

**City of Detroit Housing And Revitalization Department
Housing Service Division**

Two Woodward Avenue, Suite 908
Detroit Michigan 48226

RESIDENTIAL REHABILITATION PROJECT BIDDING INSTRUCTIONS



The City of Detroit Housing And Revitalization Department Housing Services Division (HRD) is accepting Bids for residential rehabilitation. Bids will only be accepted from Contractors listed on this Department's Approved Contractors List. All Bidders will be notified of the preliminary bid results by E-mail within two (2) business days of the Bid Opening. HRD reserves the right to modify these procedures as it deems necessary.

INSTRUCTIONS TO BIDDERS:

1. This is a Microsoft Excel software document. All line item fields must be completed. Note: Contractor must manually enter the sum total amount on the Bid Proposal Cover page. It is the contractor's responsibility to verify the total cost of all line items. An adding machine tape is recommended. (Differences in reported totals between the cover page and last spec page will result in a rejected bid).
2. Bids will only be accepted from bidders who attend a mandatory Project Walk-Thru at the property addressed.
3. The Bid Proposal Documents must be completed and returned to GS Group, LLC., at 17800 Woodward Avenue, Suite 200, Detroit, MI 48203, no later than 10:00 a.m. on the bid due date.
4. Bids will not be accepted without an authorized signature which is on file with GS Group, LLC.
5. Bid proposal must be submitted in a 10" X 13" envelope (one bid proposal per envelope) properly labeled with the following information:

City of Detroit Housing And Revitalization Department
0% Interest Home Repair Loan Program
Bid Document Enclosed
Bid Due Date
Property Address
Contractor's Name
Contractor's Address

**City of Detroit Housing And Revitalization Dep
0% Interest Home Repair Loan Program.**

EXHIBIT A

Two Woodward Avenue, Suite 908
Detroit Michigan 48226

BID PROPOSAL FOR:

DATE 10/12/23

Case No.: <u>#REF!</u>	Program Name: <u>#REF!</u>
Property Owner: <u>#REF!</u>	Phone #: <u>#REF!</u>
Property Address: <u>#REF!</u>	Alternate Phone #: <u>#REF!</u>
City, State Zip <u>DETROIT, MI #REF!</u>	Historic Designation: <u>#REF!</u>

In care of: The Housing And Revitalization Dept.
Two Woodward Avenue, Suite 908
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Detroit, Michigan 48226

For Rehabilitation/Repair of the property located at: **15327 Warwick** Detroit, Michigan

The : Jonmar Construction LLC (General Contractor)

proposes to do all of the work as set forth in the plans and/or work specification attached to and a part of this bid for:

the sum of Eighteen Thousand Nine Hundred Eighty Dollars (\$) 18,980.00

The proposed Walk-Thru for this project is: **10/15/2020** **AT** **9:00am**

PROVIDED that the bid shall be accepted by the OWNER or his/her agent within 30 days from receipt of said bid, and that the OWNER or his/her agent shall issue a written proceed order within 30 days from date of acceptance. If the acceptance is not received by the CONTRACTOR within 30 days, he/she has the right to withdraw his/her bid and proposal.

FURTHER, that the bid must be received by the Housing And Revitalization Dept. no later than 10:00 AM on: 10/23/2020
The bids will be opened at 10:30 a.m. on the bid due date. Due Date

Covering Work Specification dated: 9/29/2020

By: Errol Parks
Authorized Signature
Jonmar Construction LLC [Owner]
Name and Title (Print)
48 Maple Street
Address
River Rouge, Mi. 48218
City, State, Zip Code
[313] 399-7291
Phone
[313] 914-7081
Fax

City of Detroit Housing And Revitalization Dep EXHIBIT A
Housing Service Division
Two Woodward Avenue, Suite 908
Detroit Michigan 48226

Case No.:	<u>#REF!</u>	Program Name:	<u>#REF!</u>
Property Owner:	<u>#REF!</u>	Phone #:	<u>#REF!</u>
Property Address:	<u>#REF!</u>	Alternate Phone #:	<u>#REF!</u>
City, State Zip	<u>DETROIT, MI #REF!</u>	Historic Designation	<u>#REF!</u>
Dev. Specialist	<u>#REF!</u>	Phone No.	<u>313-279-0449</u>
Spec Writer	<u>Lamaten Jenkins</u>	Fax No.	<u>313-279-0519</u>
Construction Mgn	<u>#REF!</u>	Phone No.	<u>313-279-0449</u>
Risk Assessor	<u>Donnez Hemphill</u>	Cert. No.	<u>P-05920</u>
Date Written :	<u>9/29/2020</u>	Revised	<u></u>
		Phone No.	<u>313-279-0519</u>

WORK SPECIFICATION

Unless specifically excluded, all workmanship and materials are to fully comply with all applicable building codes and meet the minimum standards set forth in the City of Detroit Housing And Revitalization Department's Contractor's Performance Standards. November, 2008 (or most current version). The Contractor shall make no claims for additional cost due to the existing conditions at the site, which could have been ascertained by the Contractor in his examination of the site. All measurements and quantities will be field verified by the Contractor. Costs for all necessary trade permits (Electrical, Plumbing, Heating) must be included in the line item price. The execution of this work shall comply with all applicable state, federal and local laws, rules, regulations and guidelines. These standards include but are not limited to the following: 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard; 29 CFR 1910.1200 - Hazard Communication; 40 CFR Part 261 and 40 CFR Part 745 - EPA Regulations; NCLSH-HUD Lead Paint Guidelines, Evaluation Protocols (most current version).

This Dwelling has been Designated Historic. Work Specification to be reviewed and approved by the Historic Commission prior to the Bid Invitation. Exterior color and element design choices to be approved by Historic before Notice to Proceed.

All line items identified by LHR are Lead Hazard Remediation items and should be bid accordingly.

		LHR	EXTERIOR
7.500			ROOFING-SHINGLE
7.501	<u>\$15,000</u>		Remove all existing shingles down to the roof boards. Install 7/16 inch Oriented Strand Board. Install new Dimensional 30 year asphalt shingle roofing, including 15 lb. asphalt saturated felt, over entire roof, ice and water shield at all eaves and valleys, and aluminum T-Drip at all edges of roof. (approx. 30 Sq.) <u>COLOR TO MATCH EXISTING OR APPROVED HISTORIC COLOR CHART</u>
8.500			WINDOWS
8.519	<u>\$3,000.00</u>	LHR	Replace all double hung window units on <i>the first floor</i> of dwelling with new solid vinyl double-hung replacement windows with <u>muntin bars</u> . (<i>Divided Light</i>) insulated glass, screens and tilt-in cleaning feature. NOTE: Same Style, Configuration & Pattern. Enclose window frames, trim, sills, lintels, and mullions with custom fit aluminum coil stock. (Total <u>6</u>) Note: See current Contractor Performance Standards re: Energy Star.
			INTERIOR
16.100	<u>\$500</u>		ELECTRICAL Install smoke detectors and carbon monoxide detectors up to code

Construction Repairs Sub-Total: \$18,500.00

\$480.00 BUILDING PERMIT (All other required electrical, heating, and plumbing permit cost must be included in their associated spec item prices.)

TOTAL COST \$ \$18,980.00

OFFICE USE ONLY	
General Repair Cost: <u>\$15,980.00</u>	Lead Hazard Remediation Cost: <u>\$3,000.00</u>

DEMOLITION-DEBRIS REMOVAL

The Contractor shall remove all construction and demolition debris related to the work performed during rehabilitation as it is generated. It shall not be allowed to accumulate on the premises. He shall clean all glass and remove all labels and spots on equipment furnished or installed. Clean-up requirements shall apply to all other walls, floors, fixtures, or areas that have suffered in any way from the performance of the contractor or subcontractors.

OF: Jonmar Construction LLC
Company Name

Errol Parks
Company Owner Signature

COMMENTS:

Homeowner Acknowledgement Form

Rehab Address: _____

