

COMMUNITY & ECONOMIC DEVELOPMENT  
LOAN AND GRANT REHABILITATION CONSTRUCTION CONTRACT  
Consisting of the following:

1. Bid Proposal
2. Contract Agreement and General Conditions
3. Specifications
4. Drawings (If Applicable)

BID PROPOSAL TO:

Owner's Name: Leonard Lazich Address: 1423-25 6th Street

For Rehabilitation/Repair of the Property Located at 1423-25 6th Street  
Detroit, Michigan.

The (Contractor) Guaranteed Construction Company proposes to do all of the work as set forth in the plans and/or specifications attached for the sum of Twenty Two Thousand Eighty Four & 00/100 DOLLARS (\$ 22,084.00 ) provided that the bid shall be accepted by the owner or his agent within 30 days from the date established for receipt of said bid, that the OWNER or his agent shall issue a written proceed order within 30 days from the date of contract award, and that no work shall be commenced by the CONTRACTOR until he has received the written proceed order. If the written proceed order is not received by the CONTRACTOR within 30 days, he shall have the option of withdrawing his bid and proposal.

Guaranteed Construction Company 25300 West Eight Mile Road  
Contractor Address  
BY: Ehud Meiri Southfield, Michigan 48034  
Name and Title (Ehud Meiri, Manager) City and State Phone  
DATE: 5/31/85

AGREEMENT AND CONTRACT

The OWNER named above accepts the bid proposal, and desires to employ the services of the CONTRACTOR named above to supply all of the material and labor necessary to remodel/repair/rehabilitate the building on the premises described as lot # \_\_\_\_\_ also known as \_\_\_\_\_ for the sum of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_ ). Said sum shall include all the cost necessary to complete the work according to the conditions and plans and/or specifications attached to, or by reference made a part of, this contract.

Upon signing of this contract the parties named below hereby affirm that they have not colluded with any person in respect to this bid or contract. THIS AGREEMENT shall be binding on the parties hereto and upon their respective heirs, executors, administrators or assigns.

IN WITNESS WHEREOF, the parties have set their hands and seals:

this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Guaranteed Construction Company Name of Contractor  
Ehud Meiri Signature of Contractor Ehud Meiri, Manager  
25300 West Eight Mile Road Address  
Southfield, Michigan 48034 City and State  
Leonard Lazich Name of Owner  
Signature of Owner  
Signature of Owner  
Witness

Project: Michigan Detroit, Michigan.

COMMUNITY DEVELOPMENT REHABILITATION PROJECTS  
WESTSIDE REHABILITATION OPERATION

150 Michigan Avenue  
Detroit, Michigan 48226

NAME: Leonard Lazich  
ADDRESS: 1423-25 - 6th Street  
TELEPHONE:

REHAB SPEC: D. Bouchard  
DATE: March 1, 1984  
REVISED: (1st) May 16, 1985

Sealed bids will be opened at the Community Development Rehabilitation Project Office located at 1948 Virginia Park

5/31/85

at

(Date)

(Time)

The bid proposal must be delivered or mailed to reach this office not later than the above time. NO BID WILL BE ACCEPTED AFTER THIS TIME.

W O R K D E S C R I P T I O N

Unless specifically excluded, all work shall be performed in accordance with the Materials and Methods Document.

All measurements and dimensions cited herein are approximate and must be verified on the site.

All work must be performed in accordance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings (Revised 1983).

MASONRY

PRS/C 1. A. Rebuild the northwest and southwest corner of the exterior masonry foundation wall above grade. Use sound salvaged bricks and masonry cement tinted to match the

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Item No. 1A continu-----

existing exactly. Replace unsound bricks with new common bricks the same size, color and texture as the existing. Strike the joints to match the existing in size, depth and configuration.

- B. Tuckpoint the open mortar joints around the remainder of the exterior foundation walls above grade. Use masonry cement tinted to match the existing exactly. Strike the joints to match the existing in depth and configuration.
- C. Tuckpoint the open mortar joints in the east foundation wall, below grade. Strike the joints to match the existing in depth and configuration. Use untinted masonry cement to tuckpoint the cinder block masonry. Use masonry cement tinted to match the existing exactly to tuckpoint the brick masonry.
- D. Tuckpoint the open mortar joints in the chimney above the roof line. Use masonry

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Item No. 1 D Continu-----

cement tinted to match the existing exactly. Strike the joints to match the existing in depth and configuration. Install a new masonry chimney cap.

E. Clean the exterior surface of the brick masonry foundation wall using a mild, non-abrasive detergent cleaner specifically formulated for use on masonry surfaces (Sure-Klean Restoration Cleaner, or equal). DO NOT USE MURIADIC ACID.

Approximately 450 sq. ft.

F. Refer to M&M, Pages 7 and 20 and the Secretary of the Interior's Standards and Guidelines, Pages 5 and 6 and 12 through 15-

NOTE: Mortar used for rebuilding and tuckpointing shall be masonry cement with zero (0) Portland cement content. Tint the mortar when specified using Hydroment #348 Flame-Tile Red, or equal. Add black or gray tint, if required, to duplicate the existing mortar color. Mix a test batch prior to using tinted mortar.

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CORNICE AND TRIM

2. 135. )

PFS/C 2.

- A. Rejoin the miters at the southeast corners of the cornice assembly. Fill all open seams in the cornice assembly and sand to match adjacent surfaces.
- B. Refer to the Secretary of the Interior's Standards and Guidelines, Page 16.

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L. Lazich

ADDRESS:

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OF

FRONT PORCH - SOUTH

- PRS/C 3. A. Provide temporary support for the porch roof. Completely dismantle and remove the existing deck, framing, railings, skirting, steps, step rails and footings.
- B. Build a new wooden frame porch the same size and style as the existing. Use double header framing supported by new common brick masonry piers (12 x 12 inch minimum), laid on new poured concrete footings, forty-two (42) inches deep. Frame the deck with new 2 x 8 inch (minimum) joists set sixteen (16) inches O. C.
- C. Cover the deck framing with new 5/4 inch #2 pine, tongue and groove, full length deck boards (approximately 60 sq. ft.).
- D. Install new wooden, railings thirty-six (36) inches high to the perimeter of the porch deck. Use 2x4 inch fluted top rail, 2x4 inch bottom rail, and turned spindles (approximately 12 Lin.ft.)

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Salvage and reinstall the existing end post.

E. Salvage and reinstall the three (3) existing round columns. Install a new matching round wooden column at the southeast corner. Install new column base and cap at each column (4) same style as existing.

F. Install a new wooden lattice skirt wall to the south and east perimeter of the porch (approximately 18 lin. ft.). Affix the lattice to the header joist and a 2x4 inch bottom rail solidly attached to the dwelling and piers. Cover the top and bottom with 1x8 inch trimmer. Install a hinged and lockable access door to the south elevation of the skirt wall. Hinge the door to swing inward so hinges do not show.

G. Remove the existing downspout, soffit, fascia and moldings from the perimeter of the porch roof.

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Item No. 3 Continu-----

- H. Install new soffit, fascia, crown molding and bed molding to the perimeter of the porch roof (approximately 20 lin. ft.), same size and style as the existing.
- I. Remove the decorative molding and dentals from the perimeter of the drop beam. Install new decorative molding (approximately 20 lin. ft.) milled to match the existing.
- J. Install a new set of wooden frame steps to reach from grade to deck in equal rises (approximately 6 steps). Install steps on a new poured concrete pad footing four (4) inches thick. Include 2x12 inch stringers, 5/4 inch split treads, closed risers; lattice skirt and step rail thirty (30) to thirty-four (34) inches high, spindled to match porch rail, installed on the north side of the steps.



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NOTE: New steps shall be five (5) feet wide (narrower than the existing), and the salvaged decorative railing post shall be installed to so accommodate the step rail.

K. Refer to M&M, Page 25 and the Secretary of the Interior's Standards and Guidelines, Pages 28 and 29.

PERMIT REQUIRED.

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FRONT PORCH - NORTH

- PRS/C 4. A. Provide temporary support for the porch roof. Completely dismantle and remove the existing deck, framing, railings, skirting, steps, step rails and footings.
- B. Build a new wooden frame porch the same size and style as the existing. Use double header framing supported by new common brick masonry piers (12x12 inch minimum) laid on new poured concrete footings, forty-two (42) inches deep. Frame the deck with new 2x8 inch (minimum) joists set sixteen (16) inches O.C.
- C. Cover the deck framing with new 5/4 inch #2 pine, tongue and groove, full length deck boards, (approximately 60 sq. ft.).
- D. Install new wooden railings thirty-six (36) inches high to the perimeter of the porch deck. Use 2x4 inch

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fluted top rail, 2x4 inch bottom rail, and turned spindles (approximately 12 lin. ft.). Salvage and reinstall the existing railing end post.

E. Salvage and reinstall the three (3) existing round columns. Install a new matching round wooden column at the northeast corner. Install new column base and cap at each column (4), same size and style as the existing.

F. Install a new wooden lattice skirt wall to the north and east perimeter of the porch (approximately 18 lin. ft.) Affix the lattice to the header joist and a 2x4 inch bottom rail solidly attached to the dwelling and piers. Cover the top and bottom with 1x8 inch trimmer. Install a hinged and lockable access door to the north elevation of the skirt wall. Hinge the door to swing inward so hinges do not show.

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Item No. 4 Continu-----

- G. Remove the existing crown mold from the entire perimeter of the roof eave. Remove the soffit, fascia and bed mold from the north eave only.
- H. Install new soffit, fascia and bed molding, same size and style as existing, north eave (approximately 10 lin. ft.). Install new crown molding, milled to match the existing, to the entire perimeter of the porch eave (approximately 20 lin. ft.).
- I. Replace the decorative molding on the north face of the drop beam with new molding to match the existing. Remove the five (5) pieces of decorative dentals from the east face of the drop beam.
- J. Install a new set of wooden frame steps to reach from grade to deck in equal rises (approximately 6 steps). Install steps on a new poured concrete pad footing four (4) inches thick. Include 2x12 inch stringers, 5/4 inch split treads, closed risers, lattice

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skirt and a new spindled steprail thirty  
(30) to thirty-four (34) inches high, match-  
ing the porchrail.

NOTE: New steps shall be five (5) feet wide (narrower than  
the existing), and the salvaged decorative railing  
post shall be installed to so accommodate the step  
rail.

K. Refer to M&M, Page 25 and the Secretary of  
the Interior's Standards and Guidelines,  
Pages 28 and 29.

PERMIT REQUIRED.

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REAR PORCHES (NORTH & SOUTH)

2,500.00

- PRS/C 5. A. Completely dismantle and remove the existing north and south rear porches, including railings, decks, framing, skirting, steps and footings. Fill the excavations to grade.
- B. Build a new rear porch at the north and south entries. Frame the porches using new lumber supported by 4x4 inch wolmanized posts set on new concrete post footings forty-two inches deep. Frame a new open skirted landing deck at a height approximately halfway between grade and threshold at each entry (approximately 108 sq. ft.). Install new open riser steps to reach from grade to landing and landing to threshold in equal rises. Use new wolmanized 2x12 inch stringers and carriages and 5/4 inch split treads approximately 9 lin. ft., with a double width tread at the threshold of each entry. Cover the landings with 2x4 inch wolmanized decking spaced for drainage and installed diagonally.

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- C. Install a new 2x4 inch wolmanized railing system to one side of each porch. Railings shall be 30 to 34 inches high measured vertically from the tread nosings and 36 inches high measured vertically from the deck surface.
- D. Refer to applicable M&M, Page 25 and owner's drawing.

PERMIT REQUIRED.

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FOUNDATION REPAIR AND DAMPROOFING

6.2.6.10

- PRS/C 6. A. Excavate along the full length of the north foundation wall down to the drain tile (approximately 47 lin. ft.). Remove and salvage the existing fence post and fencing at the northwest corner. Remove the concrete at the northwest corner to provide access to the full length of the foundation wall. Remove enough concrete from the public alley to permit access to the foundation wall without danger of cave-in. Provide temporary support to the north side of the open trench.
- B. Underpin the sagging section of north foundation wall beneath the windows east of the grade door with new poured concrete (5 bag mix minimum).
- C. Clean and align the existing drain tile. Replace all missing and damaged tiles with new units. Cover the joints between the tiles with roofing felt.
- D. Clean the exposed surface of foundation wall of all loose dirt, debris and spauling masonry. KS



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Tuckpoint all open mortar joints with masonry cement. Parge the entire exposed surface of foundation wall with cement mortar (one part Portland cement to two parts masonry cement) from the footings to the grade line (approximately 190 sq. ft.).

- E. Cover the parged surface with an application of asphalt based damproofing compound and one layer of 6-mil polyethylene membrane ("Visqueen").
- F. Cover the drain tile with six inches of 1/4 to 3/8 inch aggregate ("pea gravel").
- G. Replace all damaged and missing drainage system conduit with new cast iron or vitreous clay conduit.
- H. Backfill with excavated material. Compact fill as it is replaced. Add new fill to reach original grade line, just below window and door sills. Fine grade to slope away from dwelling.
- I. Reinstall the salvaged fence post and chain link fencing at the northwest corner. R

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all concrete, same thickness as the adjacent concrete, placed on a new base of four inch thick, well compacted fill sand.

J. Refer to M&M, Page 34, and the Secretary of the Interior's Standards and Guidelines, Pages 33 and 34.

PERMIT AND OPEN TRENCH INSPECTION REQUIRED.

NOTE: If no drain tile exist, follow procedure outlined in M&M.

If the exposed foundation wall shows undermining deterioration in areas beyond that being underpinned, contact C&EDD for inspection.

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GUTTERS AND DOWNSPOUTS

7. 902.01

- PRS/C 7. A. Remove the existing gutter and downspout from the rear eave.
- B. Install a new seven inch, K-type galvanized metal gutter and two matching round corrugated galvanized metal downspouts to the rear eave (approximately 100 lin. ft.). Install gutter with spikes and ferrules. Install the downspouts at the northwest and southwest corners. Pitch gutter with the high point at the center so that drainage runs north and south equally. Solder all seams.
- C. Excavate at the northwest and southwest storm drain conductors to where the vertical conduit connects to the horizontal.
- D. Remove the vertical conduit and power clean the storm drain system. Insure freedom of flow to the public sewer system.
- E. Install a new vertical storm drain conductor and bell top conductor boot at the northwest and southwest corner. Seal downspouts into conductor boots.

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F. Refer to M&M, Page 19. Replace all concrete removed for excavation with new poured concrete, the same thickness as the adjacent concrete and placed on a bed of four inch thick, well compacted fill sand.

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EXTERIOR DOORS

8.644.00

PRS/C 8. A. Install a new 1-3/4 inch 4-lite, 2 panel solid wood exterior door to replace the existing in the following entrances:

1. North grade
2. South grade

Equip each new door with a new single locking entrance lockset and one inch dead bolt with a rectangular tie-in escutcheon on the exterior side of the door (Schlage H-series, or equal). Repair the jambs as required for the installation of the new doors and install new spring bronze weatherstrip to all three jambs of each entrance.

B. Refer to M&M, Page 12 and the Secretary of the Interior's Standards and Guidelines, Pages 28 and 29.

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WINDOWS

9. 3,783.00

PRS/C 9. A. Install new wooden double hung, single glazed replacement windows in the following existing window openings as indicated:

South Unit - First Floor

1. Livingroom - 2

North Unit - First Floor

1. Livingroom - 2

B. Install new wooden double hung, double glazed, thermal pane replacement windows with full screen in the following existing window openings as indicated:

South Unit - First Floor

1. Entry hall - 2

2. Diningroom - 2

South Unit - Second Floor

1. Rear bedroom - 2

2. Front bedroom - 3

3. Rear Stairs - 1

4. Bathroom - 1

North Unit - First Floor

1. Diningroom - 2

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Item No. 9B Continu-----

North Unit - Second Floor .

1. Rear bedroom - 1
  2. Center bedroom - 1
  3. Front bedroom - 3
  4. Bathroom - 1
  5. Rear stairs - 1
- C. All new windows shall match the existing in size, configuration and visual detail. Where existing sashes contain more than one lite, the replacement sash shall have equal lites with muntins that match the existing in size and configuration. New windows shall be as manufactured by the Marvin Window Company, Warroad, Minn., or equal. Thermal-pane windows shall be equipped with a non-metallic thermal break. New windows shall be custom made to measure.
- D. Install windows square, plumb and level in a workmanlike manner without distortion of the window. Install new exterior trim and sills at each new window, the same size and configuration as the existing. Salvage and

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reinstall the existing interior trim. Replace all rotted and damaged stools with new stock, same as existing. Make final adjustments of the sashes to assure proper operation and a neat and weather-tight installation in accordance with manufacturer's specifications. Salvage and reinstall the lifts and locking hardware. All new hardware shall match the existing.

E. Refer to the Secretary of the Interior's Standards and Guidelines, Page 25.



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ADDRESS: 1423 - 26 6th Street  
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EXTERIOR PAINT

10.            PRS/C 10. A. Prepare the surface, spot prime and paint all of the exposed wooden surfaces of the dwelling with two coats of exterior, oil-base house paint (Craigie brand Morning Dew 4 - 20P, or equal).  
Include the following:
1. Wood cornice
  2. Window and door trim
  3. Window sash
  4. Previously painted and newly installed exterior doors.
  5. Porches
  6. Front, East elevation only
- Use gray porch and deck enamel on front porch decks and steps.
- B. Prime all new wood with one coat of oil-base primer prior to application of finish coats.
- C. Caulk around all window and door openings (approximately 55).
- D. Refer to M&M, Pages 21, 22, 22a and the Secretary of the Interior's Standards and Guidelines, pages 5, 6, and 17.

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CELLAR STAIRS

11. 271.00

- PRS/C 11. A. Install a new set of open riser cellar stairs, north unit. Include new 2x10 inch treads, 2x12 inch stringers, landing and handrail, cellar side.
- B. Install a new wooden handrail to the cellar side of the cellar stairs, south unit.
- C. Repair the concrete floor at the foot of the cellar stairs, north unit with non-shrinking, fast setting patching cement.
- D. Refer to M&M, Page 32.

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PLUMBING

12. 7.5.00 PRS/C 12. A. Eliminate the leaks in the water supply lines at the laundry area and meter entry in the cellar, north unit.
- B. Eliminate the leaks in the horizontal supply lines in the cellar, south unit.
- C. Install a new glass lined, 40 gallon gas fired, quick recovery water heater in the cellar, south unit. Equip the natural gas supply line with a manually operable shut-off valve.
- D. Disconnect and remove the existing water closet in the cellar, south unit and cap all lines.
- E. Power clean the drainage system of the entire dwelling.
- F. Refer to M&M, Pages 24 and 33.

PERMIT AND CERTIFICATION REQUIRED.

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CLEAN-UP

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 labels, spots, stains and marks from all material, fixtures, windows or 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.

All interior and exterior items to be completed in a satisfactory workmanlike manner complying with local code requirements, accepted construction practices, manufacturer's recommendations for product use and/or installation of material and work write-up specifications. Any color of paint and style or pattern of material and fixtures shall be selected by the owner.

SUBMITTED BY: \_\_\_\_\_

*Ehud Meiri*  
Ehud Meiri, Manager

OF: \_\_\_\_\_

Guaranteed Construction Company

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

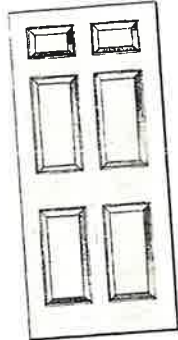
NOTE: ANY CHANGES IN THIS WORK DESCRIPTION (BETWEEN THE CONTRACTOR AND THE HOMEOWNER) MUST BE CLEARED THROUGH THE WESTSIDE REHABILITATION PROJECT. OTHERWISE, IT IS THE CONTRACTOR'S RESPONSIBILITY AND EXPENSE.

TOTAL

EXTERIOR FIR  
ENTRY DOORS

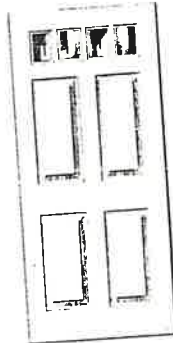


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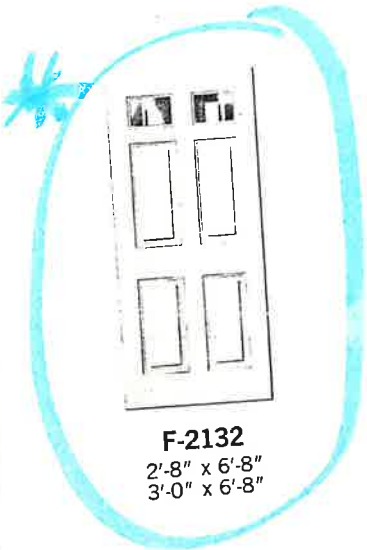
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2'-8" x 6'-8"  
3'-0" x 6'-8"



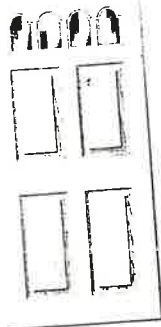
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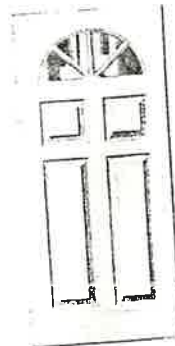
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F-2005

3'-0" x 6'-8"



F-2020

2'-8" x 6'-8"  
3'-0" x 6'-8"

All doors — 1-3/4" thick.

All doors available as "doors only" or prehung units  
with the energy saving Centry frame;  
see pages 92 & 93.

NOT ALL ITEMS, STYLES, OR SIZES AVAILABLE AT EACH LOCATION  
SEE NOTICE ON INSIDE FRONT COVER.