Cutting around these items will not be accepted. After the work is completed, reinstall or replace all items to similar or better than original condition. Install matching mounting blocks (ex: light blocks, hose bib blocks, etc.) Siding should include metal cap over fanfold or backer board at perimeter base of buildings to be sided – as well as rakes over roofs. All vinyl siding must conform to ASTM Standard D3679-17. Contractor to provide homeowner with siding warranty. Ensure all exterior surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs.</p> <p>Secure door openings – Board up side B from the inside to prevent damage to new finishes and lock the overhead door on Side C.</p>

Client

Date

Contractor

Date

Project Manager

Date

\$	<p>Room 1, Front Porch Interior Wood Wall and Window Trim on Side C Ceiling Upper Trim/Beam, Sides A, B and D</p> <p>Furnish and install new T1-11 plywood siding panels per manufacturer's instructions to wall, upper beam and ceiling. Ensure frame is sound prior to installation. Remove any substrate to ensure sheets can be fastened securely to framework (window sills, quarter round, etc). Seal all edges as necessary with flashing. Label, glue and screw paneling. Caulk all joints. Trim as needed to enclose components.</p> <p>For any surfaces that cannot be enclosed, perform substrate stabilization. Repair or replace damaged or rotted substrate. Wet scrape and fully apply Eco-Bond Lead Defender (or equivalent) to all surfaces.</p> <p>*The Columns, Window Trim/Rail Cap and Door Trim on Side B where removed as part of the exterior specification above.</p>
\$	<p>Front Porch Floor</p> <p>Remove and discard flooring materials back to the joists. If the exposed joists and/or framing is painted, notify the project manager.</p>
\$	<p>Room 7, Stairs to 2<sup>nd</sup> Floor – Walls and Ceiling (All Materials/All Sides)</p> <p>Remove and discard wall and ceiling materials back to the studs. Discard trim and electrical conduit on the outside of the wall cavity. Prepare for new insulation and drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. Materials were not sampled in Room 7 for asbestos. Insulation present in the home was not tested for asbestos.</p> <p>*Room 7 and 15 are connected. No wall or ceiling surfaces or painted wood trim should remain in either room when this work is complete.</p>
\$	<p>Closet Located in Corner A/D of Room 9, 2<sup>nd</sup> Floor – Closet Walls</p> <p>Remove and discard plaster and lathe back to the studs. Prepare for new drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. Materials were not sampled in Room 9 for asbestos</p>

Client

Date


Contractor

Date

Project Manager

Date

\$	<p>Room 10, 2<sup>nd</sup> Floor, Bathroom – Ceiling and Plaster Wall on Side D</p> <p>Remove and discard plaster and lathe back to the studs/rafters. Prepare for new drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. Materials were not sampled in Room 10 for asbestos.</p>
\$	<p>Closet in Room 13, 2<sup>nd</sup> Floor – Walls and Ceiling</p> <p>Remove and discard plaster and lathe back to the studs/rafters. Prepare for new drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. No asbestos found in samples collected from plaster surfaces in Room 13.</p>
\$	<p>Room 14, Front Bedroom, 2<sup>nd</sup> Floor- Plaster Walls and Ceiling</p> <p>Remove and discard plaster and lathe back to the studs/rafters. Prepare for new drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. Materials were not sampled in Room 14 for asbestos.</p>
\$	<p>Room 15, Rear Entry, 1<sup>st</sup> Floor All Plaster Walls, Corner Trim and Ceiling All Door Trim on Side A (Painted Wood Ledge is Negative)</p> <p>Remove and discard all painted wood trim. Remove and discard plaster and lathe back to the studs/joists. Prepare for new drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. Materials were not sampled in Room 15 for asbestos.</p> <p>*Room 7 and 15 are connected. No wall or ceiling surfaces or painted wood trim should remain in either room when this work is complete.</p>
\$	<p>Room 16, Basement Stairs – Plaster Walls and Ceiling Side C – All Painted Wood Door Trim</p> <p>Remove and discard all door trim on Side C back to the frame. Remove and discard plaster and lathe back to the studs/joists. Prepare for new drywall. Insulation and plaster materials sampled throughout the home were negative for asbestos. Materials were not sampled in Room 16 for asbestos.</p>

\$	<p>Room 16, Basement Stairs – Baseboard/Joist on Side A</p>  <p>Basement stair “wall base trim”</p> <p>Perform substrate stabilization. Repair or replace damaged or rotted substrate. Caulk all seams. Wet scrape and fully apply Eco-Bond Lead Defender, or equivalent, with Bitrex (ie LBC or equal) or approved taste-aversion product to surfaces.</p> <p>Remove railing/fall protection as needed to access the beam. Remove damaged plaster and lathe as needed to pass clearance inspections.</p>
\$	<p>Room 16, Basement Stairs, Side C and D – Cinder Block Walls</p> <p>Perform substrate stabilization. Repair or replace all damaged or rotted substrate. Wet scrape and paint surface using an epoxy paint. Apply all products to manufacturer’s specifications for application and proper surface temperature at time of application. Owner to choose finish color.</p>
\$	<p>Room 17, Basement, Side B – Door Jamb to Room 18</p> <p>Remove and discard wood trim up to the bottom of the floor and floor joist above.</p>
\$	<p>Room 17, Basement, Brick Chimney/Support Column</p> <p>Remove entire chimney. Provide and install support/bracing as needed.</p>
\$	<p>Room 19, Basement – Painted Wood Shelf Supports</p> <p>Remove and discard shelves and shelf supports/framing.</p>

Client

Date

Contractor

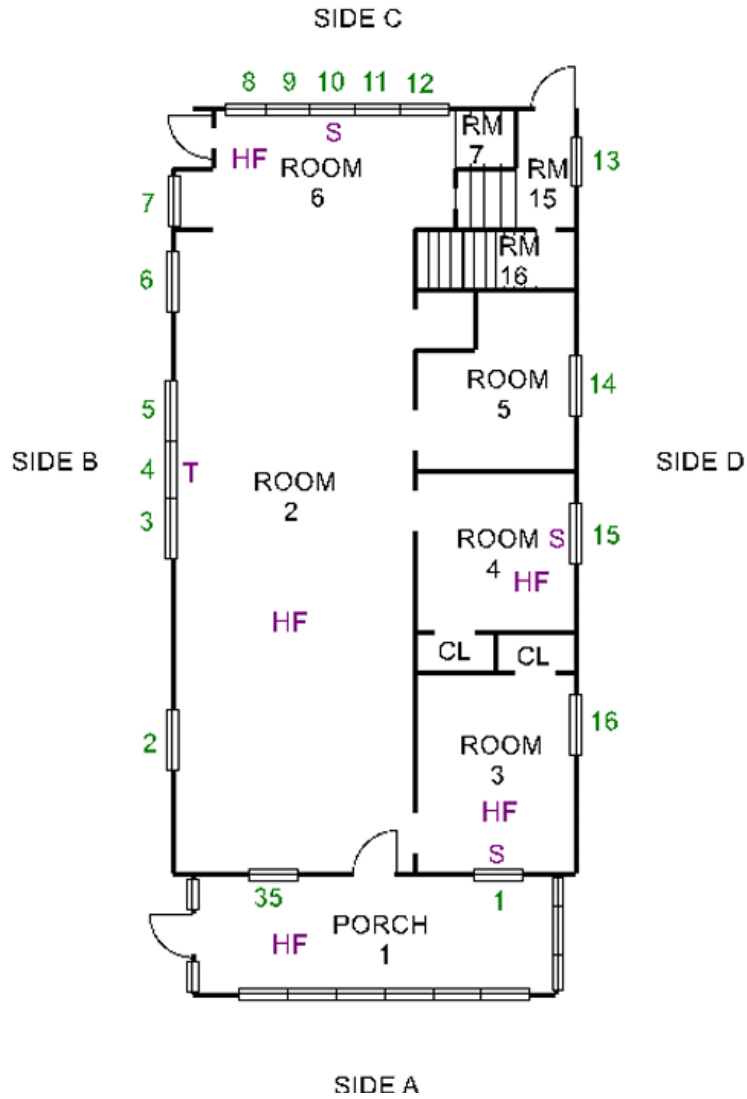
Date

Project Manager

Date

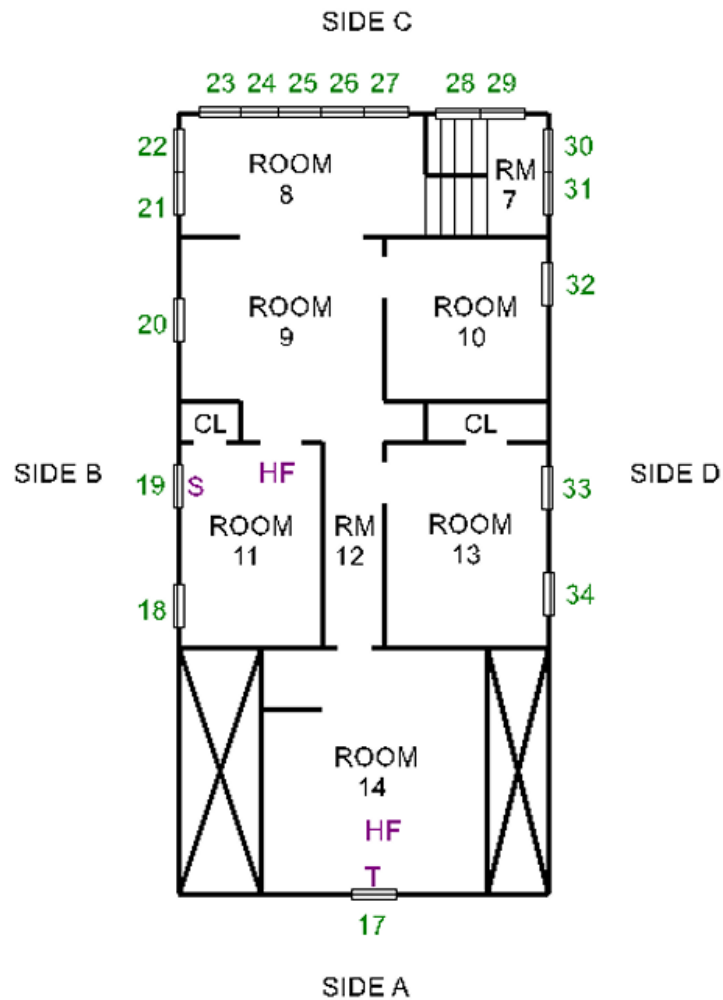


NORTH  
←

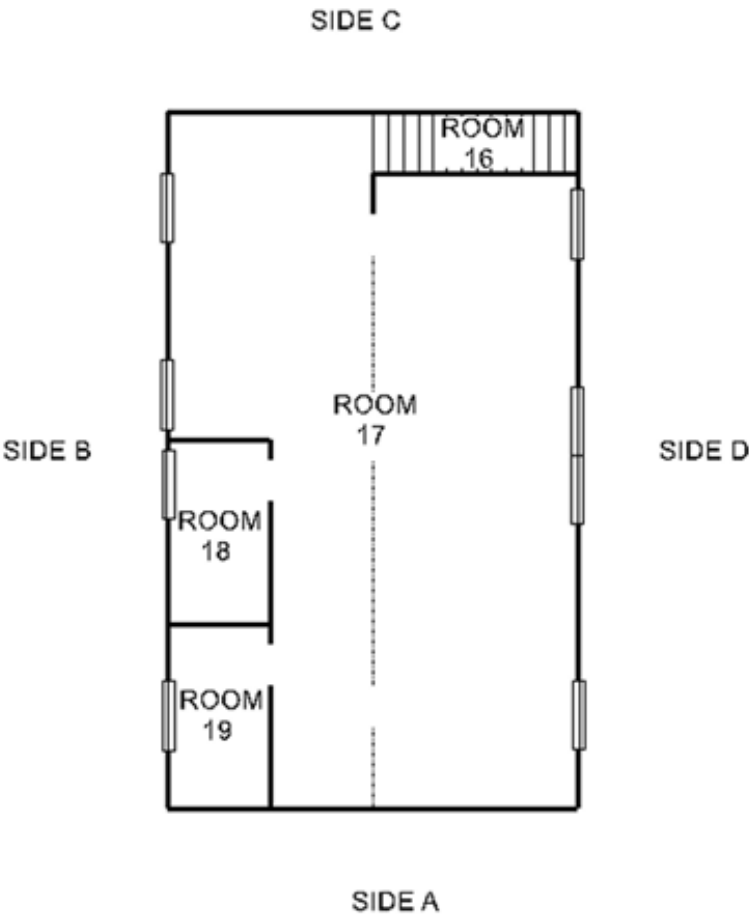


1698 WOOD STREET  
2ND FLOOR

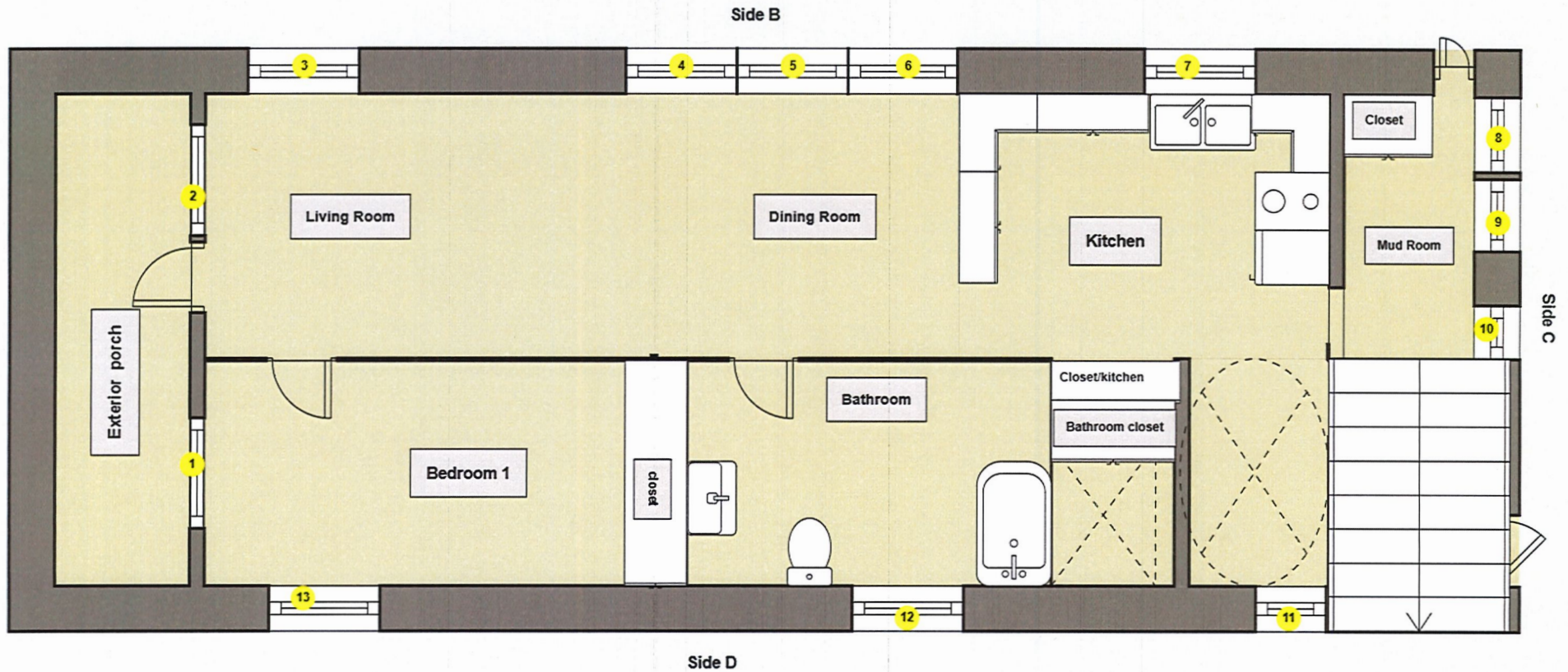
NORTH  
←



1698 WOOD STREET  
BASEMENT



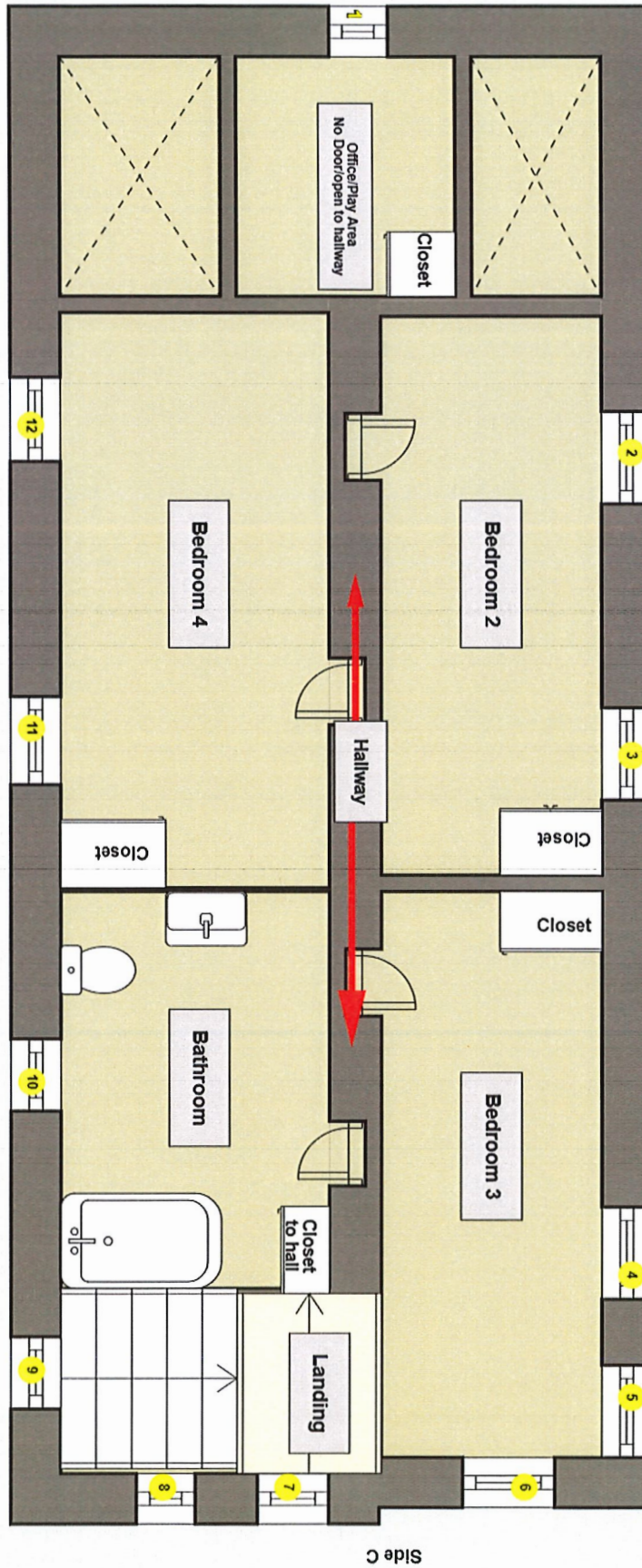
Side A / Wood Street



Floor Plan is not to scale. Rooms are laid out to give a simple visual of the new floor plan and number of windows. All measurements are responsibility of contractor.

## First Floor

# Second Floor



Wood Street/Side A