

City of Detroit Housing And Revitalization Department  
0% Interest Home Repair Loan Program

EXHIBIT A

Two Woodward Avenue, Suite 908  
Detroit Michigan 48226

BID PROPOSAL FOR:

DATE 07/19/21

Case No.: BCI-0265 Program Name: 0% IHRLP  
Property Owner: Roy Wright Phone #: (313) 933-3826 / (313) 350-0253(313) 92  
Property Address: 4825 Sturtevant Alternate Phone #: roywright2915@gmail.com  
City, State Zip: DETROIT, MI 48208 Historic Designation: Historic

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

For Rehabilitation/Repair of the property located at: 4825 Sturtevant Detroit, Michigan

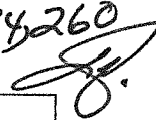
The: Jozef Contractor Inc (General Contractor)

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

Fory Eight Thousand Four Hundred Sixty And00

Dollars (\$ 48,460.00)

34,260  


The proposed Walk-Thru for this project is:

7/22/2021

AT

12:00pm

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: 7/30/2021  
The bids will be opened at 10:30 a.m. on the bid due date. Due Date

Covering Work Specification dated: 6/2/2021

By: jozef olszewski  
Authorized Signature  
Jozef Contractor Inc  
Name and Title (Print)  
17245 Mt Elliott  
Address  
Detroit Mi 48212  
City, State, Zip Code  
586-604-5210  
Phone  
313-427-0154  
Fax

**City of Detroit Housing And Revitalization Department  
Housing Service Division**  
Two Woodward Avenue, Suite 908  
Detroit Michigan 48226

EXHIBIT A

Case No.: BCI-0265  
 Property Owner: Roy Wright  
 Property Address: 4825 Sturtevant  
 City, State Zip: DETROIT, MI 48208  
 Dev. Specialist: TBD  
 Spec Writer: Lamaten Jenkins  
 Construction Mgn: GS Group, L.L.C.  
 Risk Assessor: Donnez Hemphill  
 Date Written: 6/2/2021

Program Name: 0%IHLRP  
 Phone #: (313) 933-3826 / (313) 350-  
 Alternate Phone #: roywright2915@gmail.com  
 Historic Designation: Historic  
 Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
 Phone No. 313-279-0449 Fax No. 313-279-0519  
 Phone No. 313-279-0449 Fax No. 313-279-0519  
 Cert. No. P-05920 Phone No. 313-279-0449  
 Revised \_\_\_\_\_

**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.**

**NOTE:**

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

	LHR	EXTERIOR
7.500		<b>ROOFING-SHINGLE</b>
7.501	<u>\$11,200</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. <u>Color to match existing or approved historic (HDC) color chart.</u>
7.550		<b>GUTTERS &amp; DOWNSPOUTS</b>
7.551	<u>\$1,400</u>	Install new aluminum gutters and downspouts on entire dwelling. (approx. 250 Lin.Ft) <u>Replacement Gutters to match existing in profile, dimension, style and color</u>
2.102	<u>\$1,900</u>	<b>GARAGE</b>
	LHR	Dismantle and remove wood frame garage. (Retain slab)
4.150		<b>PORCH MASONRY</b>
4.165	<del>\$6,700</del>	Remove and rebuild damaged brick veneer wall of front porch to match existing. (approx. 105 Sq.Ft.) Salvage all whole, clean, and sound brick. <u>"Replacement of historic brick shall consist of mortar formulated to reproduce the color, texture, profile, and strenght of the historic mortar. New brick shall match the size, color, texture, and strenght of the historic brick.</u>
4.161	<del>\$4,200</del>	Replace missing/damaged clay tiles and re-grout front porch deck <u>to match existing in profile, demension, style and color (approx. 140 Sq.Ft.)</u>
4.157	<del>\$3,300</del>	Replace missing/damaged limestone cap on front porch wall <u>to match existing in profile, demension, style and color</u> (approx 40 Lin. Ft.)
9.900		<b>PAINT EXTERIOR</b> <u>Paint and Stabilize the following previously painted exterior surfaces of the dwelling:</u>

9.906 \$7,700

Remove all loose and defective window putty and reputty all 1st, 2nd and 3rd floor windows of the dwelling. Prep and paint stabilize all wood window sashes and trim, all door components, front porch ceiling and post. Rear porch: all Components (approx 36 openings) and (approx. 500 Sq.Ft.) Color to match existing or approved historic color chart.

9.904 \$300

LHR  
LHR

Wall C: Conductor boot, Wall B Chute & coal chute, Wall C chute & chute casing

**INTERIOR**

*THIS PROJECT WILL REQUIRE A FULL LEAD CLEARANCE*

LHR

9.100

**DRYWALL**

9.103 \$2,900

LHR

**CEILINGS:** Hall, Kitchen, Nook, Dining room, Bathroom 1 & 2, Bedroom 1, Replace missing/damaged drywall. Prep and paint entire ceilings, ( approx. 1050 Sq.Ft )

9.950

**PAINT INTERIOR**

9.901 \$2,900

Paint Stabilize the following previously painted interior surfaces of the dwelling:

**KITCHEN:** Wall B window 1 sash & jamb, Wall B window 2 casing & sash, Wall A & D door casing & jamb, Wall C door casing, cabinet ceiling & B wall

**NOOK:** Wall B, Wall C window sash, Wall B & D door casing

**Dining Room:** crown moulding, Wall B door casing & Jamb, Wall C window sash, window 2 mullion, Wall D window sill.

**Living Room:** Wall D (approx 150 Sq.Ft.)

**STAIRWELL 1:** Ceiling (approx 50 Sq.Ft.)

**BATHROOM 1:** Ceiling, Wall D door stile, Wall B window sash

**BEDROOM 1:** Crown moulding, Wall B door 1 casing & jamb, door 2 casing Wall C window casing, Wall D window casing & sash

LHR

**BEDROOM 2:** Wall D window 1 stop.

9.950

**PAINT INTERIOR**

9.901 \$4,500

Paint Stabilize the following previously painted interior surfaces of the dwelling:

**BEDROOM 3:** Wall B window sash & casing, Wall A window stop.

**BATHROOM 2:** All previously painted surfaces (approx 500 Sq.Ft.)

**STAIRWELL 3 (Basement):** All previously painted surfaces (approx. 800 Sq.Ft.)

**BASEMENT:** All window components, (total 3 ) Wall A (approx 245 Sq.Ft.)

**MECHANICAL ROOM (Basement):** All window components (total 2 )

**STORAGE ROOM (Basement):** Wall A shelf, Wall B window casing & jamb

LHR

**BATHROOM 3 Basement:** Walls A & B, (approx. 100 Sq.Ft.) Wall A door Panel

16.100

**ELECTRICAL**

16.139

\$400

Install battery-operated smoke detectors & carbon monoxide detectors to code.

Construction Repairs Sub-Total:

\$47,400.00

\$1,060.00

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

TOTAL COST \$

~~\$48,460.00~~

*34,260*

**OFFICE USE ONLY**

General Repair Cost: \$28,260.00

Lead Hazard Remediation Cost: \$20,200.00

**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:

Jozef Contractor Inc

*Company Name*

jozef olszewski

*Company Owner Signature*