



City of Flint

Department of Purchases & Supplies

Sheldon A. Neeley

TO: All Proposers
FROM: Lauren Rowley, Purchasing Manager
DATE: **April 28, 2026**
SUBJECT: **Addendum #01 – P26000513: CONSTRUCTION SERVICES FOR SCATTERED SINGLE-FAMILY HOME ADA REHABILITATION**

This addendum has been issued to address the following clarifications:

Faucets/Fixtures

Best judgement is to be used for quality materials. A safe parameter is Delta or equivalent.

Property Condition

Repairs are restricted to permanent activities and defined as those necessary when a lack of repair or replacement threatens the safety of occupants and, if not addressed, will cause structural damage to the home, and are limited to the MI Neighborhood assisted activities list.

The assisted property must be currently occupied and not red-tagged or defined as uninhabitable based on local code. This program is not designed to address mold, animal infestations, or other immediate threats to the health and safety of residents. Change orders exceeding ten percent (10%) require MSHDA pre-authorization

MI Neighborhood Reimbursable Line Items

Accessibility: • Handrails • Grab Bars • Lower Closet Rods • Barrier-free Showers/Tubs • Lowering of Kitchen Cabinets • ADA Counter Tops • ADA Toilets and Vanities • Levered Door Handles • Toggle Light Switches • Ramps, front, side, back or garage • Zero-Step Entries • Self-closing Mechanisms • Widened Doorways & Offset Hinges • Universal Design Floor Coverings (not allowed as a standalone activity) • Updating of Dated and Dangerous Wiring to Be Able to Accommodate Medical Equipment Needs • Indoor/Outdoor Stairlifts • Modifying Rooms to Create First-Floor Bedrooms, Kitchens, Bathrooms • Laundry Rooms and/or Utility Rooms • Increasing Turn Around Radii and Bathroom Size to Accommodate Wheelchairs • Van Accessible Parking • Motion Lights • Vision or Hearing Aids – Permanent Household Fixtures Only

Procurement Requirements Procurement

Small purchase procedures are used to provide written documentation on how your agency will validate that the expenses made are reasonable and necessary. The purchase procedures should be part of your program guidelines and followed when selection of contractor(s) occur. A minimum of two written quotes/cost estimates must be obtained in writing, emails are acceptable. Must contain a name, date, scope of work for a specified property, and a dollar amount per activity. Quotes that are comparable in scope for each activity are needed. If the gap between the two quotes/cost estimates is equal to or greater than 25% (rounded) of the lowest quote/cost estimate, you must seek a third quote/estimate. The estimates can be from stores with dated receipts/ invoices, activities itemized by type and cost. All quotes/ estimates must be itemized and clearly documented and be comparable in scope and materials. The subrecipient must follow procurement procedures, obtain bids for all necessary work (labor and materials), and determine reasonableness.



City of Flint

Department of Purchases & Supplies

Property #19

The Property referred to as "Property #19" has had the information released that we were awaiting. The findings and pictures are attached to this addendum for your review.

Clarification of Handout given at Pre-Bid Meeting

Just a reiteration to remove Local Preference. The City will not be awarding or considering award based on Local preference and Local Preference Discount. That will not apply to this project/RFP.

Pre-Bid

The Pre-Bid Sign-In Sheet of Attendees and their contact information provided, has been attached to this addendum.

Permitting

Awarded vendors are responsible for obtaining permits for this project. The vendors can contact the City of Flint Building Safety and Inspection Division at (810) 766-7284. They are located at Flint City Hall, 1101 S. Saginaw St. Room S106, Flint, MI 48502. Their hours of operation are Monday-Thursday 9AM-3PM. Additional resources can be found at cityofflint.com/building-safety-inspections/

In the submission of their proposal, Proposer must acknowledge receipt of this addendum. Proposer shall acknowledge this addendum by signing and returning one copy of this notice with their submission.

Company Name: _____

Address: _____

City / State / Zip: _____

Telephone: _____ Fax: _____ Email: _____

Print Name: _____ Title: _____

Signature: _____ Date: _____

Thank you,

Lauren Rowley, Purchasing Manager



PRE-BID SIGN IN SHEET

CITY OF FLINT DIVISION OF PURCHASES & SUPPLIES

BID/PROPOSAL # P24000513

BID/PROPOSAL TITLE CONSTRUCTION SINGLE FAMILY HOME ADA RENTAB

PLEASE PRINT CLEARLY***

NAME	COMPANY	PHONE #	EMAIL ADDRESS	INTENT RECEIVED?
Y. Rowley	COF			
Roderick Slaughter	COF			
Cdeste	COF			
Justin Lienow	Great Lakes construction			
Gratlin Gleason	Great Lake construction		Gratlin.greatlakesconstruction@ greatlake.com	
DJ Beebe	Beebe Construction	989 225 6099	djbeebe@buihbeebe.com	
Torey Pickens	ServPro	310-262-0209	tpickens@servpro10647.com	
Aquan O'Neal	Beatrice construction	586-615-5807	aqone@beatriceconstruction.com	
Garry O'Neal	Beatrice Construction	586-948-9227	goned@beatriceconstruction.com	
Jameel Hasan	Marybory Global	702-966-3277	MAYBORYGLOBAL@gmail	
Derek Antice	DA Development	(810) 345-2222	DNDUPA.COM	
Alex Brunson	Blackout Construction LLC	989-494-7581	blackoutpaint@gmail.com	

PRE-BID MEETING DATE: Monday April 27, 2026 @ 10:00 AM/PM

Procurement Requirements

Procurement – small purchase procedures are used to provide written documentation on how your agency will validate that the expenses made are reasonable and necessary. The purchase procedures should be part of your program guidelines and followed when selection of contractor(s) occur.

A minimum of two written quotes/cost estimates must be obtained in writing, emails are acceptable. Must contain a name, date, scope of work for a specified property, and a dollar amount per activity. Quotes that are comparable in scope for each activity are needed. If the gap between the two quotes/cost estimates is equal to or greater than 25% (rounded) of the lowest quote/cost estimate you must seek a third quote/estimate. The estimates can be from stores with dated receipts/invoices, activities itemized by type and cost. All quotes/ estimates must be itemized and clearly documented and be comparable in scope and materials.

The subrecipient must follow procurement procedures, obtain bids for all necessary work (labor and materials), and determine reasonableness.

Volunteers

We will require MSHDA written pre-authorization to utilize volunteer labor for work not requiring a licensed contractor, based on local requirements as long as lead/asbestos testing is conducted upfront, and property does not have Lead/Asbestos issues identified based on test results.

If a property owner is a licensed contractor and requests to complete the work on their own property, then written MSHDA pre-approval is required and all purchases including supplies and equipment must be purchased and completed by the subrecipient on their behalf based on the procurement requirements outlined above.

Failure to secure written pre-approvals from MSHDA will result in a determination of non-compliance that will result in funding awards to applicable properties being denied for reimbursement.

14. All applicant qualifications must be verified at the subrecipient level.
15. It is recommended that Financial Status Reports are kept above \$1,000 and under \$100,000 and must be submitted no less than quarterly.
16. An activity must be fully completed in IGX before an FSR for the same activity can be approved.
17. Tenants of rental properties are not required to have rental insurance (Proof of Property Insurance is required).
18. Properties with reverse mortgages are not eligible for MI Neighborhood.
19. New Construction - Single Family Environmental Study (to be completed prior to project set-up)
 - a. If not a residential infill site, then a Phase 1 Environmental Site Assessment and a Phase 2 (if applicable) must be performed by an Environmental Professional. Non-scope items such as FEMA floodplain evaluation and wetland identification are a local determination.
 - b. If a subrecipient agency is undertaking new construction, then the MI Neighborhood funds are being used for construction line-item activities outlined in the Sworn Statement only.
20. If receiving Administration, no activity delivery costs, or Deferred Developer Fee allowed. If receiving a developer fee, no activity delivery costs, or Administration costs allowed. Note: Developer fee is not disbursed until completion and sale at time of closing. Based on closing statement documentation For Homebuyer Project and the final MSHDA Closeout Proforma if profits exceed \$50,000 no developer fee will be provided to ensure reasonableness and undue enrichment is addressed on a per activity basis. Deferred Developer fee cannot be converted to construction financing.
21. Anybody within the company can hold the builders license to take responsibility for the project and pull proper building permits. If nobody within the company is licensed to pull the proper permitting, the company must hire a general contractor with a builder's license along with insurance to perform work within Michigan.
22. Funds may not be used to finance rehabilitation items not included within program guidelines or in the budget or pre-approved by MSHDA. and must be reflective of the reservation memo program description.
23. For new units MI Neighborhood assisted homes will be listed on the MLS for fair market value as determined through a comparative market analysis performed by a licensed realtor or in the manner outlined in the program guidelines. Including General Contractors
24. For umbrella entities, the main organization must be registered in sam.gov. All affiliated entities must have a Unique Entity Identifier (UEI) number and on sam.gov be identified as validated as unique and existing with ID assigned contractors and subcontractors must be validated as not debarred on sam.gov including general contractors.
25. For rehabilitation, temporary displacement and/or relocation expenses are not covered by MI Neighborhood grant funding.
26. MSHDA's Kinetech applicant portal cannot be used to identify potential homes in need of repairs. Prioritization of applicant properties is highly encouraged. However, applicant contact information based on zip codes can be provided.
27. Substantial Adjustments to project scope and/or addresses post award is not allowed, re-application may be required.
28. Sworn Statements are limited to New Construction and/or Unoccupied Rehab Activities. If sworn statements are utilized, they must be signed/dated and notarized and are subject to

Program Activity Checklist

Applicants must focus for their occupied or unoccupied rehabilitation programs from among the following:

- **Energy Efficiency:** An activity that prioritizes increased energy efficiency and reduces utility cost.
- **Accessibility Improvements:** An activity that prioritizes accessibility improvements to reduce barrier to occupants.
- **Minor Home Repair:** An activity that prioritizes addressing minor health and safety issues for occupants.
- **Exterior Rehabilitation:** An activity that prioritizes neighborhood impact by providing resources to property owners to address deteriorated exterior housing elements.
- **Substantial Rehabilitation:** An activity designed to provide comprehensive rehabilitation of a property.
- **Rental Redevelopment:** An activity designed to redevelop existing vacant residential rental units in mixed use structures. Units must have been vacant as of December 31, 2023.

MI Neighborhood Reimbursable Line Items:

Accessibility:

- Handrails
- Grab Bars
- Lower Closet Rods
- Barrier-free Showers/Tubs
- Lowering of Kitchen Cabinets
- ADA Counter Tops
- ADA Toilets and Vanities
- Levered Door Handles
- Toggle Light Switches
- Ramps, front, side, back or garage
- Zero-Step Entries
- Self-closing Mechanisms
- Widened Doorways & Offset Hinges
- Universal Design Floor Coverings (not allowed as a standalone activity)
- Updating of Dated and Dangerous Wiring to Be Able to Accommodate Medical Equipment Needs
- Indoor/Outdoor Stairlifts
- Modifying Rooms to Create First-Floor Bedrooms, Kitchens, Bathrooms
- Laundry Rooms and/or Utility Rooms
- Increasing Turn Around Radii and Bathroom Size to Accommodate Wheelchairs
- Van Accessible Parking
- Motion Lights
- Vision or Hearing Aids – Permanent Household Fixtures Only



Specs By Location

4/27/2026

Address:	Unit: Unit 01				
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Location:	1 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
1	3120 DOOR--REPL ENTRANCE HARDWARE Replace security door and entry hardware with a lever handle set. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.	2.00	EA	_____	_____
2	3530 GUARD RAIL--WROUGHT IRON At front porch, dispose of any existing railing and supports. Install a black, wrought iron railing of bar stock wrought steel with solid twist balusters and supports. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint. Include handrails on both sides of steps.	48.00	LF	_____	_____

Location Total: _____

Location:	2 - Basement	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3	2520 HANDRAIL--REPLACE INTERIOR In stairwell to basement and landing area, Install 2" round hardwood handrail to code, screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. All edges will be eased to a smooth and rounded condition.	10.00	LF	_____	_____

Location Total: _____

Location:	3 - Stairs	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4	2520 HANDRAIL--REPLACE INTERIOR In stairwell to second story, Install 2" round hardwood handrail to code, screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. All edges will be eased to a smooth and rounded condition.	14.00	LF	_____	_____

Address: _____ **Unit: Unit 01**

Location: 3 - Stairs Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 **Carpentry**

5	3525	GUARD RAIL--WOOD	3.00	LF	_____	_____
At top of stairwell, dispose of any existing railing. Construct a pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.						

Location Total: _____

Location: 4 - Kitchen Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 **Carpentry**

6	5909	VINYL PLANK FLOORING -- INSTALL	205.00	SF	_____	_____
In kitchen, kitchen entry (steps and landing), hallway, and bathroom, remove flooring where it has not yet been removed. Install new vinyl plank flooring in owner's choice of color from in-stock options. New vinyl plank floor will be 100% waterproof- Home Depot Home Decorators style vinyl plank flooring or approved equal 4.2 mm thickness or greater. Include all transition pieces at hallways, base trim, and stair nosing covers.						

It is homeowners' responsibility to move furniture and obstacles to allow for contractor installation. Contractor must coordinate this installation with homeowner

Location Total: _____

Location: 5 - Entire Home Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 **Carpentry**

7	3135	DOOR HARDWARE--CUSTOM	10.00	EA	_____	_____
Throughout entire home, replace all interior door handle sets with lever operated handle sets with pushbutton locks.						

Do not include doors with original hardware

Location Total: _____

Unit Total for #19: _____

Grand Total for #19: _____

Bidder: _____









































