



Sheldon Neeley
Mayor

REQUEST FOR PROPOSALS

PROPOSAL NO. 26000513

Publish Date: 4/17/26

The City of Flint, Finance Department of Purchases & Supplies, is soliciting sealed bids for providing:

CONSTRUCTION SERVICES FOR SCATTERED SINGLE-FAMILY HOME ADA REHABILITATION

Per the attached additional requirements.

If your firm is interested in providing the services requested, please submit:

Submit to City:

- 1 original, printed, signed, original proposals and signed addenda
- 2 additional copies unbound
- 1 electronic copy

Please follow the following bid timeline.

Walkthroughs

A mandatory pre-bid conference will take place on **Monday, April 27, 2026 at 10am at the Mckenzie Conference Room, 1101 S. Saginaw Street, Flint, MI, 48502. The Mckenzie Room is on the second floor directly across from the elevators.** The Community Services division will be present to facilitate this meeting. Failure to attend may result in disqualification of your bid.

Questions

All questions shall be written and be directed Lauren Rowley, Purchasing Manager by **Tuesday, April 28, 2026, by 10am EST** to lrowley@cityofflint.com.

Bid Submission Requirements

1. The mail in **HARD COPY** with the original signature (signed documents) must be received by **Tuesday, May 5, 2026, by 12:30 P.M. (EST)**, City of Flint, Finance Department - Division of Purchases and Supplies, 1101 S. Saginaw St., Room 203, Flint, MI, 48502. Bids must be in a sealed envelope clearly identifying the proposal name and proposal number.
2. **Electronic Copies** are being accepted on the BidNet Direct platform. Please submit them by **Tuesday, May 5, 2026, by 12:30 P.M. (EST)**.
 - An electronic bid submission user guide can be found here: <https://faq.bidnetdirect.com/electronic-bid-submission>.
 - Bidnet Direct's Vendor Support team is available M-F from 8 a.m. – 8 p.m. ET. You can contact them at (800) 835-4603 or support@bidnet.com.
 - Emailed copies may be submitted to PurchasingBids@cityofflint.com in the event of technical error. Please note that in the subject line of the email, type in the proposal name and number. This must be submitted by the due date and time.
3. Faxed bids are not accepted.
4. Both mail in proposal and electronic submittal must be received by the due date and time.

Bid Opening

Bid Opening

Tuesday, May 5 · 12:30 – 1:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/hvx-ktdv-czo>

Or dial: (US) +1 252-379-2769 PIN: 192 737 573#

More phone numbers: <https://tel.meet/hvx-ktdv-czo?pin=9084058967155>

Any additional proposal documents, requirements, addendums, specifications, and plans/drawings (if utilized) are available on the Purchasing page of the City of Flint's web site at <https://www.cityofflint.com/purchasing/>.

Effective immediately upon release of these Bidding Documents, and until notice of contract award, all official communications from proposers regarding the requirements of this Bid shall be directed to:

Lauren Rowley
810-766-7266 ext. 2904
lrowley@cityofflint.com

The City, or designee, shall distribute all official changes, modifications, responses to questions or notices relating to the requirements of this Bid. Addendum to this Bid may be developed and shared with all Vendors. Any other information of any kind from any other source shall not be considered official, and proposers relying on other information do so at their own risk.

NOTICE TO VENDOR Offers, subject to the conditions made a part hereof, will be received at this office, ***1101 S. Saginaw St., Flint, MI 48502 for the following:***

City of Flint has partnered with BidNet as part of the [MITN Purchasing Group](#) (branded page link) to post bid opportunities to this site. As a vendor, you can register with the [MITN Purchasing Group](#) and be sure that you see all available bids and opportunities. By selecting automatic bid notification, your company will receive emails once the City of Flint has a bid opportunity that matches your company's business. In addition, the site handles bid opportunities, RFPs, and RFQs for other member governmental agencies throughout Michigan. The City of Flint looks forward to providing you with more bid information and simplifying the entire bid, proposal, and quote processes for everyone involved. We appreciate your cooperation and welcome your participation. If you need help registering, please call the MITN Purchasing Group support department toll free 1-800-835-4603 option #2.

Link to City of Flint open solicitations:

[MITN Purchasing Group](#) (branded page link)

INSTRUCTIONS TO VENDORS

- 1) **PRE-BID INFORMATION AND QUESTIONS:** Each bid that is timely received will be evaluated on its merit and completeness of all requested information. In preparing bids, Bidders are advised to rely only upon the contents of this Request for Proposals (RFP) and accompanying documents and any written clarifications or addenda issued by the City of Flint. If a Bidder finds a discrepancy, error or omission in the RFP package, or requires any written addendum thereto, the Bidder is requested to notify the Purchasing contact noted on the cover of this RFP, so that written clarification may be sent to all prospective Bidders. **THE CITY OF FLINT IS NOT RESPONSIBLE FOR ANY ORAL INSTRUCTIONS.** All questions must be submitted in writing to the Finance Department of Purchases and Supplies before any pre-bid deadline (if specified) or at least one (1) week prior to the proposal opening date indicated on the front of this document.
- 2) **RFP MODIFICATIONS:** The City of Flint has the right to correct, modify or cancel the RFP, in whole or in part, or

to reject any Bid, in whole or in part, within the discretion of the City of Flint, or their designee. If any such changes are made, all known recipients of the RFP will be sent a copy of such changes. If any changes are made to this RFP document by any party other than the City of Flint, the original document in the City of Flint's files takes precedence.

3) PROPOSAL SUBMISSION:

a) The Bidder must include the following items, or the proposal may be deemed non-responsive:

i) All forms contained in this RFP, fully completed.

b) Bids must be submitted to the Finance Department of Purchases and Supplies, City of Flint, 1101 S. Saginaw Street, Room 203, Flint, Michigan 48502 by the date and time indicated as the deadline. The Purchasing Department time stamp will determine the official receipt time. It is each Bidder's responsibility to insure that their proposal is time stamped by the Purchasing Department by the deadline. This responsibility rests entirely with the Bidder, regardless of delays resulting from postal handling or for any other reasons. Proposals will be accepted at any time during the normal course of business only, said hours being 8:00 a.m. to 5:00 p.m. local time, Monday through Friday, legal holidays as exception.

c) Bids must be enclosed in a sealed, non-transparent envelope, box or package, and clearly marked on the outside with the following: RFP Title, RFP Number, Deadline and Bidder's name.

d) Submission of a bid establishes a conclusive presumption that the Bidder is thoroughly familiar with the Request for Proposals (RFP), and that the Contractor understands and agrees to abide by each and all of the stipulations and requirements contained therein.

e) All prices and notations must be typed or printed in ink. No erasures are permitted. Mistakes may be crossed out and corrections must be initialed in ink by the person(s) signing the bid.

f) Proposals sent by email, facsimile, or other electronic means will not be considered unless specifically authorized in this RFP.

g) All costs incurred in the preparation and presentation of the bid are the Bidder's sole responsibility; no pre-bid costs will be reimbursed to any Bidder. All documentation submitted with the proposal will become the property of the City of Flint.

h) Proposals must be held firm for a minimum of 120 days.

4) **EXCEPTIONS:** Bidder shall clearly identify any proposed deviations from the Terms or Scope in the Request for Proposals. Each exception must be clearly defined and referenced to the proper paragraph in this RFP. The exception shall include, at a minimum, the proposed substitute language and opinion as to why the suggested substitution will provide equivalent or better service and performance. If no exceptions are noted in the bid, the City of Flint will assume complete conformance with this specification and the successful Bidder will be required to perform accordingly. Bids not meeting all requirements may be rejected.

5) **DUPLICATE BIDS:** No more than one (1) bid from any Bidder including its subsidiaries, affiliated companies and franchises will be considered by the City of Flint. In the event multiple proposals are submitted in violation of this provision, the City will have the right to determine which bid will be considered or, at its sole option, reject all such multiple proposals.

6) **WITHDRAWAL:** Bids may only be withdrawn by written notice prior to the date and time set for the opening of bids. No bid may be withdrawn after the deadline for submission.

7) **REJECTION/GOOD STANDING:** The City of Flint reserves the right to reject any or all bids, or to accept or reject any bid in part, and to waive any minor informality or irregularity in bids received if it is determined by the City of Flint, or their designee, that the best interest of the City will be served by doing so. No bid will be considered

from any person, firm or corporation in arrears or in default to the City on any contract, debt, taxes or other obligation, or if the Bidder is debarred by the City of Flint from consideration for a contract award pursuant to Section 18-21.5 (d) of Article IV of the "Purchasing Ordinance of the City of Flint".

- 8) **PROCUREMENT POLICY:** Procurement for the City of Flint will be handled in a manner providing fair opportunity to all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City. The City of Flint and their officials have the vested authority to execute a contract, subject to City Council and Mayoral approval where required.
- 9) **BID SIGNATURES:** Bids must be signed by an authorized official of the Bidder. Each signature represents binding commitment upon the Bidder to provide the goods and/or services offered to the City of Flint if the Bidder is determined to be the lowest Responsive and Responsible Bidder.
- 10) **CONTRACT AWARD/SPLIT AWARDS:** The City of Flint reserves the right to award by item and/or group of items. The Bidder to whom the award is made will be notified at the earliest possible date. Tentative acceptance of the bid, intent to recommend award of a contract and actual award of the contract will be provided by written notice sent to the Bidder at the address designated in the bid if a separate Agreement is required to be executed. After a final award of the Agreement by the City of Flint, the Contractor/Vendor must execute and perform said Agreement. All proposals must be firm for at least 120 days from the due date of the proposal. If, for any reason, a contract is not executed with the selected Bidder within 14 days after notice of recommendation for award, then the City may recommend the next lowest responsive and responsible Bidder.
- 11) **NO RFP RESPONSE:** Bidders who receive this RFP but who do not submit a bid should return this RFP package stating "No Bid" and are encouraged to list the reason(s) for not responding. Failure to return this form may result in removal of the Bidder's name from all future lists.
- 12) **FREEDOM OF INFORMATION ACT (FOIA) REQUIREMENTS:** Bids are subject to public disclosure after the deadline for submission in accordance with state law.
- 13) **ARBITRATION:** Contractor/Vendor agrees to submit to arbitration all claims, counterclaims, disputes and other matters in question arising out of or relating to this agreement or the breach thereof. The Contractor's/Vendor's agreement to arbitrate shall be specifically enforceable under the prevailing law of any court having jurisdiction to hear such matters. Contractor's/Vendor's obligation to submit to arbitration shall be subject to the following provisions:
 - a) Notice of demand for arbitration must be submitted to the City in writing within a reasonable time after the claim, dispute or other matter in question has arisen. A reasonable time is hereby determined to be fourteen (14) days from the date the party demanding the arbitration knows or should have known the facts giving rise to their claim, dispute or question. In no event may the demand for arbitration be made after the time when institution of legal or equitable proceedings based on such claim dispute or other matters in question would be barred by the applicable statute of limitation.
 - b) Within fourteen (14) days from the date that demand for arbitration is received by the City, each party shall submit to the other the name of one person to serve as an arbitrator. The two arbitrators together shall then select a third person, the three together shall then serve as a panel in all proceedings. Any decision concurred in by a majority of the three shall be a final binding decision.
 - c) The final decision rendered by said arbitrators shall be binding and conclusive and shall be subject to specific enforcement by a court of competent jurisdiction.
 - d) The costs of the arbitration shall be split and borne equally between the parties and such costs are not subject to shifting by the arbitrator.

e) This provision shall survive the expiration or termination of this Agreement in perpetuity.

- 14) **BID HOLD:** The City of Flint may hold bids for a period of one hundred twenty (120) days from opening, for the purpose of reviewing the results and investigating the qualifications of bidders prior to making an award.
- 15) **NONCOMPLIANCE:** Failure to deliver in accordance with specifications will be cause for the City of Flint and they may cancel the contract or any part thereof and purchase on the open market, charging any additional cost to the Contractor/Vendor.
- 16) **DISCLAIMER OF CONTRACTUAL RELATIONSHIP:** Nothing contained in these documents shall create any contractual relationship between the City and any Subcontractor or Sub-subcontractor.
- 17) **ERRORS AND OMISSIONS:** Bidder is not permitted to take advantage of any obvious errors or omissions in specifications.
- 18) **INTERPRETATION:** In the event that any provision contained herein shall be determined by a court of competent jurisdiction or an appropriate administrative tribunal to be contrary to the provision of law or to be unenforceable for any reason, then, to the extent necessary and possible to render the remainder of this Agreement enforceable, such provision may be modified or severed by such court or administrative tribunal having jurisdiction over this Agreement and the interpretation thereof, or the parties hereto, so as to, as nearly as possible, carry out the intention of the parties hereto, considering the purpose of the entire Agreement in relation to such provision.
- 19) **LAWS AND ORDINANCES:** The Bidder shall obey and abide by all of the laws, rules and regulations of the Federal Government, State of Michigan, Genesee County and the City of Flint, applicable to the performance of this Agreement, including, but not limited to, labor laws, and laws regulating or applying to public improvement, local government, and its operational requirements.
- 20) **LOCAL PREFERENCE:** Contractors/bidders located within the corporate city limits of Flint, Michigan may be given a seven percent (7%) competitive price advantage. Additionally, if the lowest responsible bidder is not located within the limits of the City of Flint, but is located within the County of Genesee, and said bidder does not exceed the bid of the lowest non-local bidder by more than three and one-half percent (3-1/2%), then said lowest Genesee County bidder may be determined to be the lowest responsible bidder, and make the award to such Genesee County bidder accordingly, subject to the approval of the City Council. If the lowest non-local bidder does not exceed that of any Proposers/bidders by (7%) inside the City of Flint or (3-1/2%) inside the County of Genesee, then the Purchasing Director shall be allowed to request that the lowest local vendor match the price offered by the lowest non-local vendor.
- 21) **MATERIAL WORKMANSHIP AND STANDARDS OF PERFORMANCE:** The Bidder agrees to exercise independent judgment and to complete performance under this Agreement in accordance with sound professional practices. In entering into this Agreement, the City is relying upon the professional reputation, experience, certification and ability of the Bidder by her/him/themselves or by others employed by her/him/them and working under their direction and control. The continued effectiveness of this Agreement during its term or any renewal term shall be contingent, in part, upon the Bidder maintaining her/his/their operating qualifications in accordance with the requirements of federal, state and local laws. All materials furnished must be new, of latest model and standard first grade quality, or best workmanship and design, unless otherwise expressly specified. Bidder, if required, must furnish satisfactory evidence of quality materials; offers of experimental or unproven equipment may be disregarded.
- 22) **MODIFICATIONS/CHANGES:** Any modification to this agreement must be in writing and signed by the authorized employee, officer, board or council representative authorized to make such modifications pursuant

to the State law and local ordinances.

- 23) **NON-COLLUSION:** The Bidder acknowledges that by signing this document that she/he/they is/are duly authorized to make said offer on behalf of the company she/he/they represent(s) and that said bid is genuine and not sham or collusive and not made in the interests or on behalf of any person not therein named, and that she/he/they and said bidder have not directly induced or solicited any other person(s) or corporation to refrain from responding to this solicitation and that she/he/they and said bidder have not in any manner sought by collusion to secure to themselves and said bidder any advantage over any other bidder.
- 24) **NON-DISCRIMINATION:** Pursuant to the requirements of 1976 P.A. 453 (Michigan Civil Rights Act) and 1976 P.A. 220 (Michigan Handicapped Rights Act), the local unit and its agent agree not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, marital status or because of a handicap that is unrelated to the person's ability to perform the duties of nondiscrimination provision identical to this provision and binding upon any and all contractors and subcontractors. A breach of this covenant shall be regarded as a material breach of this contract.
- 25) **SUBCONTRACTING:** No subcontract work shall be started prior to the written approval of the subcontractor by the City. The City reserves the right to accept or reject any subcontractor.
- 26) **UNION COMPLIANCE:** Bidder agrees to comply with all regulations and requirements of any national or local union(s) that may have jurisdiction over any of the materials, facilities, services or personnel to be furnished by the City.
- 27) **WAIVER:** Failure of the City to insist upon strict compliance with any of the terms, covenants or conditions of this Agreement shall not be deemed a waiver of that term, covenant or condition or of any other term, covenant or condition. Any waiver or relinquishment of any right or power hereunder at any one or more times shall not be deemed a waiver or relinquishment of that right or power at any other time.
- 28) **CITY INCOME TAX WITHHOLDING:** Contractor and any subcontractor engaged in this contract shall withhold from each payment to his employees the City income tax on all of their compensation subject to tax, after giving effect to exemptions, as follows:
- a) Residents of the City:
At a rate equal to 1% of all compensation paid to the employee who is a resident of the City of Flint.
 - b) Non-residents:
At a rate equal to 1/2% of the compensation paid to the employee for work done or services performed in the City of Flint.
- These taxes shall be held in trust and paid over to the City of Flint in accordance with City ordinances and State law. Any failure to do so shall constitute a substantial and material breach of this contract.
- 29) **CONTRACT DOCUMENTS:** The invitation for proposal, instructions to proposal, proposal, affidavit, addenda (if any), statement of Bidder's qualifications (when required), general conditions, special conditions, performance bond, labor and material payment bond, insurance certificates, technical specifications, and drawings, together with this agreement, form the contract, and they are as fully a part of the contract as if attached hereto or repeated herein.
- 30) **DISCLAIMER OF CONTRACTUAL RELATIONSHIP WITH SUBCONTRACTORS:** Nothing contained in the Contract Documents shall create any contractual relationship between the City and any Subcontractor or Sub-subcontractor.
- 31) **EFFECTIVE DATE:** Any agreement between the City and the Bidder shall be effective upon the date that it is

executed by all parties hereto.

- 32) **FORCE MAJURE:** Neither party shall be responsible for damages or delays caused by Force Majeure nor other events beyond the control of the other party and which could not reasonably have anticipated the control of the other party and which could not reasonably have been anticipated or prevented. For purposes of this Agreement, Force Majeure includes, but is not limited to, adverse weather conditions, floods, epidemics, war, riot, strikes, lockouts, and other industrial disturbances; unknown site conditions, accidents, sabotage, fire, and acts of God. Should Force Majeure occur, the parties shall mutually agree on the terms and conditions upon which the services may continue.
- 33) **INDEMNIFICATION:** To the fullest extent permitted by law, Bidder agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Flint, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Flint against any and all claims, demands, suits, or losses, including all costs connected therewith, and for any damages which may be asserted, claimed, or recovered against or from the City of Flint, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Flint, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which may arise as a result of Bidder's acts, omissions, faults, and negligence or that of any of his employees, agents, and representatives in connection with the performance of this contract. Should the Bidder fail to indemnify the City in the above-mentioned circumstances, the City may exercise its option to deduct the cost that it incurs from the contract price forthwith. These provisions shall survive the termination or expiration of any agreement entered into as a result of this request.
- 34) **INDEPENDENT CONTRACTOR:** No provision of this contract shall be construed as creating an employer-employee relationship. It is hereby expressly understood and agreed that Bidder is an "independent contractor" as that phrase has been defined and interpreted by the courts of the State of Michigan and, as such, Bidder is not entitled to any benefits not otherwise specified herein.
- 35) **NO THIRD-PARTY BENEFICIARY:** No contractor, subcontractor, mechanic, material man, laborer, vendor, or other person dealing with the principal Contractor shall be, nor shall any of them be deemed to be, third-party beneficiaries of this contract, but each such person shall be deemed to have agreed (a) that they shall look to the principal Contractor as their sole source of recovery if not paid, and (b) except as otherwise agreed to by the principal Contractor and any such person in writing, they may not enter any claim or bring any such action against the City under any circumstances. Except as provided by law, or as otherwise agreed to in writing between the City and such person, each such person shall be deemed to have waived in writing all rights to seek redress from the City under any circumstances whatsoever.
- 36) **NON-ASSIGNABILITY:** Contractor shall not assign or transfer any interest in this contract without the prior written consent of the City provided, however, that claims for money due or to become due to Contractor from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.
- 37) **NON-DISCLOSURE/CONFIDENTIALITY:** Contractor agrees that the documents identified herein as the contract documents are confidential information intended for the sole use of the City and that Contractor will not disclose any such information, or in any other way make such documents public, without the express written approval of the City or the order of the court of appropriate jurisdiction or as required by the laws of the State of Michigan.
- 38) **RECORDS PROPERTY OF CITY:** All documents, information, reports and the like prepared or generated by Contractor as a result of this contract shall become the sole property of the City of Flint.
- 39) **SEVERABILITY:** In the event that any provision contained herein shall be determined by a court or administrative tribunal to be contrary to a provision of state or federal law or to be unenforceable for any reason, then, to the extent necessary and possible to render the remainder of this Agreement enforceable,

such provision may be modified or severed by such court or administrative tribunal so as to, as nearly as possible, carry out the intention of the parties hereto, considering the purpose of the entire Agreement in relation to such provision. The invalidation of one or more terms of this contract shall not affect the validity of the remaining terms.

- 40) **TERMINATION:** This contract may be terminated by either party hereto by submitting a notice of termination to the other party. Such notice shall be in writing and shall be effective 30 days from the date it is submitted unless otherwise agreed to by the parties hereto. Contractor, upon receiving such notice and prorated payment upon termination of this contract shall give to the City all pertinent records, data, and information created up to the date of termination to which the City, under the terms of this contract, is entitled.
- 41) **TIME PERFORMANCE:** Contractor's services shall commence immediately upon receipt of the notice to proceed and shall be carried out forthwith and without reasonable delay.
- 42) **EVALUATION OF PROPOSAL:** In the City's evaluation of proposals, at minimum: cost, serviceability, financial stability, and all requirements set forth in this document shall be considered as selection and award criteria unless otherwise specified.
- 43) **PREVAILING WAGE:** When applicable, all work for this project, including that of any subcontractor or sub-subcontractor, must meet Davis-Bacon Act requirements and full prevailing wage. Information on Davis-Bacon reporting and requirements, including payroll reporting, can be found at: <https://www.dol.gov/whd/govcontracts/dbra.htm>. City of Flint may preferentially award construction contracts to successful bidder, to the extent provided by law, that pay their subcontractors and construction mechanics not less than prevailing wage rates and fringe benefits.
- 44) **INSURANCE & BONDS:** The bidder whose proposal is accepted will be required to furnish bonds and evidence of insurance within five days from date of Notice of Award. In case of failure or refusal on the part of the bidder to furnish bonds, if required, within the set period, the amount of deposit may be forfeited to the county and the contract may be awarded to the next lowest responsible bidder. Upon the notification of award and approval of the bond, the deposit will be returned to the proposer. The deposit of persons other than the one to whom and award is made will be returned to the person or persons making the proposal immediately after the contract and bonds have been executed.
- 45) **PROPOSAL SUBMISSION:** Proposals and all information requested of the vendor shall be entered in the appropriate spaces. Failure to do so may disqualify the vendor's offer. An authorized officer or employee of the bidder shall submit the proposal.
- 46) **PRICES:** Prices proposed shall be for new products in current production unless otherwise specified. Where refurbished or discontinued items are offered they must be clearly identified as such. Prices proposed shall be exclusive of any rebates due the City. Any rebates the City may be entitled to should be shown as a separate line item and include expiration date.
Corrections and/or modifications received after the bid closing time specified will not be accepted. Unit prices prevail.
All prices will be bid F.O.B. DESTINATION, INCLUDE ALL DELIVERY AND ANY ADDITIONAL CHARGES, and remain in effect as specified in the quotation.
- 47) **AWARD:** Unless otherwise stated in the proposal documents, the City cannot guarantee exclusivity of the contract for the proposed products or services.
Award of the proposal shall be based upon a combination of factors, including but not limited to, adherence to proposal requirements, references and any other factors that may be in the City's best interest. The City reserves the right to reject any and all bids, and to waive any defect or irregularity in bids. The City reserves the right to accept and separate items in the bid;

and to accept the proposal that in the opinion of the City is to the best advantage and interest of the public we serve. The City also has the right to re-solicit bids if it is deemed to be in the best interest of the City. The City reserves the right to reject low bids which have major deviations from our specification; to accept a higher quotation which has only minor deviations. By signing the bid, the vendor agrees to accept a split award unless the awarded vendor clearly indicates that it takes exception. The bid will be awarded to that responsible, responsive bidder whose proposal conforms to this solicitation, and will be most advantageous to the City, with regard not only to price, but also to availability of product, location and quality of product considered.

The City reserves the right to award all line items, to make no award or to award on an individual line item basis, whichever is deemed to be in the best interest of the City.

Time of delivery may be a consideration in the award.

- 48) **ETHICS IN PURCHASING:** Bidders and proposers are required to comply with Flint City Ordinance 3865 in its entirety. It is incumbent upon and the responsibility of the bidder to become familiar with and comply with the Purchasing ordinances as outlined in 3865 covering chapter 18 of the Flint City Ordinances. Bidder/Proposer acknowledges in accordance with Flint City Ordinance Section 18-21.19 Ethics in Purchasing, any and all communication about the bid selection process should be directed to those City employees delegated with the authority with respect to all purchases of goods and services.

Bidder/Proposer acknowledges and agrees that while a procurement is pending, bidders and proposers shall not communicate about the solicitation with any City employee, agent, or elected official, other than the purchasing director or other City personnel identify in the solicitation. This means that bidder and proposer are prohibited from communicating orally or by written communications, including but not limited to voicemail messages, social media, email, in person, among any other form of communication while the award is pending, to the aforementioned, with the exception to those employees designated by the City. If you are unclear about the process, it is your duty and obligation to contact the designated employee(s) for clarification.

Violations of the ethics provision of the ordinance, without regard to if the violation rises to the level of a criminal violation, may subject the bidder or proposer to debarment.

- 49) **BID PROTESTS:** If Bidder/Proposal believe that they are aggrieved in connection with the solicitation or award of the purchase order or contract, they may protest the action to the City as outlined in Flint City Charter Section 18-21.15.

THE FOLLOWING PAGES MUST BE COMPLETED AND INCLUDED WITH SUBMITTAL IN THE FOLLOWING ORDER.

Purchasing Checklist:

- Exhibit A - Complete Proposal Submittal with detailed Summary of Pricing
- Exhibit B –Qualifications and Licenses Requirements
- Exhibit C – Disclosure of Supplier Responsibility Statement
- Exhibit D - List of References
- Exhibit E - Certificate of Insurance
- Exhibit F – Non-Bidder’s Response
- Exhibit G – City of Flint Affidavit



❖ EXHIBIT A - SUBMITTAL WITH DETAILED SUMMARY OF PRICING

SCOPE OF WORK ATTACHED SEPARATELY.

1. Failure to use this bid form shall result in bid disqualification.
2. Failure to bid on all items shall result in an "incomplete bid" determination.
3. List value-added considerations on a separate sheet of paper.
4. All bid pricing to include shipping and freight charges.

THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE BID

The undersigned hereby certifies, on behalf of the respondent named in this Certification (the "Respondent"), that the information provided in this offer submitted to the City of Flint, Department of Purchase and Supplies is accurate and complete, and that I am duly authorized to submit same. I hereby certify that the Respondent has reviewed all documents and requirements included in this offer and accept its terms and conditions.

Terms: _____

Fed. ID #: _____

Company (Respondent): _____

Address: _____

City, State & Zip Code: _____

Phone / Fax Number: _____ FAX: _____

Email: _____

Print Name and Title: _____

(Authorized Representative)

Signed: _____

(Authorized Representative)

EXHIBIT B - QUALIFICATIONS AND LICENSES REQUIREMENTS

Please give a synopsis of your qualifications and experience with this service:

Please list Licenses:

How long have you been in business?

Have you done business with the City of Flint?

If yes, please state the project name.

EXHIBIT C – DISCLOSURE OF SUPPLIER RESPONSIBILITY STATEMENT

1. List any convictions of any person, subsidiary, or affiliate of the company, arising out of obtaining, or attempting to obtain a public or private contract, or subcontract, or in the performance of such contract or subcontract.

2. List any convictions of any person, subsidiary, or affiliate of this company for offenses such as embezzlement, theft, fraudulent schemes, etc. or any other offense indicating a lack of business integrity or business honesty which affect the responsibility of the contractor.

3. List any convictions or civil judgments under state or federal antitrust statutes.

4. List any violations of contract provisions such as knowingly (without good cause) to perform, or unsatisfactory performance, in accordance with the specifications of a contract.

5. List any prior suspensions or debarments by any government agency.

6. List any contracts not completed on time.

7. List any documented violations of federal or state labor laws, regulations or standards, or occupational safety and health rules.

**❖ EXHIBIT D – LIST OF REFERENCES: (3) SIMILAR SCOPE OF WORK FROM
THE LAST 5 YEARS**

Providing the following contact information enables the City of Flint to contact those accounts as references.

Reference #1:

Company/Municipality: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

Type of Project: _____

Project Timeline (Dates): _____ Budget: _____

Reference #2:

Company/Municipality: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

Type of Project: _____

Project Timeline (Dates): _____ Budget: _____

**❖ EXHIBIT D – LIST OF REFERENCES: (3) SIMILAR SCOPE OF WORK FROM
THE LAST 5 YEARS (CONTINUES)**

Reference #3:

Company/Municipality: _____

Contact Person: _____ Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

Type of Project: _____

Project Timeline (Dates): _____ Budget: _____

❖ EXHIBIT E – CERTIFICATE OF INSURANCE

INSURANCE REQUIREMENTS

The Contractor shall notify all insurance agents and companies retained by the Contractor that these insurance requirements shall be included in any Agreement between the Contractor and the City of Flint.

The Contractor shall purchase and maintain, at its sole expense and as long as it is providing services to the City, the following insurance coverage:

Commercial General Liability - Occurrence form, including coverage for bodily injury, personal injury, property damage (broad form), premises/operations, blanket contractual, and products/completed operations. Coverage shall be endorsed to include the City as an additional insured for work performed by the Contractor in accordance with the Agreement.

Minimum Limits:

- \$1,000,000 per occurrence/\$2,000,000 general aggregate
- \$2,000,000 aggregate for products and completed operations
- \$1,000,000 personal and advertising injury

Automobile - Michigan "no-fault" coverage, and residual automobile liability, comprehensive form, covering owned, hired, and non-owned automobiles. Coverage shall be endorsed to include the City as an additional insured for work performed by the Contractor in accordance with the Agreement.

Minimum Limits:

- No-fault coverages - statutory
- \$500,000 per person/\$1,000,000 per accident - bodily injury
- \$500,000 per occurrence - property damage
- A combined single limit of \$1,000,000 per occurrence

Workers' Compensation and Employer's Liability- Statutory coverage or proof acceptable to the City of approval as a self-insurer by the State of Michigan.

❖ EXHIBIT E – CERTIFICATE OF INSURANCE (CONTINUES)

Minimum Limits:

- Workers' Compensation - statutory
- Employer's Liability - \$100,000 each accident/\$100,000 disease - each employee
- \$500,000 disease - policy limit

Professional Liability – Covering acts, errors or omissions of a professional nature committed or alleged to have been committed by the Contractor or any of its subcontractors. Coverage shall be effective upon the date of the Agreement and shall remain effective for a period of three (3) years after the date of final payment thereunder. Such coverage shall be endorsed to include any subcontractors hired by the City.

Minimum Limits:

- \$1,000,000 per occurrence, \$1,000,000 annual aggregate

Insurance coverage shall cover all claims against the City of Flint, its officials and employees, arising out of the work performed by the Contractor or any subcontractors under the Agreement. Should any work be subcontracted, it shall be the responsibility of the Contractor to maintain Independent Contractor's Protective Liability Insurance with limits equal to those specified above for Commercial General Liability Insurance. In addition, the Contractor shall provide proof of Workers' Compensation Insurance for all subcontractors in compliance with the required statutory limits of the State of Michigan.

Said policies of insurance shall be with companies licensed to do business in the State of Michigan and in a form satisfactory to the City. All insurance companies must maintain a rating of B+, VIII or better from AM. Best Company. Certificates of insurance with a thirty-(30) day cancellation clause shall be filed with and approved by the City at least five (5) days in advance of commencing work under the Agreement. Cancellation, material restriction, non-renewal or lapse of any of the required policies shall be grounds for immediate termination of the Agreement by the City.

The City reserves the right to request a complete certified copy of the policies for the above coverage's.

Any reduction or exhaustion in the limits of required insurance coverage shall not be deemed to limit the indemnification afforded in accordance with the Agreement or any amendments thereto.

Depending on the subject matter of the transaction, the City may require other insurance coverage in addition to the coverage's contained herein.

THE BID NUMBER IS TO APPEAR ON ALL INSURANCE CERTIFICATES

❖ **EXHIBIT F – NON-BIDDER’S RESPONSE**

VENDOR’S NAME: _____

NON-BIDDER’S RESPONSE

For the purpose of facilitating your firm’s response to our invitation to bid, the City of Flint is interested in ascertaining reasons for prospective bidder’s failure to respond to “Invitations to Bid”. If your firm is not responding to this bid, please indicate the reason(s) by checking any appropriate item(s) below and return this form to the above address.

We are **not** responding to this “Invitation to Bid” for the following reason(s):

_____ Items or materials requested not manufactured by us or not available to our company.

_____ Our items and/or materials do not meet specifications.

_____ Specifications not clearly understood or applicable (too vague, too rigid, etc.).

_____ Quantities too Small.

_____ Insufficient time allowed for preparation of bid.

_____ Incorrect address used. Our correct mailing address is:

_____ Our branch / division handles this type of bid. We have forwarded this bid on to them but for the future the correct name and mailing address is: _____

_____ **OTHER:** _____

Thank you for your participation in this bid.

❖ EXHIBIT G – CITY OF FLINT AFFIDAVIT

AFFIDAVIT FOR INDIVIDUAL

STATE OF _____

S.S.

COUNTY OF _____

_____ being duly sworn,
deposes and says that they are the person making the above bid; and that said bid is genuine and not sham or collusive, and is not made in the interest of or on behalf of any person not therein named, and that they have not directly or indirectly induced or solicited any bidder to put in a sham bid; that they have not directly or indirectly induced or solicited any other person or corporation to refrain from bidding, and that they have not in any manner sought by collusion to secure themselves any advantage over other bidders.

Subscribed and sworn to before me at _____, in said County and State,

this _____ day of _____, A.D. 20____,

*Notary Public, _____ County, _____

My Commission expires _____, 20____

❖ EXHIBIT G – CITY OF FLINT AFFADAVIT

FOR CORPORATION

STATE OF _____

S.S.

COUNTY OF _____

_____ being duly sworn, deposes and says that she/he/they
is _____ of _____

(Official Title)

(Name of Corporation)

a corporation duly organized and doing business under the laws of the State of _____
the corporation making the within and foregoing bid; that they executed said bid in behalf of said corporation by
authority of its Board of Directors; that said bid is genuine and not sham or collusive and is not made in the
interests of or on behalf of any person not herein named, and that they have not and said bidder has not directly
or indirectly induced or solicited any other person or corporation to refrain from bidding; that they have not and
said bidder has not in any manner sought by collusion to secure to themselves or to said corporation an advantage
over other bidders.

Subscribed and sworn to before me at _____, in said County and State,
this _____ day of _____, A.D. 20 _____,

*Notary Public, _____ County, _____

My Commission expires _____, 20 _____



REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR SCATTERED SINGLE-FAMILY HOME ADA REHABILITATION

Per the attached specifications

APRIL 8, 2026

City of Flint

Department of Business and Community Services

Community Services Division

1101 S. Saginaw St.,

Flint, MI 48502

(810) 766-7426

BACKGROUND INFORMATION

The City of Flint, through its Department of Business and Community Services, has received MSHDA MI Neighborhood 1.0 grant funding to address accessibility needs within the City of Flint. This project is addressing 19 single family homes that all require one or more of the following ADA upgrades:

- Widen Doorways
- ADA Accessible shower with grab bars, and seat
- Grab bars/ Handrail installation
- Ramps
- Exterior Step Modification
- Leveling floors
- Plumbing and electrical rerouting (as deemed necessary for ADA upgrades)
- Terminate windows (as deemed necessary for ADA upgrades)
- ADA Toilet installation
- Driveway Expansion

This Request for Proposals (RFP) seeks a qualified, licensed and insured contractor that can take on all of the renovations with the availability to get all completed renovations by August 15th, 2026.

SCOPE OF WORK

The services required will be based on standard industry practices for residential rehabilitation projects and ADA guidelines, and will include the following:

All contractors must be licensed and insured, and registered in the State of Michigan.

Property Assessment and Scope Development: The selected firm must assess each of the 19 properties to determine the required scope of work for rehabilitation, or use the ones created by Genesee County Habitat for Humanity, provided in this RFP.

The selected contractor must be able to provide the necessary rehabs detailed in the individual property scope of works by August 28th.

The Contractor shall provide all labor, materials, equipment, and permits necessary to complete specific ADA upgrades across 19 residential properties. The primary goal is to ensure all modifications meet ADA (Americans with Disabilities Act) standards and local building codes.

The Contractor shall phase renovations to ensure that properties remain habitable and accessible throughout the construction process, eliminating any need for the homeowner to temporarily vacate the premises.

The EPA's Lead Renovation, Repair and Painting (RRP) Rule requires that firms performing renovation, repair and painting projects that disturb lead-based paint in homes built prior to 1978 have their firm certified by the EPA. When lead painted surfaces are disturbed during a MI Neighborhood rehabilitation activity, subrecipients must use certified renovators who are trained by EPA-approved training providers and follow lead- safe work practices.

Please examine the provided scopes of work with property information redacted.

For property 19, a scope of work has not yet been completed, but will be available during the pre bid meeting.

PARCELS BEING CONSIDERED FOR REHABILITATION

- Property 1
- Property 2
- Property 3
- Property 4
- Property 5
- Property 6
- Property 7
- Property 8
- Property 9
- Property 10
- Property 11
- Property 12
- Property 13
- Property 14
- Property 15
- Property 16
- Property 17
- Property 18
- Property 19

Specific property addresses will be provided to attendees at the Mandatory Pre Bid Meeting as to allow the Homeowners protection during the public bid process.

QUESTIONS

Is your company able to comply with the deadline of August 28th?
How many employees do you have that will be responsible for the work?
Please provide a timeline for completion of the work, keeping in mind the Bid will be closed May 4th, and all construction must be finished by August 28th?

BID SHEET

PROPERTY #1	\$ _____
PROPERTY #2	\$ _____
PROPERTY #3	\$ _____
PROPERTY #4	\$ _____
PROPERTY #5	\$ _____
PROPERTY #6	\$ _____
PROPERTY #7	\$ _____
PROPERTY #8	\$ _____
PROPERTY #9	\$ _____
PROPERTY #10	\$ _____
PROPERTY #11	\$ _____
PROPERTY #12	\$ _____
PROPERTY #13	\$ _____
PROPERTY #14	\$ _____
PROPERTY #15	\$ _____
PROPERTY #16	\$ _____
PROPERTY #17	\$ _____
PROPERTY #18	\$ _____
PROPERTY #19	\$ _____

GRAND

TOTAL \$ _____

EVALUATING PROPOSALS

The City of Flint Department of Business and Community Services will use the following procedure to evaluate proposals: An evaluation panel (committee) of three members will be established. The evaluation panel will evaluate the qualifications of all respondents. Then the top-ranked contractor will be contacted. The City will then negotiate with that firm to arrive at a fair and reasonable cost. In the event that an agreeable price cannot be obtained, the City will begin negotiations with the next lower-ranked firm and so on until an agreement has been reached.

The following selection criteria will be used by the evaluation panel to score and rank the responding firms. The City reserves the right to reject all proposals and/or make no award as a result of the RFP. A contract (if awarded), shall be awarded in accordance with the terms and conditions of this RFP and the City reserves the right to waive any minor irregularities or technicalities in proposals received in the best interest of the City.

RFP Accessible Rehab Evaluation Form		
Project Team Evaluation Criteria		Total Possible Points
1	Understanding of the Scope of Work. <i>Degree to which the Proposal demonstrates an understanding of the scope of work, familiarity with the tasks requested, and presents a well-thought out approach. Clear descriptions of any proposed Preferences and the proposed Referral Method are required for all applications.</i>	25 points
2	Experience and Qualifications. <i>The experience and qualifications of the project team as partially evidenced by the timely and successful completion of similar projects. Proposals will also be evaluated based on experience with client-level record-keeping.</i>	25 points
3	Reasonableness of Budget. <i>The budget proposed follows the format provided in the RFP, includes detail as requested of expenses by task and is reasonable and consistent with the proposed approach.</i>	10 points
4	Quality of Proposal. <i>The degree to which the Proposer has demonstrated creativity and problem-solving abilities in the project approach and in previous projects, and the quality of the overall presentation of the Proposal (both written and, in the interview, verbal if required).</i>	20 points
5	Ability to perform work do on time.	20 points
Total Points Possible/Allocated		100

*All applicants should expect that applications will be subject to review by City of Flint staff and appointed advisory committee. All applications should meet Michigan requirements.

QUESTIONS

Is your company able to comply with the deadline of August 28th?

How many employees do you have that will be responsible for the work?

Please provide a timeline for completion of the work, keeping in mind the Bid will be closed May 5th, and all construction must be finished by August 28th?



Specs By Location

3/5/2026

Address: REDACTED 1 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building building department.	1.00	EA	_____	_____
2	37 ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
3	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4	3470 POST--4"X 4" Remove soffit from East end of porch and save for reinstallation. Support porch roof and remove damaged post at East end of porch. Install 4"x 4" preservative treated post. Reinstall soffit where removed.	1.00	EA	_____	_____
5	3580 LOW-RISE STAIR SYSTEM Remove steps at front entry. Replace with low rise treated stair system with handrails on both sides. Stairs to have a 11" minimum run, and 7" maximum rise.	1.00	EA	_____	_____
6	9697 EXTERIOR-- REPLACE RAILING SYSTEM Remove existing porch railing. Install a 36" high wood railing with 1" x 1" pickets, 3" on center supported by preservative treated 4" x 4". Include closing off each end of porch.	21.00	LF	_____	_____

Location Total: _____

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
7	2855 TERMINATE WINDOW Remove Window, repair tearout to match existing. Install R-19, foil faced, roll, fiberglass insulation in crevice. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.	1.00	EA	_____	_____
Trade: 10 Carpentry					
8	5909 VINYL PLANK FLOORING -- INSTALL Remove existing flooring. 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**	30.00	SF	_____	_____
Trade: 22 Plumbing					
9	6901 VANITY--30" COMPLETE Remove existing vanity. Install a 30" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	_____	_____
10	7011 COMMODE--ACCESSIBLE Install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.	1.00	EA	_____	_____
11	7290 SHOWER--ACCESSIBLE Remove existing tub and surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve. *It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate	1.00	EA	_____	_____

Address: REDACTED 1

Unit: Unit 01

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

that positioning.

Trade: 23 Electric

12	7819	BATH VENT FAN/LIGHT FIXTURE--NEW--ENERGY STAR	1.00	EA	_____	_____
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Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an internal damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Insure proper ventallation to exterior. Include power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: _____

Location: 4 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

13	2520	HANDRAIL--REPLACE INTERIOR	10.00	LF	_____	_____
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On left side of steps to basement, 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.

Location Total: _____

Unit Total for REDACTED 1 : _____

Address Grand Total for REDACTED 1: _____

Bidder: _____

Redacted 1 Photos





















Specs By Location

3/2/2026

Address: REDACTED 2 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 1 General Requirements

1	36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building department.	1.00	EA	_____	_____
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Trade: 5 Demolition & Disposal

2	800	DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

3	3975	WHEELCHAIR RAMP Remove existing steps, ramp, and trees/shrubs from front porch. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.	276.00	SF	_____	_____
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4	9697	EXTERIOR-- REPLACE RAILING SYSTEM Remove existing porch railing. Install a 36" high wood railing with 1" x 1" pickets, 3" on center supported by preservative treated 4" x 4".	36.00	LF	_____	_____
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Location Total: _____

Unit Total for REDACTED 2 : _____

Address Grand Total for REDACTED 2: _____

Bidder: _____

Redacted Photos 2





Specs By Location

3/3/2026

Address: REDACTED 3 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 1 General Requirements

1	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 1 General Requirements

2	6944 BATHTUB--FIBERGLASS COMPLETE Remove existing tub and surround. Install a white fiberglass tub to fit opening complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Delta 58499 or equivalent two-in-one shower head. Include 2 1-1/2" outside diameter grab bars* *It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.	1.00	AL	_____	_____
---	---	------	----	-------	-------

Trade: 10 Carpentry

3	2312 SUBFLOOR--3/4" Install 3/4" tongue and groove CDX plywood decking nailed 8" on center using screw shank or cement coated nails.	54.00	SF	_____	_____
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4	5909 VINYL PLANK FLOORING -- INSTALL Remove existing flooring. 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 and base trim.	36.00	SF	_____	_____
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Trade: 22 Plumbing

5	6900 VANITY--24" COMPLETE Remove existing vanity. Install a 24" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied	1.00	EA	_____	_____
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Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.

Trade: 23 Electric

6	7820	BATH VENT FAN/LIGHT FIXTURE--ENERGY STAR--REPLACE EXISTING	1.00	EA	_____	_____
---	------	---	------	----	-------	-------

Remove existing bath vent fan and install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an internal damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Ensure proper ventallation to exterior. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any tear out.

Location Total: _____

Location: 3 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

7	3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	15.00	LF	_____	_____
---	------	--	-------	----	-------	-------

Dispose of existing counter top. Field measure for sizing and install new light colored countertop in homeowner's choice of color from in stock options. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

8	5909	VINYL PLANK FLOORING -- INSTALL	150.00	SF	_____	_____
---	------	--	--------	----	-------	-------

Remove existing flooring throughout kitchen, landing area, and steps to basement. 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

9	Custom	CLOSING HARDWARE -- REPLACE	14.00	EA	_____	_____
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Address: REDACTED 3

Unit: Unit 01

Location: 3 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

On all cabinet doors, remove existing closing hardware and install new hardware to ensure cabinet doors stay shut when closed. Adjust hinges if necessary for proper functionality.

Trade: 18 Ceramic Tile

10	3748	BACKSPLASH -- REPLACE	15.00	LF	_____	_____
If existing, remove backsplash material and prepare substrate by cleaning and patching any holes from demolition. Install subway tile or equivalent per square ft. priced back splash material in owners' choice of color from in-stock options provided by contractor. Install backsplash per manufacturer specifications to cover from countertop to underside of cabinets.						

Trade: 22 Plumbing

11	6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	_____	_____
Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.						

Location Total: _____

Location: 4 - DR, LR, Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

12	5909	VINYL PLANK FLOORING -- INSTALL	425.00	SF	_____	_____
Remove existing flooring throughout kitchen, landing area, and steps to basement. 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 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 5 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

13	3936	GRAB BAR -- INSTALL	1.00	EA	_____	_____
Install grab bar in landing at rear entry. Coordinate with homeowner on best placement. Where installation is on frame wall, secure tightly to studs. If studs cannot be located, open the wall, install blocking and repair wall to original condition. Installation must be capable of withstanding stress and weight of a person pulling him/herself up. Grab bars of all stainless steel, 18 gauge, 1-1/4" outside diameter as made by Tubular Specialties Mfs., Inc. or equal.						

Trade: 10 Carpentry

14	2520	HANDRAIL--REPLACE INTERIOR	10.00	LF	_____	_____
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.						

Location Total: _____

Unit Total for REDACTED 3 : _____

Address Grand Total for REDACTED 3: _____

Bidder: _____

Redacted photos 3



































Specs By Location

3/2/2026

Address: REDACTED 4 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____
2	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Trade: 5 Demolition & Disposal

3	800 DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

4	3165 DOOR & FRAME--METAL SECURITY Dispose of existing security door at rear entry and field measure and install metal security door to match existing from available in-stock options.	1.00	EA	_____	_____
5	3185 DOOR--PREHUNG METAL ENTRANCE At rear of house, Dispose of door and frame. Widen door opening to accommodate a 36" door. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, peep hole, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Retrim interior and exterior to match existing as closely as possible.	1.00	EA	_____	_____
6	3975 WHEELCHAIR RAMP Demolish existing steps and decking at rear of house. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood	296.00	SF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.

Location Total: _____

Location: 3 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7	3450	ENTRY -- WIDEN	1.00	EA	_____	_____
Between Kitchen and Utility Room, remove existing trim from both sides of door. Cut and reframe opening to 36". Retrim both sides to match existing trim as closely as possible.						

Location Total: _____

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

8	7290	SHOWER--ACCESSIBLE	1.00	EA	_____	_____
Remove existing tub and surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.						
*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.						

Location Total: _____

Unit Total for REDACTED 4: _____

Address Grand Total for REDACTED 4: _____

Bidder: _____

Redacted Photos 4





















Specs By Location

3/3/2026

Address: REDACTED 5

Unit: Unit 01

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
1	Custom ANTISLIP TAPE -- REMOVE & REPLACE Remove existing antislip tape from ramp, porch, and steps. Replace with new 36" antislip tape.	35.00	LF	_____	_____
Trade: 6 Concrete & Paving					
2	980 DRIVEWAY--CONCRETE At North side of existing driveway, level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade and seed disturbed areas. **Homeowner is required to combine lots in order to proceed with this modification**	600.00	SF	_____	_____
Trade: 10 Carpentry					
3	2685 AWNING--ALUMINUM Remove gutter from fascia above front entrance. Fabricate and install an enameled aluminum awning securely attached with aluminum screws through fascia to framing and to top rail of porch.	36.00	SF	_____	_____
4	3522 WOOD STAIR HANDRAIL--REPLACE EXT Remove existing handrail and braces. Install preservative treated, code approved grabbable handrail supported by braces along all interior sides of ramp, porch, and steps.	68.00	LF	_____	_____

Location Total: _____

Unit Total for REDACTED 5: _____

Address Grand Total for REDACTED 5: _____

Bidder: _____

Redacted Photos 5















Specs By Location

3/3/2026

Address: REDACTED 6		Unit: Unit 01			
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Location:	1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1	General Requirements				
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1	36	BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
<p>The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building department.</p>						

Trade: 5	Demolition & Disposal				
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2	800	DUMPSTER--20 CUBIC YARDS	1.00	EA	_____	_____
<p>After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.</p>						

Location Total: _____

Location:	2 - Exterior (Front)	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5	Demolition & Disposal				
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3	755	DEMO/REBUILD PORCH	50.00	SF	_____	_____
<p>Demolish entire porch including deck, railing/walls, substructure, and steps and dispose of in code legal dump. Rake yard clean. Replace existing footprint and design with treated lumber to code. Include railing on both sides. Patch trim and siding matching as closely as possible in like kind.</p>						

Trade: 10	Carpentry				
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4	3580	LOW-RISE STAIR SYSTEM	1.00	EA	_____	_____
<p>Construct a low-rise treated stair system with handrail on both sides. Stairs to have a 11" minimum run, and 7" maximum rise.</p>						

Location Total: _____

Location:	3 - Exterior (Rear)	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: REDACTED 6

Unit: Unit 01

Location: 3 - Exterior (Rear)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
5	3580 LOW-RISE STAIR SYSTEM Remove steps at rear entry. Replace with low rise treated stair system with handrail on both sides. Stairs to have a 11" minimum run, and 7" maximum rise.	1.00	EA	_____	_____

Location Total: _____

Unit Total for REDACTED 6 : _____

Address Grand Total for REDACTED 6: _____

Bidder: _____









Specs By Location

3/3/2026

Address: REDACTED 7 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building building department.	1.00	EA	_____	_____
2	37 ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
3	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Trade: 5 Demolition & Disposal

4	800 DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

5	3975 WHEELCHAIR RAMP Remove steps, railing, and 2 bushes from front entry. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.	176.00	SF	_____	_____
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Location Total: _____

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6	Custom MEDICINE CABINET -- LOWER	1.00	EA	_____	_____
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Remove medicine cabinet and remove necessary wall tile to reinstall lower on the wall. Coordinate with homeowner on sufficient height for their stature. Reinstall medicine cabinet based on homeowner's preference and use tile from shower walls or what was removed from below the cabinet to repair tearout above, matching pattern as closely as possible.

Trade: 22 Plumbing

7	7290 SHOWER--ACCESSIBLE	1.00	EA	_____	_____
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Remove existing tub and tile necessary to install shower walls*. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

*Save approximately 10 SF of tile to repair tearout on opposite wall.

Trade: 23 Electric

8	7583 REPLACE RECEPTACLE WITH GFCI DEVICE	1.00	EA	_____	_____
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Move electrical box between sink and vanity to the opposite side of the vanity and replace existing receptacle with an surfaced mounted ground fault circuit interrupt receptacle with cover plate. Color to match existing. Use tile saved from shower walls to repair tearout area, matching pattern as closely as possible.

Location Total: _____

Location: 4 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

9	5909 VINYL PLANK FLOORING -- INSTALL	56.00	SF	_____	_____
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Remove carpet from hallway. 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

Address: REDACTED 7

Unit: Unit 01

Location: 4 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #

Spec

Quantity

Units

Unit Price

Total Price

Trade: 10

Carpentry

greater. Include all transition pieces at hallways and base trim.

Location Total: _____

Unit Total for REDACTED 7 : _____

Address Grand Total for REDACTED 7 : _____

Bidder: _____

Redacted Photos 7













Specs By Location

3/2/2026

Address: REDACTED 8		Unit: Unit 01			
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Location:	1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	38 PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				

Location Total: _____

Location:	2 - Bathroom	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2	5909 VINYL PLANK FLOORING -- INSTALL	40.00	SF	_____	_____
	Remove existing flooring. 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 and base trim.				

Trade: 22 Plumbing

3	7011 COMMODE--ACCESSIBLE	1.00	EA	_____	_____
	Remove existing commode. Install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.				

4	7290 SHOWER--ACCESSIBLE	1.00	EA	_____	_____
	Remove existing tub and surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.				

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within

Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

the shower is necessary and if available models accommodate that positioning.

Trade: 23 **Electric**

5	7820	BATH VENT FAN/LIGHT FIXTURE--ENERGY STAR--REPLACE EXISTING	1.00	EA	_____	_____
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Remove existing bath vent fan and install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an internal damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Ensure proper ventillation to exterior. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any tear out.

Location Total: _____

Location: 3 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6	3580	LOW-RISE STAIR SYSTEM	1.00	EA	_____	_____
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Remove steps at front porch entry. Replace with low rise treated stair system with handrail on both sides. Stairs to have a 11" minimum run, and 7" maximum rise.

Location Total: _____

Location: 4 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7	2520	HANDRAIL--INSTALL INTERIOR	15.00	LF	_____	_____
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Along hallway, 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.

Location Total: _____

Unit Total for REDACTED 8: _____

Address Grand Total for REDACTED 8: _____

Bidder: _____

Redacted Photos 8

















Specs By Location

3/3/2026

Address: REDACTED 9 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
1	37 ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
2	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Location Total: _____

Location: 2 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
3	2855 TERMINATE WINDOW Remove Window, repair tearout to match existing. Install R-19, foil faced, roll, fiberglass insulation in crevice. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.	1.00	EA	_____	_____
Trade: 10 Carpentry					
4	5909 VINYL PLANK FLOORING -- INSTALL Over existing flooring, 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 and base trim.	36.00	SF	_____	_____
Trade: 22 Plumbing					
5	7011 COMMODE--ACCESSIBLE Install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.	1.00	EA	_____	_____
6	7290 SHOWER--ACCESSIBLE	1.00	EA	_____	_____

Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

Remove existing tub and tile surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

Trade: 23 Electric

7	7819	BATH VENT FAN/LIGHT FIXTURE--NEW--ENERGY STAR	1.00	EA	_____	_____
Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an internal damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Insure proper ventallation to exterior. Include power and switch wiring using #14 copper Romex. Repair any tear out.						

Location Total: _____

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

8	7423	ELECTRIC PANEL COVER--REPLACE	1.00	EA	_____	_____
Reinstall existing electric panel cover.						

Location Total: _____

Unit Total for REDACTED 9: _____

Address Grand Total for REDACTED 9: _____

Bidder: _____















Specs By Location

3/3/2026

Address: REDACTED 10 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building building department.	1.00	EA	_____	_____
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2	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
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Trade: 5 Demolition & Disposal

3	800 DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

4	3975 WHEELCHAIR RAMP Remove railing from North end of porch. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36". Remove 4' section of fencing and top railing at South end of front yard. Install necessary posts, hardware, and gate. Submit preliminary drawing to owner for approval.	200.00	SF	_____	_____
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Location Total: _____

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				

5	3936 GRAB BAR -- INSTALL	1.00	EA	_____	_____
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At side entry landing, install grab grab bar*. Where installation is on frame wall, secure tightly to studs. If studs cannot be located, open the wall, install blocking and repair wall to original condition. Installation must be capable of withstanding stress and weight of a person pulling him/herself up. Grab bars of all stainless steel, 18 gauge, 1-1/4" outside diameter as made by Tubular Specialties Mfs., Inc. or equal.

*Coordinate with homeowner on grab bar placement.

Location Total: _____

Location: 4 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6	3450 DOOR -- WIDEN	1.00	EA	_____	_____
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Reframe opening for 32" door. Install prehung flush, hollow core, masonite door to match existing as closely as possible. Include privacy lockset and offset hinges. Cut and remove doorstop below latch bolt opening. Assure remaining door stop is properly positioned and secured to the jam.

Trade: 22 Plumbing

7	7290 SHOWER--ACCESSIBLE	1.00	EA	_____	_____
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Remove existing tub and tile surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Install subway tile on shower walls in homeowners choice of color based on contractor selection. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

Location Total: _____

Location: 5 - LR, Hall, NW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Address: REDACTED 10

Unit: Unit 01

Location: 5 - LR, Hall, NW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

8	5909	VINYL PLANK FLOORING -- INSTALL	375.00	SF	_____	_____
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Remove existing flooring. 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 and base trim.

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

Location Total: _____

Unit Total for REDACTED 10 : _____

Address Grand Total for REDACTED 10 : _____

Bidder: _____

















Specs By Location

4/2/2026

Address: REDACTED 11 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building building department.	1.00	EA	_____	_____
2	37 ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
3	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Trade: 5 Demolition & Disposal

4	800 DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

5	3580 LOW-RISE STAIR SYSTEM Remove steps and handrail at front entry. Replace with low rise treated stair system with handrails on both sides. Stairs to have a 11" minimum run, and 7" maximum rise.	1.00	EA	_____	_____
6	3975 WHEELCHAIR RAMP At rear of house, demolish and dispose of porch. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in	164.00	SF	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.

Location Total: _____

Location: 3 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7 Custom TRANSITION STRIP -- INSTALL

2.00 EA _____

Install transition strips at both openings of kitchen to ensure smooth and safe transitions between rooms.

Location Total: _____

Location: 4 - NW Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

8 5909 VINYL PLANK FLOORING -- INSTALL

110.00 SF _____

Install new vinyl plank flooring over existing floor 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

Trade: 21 HVAC

9 6415 DRYER VENT

1.00 EA _____

Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet or equivalent. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing.

Trade: 22 Plumbing

10 6715 DRAIN, WASTE, VENT--PVC

15.00 LF _____

Install schedule 40 PVC drain pipe and fittings for washing machine drain and attach to plumbing stack. Install pipe with hangers 3' on center, if necessary, without critical damage to

Location:	4 - NW Bedroom	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

structural members. Install drain and vent to code.

11	7120 WASHING MACHINE OUTLET BOX -- INSTALL	1.00	EA	_____	_____
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Tap into hot and cold water lines in basement to install washing machine outlet box, running plumbing through interior wall to prevent freezing. This will serve as the connection point for first floor laundry. Coordinate with homeowner on location and repair all tearout.

Trade: 23 Electric

12	7615 WASHER CIRCUIT 110\20 AMP	1.00	EA	_____	_____
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Install a flush or surface mounted ivory GFCI duplex outlet for a washing machine on a separate 20 amp circuit using #12 copper NM cable.

13	7620 DRYER CIRCUIT--30 AMP	1.00	EA	_____	_____
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Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.

Location Total: _____

Location:	5 - NW Bathroom	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

14	5909 VINYL PLANK FLOORING -- INSTALL	25.00	SF	_____	_____
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Remove existing flooring. 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.

Location Total: _____

Location:	6 - Basement	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

15	2520 HANDRAIL--REPLACE INTERIOR	14.00	LF	_____	_____
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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.

Trade: 23 Electric

Address: REDACTED 11

Unit: Unit 01

Location: 6 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

16	7470	ELECTRIC SERVICE--150 AMP	1.00	EA	_____	_____
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Replace existing electrical service with a residential, 150 amp, single phase, 3 wire electric service. Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration.

Location Total: _____

Unit Total for REDACTED 11: _____

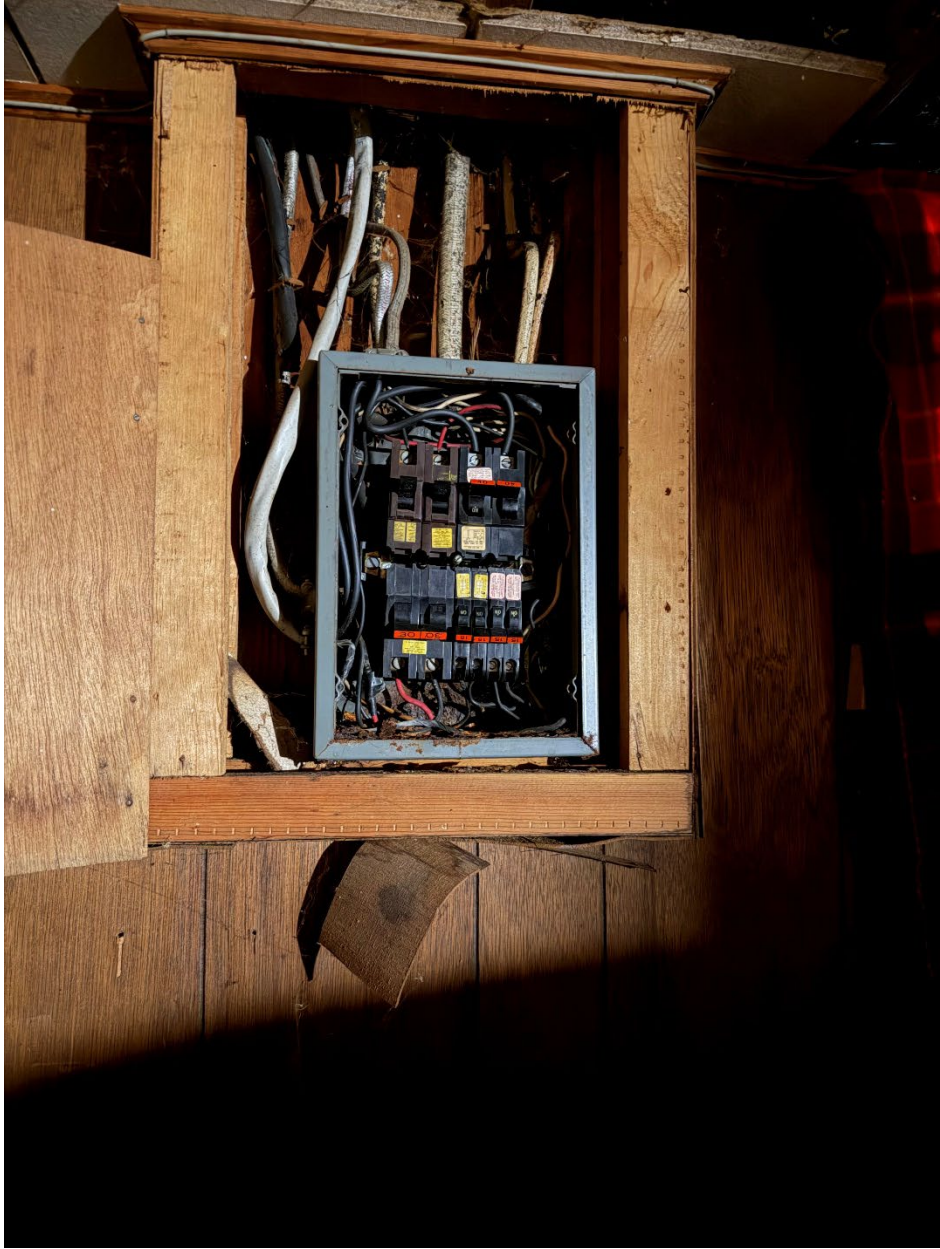
Address Grand Total for REDACTED 11: _____

Bidder: _____

Redacted 11 Photos



















Specs By Location

4/2/2026

Address: REDACTED 12		Unit: Unit 01			
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Location:	1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	38 PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				

Trade: 5 Demolition & Disposal

2	800 DUMPSTER--20 CUBIC YARDS	1.00	EA	_____	_____
	After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.				

Trade: 6 Concrete & Paving

3	850 CONCRETE--GENERAL REQS.	1.00	EA	_____	_____
	All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on original soil or wet fill compacted to 90% against straight, solid, forms between temps.of 40-100 F. All concrete shall be: free of voids and cavities; treated with a liquid curing compound and protected from the weather while curing.				

Location Total: _____

Location:	2 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0		
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

4	855 DEMO CONCRETE	70.00	SF	_____	_____
	Break up concrete walkway from driveway to front steps and remove off site to code legal dump.				
5	1065 CONCRETE FORMWORK--CUSTOM	100.00	SF	_____	_____
	Form and pour new concrete walkway from front steps to driveway. Ensure proper substrate and compaction based on requirements listed in the "General Requirements" Section of this spec sheet and according to all local building code requirements and manufacturer specifications. Broom finish.				

Address: REDACTED 12

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6	3530 GUARD RAIL--WROUGHT IRON Install a black, wrought iron railing of bar stock wrought steel with solid twist balusters. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint.	16.00	LF	_____	_____
7	3580 LOW-RISE STAIR SYSTEM - CONCRETE Remove steps and handrail at front entry. Replace with low rise concrete stair system to have a 11" minimum run, and 7" maximum rise. Expand stair footprint to match width of porch.	1.00	EA	_____	_____

See rear entrance for template

Location Total: _____

Location: 3 - North Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

8	5909 VINYL PLANK FLOORING -- INSTALL Remove existing flooring. 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.	24.00	SF	_____	_____
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Trade: 22 Plumbing

9	7011 COMMODE--ACCESSIBLE Install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode. Commode shall measure at least 19" from floor to top of seat.	1.00	EA	_____	_____
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Location Total: _____

Location: 4 - South Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

10	5909 VINYL PLANK FLOORING -- INSTALL Install new vinyl plank flooring over existing 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	35.00	SF	_____	_____
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Location: 4 - South Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

nosing covers.

Trade: 22 Plumbing

11	7011	COMMODOE--ACCESSIBLE	1.00	EA	_____	_____
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Install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode. Commode shall measure at least 19" from floor to top of seat.

12	7290	SHOWER--ACCESSIBLE	1.00	EA	_____	_____
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Remove existing tub and tile surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve. Repair all tearout.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

Location Total: _____

Unit Total for REDACTED 12: _____

Address Grand Total for REDACTED 12: _____

Bidder: _____

Redacted 12 Photos















Specs By Location

4/7/2026

Address: REDACTED 13	Unit: Unit 01
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Location: 1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	38 PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				

Trade: 6 Concrete & Paving

2	850 CONCRETE--GENERAL REQS.	1.00	EA	_____	_____
	All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on original soil or wet fill compacted to 90% against straight, solid, forms between temps.of 40-100 F. All concrete shall be: free of voids and cavities; treated with a liquid curing compound and protected from the weather while curing.				

Location Total: _____

Location: 2 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

3	765 DEMO CONCRETE	15.00	SF	_____	_____
	Remove tavers at front porch and save them for homeowner. Break up concrete pad in front of porch and remove off site to code legal dump.				

Trade: 6 Concrete & Paving

4	1065 CONCRETE FORMWORK--CUSTOM	15.00	EA	_____	_____
	Form and pour new pad and step at front entry to porch. Step rise should be no more than 7" and tread no less 11". Ensure proper substrate and compaction based on requirements listed in the "General Requirements" Section of this spec sheet and according to all local building code requirements and manufacturer specifications. Broom finish.				

Trade: 10 Carpentry

5	3530 GUARD RAIL--WROUGHT IRON	14.00	LF	_____	_____
	On both sides of front porch, going down steps, install a black,				

Address: REDACTED 13

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

wrought iron railing of bar stock wrought steel with solid twist balusters. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint.

Location Total: _____

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

6	7290	SHOWER--ACCESSIBLE	1.00	EA	_____	_____
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Remove existing tub and surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

Location Total: _____

Unit Total for REDACTED 13: _____

Address Grand Total for REDACTED 13: _____

Bidder: _____

Redacted 13 Photos











Specs By Location

4/2/2026

Address: REDACTED 14

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED	1.00	EA	_____	_____
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building department.				

Location Total: _____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2	3975 WHEELCHAIR RAMP	384.00	SF	_____	_____
	Build a platform to cover porch area and provide a zero step entry. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36". Complete installation by building an additional step at porch entrance from stairs. Submit preliminary drawing to owner for approval.				

Location Total: _____

Unit Total for REDACTED 14: _____

Address Grand Total for REDACTED 14: _____

Bidder: _____

Redacted 14







Specs By Location

4/6/2026

Address: REDACTED 15	Unit: Unit 01
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Location: 1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	38 PLUMBING PERMIT REQUIRED	1.00	EA	_____	_____
	Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.				

Trade: 5 Demolition & Disposal

2	800 DUMPSTER--20 CUBIC YARDS	1.00	EA	_____	_____
	After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.				

Location Total: _____

Location: 2 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

3	3936 GRAB BAR -- INSTALL	2.00	EA	_____	_____
	Coordinate with homeowner on placement and install grab bars on exterior at front and rear entries				

Trade: 10 Carpentry

4	3210 STORM DOOR -- REPLACE	1.00	EA	_____	_____
	At rear entry, remove and dispose of existing storm door. Install a combination storm and screen door to match existing color and swing with adjustable closer and all requisite hardware.				

5	3530 GUARD RAIL--WROUGHT IRON	6.00	LF	_____	_____
	At E side of entry, install a black, wrought iron railing of bar stock wrought steel with solid twist balusters. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint.				

6	3580 LOW-RISE STAIR SYSTEM	1,200.00	EA	_____	_____
	At rear entry, demolish and dispose of steps. Replace with low rise treated stair system with handrail on both sides. Stairs to have a 11" minimum run, and 7" maximum rise.				

Location Total: _____

Location: 3 - First Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7	5909	VINYL PLANK FLOORING -- INSTALL	860.00	SF	_____	_____
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Throughout entire first floor where carpet exists, remove carpet. 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: 4 - 2nd Floor Master Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

8	3936	GRAB BAR -- INSTALL	2.00	EA	_____	_____
---	------	---------------------	------	----	-------	-------

Coordinate with homeowner on placement of 2 grab bars in shower area. Where installation is on frame wall, secure tightly to studs. If studs cannot be located, open the wall, install blocking and repair wall to original condition. Installation must be capable of withstanding stress and weight of a person pulling him/herself up. Grab bars of all stainless steel, 18 gauge, 1-1/4" outside diameter as made by Tubular Specialties Mfs., Inc. or equal.

Trade: 22 Plumbing

9	7011	COMMODE--ACCESSIBLE	1.00	EA	_____	_____
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Remove existing commode and install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode.

Location Total: _____

Location: 5 - 2nd Floor SW Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

10	3936	GRAB BAR -- INSTALL	2.00	EA	_____	_____
----	------	---------------------	------	----	-------	-------

Coordinate with homeowner on placement of 2 grab bars in

Location: 5 - 2nd Floor SW Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

shower area. Where installation is on frame wall, secure tightly to studs. If studs cannot be located, open the wall, install blocking and repair wall to original condition. Installation must be capable of withstanding stress and weight of a person pulling him/herself up. Grab bars of all stainless steel, 18 gauge, 1-1/4" outside diameter as made by Tubular Specialties Mfs., Inc. or equal.

11	Custom SHOWER SEAT -- PROVIDE	1.00	EA	_____	_____
	Contractor shall provide homeowner with a selection of in-stock shower seat options and purchase a shower seat to meet the homeowners' needs that fits in the shower area. Contractor shall assemble and adjust the seat to homeowners' requirements and place it in the shower.				

Trade: 10 Carpentry

12	3840 SHOWER CURTAIN ROD	1.00	EA	_____	_____
	Remove and dispose of shower doors. Fill all holes or irregularities, flush with surrounding finish. Install a shower curtain rod using wall anchors.				
	Homeowner will be responsible for selecting and purchasing curtains				

Trade: 23 Electric

13	7820 BATH VENT FAN/LIGHT FIXTURE--ENERGY STAR--REPLACE EXISTING	1.00	EA	_____	_____
	Remove existing bath vent fan and install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an internal damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Ensure proper ventallation to exterior. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any tear out.				

Location Total: _____

Location: 6 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

14	2520 HANDRAIL--REPLACE INTERIOR	15.00	LF	_____	_____
	Install a hardwood handrail to match North side handrail as closely as possible. Screw 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.				

Location: 6 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

15	Custom HALF WALL -- BUILD Remove existing railing at top of stairs. Use 2x4 framing studs to construct a half wall in it's place, secured to framing members below and on the East side. Drywall over studs, joining the seams of the adjacent wall to create a seamless finish. Finish with a top plate and base trim to match existing as closely as possible.	12.00	SF	_____	_____
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Trade: 19 Paint & Wallpaper

16	5485 PREP & PAINT SURFACE On South wall of stairwell, remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with premixed acrylic latex to match existing in color and sheen. Replace or uncover hardware, fixtures and accessories.	102.00	SF	_____	_____
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Location Total: _____

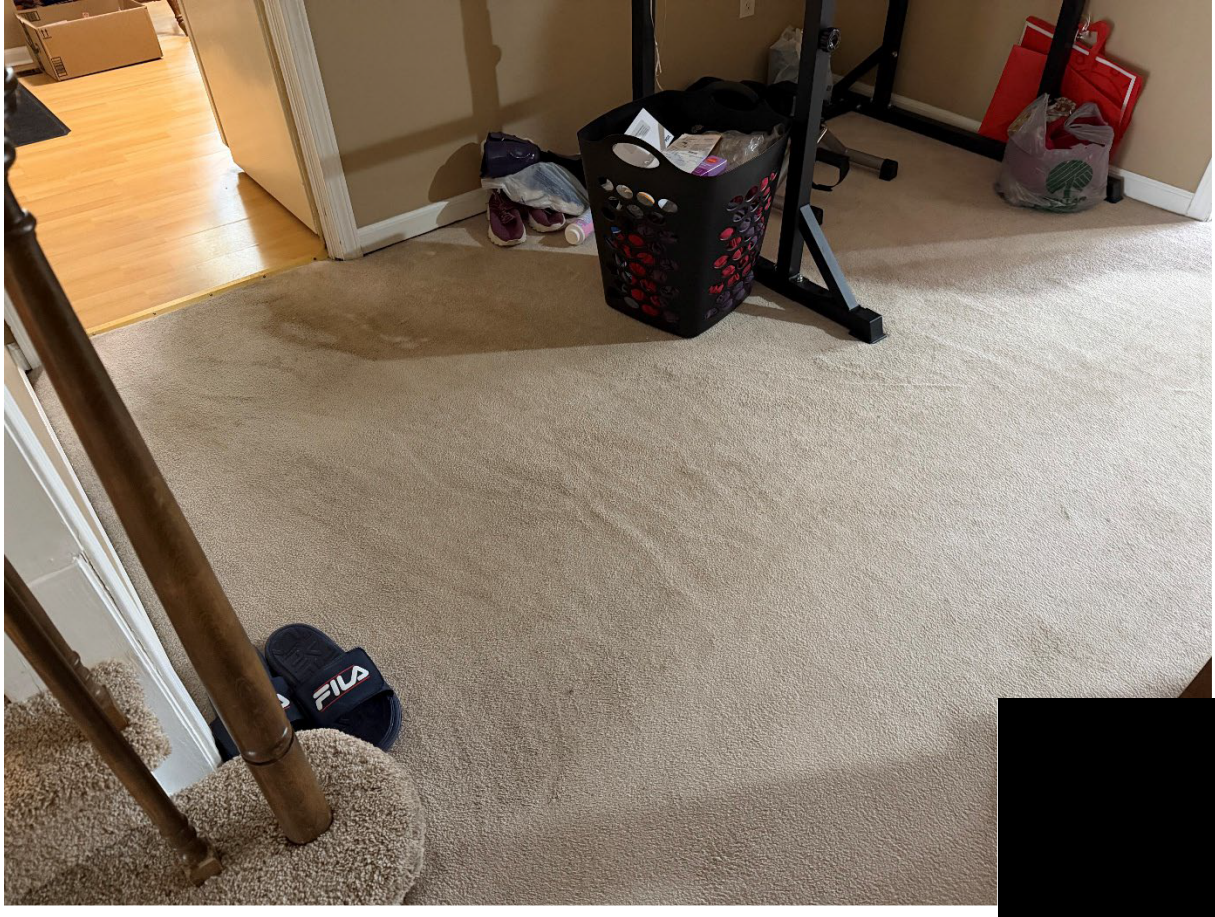
Unit Total for REDACTED 15: _____

Address Grand Total for REDACTED 15: _____

Bidder: _____

Redacted 15

























Specs By Location

4/2/2026

Address: REDACTED 16 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building building department.	1.00	EA	_____	_____
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2	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
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Trade: 5 Demolition & Disposal

3	800 DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

4	3185 DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, peep hole, weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.	1.00	EA	_____	_____
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Install a door that includes a zero step threshold

5	3210 STORM DOOR -- REPLACE Remove and dispose of existing storm door. Install a combination storm and screen door to match existing with adjustable closer and all requisite hardware.	1.00	EA	_____	_____
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**Install a storm door with opposite swing for wheelchair ramp

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

access**

6	3975	WHEELCHAIR RAMP	132.00	SF	_____	_____
		Build a platform on top of concrete porch for a zero step entry. Design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval.				

Location Total: _____

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

7	Custom	TOILET SAFETY RAIL -- INSTALL	1.00	EA	_____	_____
		Install Toilet Safety Rail attached to rear of toilet seat and adjusted for homeowner's use.				

Trade: 18 Ceramic Tile

8	5430	CERAMIC WALL TILE	33.00	SF	_____	_____
		Install matching or as close as possible to matching ceramic tile per manufacturer's specifications to finish shower installation below where tub was previously installed				

Trade: 22 Plumbing

9	7011	COMMODOE--ACCESSIBLE	1.00	EA	_____	_____
		Remove existing commode. Install a 2 piece, close coupled, white, vitreous china, comfort height commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode. Commode shall measure at least 19" from floor to top of seat.				
10	7290	SHOWER--ACCESSIBLE	1.00	EA	_____	_____
		Remove existing tub while leaving surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Provide removable seat. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.				

This spec calls for replacing the shower pan only, no walls

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within

Address: REDACTED 16

Unit: Unit 01

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 22 Plumbing

the shower is necessary and if available models accommodate that positioning.

Location Total: _____

Location: 4 - Kitchen/Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

11 5909 VINYL PLANK FLOORING -- INSTALL

180.00 SF _____

Remove existing flooring. 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: _____

Unit Total for REDACTED 16: _____

Address Grand Total for REDACTED 16: _____

Bidder: _____

Redacted 16 Photos















Specs By Location

4/14/2026

Address: REDACTED 17 **Unit: Unit 01**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
1	37 ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
2	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Location Total: _____

Location: 2 - Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3	5909 VINYL PLANK FLOORING -- INSTALL Remove existing flooring. 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**	36.00	SF	_____	_____

Trade: 22 Plumbing					
4	7010 COMMODE--REPLACE Remove and dispose of existing commode. Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode. **Install standard-height commode, existing comfort height is too tall**	1.00	EA	_____	_____
5	7290 SHOWER--ACCESSIBLE	1.00	EA	_____	_____

Location: 2 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

Remove existing tub and surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

Trade: 23 Electric

6	7819	BATH VENT FAN/LIGHT FIXTURE--NEW--ENERGY STAR	1.00	EA	_____	_____
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Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the Panasonic Wisper Green with an internal damper, and vented to the exterior. The fixture must accommodate Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch or equipped with a humidistat sensor. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Insure proper ventallation to exterior. Include power and switch wiring using #14 copper Romex. Repair any tear out.

Location Total: _____

Unit Total for REDACTED 17: _____

Address Grand Total for REDACTED 17: _____

Bidder: _____

REDACTED 17 PHOTOS















Specs By Location

4/14/2026

Address: REDACTED 18	Unit: Unit 01
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Location: 1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

1	36 BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work. Contractor will also be responsible for coordinating a final inspection by the local building department.	1.00	EA	_____	_____
2	38 PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall, if necessary: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____

Trade: 5 Demolition & Disposal

3	800 DUMPSTER--20 CUBIC YARDS After procuring all required permits, place a 20 cubic yard, roll-off dumpster or equivalent disposal method without damaging the site. Collect construction debris using dust control methods.	1.00	EA	_____	_____
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Trade: 6 Concrete & Paving

4	850 CONCRETE--GENERAL REQS. All concrete shall be 3% air entrained, ready mix, 2500 psi, max.4" slump, unless otherwise specified. Place all concrete on original soil or wet fill compacted to 90% against straight, solid, forms between temps.of 40-100 F. All concrete shall be: free of voids and cavities; treated with a liquid curing compound and protected from the weather while curing.	1.00	EA	_____	_____
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Location Total: _____

Location: 2 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

5	765 DEMO CONCRETE Break up driveway and 40SF of walkway concrete beyond backyard gate and remove off site to code legal dump.	840.00	SF	_____	_____
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Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6 Concrete & Paving					
6	980 DRIVEWAY--CONCRETE Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick by 10' wide driveway. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Regrade and seed disturbed areas.	800.00	SF	_____	_____
7	1065 CONCRETE FORMWORK--CUSTOM Form and pour concrete landing and walkway for wheelchair ramp using the requirements specified in "General Requirements" at the top of the spec sheet.	40.00	SF	_____	_____

Trade: 10 Carpentry

8	3975 WHEELCHAIR RAMP At rear of house, design and construct a preservative treated wood wheelchair ramp complete with 2"x4" safety handrails and non-slip 3/4" plywood surface treatment supported by 4"x4" post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0"run. Minimum inside width, 36" Submit preliminary drawing to owner for approval. **Design Proposal** Remove railing from NW side of back deck, build 4x8 platform and begin slope Easterly to a second landing, then slope Southerly to walkway.	184.00	SF	_____	_____
9	Custom CONSTRUCT TRANSITION RAMP Construct a small transition ramp at rear entry threshold to transition from inside the home to the back deck.	9.00	SF	_____	_____

Location Total: _____

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
10	5909 VINYL PLANK FLOORING -- INSTALL Remove existing flooring. 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**	25.00	SF	_____	_____

Trade: 22 Plumbing

Address: REDACTED 18

Unit: Unit 01

Location: 3 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

11	7290	SHOWER--ACCESSIBLE	1.00	EA	_____	_____
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Remove existing tub and surround. Install a STERLING Accord Shower Stall or equal to fit existing opening. Floor shall be non-slip with a maximum 4" lip at entrance. Include hinged seat 19" off floor or provide removable seat, depending on availability on selected model. Include 2 1-1/2" outside diameter grab bars*, A single lever control valve shall feed a fixed shower head and a hand held shower with 5' of stainless steel wrapped hose, through a single lever diversion valve.

*It is the contractor's responsibility to coordinate with homeowner on grab bar positioning. Determine positioning prior to purchasing shower unit to ensure if a grab bar within the shower is necessary and if available models accommodate that positioning.

Location Total: _____

Unit Total for REDACTED 18: _____

Address Grand Total for REDACTED 18: _____

Bidder: _____

REDACTED 18 PHOTOS















