

**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 Department  
0% Interest Home Repair Loan Program**

EXHIBIT A

Two Woodward Avenue, Suite 908  
Detroit Michigan 48226

**BID PROPOSAL FOR:**

**DATE** 08/31/20

Case No.: WM-CW-0902 Program Name: 0%IHRLP  
Property Owner: Sharron Jackson Phone #: (313) 457-3500  
Property Address: 2543 Atkinson Alternate Phone #: sj7723@aol.com  
City, State Zip DETROIT, MI 48206 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: 2543 Atkinson Detroit, Michigan

The : DR MARTIN (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 Twenty One Thousand Four Hundred Fifty Dollars (\$ 21,450.00) 1`

*The proposed Walk-Thru for this project is:*

**9/3/2020**

AT

**10:30am**

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:  
The bids will be opened at 10:30 a.m. on the bid due date.

9/11/2020

Due Date

Covering Work Specification dated: 8/28/2020

By:

*Darnell R. Martin*

Authorized Signature

*Darnell Martin*

Name and Title (Print)

*17250 W 12 Mile Rd #211B*

Address

*Southfield, MI 48076*

City, State, Zip Code

*248 210-7376*

Phone

*313 544-1665*

Fax

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

EXHIBIT A

Two Woodward Avenue, Suite 908  
Detroit Michigan 48226

Case No.: WM-CW-0902  
 Property Owner: Sharron Jackson  
 Property Address: 2543 Atkinson  
 City, State Zip: DETROIT, MI 48206  
 Dev. Specialist: William Estell  
 Spec Writer: Lamaten Jenkins  
 Construction Mgr: GS Group, LLC  
 Risk Assessor: Donnez Hemphill  
 Date Written: 8/28/2020

Program Name: 0%IHLRP  
 Phone #: (313) 457-3500  
 Alternate Phone #: sj7723@aol.com  
 Historic Designation: Historic  
 Phone No. 313-279-0449 Fax No. 313-279-0519  
 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
<b>4.150</b>		<b>PORCH MASONRY</b>
4.151	<u>\$8,000</u>	Remove and replace on existing footing the entire masonry porch including deck, steps, columns, retaining walls, piers, foundation walls, and wings walls. ( <u>Concrete must be tinted to match the color of the existing, be of an exposed aggregate, finished with a clear curing compound, or tinted gray so that it not appear " bright white."</u> <u>Replacemenyt of historic brick shall consist of mortor formulated to reproduce the color, texture, profile, and strenght of the historic mortor. New brick shall match the size,color, texture, and strenght of the historic brick.Porch rebuild must match the design, profile, and size of the existing brick proch.</u>
<b>6.060</b>		<b>FRAME PORCH</b>
6.069	<u>\$5,700</u>	Remove and dispose of existing wooden wheel chair ramp and post and build a new wooden wheel chair ramp to code (approx. <u>100</u> Sq.Ft.)
<b>2.200</b>		<b>CONCRETE</b>
2.202	<u>\$2,000</u>	Remove the existing (service walk) located at <u>front of property</u> Install a new concrete (service walk) same size and configuration as existing, (approx. <u>100</u> Sq.Ft.) <u>Concrete must be tinted to match the color of the existing, be of an exposed aggregate, finished with a clear curing compound, or tinted gray so that it not appear " bright white.</u>

2.202	<u>\$4,000</u>		Remove the existing (service walk) located at <b>left and right side of property</b> . Install a new concrete (service walk) same size and configuration as existing.( <u>approx.225</u> ) Sq.Ft. <b>Concrete must be tinted to match the color of the existing, be of an exposed aggregate, finished with a clear curing compound, or tinted gray so that it not appear " bright white.</b>
<b>INTERIOR</b>			
9.950			<b>PAINT INTERIOR</b>
			<i>Paint Stabilize the following previously painted exterior surfaces of the dwelling:</i>
	<u>\$150</u>	<b>LHR</b>	<b>KITCHEN</b> : WALL A_(approx84 Sq.Ft.)
	<u>\$150</u>	<b>LHR</b>	<b>BEDROOM 2</b> : WALL D Radiator Railing
	<u>\$250</u>	<b>LHR</b>	<b>STAIRWELL 2 (Attic)</b> : WALL B Stair Riser & Tread
	<u>\$150</u>	<b>LHR</b>	<b>STAIRWELL 3 (Basement)</b> : WALL A (approx.100 Sq.Ft.)
<b>16.100</b>			<b>ELECTRICAL</b>
16.139	<u>\$400</u>		Install battery-operated smoke detectors & carbon monoxide detectors to code.

Construction Repairs Sub-Total: \$20,800

<u>\$650</u>	<b>BUILDING PERMIT</b> (All other required electrical, heating, and plumbing permit cost must be included in their associated spec item prices.)
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**TOTAL COST \$** \$21,450

<b>OFFICE USE ONLY</b>	
General Repair Cost: <u>\$21,450.00</u>	Lead Hazard Remediation Cost: <u>\$0.00</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: DR MARTIN  
Company Name

*Daniel E. Martin*  


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Company Owner Signature

**COMMENTS:**

## **Homeowner Acknowledgement Form**

Rehab Address: \_\_\_\_\_

By my signature below, I acknowledge that I have reviewed the work specification with a representative of the City of Detroit Housing And Revitalization Department, accept and approve the items listed in the Bid Document, and accept these items as the total scope of work to be completed on my home through this loan program.

*Initial  
Appropriate Box*

After being advised of my right to select contractors to bid on the repairs to my property, I decline to do so. I hereby authorize the GS Group, acting on behalf of the City of Detroit Housing and Revitalization Department, and its representatives to act as my agent in seeking competitive bids from its approved contractors . I further release the City of Detroit, its agents, assigns, and representatives of all liability and/or damages that may result from said selection.

After being advised, I hereby exercise my right to select contractors, pre-approved by the City of Detroit Housing And Revitalization Department Housing Services Division, to bid on the repairs to my property as identified on the attached Approved Contractor Lists. I further release the City of Detroit, its agents, assigns, and representatives of all liability and/or damages that may result from said selection.

I further agree to accept the lowest bidding qualified contractor as determined by Housing And Revitalization Department's representative.

**SIGNED:** \_\_\_\_\_  
Owner's SignatureDate

**SIGNED:** \_\_\_\_\_  
Owner's SignatureDate

\_\_\_\_\_  
**WITNESS BY HRD**Date