



Genesee County Land Bank Authority

452 S. Saginaw St. 2nd Floor, Flint, MI 48502

Neighborhood Stabilization Program 2 (NSP2)

Invitation for Bids – General Contractor

650 Ann Arbor St., Flint, MI 48502

BID NUMBER: LB 12-001

Due Date: Monday, March 19, 2012 at 3:00 pm EST

As part of the Michigan NSP 2 Consortium, a partnership between:

Michigan State Housing Development Authority (MSHDA)

The City of Flint

Genesee County Land Bank Authority (GCLBA)



INVITATION FOR BIDS: 650 ANN ARBOR ST. – GENERAL CONTRACTOR

Overview

The Genesee County Land Bank Authority (GCLBA) is seeking sealed bids for the rehabilitation of 650 Ann Arbor St., Flint, MI 48502. This property is being rehabilitated as single-family residential homes to be sold to income eligible buyers under the Neighborhood Stabilization Program 2 (NSP2). The GCLBA has received NSP 2 grant funding from the MSHDA for this purpose. The NSP 2 funds are provided to MSHDA from the U.S. Department of Housing and Urban Development (HUD).

Sealed Bid Due Date

General contractors with qualifications and experience in renovation of single-family residential properties invited to submit sealed bids to the Genesee County Land Bank Authority, 452 S. Saginaw St., 2nd Floor, Flint, Michigan 48502 on or before **Monday, March 19, 2012 at 3:00 pm EST**. The outside of the envelope must be marked **“LB 12-001, Sealed Bid for 650 Ann Arbor St.”**

Bid Opening

The bid opening will be Monday, March 19, 2012 at 3:15 pm EST at the Genesee County Land Bank Authority, Conference Room, 452. S. Saginaw St., 2nd Floor, Flint, MI 48502 and is open to the public.

Mandatory Pre-bid Meeting and Walkthrough

A mandatory pre-bid meeting will take place at 650 Ann Arbor St., Flint, MI 48502 at 9:00 am on Wednesday, March 7th, 2012.

A mandatory walkthrough of property to be rehabilitated will follow at 650 Ann Arbor St., Flint, MI 48502 from 9:15 am to 10:30 am.

Bidders must be present at both the pre-bid meeting and the walkthrough in order to bid on this proposal.

Full scale architectural drawings for this bid can be purchased from the GCLBA front desk for \$25.00 during business hours.



Proposal Requirements/ Bidding Instructions

Bids must be sealed, the outside of the envelope must be marked “LB 12-001, Sealed Bid for 650 Ann Arbor St.” and contain the following:

1. Copy of a Valid State of Michigan Builders License
2. Copies of E.P.A. Renovator and Firm Certificates
3. Copy of Lead Abatement Contractor Certification
4. City of Flint Section 3 Certification
5. Insurance Certificate including:
 - a. Worker’s Compensation
 - b. General Liability of \$2,000,000 for Bodily Injury and Property Damage
 - c. Automobile Liability Insurance of \$1,000,000 for Bodily Injury and Property Damage
 - d. Genesee County Land Bank named as a Certificate Holder
6. Bid Guarantee Required at 5% of the bid amount if the contractor’s bid amount is over \$50,000
7. Subcontractor information form (attached)
8. Certification Form Note (attached)
9. Demonstration of Capacity Form (attached)
10. Certification Form of Business Enterprise Status (attached)
11. Typed or Inked Contractor Bid Form and Specifications (attached)

City of Flint Section 3 Certification

City of Flint Section 3 Certification is a requirement of this rehabilitation project. The lowest qualified bidder of this proposal will be given 10 business days from the bid opening to provide the Genesee County Land Bank with a Section 3 Certification from the City of Flint. Requirements for this are included in the bid package. Section 3 forms for **all** general contractor employees and **all** sub-contractor employees to assure GCLBA that the Section 3 compliance is met will be required with each draw request. These forms need to include both section 3 and non-section employees.

Bid Acceptance

Bid proposals of more than 10% lower or 15% higher than the GCLBA cost estimate will be disqualified. The GCLBA anticipates immediately entering into a contract with the general contractor after all certification requirements have been provided and accepted. The contractor must be ready to begin work immediately upon receipt of the notice to proceed by the GCLBA.



Value Engineering

Value engineering may be used by the GCLBA after the contractor has been selected particularly in instances where a line item significantly varies from the specification writer's estimate.

Method of Payment

Payment will be made for work items completed based on the accepted price per the contractors bid including any value engineering. GCLBA will provide payment for work items completed after invoice from the contractor, inspection and acceptance by GCLBA, submittal of Section 3 documentation, sworn statements and any lien waivers from the work items completed. The GCLBA will provide payment within 30 days of invoice with complete documentation as required by GCLBA.

Bonding Requirements

For any construction contracts or subcontracts exceeding **\$50,000.00**, the following is required:

1. A bid guarantee from each bidder equivalent to the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check for 5 percent (5%) of total bid, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his bid, execute such contractual documents as may be required within the time specified.
2. A payment and performance bond on the part of the contractor for 100 percent (100%) of the contract price.

A "payment bond" is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

Where bonds are required, the bonds shall be obtained from companies holding certificates of authority as acceptable sureties pursuant to 31 CFR part 223, "Surety Companies Doing Business with the United States."

OR

In lieu of acquiring the payment and performance bonds, Grantee will accept an irrevocable line of credit listing Grantee as the sole beneficiary and equal to (a) the greater of the contract award amount or (b) 25% of the total construction contract. The line of credit must be issued for the entire construction period plus one (1) year following construction completion



Demonstration of Capacity

All bidders are required to submit a statement(s) of experience, proposed plans for performing the work, and equipment available by completing the Demonstration of Capacity Form attached to this bid proposal.

Minority Owned Firms and Women's Business Enterprises

GCLBA is seeking to encourage participation by respondents who are small and minority-owned firms, women's business enterprises and labor surplus area firms.

HUD Debarred List and Excluded Parties List System

Names of owner(s) and the contractor firm awarded the winning bid on this proposal will be reviewed on the HUD Funding Disqualifications Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions list https://www5.hud.gov/ecpcis/main/ECPCIS_List.jsp and the Excluded Parties List System <https://www.epls.gov/epls/search.do>. Mechanical, electrical and plumbing contractors will also be reviewed on Debarred List and Excluded Parties List System. The subcontractor information form is attached which must be submitted with the bid.

Lead Safe Work Practices

Lead safe work practices must be used for all rehabilitation activities and performed in accordance with applicable federal, state and local laws, ordinances, codes or regulations governing evaluation and hazard reduction.

Timeline for Completion

This project must be completed within 120 days from the date the GCLBA issues a notice to proceed. This includes all work items included in the bid and GCLBA final approval at time of completion and a certificate of occupancy issued by the City of Flint Department of Building and Safety.

Federal Compliance Requirements

The contractor must comply with all of the following federal guidelines for this rehabilitation project:

1. OSHA 29 CRF 1926- Construction Industry Standards
2. 29 CFR 1926.62- Construction Industry Lead Standards
3. 29 CFR 1910.1200 – Hazard Communication
4. 40 CFR Part 261- EPA Regulations
5. HUD Title X parts 1012-1013
6. Federal Labor Standards and Provisions
7. Equal Opportunity Clause
8. Section 3 Clause
9. HUD Contract and Subcontract Activity

Questions and Addendums

Questions regarding this bid should be directed to Kyle Stottmeister at (810) 257-3088 ext. 533 or email to kstottmeister@thelandbank.org. Addendums to this bid proposal may be found at the GCLBA website at www.thelandbank.org under the tab current bids. Please check the website for updates to this bid package.



CERTIFICATION FORM NOTE

THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE SUBMITTAL CERTIFICATION

The undersigned hereby certifies, on behalf of the Respondent named in this Certification (the "Respondent"), that the information provided in this bid submittal to GCLBA is accurate and complete, and I am duly authorized to submit same. I hereby certify that the Respondent has reviewed this bid proposal in its entirety and accepts its terms and conditions.

(Name of Respondent)

(Signature of Authorized Representative)

(Typed Name of Authorized Representative)

(Title)

(Date)



DEMONSTRATION OF CAPACITY

Company Name: _____

Statement of Experience

Years of Experience: _____

Proposed Plans for Performing the Work

Date contractor can begin work: _____

Date Contractor can complete work by: _____

Equipment Available

I certify that I have the necessary equipment available in order to complete the work outlined in this bid and accompanying specifications.

Signed this _____ day of _____, _____

Contractor Name (please print)

Contractor Signature



CERTIFICATION FORM OF BUSINESS ENTERPRISE STATUS

Company Name: _____

Business Enterprise Status:

Check all that apply: MBE _____ WBE _____ SBE _____
LBE _____ DVBE _____ OBE _____

Ethnicity of Owner (s):

Check all that apply: White _____ Black _____ Hispanic _____
Asian _____ Native American _____

I undersigned, certify the above information to be accurate and is satisfied that the above company meets the requirements for self-certification as an MBE, WBE, SBE, LBE, DVBE, and/or OBE.

Signed this _____ day of _____, _____

Contractor Name (please print)

Contractor Signature



Explanation of Business Enterprise Status

A Minority Business Enterprise (MBE) is a business entity which is at least 51% owned by one or more minorities who are citizens or lawful permanent residents of the United States and a member of a recognized ethnic or racial group.

A Women Business Enterprise (WBE) is a business entity at least 51% owned by one or more women who are citizens or lawful permanent residents of the United States.

An Other Business Enterprise (OBE) is any business which does not otherwise qualify as a Minority or Women Business Enterprise.

A Small Business Enterprise (SBE) is an independently owned and operated business; with 50 or fewer employees and net profits of 100,000 or less.

A Local Business Enterprise (LBE) is a business entity whose principal place of business is located within the boundaries of Genesee County.

A Disabled Veteran Business Enterprise (DVBE) is a business concern certified by the administering agency as meeting all of the following: 1) a veteran of the military, naval, or air service of the United States with a service-connected disability of at least 10 percent, and who is also a resident of California, 2) one or more disabled veterans own 51% percent of the firm, 3) the management and control of the daily business operations are by one or more disabled veterans, and 4) it is a sole proprietorship corporation or partnership with its home office located in the United States and is not a subsidiary of a foreign firm.

SUBCONTRACTOR INFORMATION FORM

Please provide the following information requested below on your mechanical, electrical and plumbing subcontractors for GCLBA to check the: 1) HUD Funding Disqualifications Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions list and the 2) Excluded Parties List System. Is general contractor is self-performing these items please indicate it on this list.

Mechanical Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

Electrical Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

Plumbing Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____



CONTRACTOR BID FORM

Owner Name: Genesee County Land Bank Authority

Contact Person/ Spec Writer: Kyle Stottmeister

Contact Phone Number: (810) 257-3088 ext. 533

Contact Email: kstottmeister@thelandbank.org

Bid Submission Deadline Date: Monday, March 19, 2012 before 3:00 pm

Property Address: 650 Ann Arbor St., Flint, MI 48502

**Bid Offer as per
Attached Specifications \$** _____

**Bid Offer per Attached Specifications
Including Sewage Ejection Pump Alternate \$** _____

Contractor Name: _____

Contractor Signature: _____ **Date:** _____

Contractor Address: _____

Contractor Phone: _____

Contractor Email: _____

**Workers Comp
Insurance Expires Date:** _____

**Liability
Insurance Expires Date:** _____

Note: Bid package includes one (1) set of specifications. One copy of the specifications must be completed and returned with this bid form that must be line priced in clearly legible numbers (ink or typewritten)



Section 3 Certification Process in the City of Flint

GCLBA follows the City of Flint's Section 3 Certification Process for the NSP 2 Program. If the contractor does not have Section 3 Certification at time of bid submission, the contractor must submit a letter stating compliance with Section 3 Certification will be achieved within 10 days of receiving contract award.

The City of Flint has strengthened the HUD requirements for Section 3. Section 3 Residents must live in the City of Flint to qualify for the GCLBA and City of Flint NSP 2 - Section 3 Program. The City of Flint has built a partnership with Mott Workforce Development to assist with certification of Section 3 Residents and Mott Workforce Development has a list of eligible Section 3 workers that the General Contractor can connect with for assistance in meeting Section 3 requirements. There is currently over 300 Section 3 Residents Certified through Mott Workforce Development with various skill sets in construction related fields.

Section 3 Business Certification

Please contact Melanie Poisson from the City of Flint Department of Community and Economic Development (810) 766-7436 or mpoisson@cityofflint.com for information regarding company Section 3 Certification.

Section 3 Residents Certification

Mott Community College Workforce Development can provide assistance with employee and laborer Section 3 Certifications. Please contact Dorian Jackson, Job Development Specialist (810) 232-2548 or dorian.jackson@mcc.edu or Kathleen Levallier, Job Development Specialist (810) 232-4674 or kathleen.levallier@mcc.edu for more information.

Attachments

The following documents are attached in order to help meet the Section 3 requirements:

- a. Section 3 Clause
- b. City of Flint – Section 3 Plan Addendum
- c. Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability
- d. Resident Employment Opportunity Data



Insurance Requirements for NSP2 Developers and Contractors

The Genesee County Land Bank Authority (GCLBA) was awarded more than 10 million dollars from the Michigan State Housing Development Authority (MSHDA) to implement the "Neighborhood Stabilization Plan 2" (NSP2).

This federally funded program requires all contractors participating in the NSP2 Program to obtain and maintain in good standing, insurance coverage for general liability, automobile liability, workers compensation and profession liability for the term of the by *Agreement between GLCLBA and Contractor/Developer*. In addition, you are required to name the Genesee County Land Bank Authority as additionally insured and include a 30 day cancellation notice on the certificates of insurance.

Before executing contracts with the GLCBA, all Contractor and Developers must submit signed certificates of insurance and additional insured endorsements which identify and confirm the existence of insurance coverage required by *Agreement Between GLCLBA and Contractor/Developer*, including:

Commercial General Liability Insurance coverage for both bodily injury and property damage on a per occurrence basis with a minimal single coverage of not less than \$1,000,000 per occurrence and a general aggregate limit in the amount of not less than \$2,000,000. Contractors providing professional services to the GCLBA will provide proof of **Professional Liability insurance** in the amount of not less than \$1,000,000.

Automobile Liability Insurance covering both bodily injury and property damage in an amount not less than \$500,000, per occurrence and an aggregate limit of not less than \$1,000,000 for all vehicles used in connection with performing and administering the services described in the *Agreement Between GLCLBA and Contractor/Developer*, including but not limited to, Contractor (or employee) owned, leased and hired vehicles.

Worker's Compensation Insurance covering all employees and/or sub-contractors to be used in performing and administering the services described in the as required by the State of Michigan.

Contractors and Developers must also provide an **Additional Insured Endorsement** modifying the policy and naming "The Genesee County Land Bank Authority it's Officers, Employees and Agents" as additionally insured. Suggested wording for the endorsement is: *"It is agreed that the Genesee County Land Bank Authority (GCLA) and its officers, employees and agents are added as additional insureds under this policy, solely for work done by and on behalf of the named insured for the GCLBA."*

A **30-day Cancellation Notice** is also required in the certificate. The certificate must be issued with the following and any similar phrases **stricken out** of the "Cancellation" provision: **"endeavor to"** and **"But failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives."**

The designated Certificate Holder is the: Genesee County Land Bank Authority, 452 South Saginaw Street, 2nd Floor, Flint, MI 48502

General Contractors: Michigan Contractor's Bond for Public Buildings or Works Act requires that before awarding a contract in excess of \$50,000 for the construction, alteration or repair of any public building, public work or improvement, the governmental entity must secure a **Performance Bond and a Payment Bond** from the general contractor. The performance bond and the payment bond must be issued in the amount of the construction contract and cover the term of the contract..

All insurance certifications, endorsements, policies and bonds must be in full force and effect for the term of the *Agreement between GLCLBA and Contractor/Developer*.

We realize that at times the federal regulations and MSHDA requirements can seem burdensome. We appreciate your partnership in keeping the Genesee County Land Bank Authority NSP2 program a successful resource for our community. If you have any questions please contact Heidi Phaneuf at 810.257.3088 x 524.

SPECS BY LOCATION/TRADE

3/1/2012

Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 650 Ann Arbor Street

Unit: General Requirements

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
24	MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	n/a	n/a
32	SUBSTITUTION APPROVAL PROCESS Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.	1.00	GR	n/a	n/a
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	n/a	n/a
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	_____	_____
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	_____	_____
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: 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	_____	_____
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
42	CERTIFICATE OF OCCUPANCY Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy for the individual dwelling unit.	1.00	EA	n/a	n/a
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or	1.00	DU	n/a	n/a

Address: 650 Ann Arbor Street

Unit: General Requirements

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

workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner (the Land Bank) with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

93	BID AND PERFORMANCE BOND IN COMPLIANCE WITH REQUIREMENTS	1.00	EA	_____	_____
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Prior to commencing work, contractor shall provide owner with a bond written on the AIA form for 100% of the contract, callable in the event of either non- performance or non-payment.

Trade: 9 Environmental Rehab

2070	ASBESTOS ABATEMENT	1.00	AL	_____	_____
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Secure & isolate room, provide protective floor coverings when not removing floor tile. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All work must be done by a licensed Asbestos abatement company.

All hazards listed in the Inspection report need to be abated.

1. Duct wrap (both sides) - 128 sq. ft. and 12 yds.
2. Duct wrap tape 2" - 100 lin. ft.
3. Fire board in basement - 35 sq. ft.
4. Used oil and tires - 1 tire, 10 gallons of oil

9007	CLEAN TO LEAD CLEARANCE	3,280.00	SF	_____	_____
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Prior to final acceptance of the lead hazard reduction work and all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. The contractor shall re-clean (Using the HEPA/wash/HEPA method) all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceedd the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.

All lead hazards need to be abated. See lead report.

Location Total: _____

Unit Total for 650 Ann Arbor Street, Unit General Requirements: _____

Address: 650 Ann Arbor Street

Unit: West Unit

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

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

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL SINGLE HNG DBL GLZ Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, extension jamb if necessary, and exterior trim. Windows must be Energy Star rated. Install half screen. Should be Jeldwen or approved equivalent. Round window in upper level must be duplicated. Side window in middle floor should remain a triple window, mulled together.	18.00	EA	_____	_____
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, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Paint with two coats of exterior acrylic latex paint (Owner's choice of color). Front door should be decorative oval at least 1/2 light. Crawlspace door will be custom height - bid accordingly	3.00	EA	_____	_____
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain. If storm is in front of entrance door with decorative oval glass it should be full view glass not split screen.	2.00	EA	_____	_____
4025	REPLACE TRIM--INTERIOR TRIM & DOORS Remove existing (if necessary) and install 3 1/4" MDF Colonial casing to all doors and windows and 4 1/4" MDF colonial base to all floors. Counter sink all nails and fill with painter's putty (not caulk). Caulk base to walls and casing to walls and frames. Use as few joints as possible and scarf cut all joints that cannot be avoided. Closets will have 1 shelf (painted wood or wire) and 1 metal rod. Linen Closet will have 5 shelves (painted wood, or wire). All doors will be 2 panel hollow core, closet doors will be 2 panel hollow core bi-fold doors	1,596.00	SF	_____	_____
4310	FRAME ENTIRE INTERIOR OF HOUSE Remove existing interior framing (gradually), and reframe entire house. Exterior walls will be 2 x 6 (including crawl space), interior walls will be 2 x 4. Frame all walls according to print. Support structure through to new basement footings. Tie existing brick to new framing with brick ties anchored to brick and exterior framing. Lower level will be dropped to make 8' ceiling height on lower level. Reframe roof structure using existing trusses(with new sheeting and rafters). Include staircases. Roof sheeting will be 1/2" OSB. Include firewall in attic. All crawlspace lumber will be pressure treated. Use 5 star energy practices (caulk baseplates to deck, foam corner bucks, etc.)	1,680.00	EA	_____	_____
Trade: 16	Conservation				
4908	WALL INSULATION--DENSE PACK CELULOSE--GCI After netting stud cavities, install blow in borax treated (no	1.00	AL	_____	_____

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
	ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. Include R-49 in ceiling. Include walls in crawlspace.				
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member (if applying to studs) and screw or nail 8" on center. Run boards with long dimension horizontal. Sand, ready for paint. Include crawlspace (3 exterior walls)	7,500.00	SF	_____	_____
Trade: 19	Paint & Wallpaper				
5566	PREP & PAINT HOUSE (INTERIOR) Remove/cover all hardware, fixtures not to be painted. Prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed latex. Ceilings will be flat white, trim will be semi-gloss white, and walls will be Sherwin Williams, Navajo White, Satin Finish (or approved equivalent). Include wall color in all closets. Prime walls in crawl space (Include masonry wall)	1,680.00	SF	_____	_____
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment (micro ply, birch plywood), using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding (Shoe molding along cabinets or vanities will match stain color on cabinets). \$15 material allowance for vinyl. Owner to pick style and color. Install vinyl in Kitchen, laundry room, and bathrooms	320.00	SF	_____	_____
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$20/sy. Owner's choice of in stockcolor and pattern.	150.00	SY	_____	_____

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

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

8120	REWIRE HOUSE--ALLOWANCE Replace service entry complete (200 amp breaker panel, meter base, mast, weatherhead, etc). Replace all wiring, devices, motor and fixtures reusing as much as possible and within the existing service capacity. Rewire the house to conform to the current edition of the Michigan Electric Code. Include all electrical from service entry to lights fixtures and bulbs (bathrooms will have exhaust fan/light (2 switches). Land Bank will pick fixtures. (\$1,400 allowance - all bedrooms will have ceiling fans) See print for placement of lights, switches, and outlets. Include hard wires smoke detectors and CO detectors as required by code. All appliances are electric	1,680.00	SF	_____	_____
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Trade: 1200 Furnishings (CSI)

C12500	INSTALL WINDOW TREATMENTS Install window treatments in all windows. Owner will pick treatments (\$25 material allowance for standard windows, \$50 for windows over 5' wide).	20.00	EA	_____	_____
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Location Total: _____

Location: 2 - Kitchen

Approx. Wall SF: 400

Ceiling/Floor SF: 156

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

3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid oak or maple. Cabinet will have solid oak or maple stiles, 1/2" veneered particle board sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Georgetown Line - Espresso (Or approved Equivalent) Available at Starline Kitchen and Bath	13.00	LF	_____	_____
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to be solid wood. Frame to have solid wood stiles, 1/2" particle board sides, metal or plastic corner bracing. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Georgetown Line - Espresso (Or approved Equivalent) Available at Starline Kitchen and Bath Include 8 linear ft. in pantry - uppers and lowers will be 12" deep cabinets with custom countertop.	22.00	LF	_____	_____
3750	COUNTER TOP--PLASTIC LAMINATE	17.00	LF	_____	_____

Location: 2 - Kitchen

Approx. Wall SF: 400

Ceiling/Floor SF: 156

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

Field measure and manufacture a plastic laminate counter top, glued to particle board designed for this purpose. Provide cutout for sink. Laminate will be Nevamar or approved equivalent in owner's choice of color.

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE--GCI	1.00	EA	_____	_____
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Install a 22 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a Delta "Cicera" single handle faucet - model #468-SSSD-DST - brushed stainless finish (or approved equivalent), trap, supply lines, shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued.

Trade: 23 Electric

7845	GARBAGE DISPOSAL AND CIRCUIT	1.00	EA	_____	_____
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Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install a toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit. Fish wire and patch all tear out.

7860	MICROWAVE RANGE HOOD - INSTALL	1.00	EA	_____	_____
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Install a combination microwave/recirculating range hood over oven. Run on separate 20 amp circuit. Include new wiring and outlet, repair drywall as necessary. Land Bank will supply microwave - include labor costs only

Trade: 25 Appliances

8491	DISHWASHER--INSTALL	1.00	EA	_____	_____
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Install a 24", 2 cycle, built-in dishwasher including all alterations and connections to plumbing and electric system. Land Bank will supply dishwasher - include installation only.

Location Total: _____

Location: 4 - 1/2 Bath

Approx. Wall SF: 160

Ceiling/Floor SF: 25

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

3820	TOWEL SET-- 3-PIECE CHROME	1.00	EA	_____	_____
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Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.

3832	BATH MIRROR	1.00	SF	_____	_____
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Install beveled edge mirror sized at the width of vanity by 36" high.

Trade: 22 Plumbing

Location: 4 - 1/2 Bath

Approx. Wall SF: 160

Ceiling/Floor SF: 25

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6901	VANITY--30" COMPLETE Install a 30" vanity complete with plywood cabinet, cultured marble top with built in sink, Delta, single handle brushed stainless steel finish (or approved equivalent) match vanity faucets in other bathrooms, supply risers, shut-off valves and all required waste connectors to complete the installation. Vanity to match manufacturerer, style, and finish of kitchen cabinets	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF--GCI 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. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)	1.00	EA	_____	_____

Location Total: _____

Location: 7 - Upstairs Bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 81

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3820	TOWEL SET-- 4-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 2-24" towel bars and toilet paper holder.	1.00	EA	_____	_____
3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high.	1.00	SF	_____	_____
Trade: 22	Plumbing				
6865	VANITY -- 36" COMPLETE Install a 36" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet (Delta or approved equivalent - match shower faucet), supply risers, shut-off valves and all required waste connectors to complete the installation. Cabinet should match kitchen cabinets in manufacturer, model, and finish.	1.00	EA	_____	_____
6958	BATHTUB/SHOWER--5' FIBERGLASS--Sterling Install a 5', 4 piece, Kohler Sterling™, 60" x 30" x 72" - Complete Unit - fiberglass tub and shower unit complete with pop up drain and overflow, PVC waste & trap, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - Model #BT14496 - SS (or approved equivalent).	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF--GCI 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,	1.00	EA	_____	_____

Address: 650 Ann Arbor Street

Unit: West Unit

Location: 7 - Upstairs Bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 81

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

flap valve and wax seal.
Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)

Location Total: _____

Location: 8 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 105

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

2520 HANDRAIL--REPLACE INTERIOR

2.00 EA _____

Install 2" round hardwood handrail with braces screwed to studs and handrail. Paint with 2 coats of white semi-gloss interior latex paint, sanded between coats. Include newel posts where specified in drawing.

Location Total: _____

Location: 10 - Master Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

3820 TOWEL SET-- 3-PIECE CHROME

1.00 EA _____

Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.

3832 BATH MIRROR

1.00 SF _____

Install beveled edge mirror sized at the width of vanity by 36" high.

Trade: 22 Plumbing

6902 DOUBLE VANITY--58" COMPLETE

1.00 EA _____

Install bathroom vanity including (2) bowls, (2) Delta, single handle brushed stainless steel finish (approved equivalent) match shower faucet model, drain fittings, supplies with shut-offs. Counter to be cultured marble.
Vanity to match manufacturerer, style, and finish of kitchen cabinets

6958 BATHTUB/SHOWER--5' FIBERGLASS--Sterling

1.00 EA _____

Install a 5', 4 piece, Kohler Sterling™, 60" x 30" x 72" - Complete Unit - fiberglass tub and shower unit complete with pop up drain and overflow, PVC waste & trap, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - Model #BT14496 - SS (or approved equivalent).

7010 COMMODE--REPLACE--1.6 GPF--GCI

1.00 EA _____

Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include

Address: 650 Ann Arbor Street

Unit: West Unit

Location: 10 - Master Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.
Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)

Location Total: _____

Location: 11 - Laundry

Approx. Wall SF: 256

Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

6415	DRYER VENT--GCI	1.00	EA	_____	_____
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Install 4" rigid galvanized vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.

Trade: 22	Plumbing				
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7115	LAUNDRY TUB AND FAUCET	1.00	EA	_____	_____
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Install single bowl, 24" fiberglass laundry tray. Include standard 2 handle chrome laundry faucet. Hook up waste line.

7120	DRIPLESS CENTER--WASHER HOOK UP	1.00	EA	_____	_____
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Install PVC stand pipe, hot and cold hose bibbs in a PVC wall box. Box should be flush mounted.

Location Total: _____

Location: 13 - Crawl/Mechanical Room

Approx. Wall SF: 470

Ceiling/Floor SF: 532

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				

746	DEMO CHIMNEY	1.00	EA	_____	_____
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Remove surplus masonry chimney by hand. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney. Remove to basement. Repair roof and floors by framing hole and installing the appropriate thickness of OSB. Replace shingles with matching style and color. Repair drywall as necessary

Trade: 6	Concrete & Paving				
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870	FOOTING--CONTINUOUS	70.00	LF	_____	_____
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Excavate a square, straightened, trench below frost line to solid bearing. Form and pour a 2500 psi, 18"x9" deep footing

Location: 13 - Crawl/Mechanical Room

Approx. Wall SF: 470

Ceiling/Floor SF: 532

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	reinforced with at least two #4 rebar securly wired and set on chairs. Remove forms after concrete has fully cured. Install new footing just inside perimeter of crawlspace to support new framed walls (3 exterior walls only).				
Trade: 8	Metal Work				
1485	BEAM--8" STEEL	20.00	LF	_____	_____
	Install a 8" steel I beam to support structure. Center beam under load and jack to within 1/4" of level. Excavate and pour two new concrete stanchion pads (18" x 18" x 18)				
Trade: 10	Carpentry				
3405	DOOR-- FIRE 1 HR	1.00	EA	_____	_____
	Hang a prehung, flush, B label, 60 minute, door with hardware, complete with underwriter's tag. Include entrance lockset. Include casing on both sides of door. Reframe masonry opening and add appropriate header.				
Trade: 16	Conservation				
4955	VAPOR BARRIER--CRAWL SPACE	500.00	SF	_____	_____
	Lay 6 mil poly vapor barrier on ground in crawl space and up to top of foundation walls. Overlap seams by 2' and secure with duct tape.				
4996	INSULATE RIM JOIST--FOAM--GCI	210.00	LF	_____	_____
	After cleaning the area thoroughly, apply expanding foam to the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Install to R 19 at a minimum. Use a foam product that meets International Residential Code (IRC), Section R314.5.11, and Underwriters Laboratories, Inc. (UL) classification Certificate R7813 such as Dow FROTH-PAK FS Foam or Handi-Foam Two Component E-84 Class 1 Foam. Insulate from the subfloor for the first floor to the top of the foundation wall and seal all penetrations and the top of the foundation. Seal all openings within the area of the rim joist created by plumbing, gas lines, electrical boxes or any other penetrations. Install on 3 exterior walls (include 2nd and 3rd floor)				
Trade: 21	HVAC				
6055	95% HIGH EFFICIENCY FURNACE & DUCT--GAS	1.00	EA	_____	_____
	Install an appropriately sized, high efficiency (95%), intermittent pilot, forced air furnace complete with plenum, supply duct and galvanized return duct connected to wall registers, to service all rooms. Remove existing system and dispose of all other materials in a code legal dump. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include programmable				

Location: 13 - Crawl/Mechanical Room

Approx. Wall SF: 470

Ceiling/Floor SF: 532

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	thermostat controls, vent pipe & new shut-off valve. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Furnace will have condensate pump with line routed to the main sewer drain.				
	Include one vent in crawl for conditioned space. Some excavation may be required in order to get necessary clearance.				
6180	A/C CENTRAL UNIT Submit manuf's cut sheet & cooling load calcs to owner min 15 working days prior to installation. Install central A/C system w/ min EER of 13 including condensing unit, A type coil, control & power wiring, insulated freon lines, plenums, ext concrete pad & connections to create a product capable of 72 F interior when ext is 86 F at 95% humidity. Provide owner w/factory warranty, manual & 1-yr contractors warranty. Inform Land Bank prior to installing, we will place a security cage around the condenser unit.	1.00	EA	_____	_____
Trade: 22	Plumbing				
6630	SUPPLY--PEX Install flexible pex piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5.	1.00	AL	_____	_____
6715	DRAIN, WASTE, VENT--PVC Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members. Include entire drain system with vent pipes as required by code.	1.00	AL	_____	_____
6765	GAS LINE Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings to furnace and water heater. Install brass stop valves at all equipment.	1.00	AL	_____	_____
7071	HWH - HIGH EFFICIENCY 60 GAL GAS POWER VENTED--GCI Install a 60 gallon, glass lined, high efficient, power vented, insulated to R-7, gas water heater with a 7 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Some excavation may be required for necessary clearance.	1.00	EA	_____	_____
7165	INSTALL SEWAGE EJECTOR PUMP ASSEMBLY Install standard sewage ejector pump, crock, and plumbing.	1.00	EA	_____	_____

Address: 650 Ann Arbor Street

Unit: West Unit

Location: 13 - Crawl/Mechanical Room

Approx. Wall SF: 470

Ceiling/Floor SF: 532

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

Include any plumbing connections necessary for proper operation. Adjust to ensure proper operation. Include wiring and breaker (GFCI protected).
 Include this as an alternate price. DO NOT INCLUDE PRICE IN BID AMOUNT.

Location Total: _____

Unit Total for 650 Ann Arbor Street, Unit West Unit: _____

Address: 650 Ann Arbor Street

Unit: East Unit

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

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

2980	WINDOW--VINYL SINGLE HNG DBL GLZ	18.00	EA	_____	_____
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Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, extension jamb if necessary, and exterior trim. Windows must be Energy Star rated. Install half screen. Should be Jeldwen or approved equivalent.
 Round window in upper level must be duplicated.
 Side window in middle floor should remain a triple window, mulled together.

3185	DOOR--PREHUNG METAL ENTRANCE	3.00	EA	_____	_____
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Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Paint with two coats of exterior acrylic latex paint (Owner's choice of color). Front door should be decorative oval at least 1/2 light.
 Crawlspace door will be custom height - bid accordingly

3210	STORM DOOR--ALUMINUM	2.00	EA	_____	_____
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Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain. If storm is in front of entrance door with decorative oval glass it should be full view glass not split screen.

4025	REPLACE TRIM--INTERIOR TRIM & DOORS	1,596.00	SF	_____	_____
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Remove existing (if necessary) and install 3 1/4" MDF Colonial casing to all doors and windows and 4 1/4" MDF colonial base to all floors. Counter sink all nails and fill with painter's putty (not caulk). Caulk base to walls and casing to walls and frames. Use as few joints as possible and scarf cut all joints that cannot be avoided. Closets will have 1 shelf (painted wood or wire) and 1 metal rod. Linen Closet will have 5 shelves (painted wood, or wire). All doors will be 2 panel hollow core, closet doors will be 2 panel hollow core bi-fold doors

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4310	FRAME ENTIRE INTERIOR OF HOUSE Remove existing interior framing (gradually), and reframe entire house. Exterior walls will be 2 x 6 (including crawl space), interior walls will be 2 x 4. Frame all walls according to print. Support structure through to new basement footings. Tie existing brick to new framing with brick ties anchored to brick and exterior framing. Lower level will be dropped to make 8' ceiling height on lower level. Reframe roof structure using existing trusses(with new sheeting and rafters). Include staircases. Roof sheeting will be 1/2" OSB. Include firewall in attic. All crawlspace lumber will be pressure treated. Use 5 star energy practices (caulk baseplates to deck, foam corner bucks, etc.)	1,680.00	EA	_____	_____
Trade: 16 Conservation					
4908	WALL INSULATION--DENSE PACK CELULOSE--GCI After netting stud cavities, install blow in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. Include R-49 in ceiling. Include walls in crawlspace.	1.00	AL	_____	_____
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member (if applying to studs) and screw or nail 8" on center. Run boards with long dimension horizontal. Sand, ready for paint. Include crawlspace (3 exterior walls)	7,500.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
5566	PREP & PAINT HOUSE (INTERIOR) Remove/cover all hardware, fixtures not to be painted. Prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed latex. Ceilings will be flat white, trim will be semi-gloss white, and walls will be Sherwin Williams, Navajo White, Satin Finish (or approved equivalent). Include wall color in all closets. Prime walls in crawl space (Include masonry wall)	1,680.00	SF	_____	_____
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment (micro ply, birch plywood) , using 7d	320.00	SF	_____	_____

Location: 1 - Interior

Approx. Wall SF: 1,424

Ceiling/Floor SF: 1,560

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Floor Coverings

screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding (Shoe molding along cabinets or vanities will match stain color on cabinets). \$15 material allowance for vinyl. Owner to pick style and color.

Install vinyl in Kitchen, laundry room, and bathrooms

5970	CARPET AND PAD	150.00	SY	_____	_____
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. Carpet and pad material allowance \$20/sy. Owner's choice of in stockcolor and pattern.				

Trade: 23 Electric

8120	REWIRE HOUSE--ALLOWANCE	1,680.00	SF	_____	_____
	Replace service entry complete (200 amp breaker panel, meter base, mast, weatherhead, etc). Replace all wiring, devices, motor and fixtures reusing as much as possible and within the existing service capacity. Rewire the house to conform to the current edition of the Michigan Electric Code. Include all electrical from service entry to lights fixtures and bulbs (bathrooms will have exhaust fan/light (2 switches). Land Bank will pick fixtures. (\$1,400 allowance - all bedrooms will have ceiling fans) See print for placement of lights, switches, and outlets. Include hard wires smoke detectors and CO detectors as required by code. All appliances are electric				

Trade: 1200 Furnishings (CSI)

C12500	INSTALL WINDOW TREATMENTS	20.00	EA	_____	_____
	Install window treatments in all windows. Owner will pick treatments (\$25 material allowance for standard windows, \$50 for windows over 5' wide).				

Location Total: _____

Location: 2 - Kitchen

Approx. Wall SF: 400

Ceiling/Floor SF: 156

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

3715	CABINET--WOOD BASE	13.00	LF	_____	_____
	Replace base cabinets. Install base cabinet with doors of solid				

Location: 2 - Kitchen

Approx. Wall SF: 400

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	oak or maple. Cabinet will have solid oak or maple stiles, 1/2" veneered particle board sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Georgetown Line - Espresso (Or approved Equivalent) Available at Starline Kitchen and Bath				
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to be solid wood. Frame to have solid wood stiles, 1/2" particle board sides, metal or plastic corner bracing. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Georgetown Line - Espresso (Or approved Equivalent) Available at Starline Kitchen and Bath Include 8 linear ft. in pantry - uppers and lowers will be 12" deep cabinets with custom countertop.	22.00	LF	_____	_____
3750	COUNTER TOP--PLASTIC LAMINATE Field measure and manufacture a plastic laminate counter top, glued to particle board designed for this purpose. Provide cutout for sink. Laminate will be Nevamar or approved equivalent in owner's choice of color.	17.00	LF	_____	_____
Trade: 22	Plumbing				
6835	SINK--DOUBLE BOWL COMPLETE--GCI Install a 22 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a Delta "Cicera" single handle faucet - model #468-SSSD-DST - brushed stainless finish (or approved equivalent), trap, supply lines, shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued.	1.00	EA	_____	_____
Trade: 23	Electric				
7845	GARBAGE DISPOSAL AND CIRCUIT Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install a toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit. Fish wire and patch all tear out.	1.00	EA	_____	_____
7860	MICROWAVE RANGE HOOD - INSTALL Install a combination microwave/recirculating range hood over oven. Run on separate 20 amp circuit. Include new wiring and outlet, repair drywall as necessary. Land Bank will supply microwave - include labor costs only	1.00	EA	_____	_____
Trade: 25	Appliances				
8491	DISHWASHER--INSTALL Install a 24", 2 cycle, built- in dishwasher including all alterations	1.00	EA	_____	_____

Address: 650 Ann Arbor Street

Unit: East Unit

Location: 2 - Kitchen

Approx. Wall SF: 400

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 25 Appliances

and connections to plumbing and electric system. Land Bank will supply dishwasher - include installation only.

Location Total: _____

Location: 4 - 1/2 Bath

Approx. Wall SF: 160

Ceiling/Floor SF: 25

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

3820	TOWEL SET-- 3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
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3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high.	1.00	SF	_____	_____
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Trade: 22 Plumbing

6901	VANITY--30" COMPLETE Install a 30" vanity complete with plywood cabinet, cultured marble top with built in sink, Delta, single handle brushed stainless steel finish (or approved equivalent) match vanity faucets in other bathrooms, supply risers, shut-off valves and all required waste connectors to complete the installation. Vanity to match manufacturerer, style, and finish of kitchen cabinets	1.00	EA	_____	_____
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7010	COMMODE--REPLACE--1.6 GPF--GCI 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. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)	1.00	EA	_____	_____
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Location Total: _____

Location: 7 - Upstairs Bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 81

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

3820	TOWEL SET-- 4-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 2-24" towel bars and toilet paper holder.	1.00	EA	_____	_____
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3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high.	1.00	SF	_____	_____
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Location: 7 - Upstairs Bathroom

Approx. Wall SF: 288

Ceiling/Floor SF: 81

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6865	VANITY -- 36" COMPLETE Install a 36" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet (Delta or approved equivalent - match shower faucet), supply risers, shut-off valves and all required waste connectors to complete the installation. Cabinet should match kitchen cabinets in manufacturer, model, and finish.	1.00	EA	_____	_____
6958	BATHTUB/SHOWER--5' FIBERGLASS--Sterling Install a 5', 4 piece, Kohler Sterling™, 60" x 30" x 72" - Complete Unit - fiberglass tub and shower unit complete with pop up drain and overflow, PVC waste & trap, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - Model #BT14496 - SS (or approved equivalent).	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF--GCI 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. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)	1.00	EA	_____	_____

Location Total: _____

Location: 8 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 105

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with braces screwed to studs and handrail. Paint with 2 coats of white semi-gloss interior latex paint, sanded between coats. Include newel posts where specified in drawing.	2.00	EA	_____	_____

Location Total: _____

Location: 10 - Master Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3820	TOWEL SET-- 3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high.	1.00	SF	_____	_____

Address: 650 Ann Arbor Street

Unit: East Unit

Location: 10 - Master Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 35

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

Trade: 22 Plumbing

6902	DOUBLE VANITY--58" COMPLETE Install bathroom vanity including (2) bowls, (2) Delta, single handle brushed stainless steel finish (approved equivalent) match shower faucet model, drain fittings, supplies with shut-offs. Counter to be cultured marble. Vanity to match manufacturerer, style, and finish of kitchen cabinets	1.00	EA	_____	_____
6958	BATHTUB/SHOWER--5' FIBERGLASS--Sterling Install a 5', 4 piece, Kohler Sterling™, 60" x 30" x 72" - Complete Unit - fiberglass tub and shower unit complete with pop up drain and overflow, PVC waste & trap, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - Model #BT14496 - SS (or approved equivalent).	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF--GCI 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. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)	1.00	EA	_____	_____

Location Total: _____

Location: 11 - Laundry

Approx. Wall SF: 256

Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

6415	DRYER VENT--GCI Install 4" rigid galvanized vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preverter and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
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Trade: 22 Plumbing

7115	LAUNDRY TUB AND FAUCET Install single bowl, 24" fiberglass laundry tray. Include standard 2 handle chrome laundry faucet. Hook up waste line.	1.00	EA	_____	_____
7120	DRIPLESS CENTER--WASHER HOOK UP Install PVC stand pipe, hot and cold hose bibbs in a PVC wall box. Box should be flush mounted.	1.00	EA	_____	_____

Location Total: _____

Location: 13 - Crawl/Mechanical Room

Approx. Wall SF: 470

Ceiling/Floor SF: 532

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
746	DEMO CHIMNEY Remove surplus masonry chimney by hand. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney. Remove to basement. Repair roof and floors by framing hole and installing the appropriate thickness of OSB. Replace shingles with matching style and color. Repair drywall as necessary	1.00	EA	_____	_____
Trade: 6	Concrete & Paving				
870	FOOTING--CONTINUOUS Excavate a square, straightened, trench below frost line to solid bearing. Form and pour a 2500 psi, 18"x9" deep footing reinforced with at least two #4 rebar securely wired and set on chairs. Remove forms after concrete has fully cured. Install new footing just inside perimeter of crawlspace to support new framed walls (3 exterior walls only).	70.00	LF	_____	_____
Trade: 8	Metal Work				
1485	BEAM--8" STEEL Install a 8" steel I beam to support structure. Center beam under load and jack to within 1/4" of level. Excavate and pour two new concrete stanchion pads (18" x 18" x 18)	20.00	LF	_____	_____
Trade: 16	Conservation				
4955	VAPOR BARRIER--CRAWL SPACE Lay 6 mil poly vapor barrier on ground in crawl space and up to top of foundation walls. Overlap seams by 2' and secure with duct tape.	500.00	SF	_____	_____
4996	INSULATE RIM JOIST--FOAM--GCI After cleaning the area thoroughly, apply expanding foam to the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Install to R 19 at a minimum. Use a foam product that meets International Residential Code (IRC), Section R314.5.11, and Underwriters Laboratories, Inc. (UL) classification Certificate R7813 such as Dow FROTH-PAK FS Foam or Handi-Foam Two Component E-84 Class 1 Foam. Insulate from the subfloor for the first floor to the top of the foundation wall and seal all penetrations and the top of the foundation. Seal all openings within the area of the rim joist created by plumbing, gas lines, electrical boxes or any other penetrations. Install on 3 exterior walls (include 2nd and 3rd floor)	210.00	LF	_____	_____
Trade: 21	HVAC				
6055	95% HIGH EFFICIENCY FURNACE & DUCT--GAS	1.00	EA	_____	_____

Location: 13 - Crawl/Mechanical Room

Approx. Wall SF: 470

Ceiling/Floor SF: 532

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	Install an appropriately sized, high efficiency (95%), intermittent pilot, forced air furnace complete with plenum, supply duct and galvanized return duct connected to wall registers, to service all rooms. Remove existing system and dispose of all other materials in a code legal dump. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include programmable thermostat controls, vent pipe & new shut-off valve. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Furnace will have condensate pump with line routed to the main sewer drain.				
	Include one vent in crawl for conditioned space. Some excavation may be required in order to get necessary clearance.				
6180	A/C CENTRAL UNIT Submit manuf's cut sheet & cooling load calcs to owner min 15 working days prior to installation. Install central A/C system w/ min EER of 13 including condensing unit, A type coil, control & power wiring, insulated freon lines, plenums, ext concrete pad & connections to create a product capable of 72 F interior when ext is 86 F at 95% humidity. Provide owner w/factory warranty, manual & 1-yr contractors warranty. Inform Land Bank prior to installing, we will place a security cage around the condenser unit.	1.00	EA	_____	_____
Trade: 22	Plumbing				
6630	SUPPLY--PEX Install flexible pex piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5.	1.00	AL	_____	_____
6715	DRAIN, WASTE, VENT--PVC Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members. Include entire drain system with vent pipes as required by code.	1.00	AL	_____	_____
6765	GAS LINE Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings to furnace and water heater. Install brass stop valves at all equipment.	1.00	AL	_____	_____
7071	HWH - HIGH EFFICIENCY 60 GAL GAS POWER VENTED--GCI Install a 60 gallon, glass lined, high efficient, power vented, insulated to R-7, gas water heater with a 7 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit to fixture. Dispose of old water heater in code legal dump. If the	1.00	EA	_____	_____

Address: 650 Ann Arbor Street **Unit: East Unit**

Location: 13 - Crawl/Mechanical Room Approx. Wall SF: 470 Ceiling/Floor SF: 532

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

HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior.
Some excavation may be required for necessary clearance.

7165	INSTALL SEWAGE EJECTOR PUMP ASSEMBLY Install standard sewage ejector pump, crock, and plumbing. Include any plumbing connections necessary for proper operation. Adjust to ensure proper operation. Include wiring and breaker (GFCI protected). Include this as an alternate price. DO NOT INCLUDE PRICE IN BID AMOUNT.	1.00	EA	_____	_____
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Location Total: _____

Unit Total for 650 Ann Arbor Street, Unit East Unit: _____

Address: 650 Ann Arbor Street **Unit: Exterior**

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

465	LANDCAPE ALLOWANCE Clean up yard of undergrowth and small trees. Leave mature trees as specified by Land Bank. Finish backfill and compact soil where 700 Ann Arbor was demolished. Cut and remove trees to legal dump. Grind stump to 8" below grade. Grade entire yard to final landscape grade. Install top soil over entire yard (3"), re-seed, and cover with straw.	1.00	AL	_____	_____
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Trade: 6 Concrete & Paving

855	DEMO SIDEWALK AND RETAINING WALL ON EAST SIDE Break up concrete from sidewalk and retaining wall on East side of duplex and remove off site to code legal dump. Add approved waterproofing agent to wall of duplex and raise grade match lot on East side of building. Include window wells if necessary. Compact properly	1.00	EA	_____	_____
904	CONCRETE SLAB - CRACK REPAIR Clean area to be repaired and chisel or grind "V" shaped groove at crack. Patch with waterplug cement flush with existing surface. Repair cracks in sidewalk in front yard and sidewalk to back yard (West side).	1.00	AL	_____	_____
960	DRIVEWAY--ASPHALT Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of	1,800.00	SF	_____	_____

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	bituminous base coat, and 3" top coat to create a driveway 10' wide. Pitch water from building with a 1/8" per foot slope. Parking should include space for 4 cars (20' x 8' each) plus a place to turn around. Parking area will be in the rear. Include striping for 4 parking spots.				
Trade: 7	Masonry				
1175	REPAIR BLOCK RETAINING WALL Remove damaged portions and replace with new block retaining wall constructed as follows. Construct a reinforced, 8" concrete block retaining wall. Include a 12"x12" keyed footing, 4" weep holes 6' on center with 1 cubic foot of 2" crushed stone or gravel and screen at each weep hole. Back parget wall with 3/8" waterproof cement. Excavate and install pea gravel to 12" outside of crawl space door.	1.00	AL	_____	_____
1225	CLAY TILE REPAIR Remove damaged clay tile from perimeter of roof structure and replace broken or damaged tiles. Match existing as close as possible. Land Bank has source for period tiles.	1.00	AL	_____	_____
1231	REPOINT--HISTORIC Remove all loose mortar and cut back sound mortar at least 1/2" using handtools & experienced craftsmen. Clean joints with air or low pressure water jet. For lime putty mortar mix: 1 bag hydrated lime, 1/2 white portland cement, 2 c.f. matching sand, mortar pigment as required. Tuck point in 1/2" lifts and tool joint to match original pattern. Clean brick face with plain water and a stiff bristle brush. No acid allowed. Repair cracks throughout exterior. Repair window openings where necessary. Install new brick where lower doors are being removed (match existing brick).	1.00	AL	_____	_____
Trade: 10	Carpentry				
2520	HANDRAIL--EXTERIOR Install 2" round custom wood handrail with braces anchored to brick. Paint with one coat of primer and 2 coats of exterior latex paint. Install at stairs on both sides of house.	1.00	EA	_____	_____
3560	PORCH--REBUILD Remove deteriorated porch. Dig an 18" hole 42" deep and fill with concrete for pier. Use block to replace existing block columns (Match existing as close as possible) Use appropriately sized joists with 5/4" PT flooring to support child-proof wood railing and posts for roof (Match existing). Construct roof structure with rafters, and 1/2" decking. Soffit and fascia should be painted wood. Structural lumber and deck shall be preservative treated. Roof should be framed to 3/12 pitch to allow for shingles.	231.00	SF	_____	_____

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Take good pictures of porch. New porch should look like old porch. Porch ceiling should be T&G beadboard running East and West (individual planks, not 4' x 8' sheet) Stain with Mahogany stain. Siding will be Hardiboard cement siding (or approved equivalent)				
3575	TREATED WOOD DECK ON BACK OF HOUSE Build a treated lumber porch/landing. Include piers, posts, stringers, steps, and rail. Use appropriately sized floor joists for span. All foundation lumber should be approved for ground contact. Include privacy fence and gate to staircase. See print. Porch should be 6' x 18'6" and be on the Main level.	2.00	EA	_____	_____
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior latex paint.	2.00	EA	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size, locking mail box with magazine rack.	2.00	EA	_____	_____
Trade: 15	Roofing				
4580	INSTALL NEW ROOF Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, dimensional shingle with a 30 yr warranty (Certainteed, Landmark or approved equivalent) over front porch roof. Main roof will be rubber membrane. Replace all flashing. Install vent to code. Include "Ice and water shield" where necessary (lapped 6"). Call for "open roof" inspection prior to drying in. Owner will pick color of shingles.	13.00	SQ	_____	_____
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner. Downspouts will have 4' removeable extensions. Install on back side of roof.	200.00	LF	_____	_____
Trade: 22	Plumbing				
6612	WATER SERVICE--COPPER K LINE Excavate to 42", lay 1" type K, copper pipe and refill trench for water service. Lay line without joints from meter hub to main shut off valve inside structure. Contractor to apply and pay for all permits, repair concrete cuts and coordinate installation of new meter. Owner to pay all water tap fees. Backfill, seed and mulch disturbed yard areas. City allows Waldorf or Steve's Plumbing to do this work.	2.00	EA	_____	_____
6735	SEWER SERVICE--4" PVC Install a 4" PVC sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required. Regrade yard in work area, sow grass seed and spread straw to	1.00	AL	_____	_____

Address: 650 Ann Arbor Street

Unit: Exterior

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 22 Plumbing

reestablish lawn. Contractor to apply and pay for all permits and road repairs. Owner to pay for sewer tap fees.

Trade: 23 Electric

8045	DOORBELL SYSTEM	2.00	EA	_____	_____
	Install a wireless doorbell system containing a buzzer and two door buttons.				

Location Total: _____

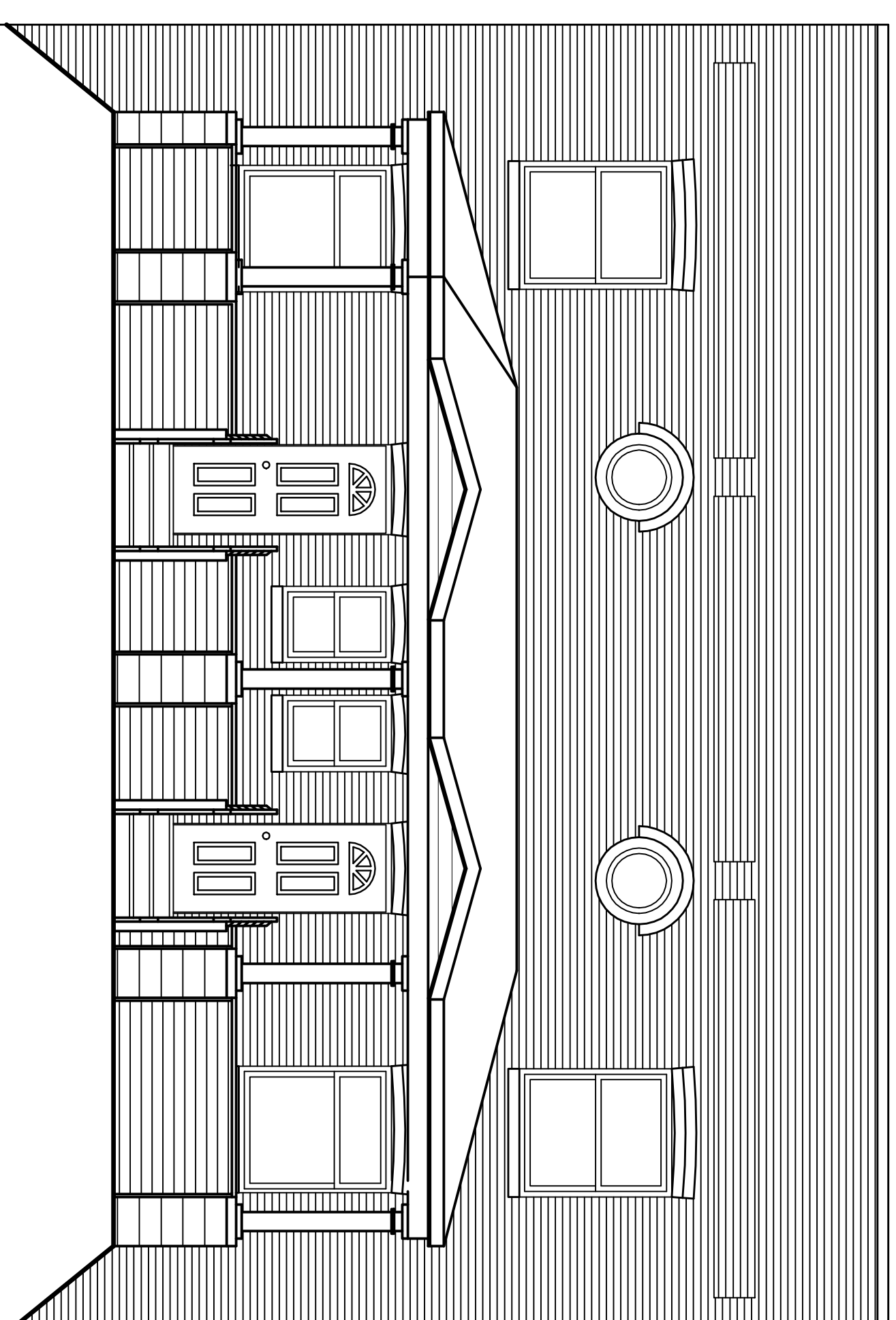
Unit Total for 650 Ann Arbor Street, Unit Exterior: _____

Address Grand Total for 650 Ann Arbor Street: _____

Bidder: _____

ANN ARBOR ST. DUPLEX

FLINT, MICHIGAN

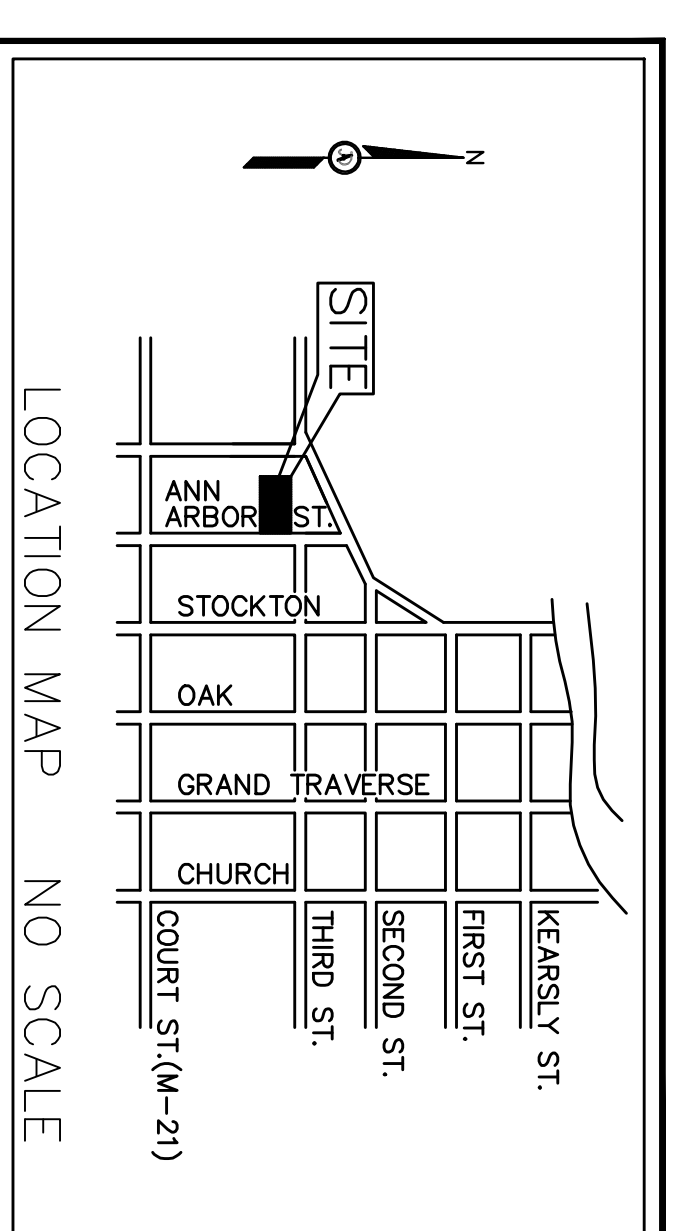


SOUTH ELEVATION
NOT TO SCALE

SHEET INDEX

TS-1	TITLE SHEET
A-1	FLOOR PLANS
A-2	FLOOR PLANS
A-3	ELEVATIONS
A-4	BUILDING SECTION
A-5	ENLARGED DETAILS
A-6	INTERIOR ELEVATIONS
A-7	DOOR AND WINDOW SCHEDULES
M-1	HVAC PLANS
P-1	PLUMBING PLANS

DESIGN DATA	
CONSTRUCTION CLASS:	5B
USE GROUP:	R3
UNIT "A" =	1480 SF.
UNIT "B" =	1680 SF.



ISSUED FOR	DATE
PERMITS	1-8-08
BIDS	1-23-11



GAV ASSOCIATES, INC.
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
34077 FARMINGTON HILLS, MI 48331
(248) 865-5444
(248) 865-5444
FAX (248) 865-5445

GENESEE CO. LANDBANK
452 S. SAGINAW ST.
FLINT, MI.
810 257-8088

ANN ARBOR ST. DUPLEX
650 ANN ARBOR ST.
FLINT, MI

BRNWK:	DESIGNED:	CHECKED:
JH	FTG	FTG
SCALE : NOT TO SCALE		
FILE NAME :		
JOB # : 07100		

SHEET #
TS-1
SHEET TITLE
TITLE SHEET

ISSUED FOR	DATE
PERMITS	1-8-08
BIDS	2-23-11



GAW & ASSOCIATES, INC.
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 31471 NORTHWESTERN HWY., SUITE #2
 FARMINGTON HILLS, MI 48334
 (248) 985-9101
 FAX (248) 985-9102
 EMAIL: GAW@GAWASSOCIATES.COM

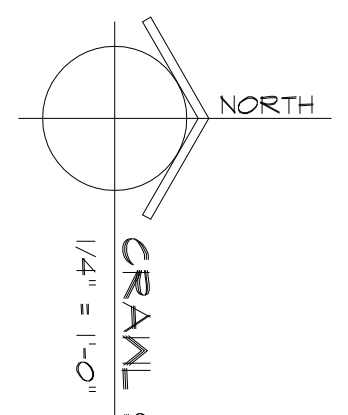
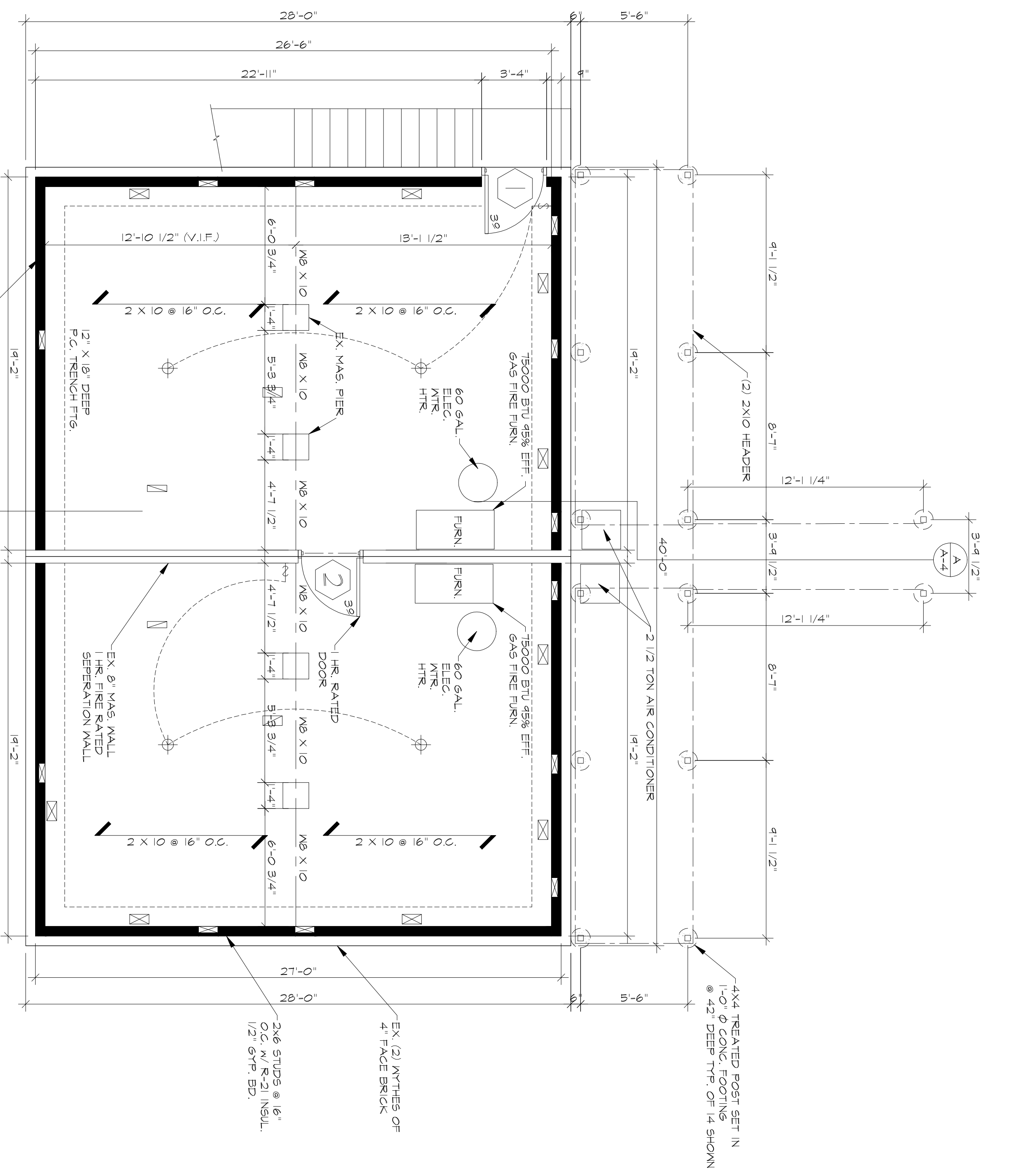
GENESSEE CO. LANDBANK
 452 S. SAGINAW ST.
 FLINT, MI.
 810 257-3088

ANN ARBOR ST. DUPLEX
650 ANN ARBOR ST.
FLINT, MI.

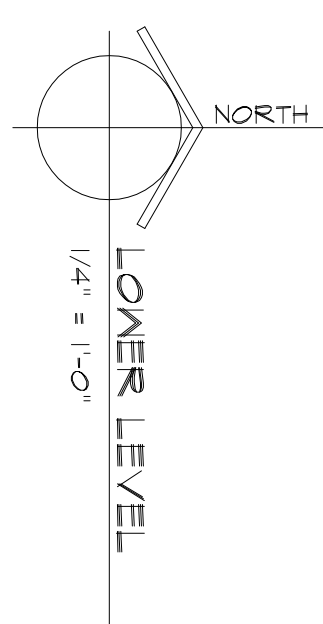
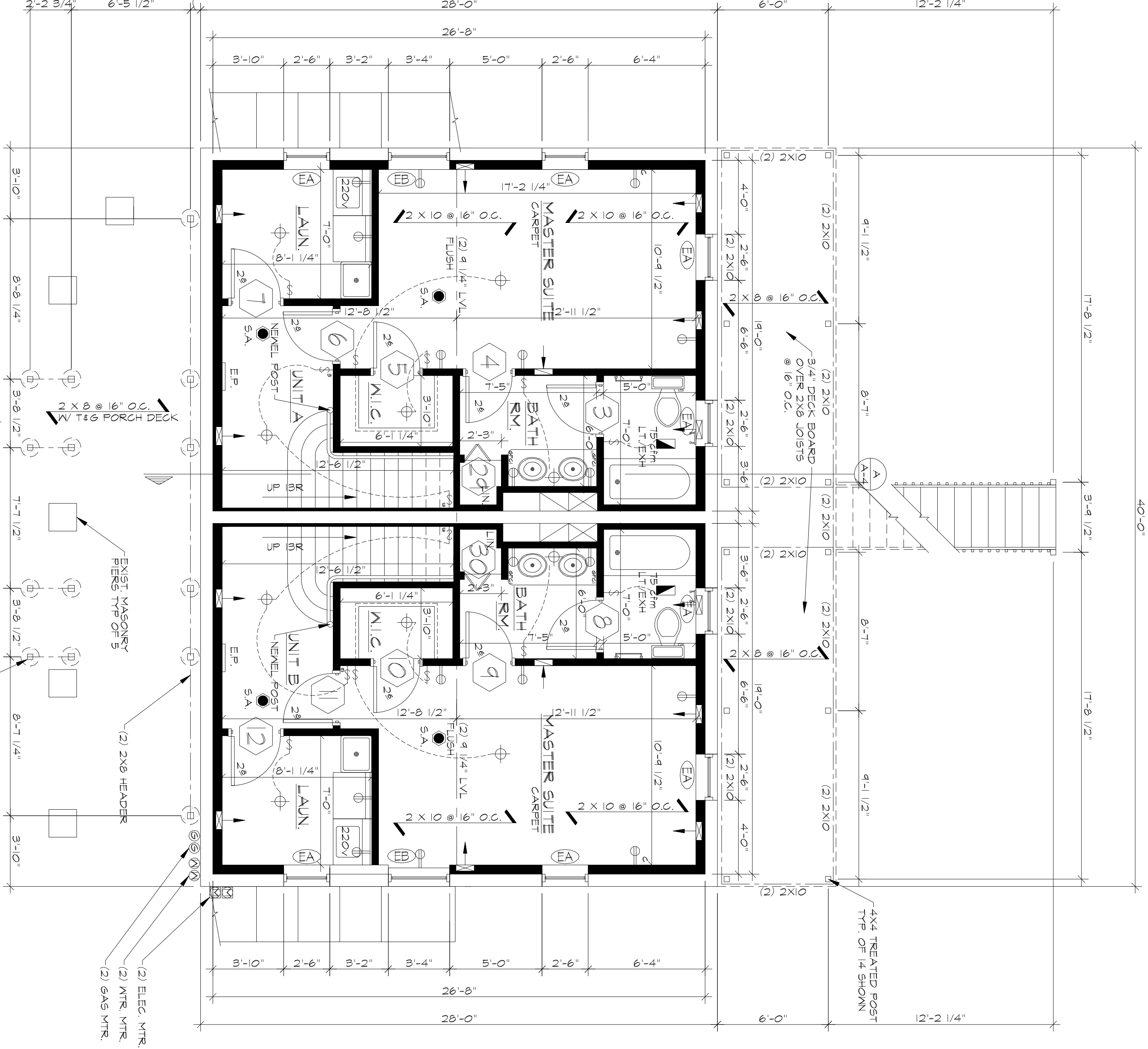
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FT6/JH	FT6	FT6

SCALE: AS NOTED
 FILE NAME:

JOB # **07100**
 SHEET TITLE
FLOOR PLANS
 SHEET # **A-1**



NOTES:
 CONTRACTOR TO VERIFY ALL DIMENSIONS. EXISTING OPENINGS SHALL BE USED AT ALL WINDOW LOCATIONS AND DOOR FRAMES. NOTIFY OWNER OF ANY CONCERNS OR CLARIFICATIONS.



MALL SCHEDULE
 2" FURRING
 2X4 STUD MALL
 N/1/2" GYP. BD.
 EACH SIDE
 2X4 STUD MALL
 N/1/2" GYP. BD.
 VISIBLE SIDE
 2X6 STUD MALL
 N/1/2" GYP. BD.
 VISIBLE SIDE

ISSUED FOR	DATE
BIDS	12-23-11

ARCHITECTURAL DESIGN
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 G.A.V. & ASSOCIATES, INC.
 31471 NORTHWESTERN HWY., SUITE #2
 FARMINGTON HILLS, MI 48334
 (248) 985-9101
 FAX (248) 985-9102
 EMAIL: GAV@GVAASSOCIATES.COM



GENESEE CO. LANDBANK
 452 S. SAGINAW ST.
 FLINT, MI. 48502
 810 257-3088

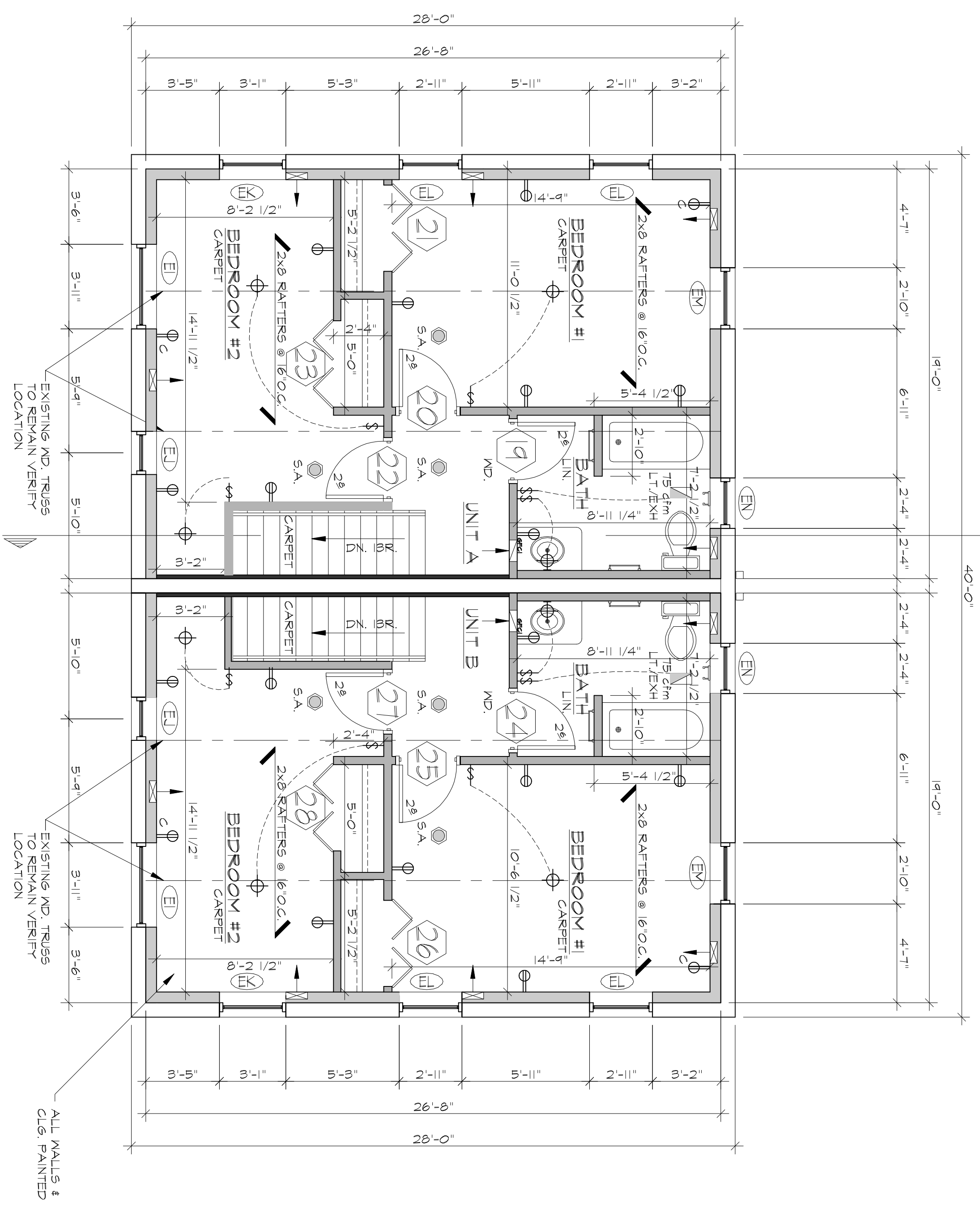
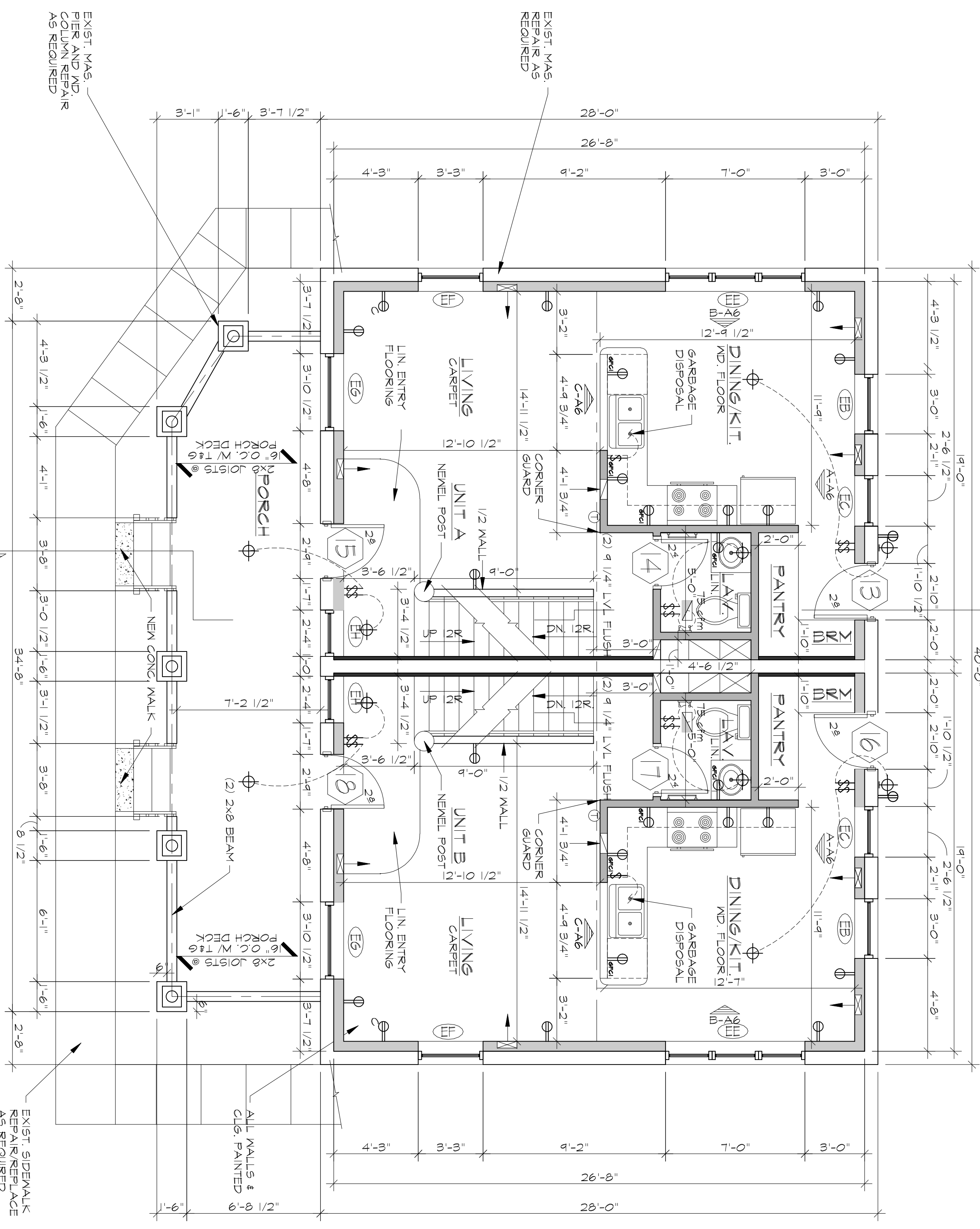
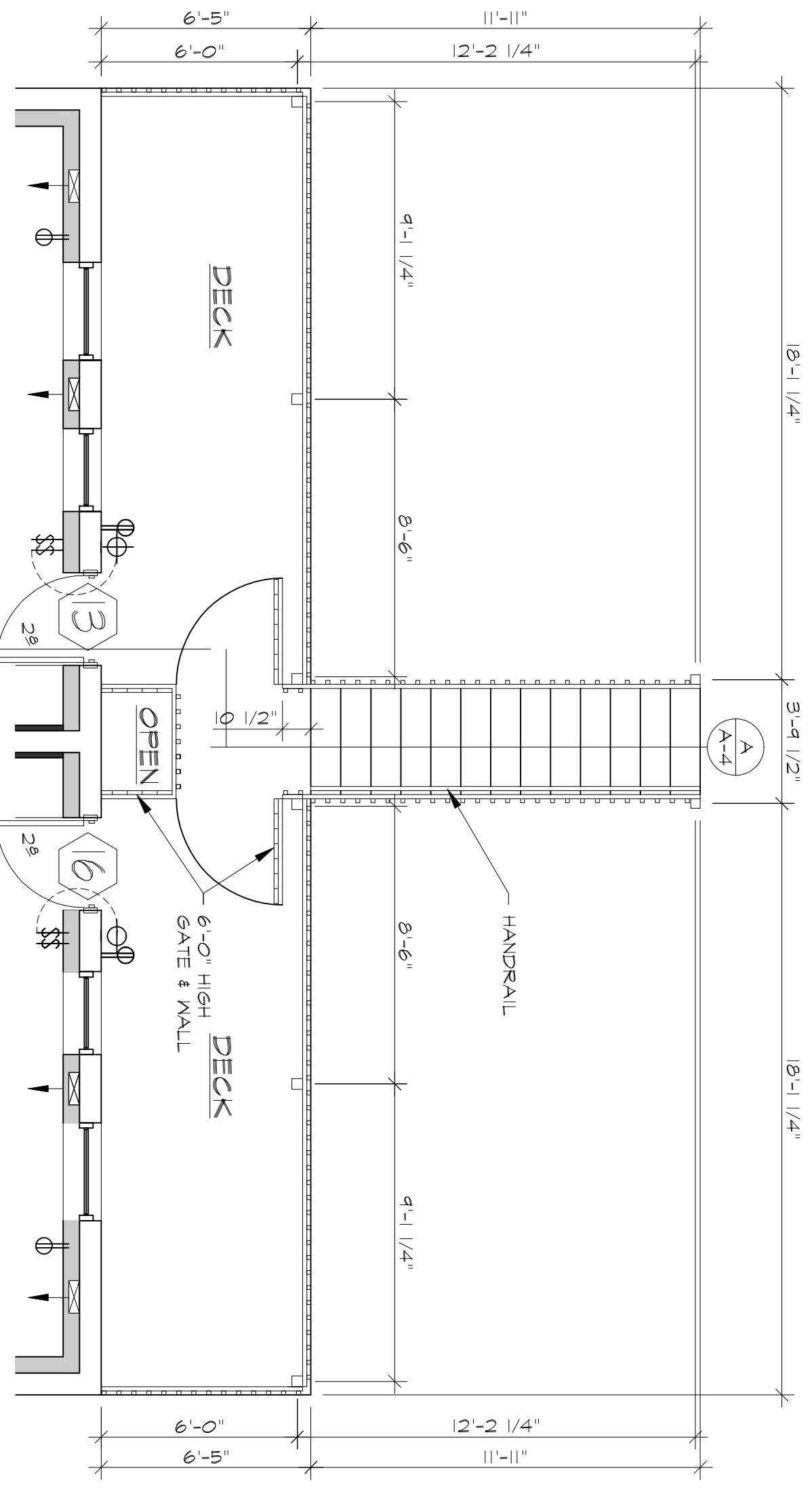
ANN ARBOR ST. DUPLEX
 650 ANN ARBOR ST.
 FLINT, MI.

DRAWN:	DESIGNED:	CHECKED:
FT6/LH	FT6	FT6

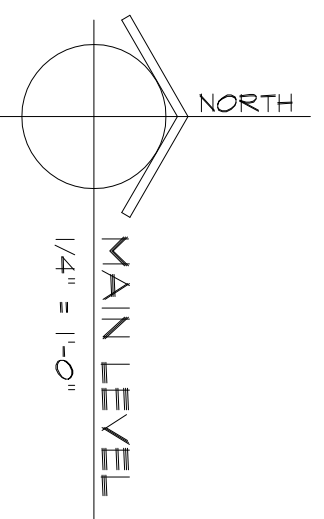
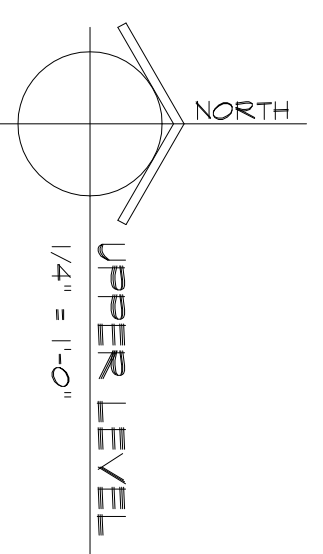
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JOB # 0100
 SHEET TITLE
 FLOOR PLANS

SHEET #
 A-2



- WALL SCHEDULE**
- 2" FURRING
 - 2X4 STUD WALL EACH SIDE
 - 2X4 STUD 1/2 WALL N/1/2" GYP. BD. SIDE
 - 2X6 STUD WALL N/1/2" GYP. BD. VISIBLE SIDE



NOTES:
 CONTRACTOR TO VERIFY ALL DIMENSIONS. EXISTING OPENINGS SHALL BE USED AT ALL WINDOW LOCATIONS AND DOOR FRAMES. NOTIFY OWNER OF ANY CONCERNS OR CLARIFICATIONS.

EXIST. VAS. PER AND REPAIR AS REQUIRED

EXIST. VAS. PER AND REPAIR AS REQUIRED

EXIST. SIDEWALK REPAIR/REPLACE AS REQUIRED

ALL WALLS & CLG. PAINTED

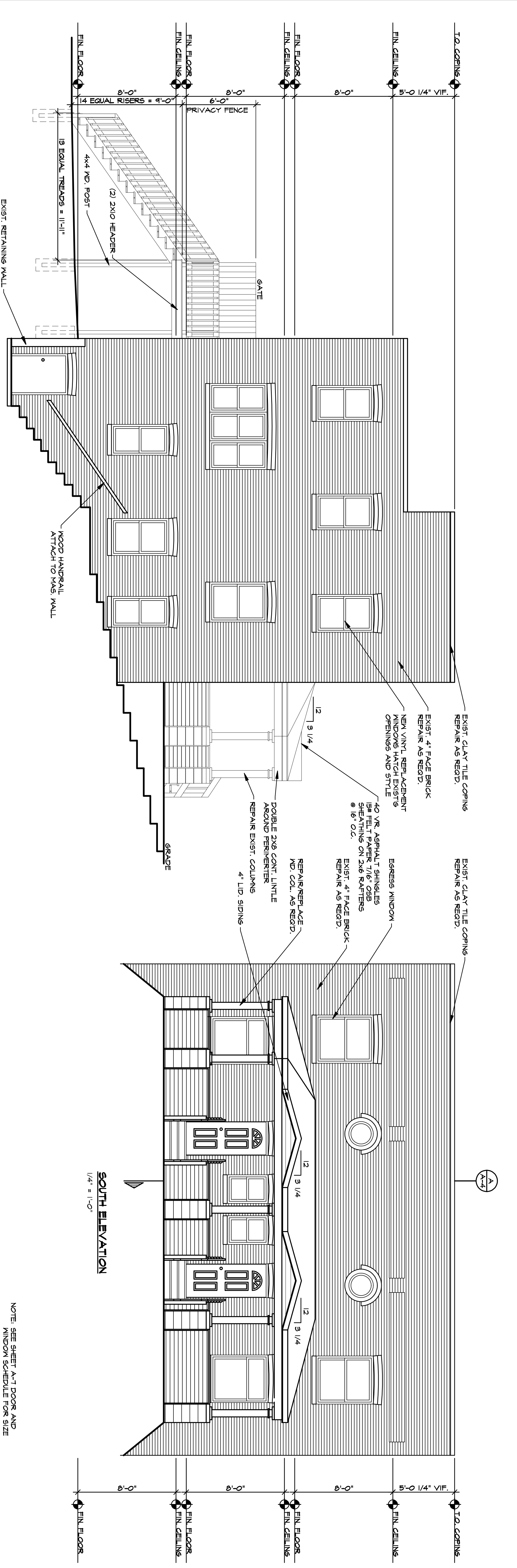
EXISTING AND TRUSS LOCATION VERIFY

EXISTING AND TRUSS LOCATION VERIFY

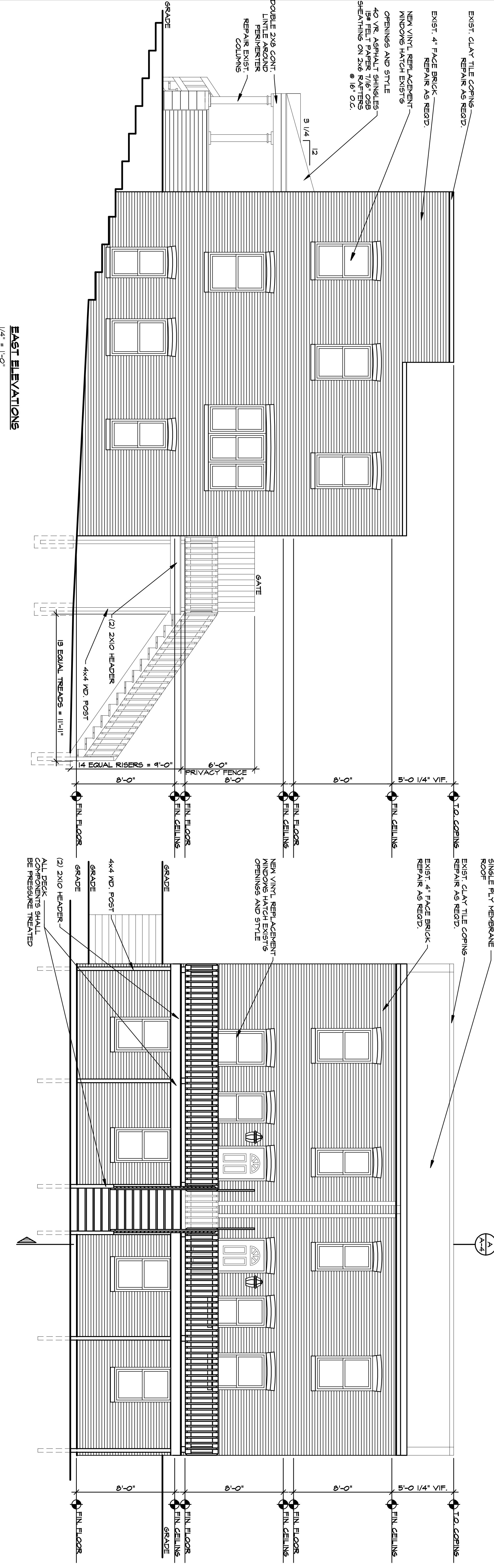
UPPER LEVEL
 1/4" = 1'-0"

MAIN LEVEL
 1/4" = 1'-0"

LN = LINOLEUM
 T = THERMOSTAT



WEST ELEVATIONS
1/4" = 1'-0"



EAST ELEVATIONS
1/4" = 1'-0"

NORTH ELEVATION
1/4" = 1'-0"

NOTE: SEE SHEET A-1 DOOR AND WINDOW SCHEDULE FOR SIZE

PLOT DATE: Dec 22, 2011 - 4:31pm FILE LOCATION: Z:\GAV\FLINTPROJECTS\2007 FLINT PROJECTS\0100 Ann Arbor St.4-Flint\0100A-3.dwg

ISSUED FOR	DATE
PERMITS	1-8-08
BIDS	12-23-11

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

GAV & ASSOCIATES, INC.
5107 NORTHWESTERN BLVD., SUITE #2
FARMINGTON HILLS, MI 48334
(248) 862-4101
(248) 862-4101
FAX (248) 792-5105

729 ANN ARBOR ST., SUITE #312
FLINT, MI 48903
(810) 238-9140
FAX (810) 238-9132
EMAIL: GAV@GAVARCHITECT.COM

GENESSEE CO. LANDBANK
452 S. SAGINAW ST.
FLINT, MI. 48902
810 257-3088

ANN ARBOR ST. DUPLEX
650 ANN ARBOR ST.
FLINT, MI.

DRAWN:	DESIGNED:	CHECKED:
FTS/JH	FTS	FTG

SCALE : AS NOTED

FILE NAME :
JOB # : 0100
SHEET TITLE
ELEVATIONS

SHEET #
A-3

EXTERIOR WINDOW SCHEDULE

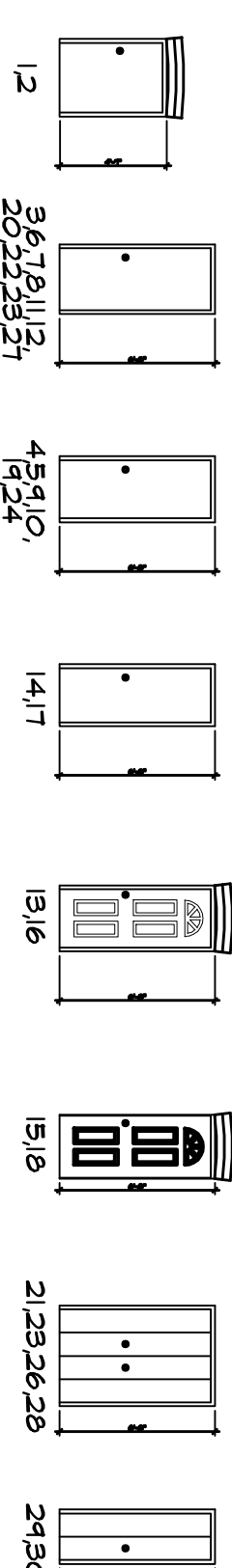
MARK	QUANTITY	SIZE	REMARKS
EA	8	2'-6" x 4'-8" R.O.	
EB	4	3'-0" x 4'-8" R.O.	2 EGRESS IN LOWER LEVEL
EC	2	2'-6 1/2" x 4'-8" R.O.	
EE	2	(B) 2'-4" x 4'-8" R.O.	
EF	2	3'-3" x 4'-8" R.O.	
EG	2	3'-10 1/2" x 4'-8" R.O.	
EH	2	2'-4" x 3'-4" R.O.	
EI	2	3'-11" x 4'-8" R.O.	EGRESS
EJ	2	2'-0" DIA/ETER	
EK	2	3'-1" x 4'-8" R.O.	
EL	4	2'-11" x 4'-8" R.O.	
EM	2	2'-10" x 4'-8" R.O.	EGRESS
EN	2	2'-4" x 4'-8" R.O.	

LEGEND:

- HARDWARE**
A ENTRY LOCK
B PRIVACY LOCK
C PASSAGE SET
D KEY LOCKSET
E DEAD BOLT
- DOOR TYPE**
HC HOLLOW CORE
SC SOLID CORE WOOD
"LEGACY" DOOR TYPE

DOOR SCHEDULE

MARK	SIZE	DOOR MATL.	FRAME MATL.	HARDWARE SET	REMARKS
1	3447	WD	WD	E	VIF
2	3447	WD	WD		VIF
3	2668	WD	WD	B	
4	2668	WD	WD	B	
5	2668	WD	WD		
6	2668	WD	WD	B	
7	2668	WD	WD		
8	2668	WD	WD	B	
9	2668	WD	WD	B	
10	2668	WD	WD		
11	2668	WD	WD	B	
12	2668	WD	WD	DF	
13	2668	WD	WD	DF	
14	2468	WD	WD	B	
15	2668	WD	WD	DF	
16	2668	WD	WD	DF	
17	2468	WD	WD	B	
18	2668	WD	WD	DE	
19	2668	WD	WD	B	
20	2668	WD	WD	B	
21	4068	WD	WD	B	BI-FOLD
22	2868	WD	WD	B	
23	4068	WD	WD	B	BI-FOLD
24	2668	WD	WD	B	
25	2868	WD	WD	B	
26	4068	WD	WD	B	BI-FOLD
27	2868	WD	WD	B	
28	4068	WD	WD		BI-FOLD FOLDING
29	2068	WD	WD		FOLDING
30	2068	WD	WD		FOLDING



CONTRACTOR TO VERIFY ALL DOOR SIZES WITH EXISTING OPENINGS

LEGEND:

- HARDWARE**
A ENTRY LOCK
B PRIVACY LOCK
C PASSAGE SET
D KEY LOCKSET
E DEAD BOLT
- DOOR TYPE**
HC HOLLOW CORE
SC SOLID CORE WOOD
"LEGACY" DOOR TYPE

GENERAL NOTES:

- DOOR HANDLES, PLUS LATCH LOCKS AND OTHER OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL MEANS OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS, THE OPENING FORCE FOR INTERIOR SIDE-SWING DOORS WITH OTHER SIDE-SWING SLIDING AND FOLDING DOORS, THE FORCE THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCHSIDE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- ALL EXIT DOORS & MEANS OF EGRESS DOORS SHALL BE SIDE HINGED NON-LOCKING & SWING IN DIRECTION OF EGRESS.
- ALL GLASS WITHIN 24" OF DOOR AND LOCATED 18" OR LESS ABOVE FINISH FLOOR MUST BE SAFETY GLASS
- "HIRE DOOR ASSEMBLY" - A SIDE HINGED LABELED FIRE DOOR & LABELED FRAME CONSTRUCTED & INSTALLED IN COMPLIANCE W/ THE NATIONAL STANDARDS FIRE PROTECTION ASSOCIATION PAMPHLET NO. 80, 1999, "FIRE DOORS & WINDOWS", WITH LATCHING DEVICE & CLOSING DEVICE LABELED OR LISTED IN COMPLIANCE W/ LISTING AND RE-EXAMINATION SERVICE OF AN APPROVED TESTING AGENCY (UL, LISTING LABORATORY). THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LABELED FIRE DOOR SHALL BE OBTAINED FROM THE NFPA, 1 BATTERYMANCH PARK, QUINCY, MASS. 02264-4101 FROM THE DEPT. OF CONSUMER & INDUSTRY SERVICES, P.O. BOX, 300004, LANSING, MICHIGAN, 48904
- ALL INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS UNLESS OTHERWISE NOTED
- ALL INTERIOR DOORS SHALL BE 20 MINUTE FIRE RATED TYPICAL UNO.

ISSUED FOR	DATE
BIDS	12-23-11

ARCHITECTURAL DESIGN
RESIDENTIAL COMMERCIAL INDUSTRIAL

GLAV & ASSOCIATES, INC.
5472 NORTHWESTERN HWY., SUITE #2
FARMINGTON HILLS, MI 48334
(248) 986-4101
(248) 986-4105
FAX (248) 986-5105

720 ANN ARBOR ST., SUITE #312
FLINT, MI 48903
(810) 238-9140
FAX (810) 238-9132
EMAIL: GAV@GLAVARCH.COM



GENESEE CO. LAND BANK
452 S. SAGINAW ST.
FLINT, MI. 48902
810 257-3088

452 S. SAGINAW ST.
FLINT, MI.

DRAWN:	DESIGNED:	CHECKED:
FTG/JS	FTG	FTG

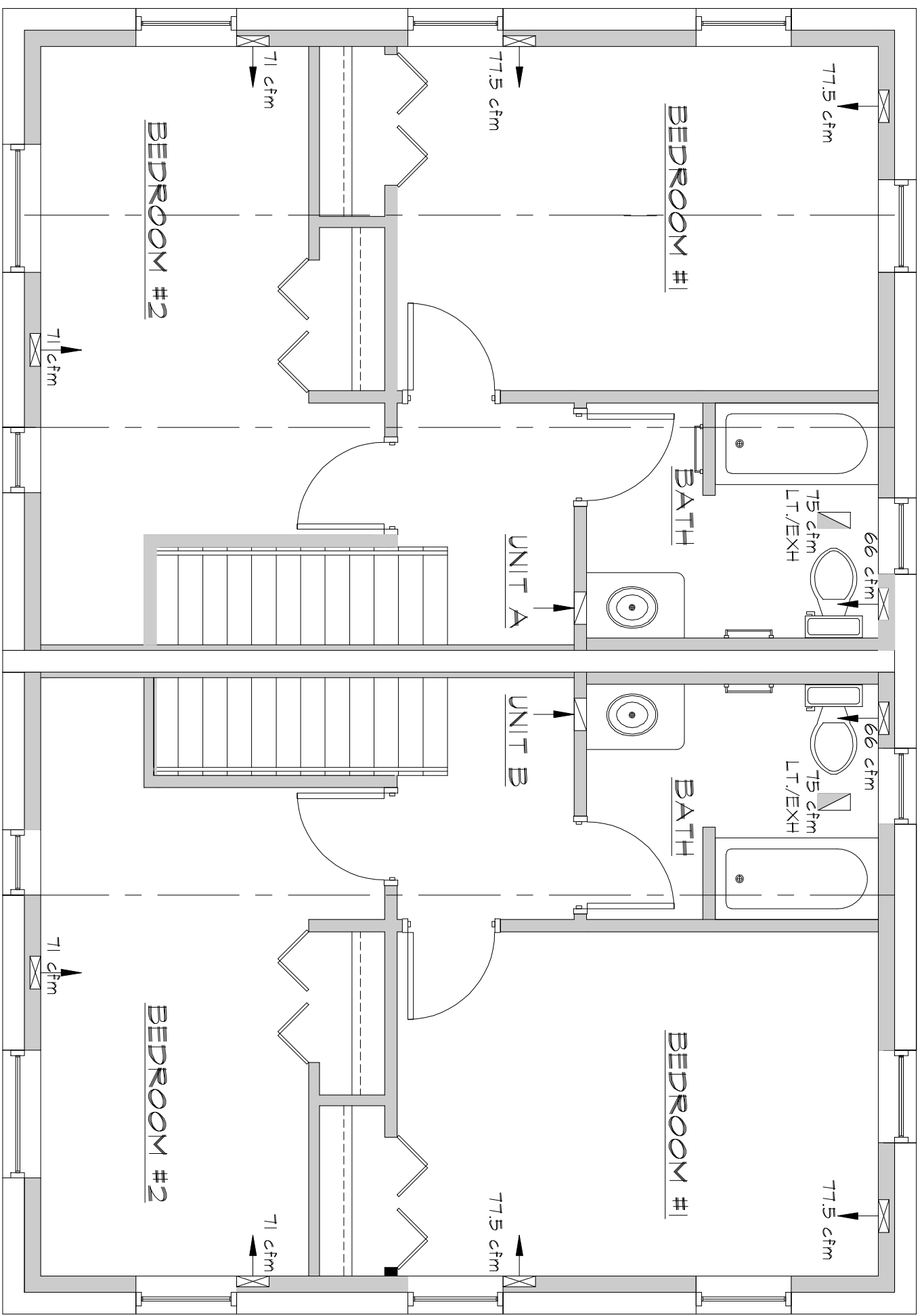
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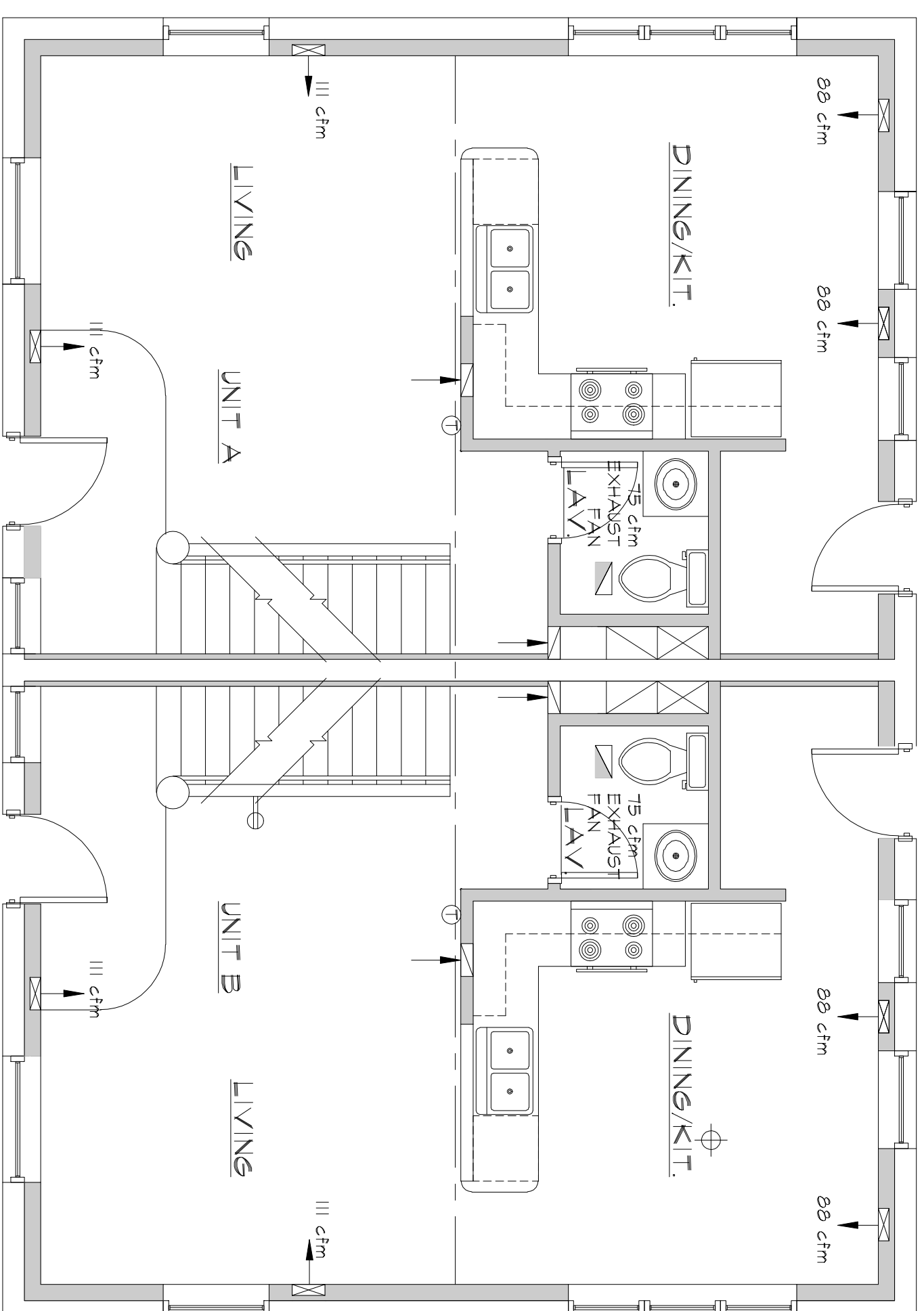
JOB # : 07100

SHEET # :
A-7

DOOR & WINDOW SCHEDULES

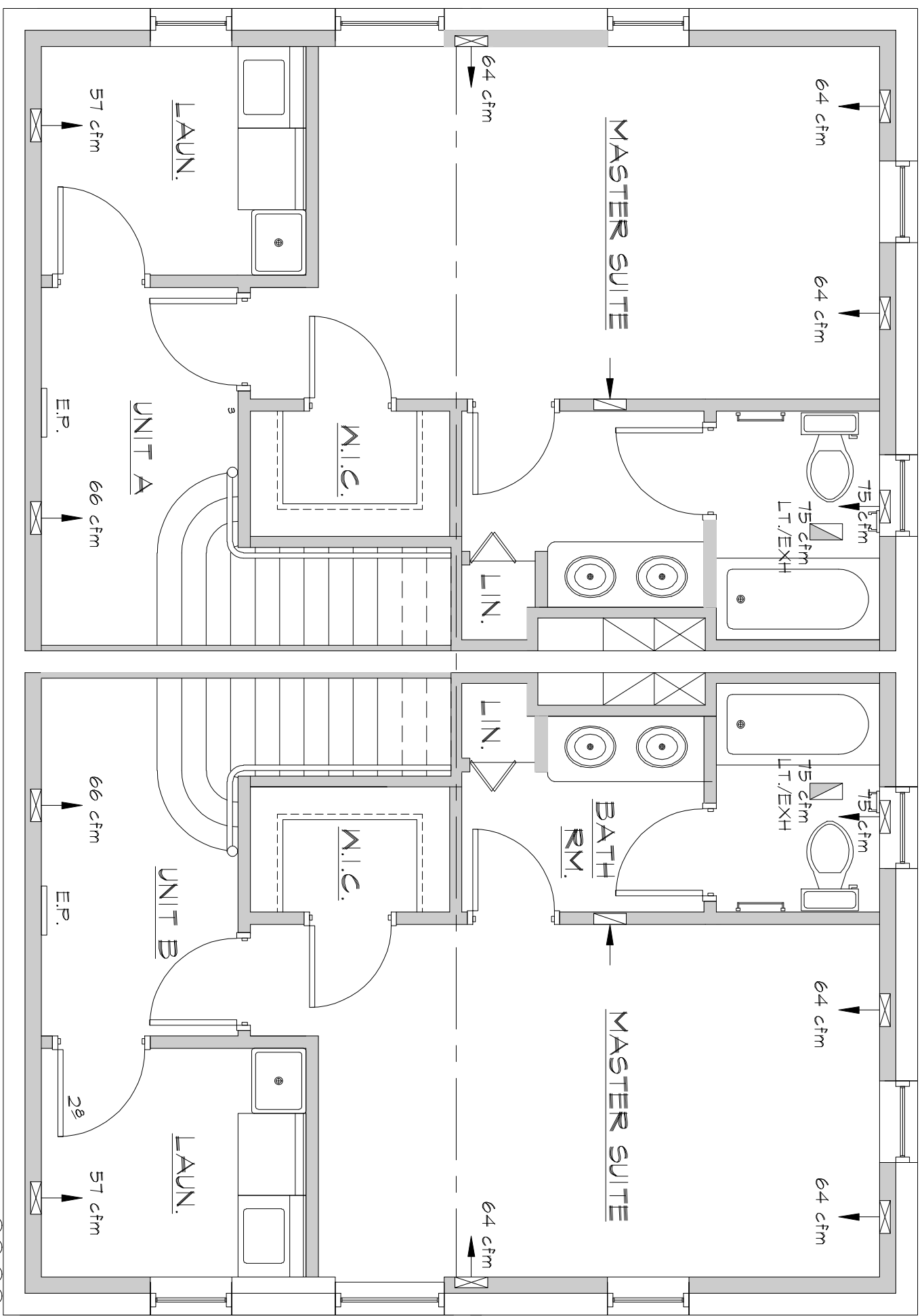


UPPER LEVEL

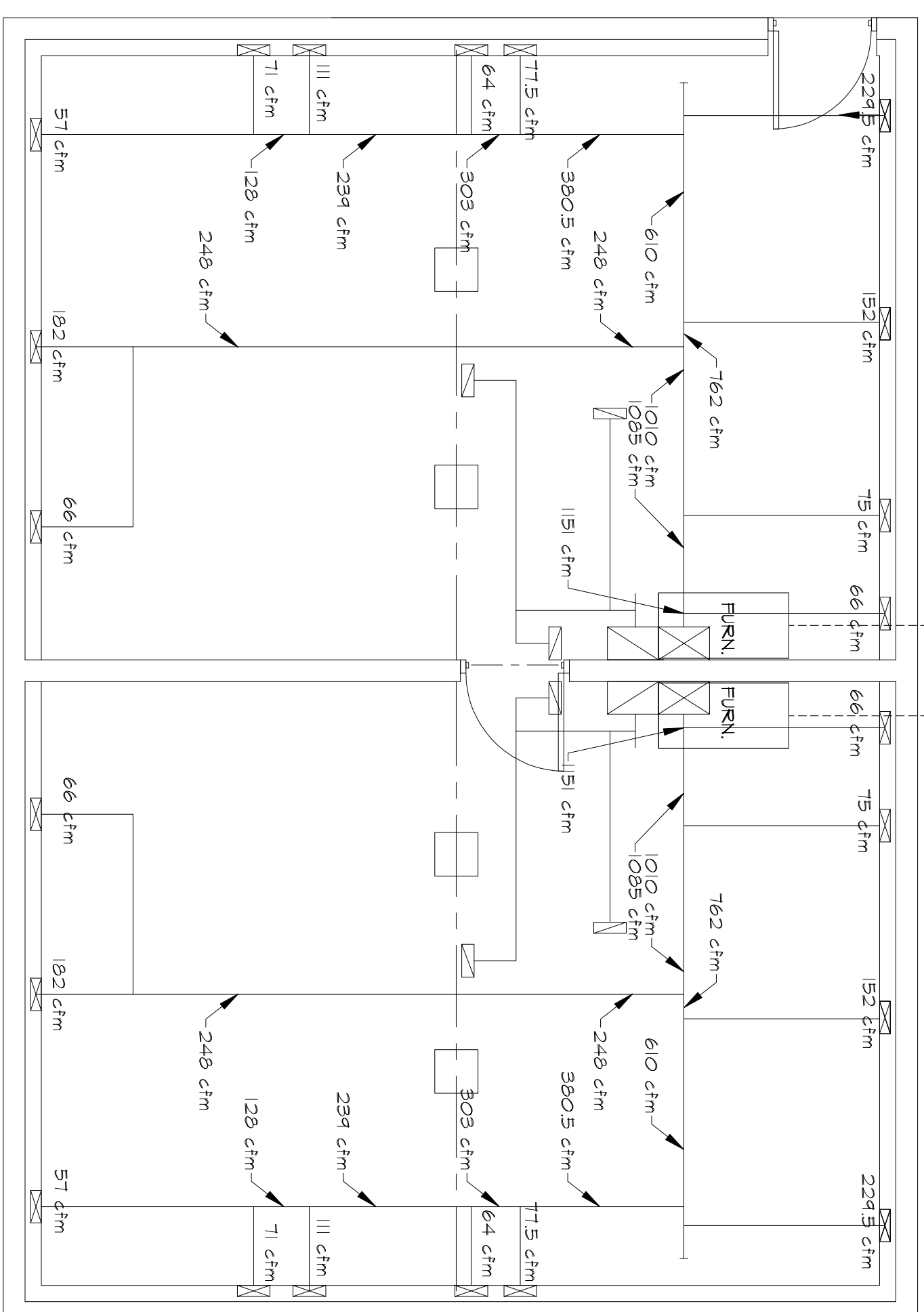


MAIN LEVEL

⊕ THERMOSTAT



LOWER LEVEL



CRAWL SPACE/MECHANICAL ROOM

- (2) ELEC. MTR.
- (2) MTR. MTR.
- (2) GAS MTR.

2 1/2 TON AIR CONDITIONER

ANN ARBOR ST. DUPLEX
650 ANN ARBOR ST.
FLINT, MI.

DRAWN:	DESIGNED:	CHECKED:
FTG/LH	FTS	FTG

SCALE: 1/4" = 1'-0"
FILE NAME:

JOB #: 07100

SHEET TITLE
HVAC PLANS



GENESSEE CO. LANDBANK
452 S. SAGINAW ST.
FLINT, MI. 48502
810 257-3088



ARCHITECTURAL DESIGN
RESIDENTIAL COMMERCIAL INDUSTRIAL
G.A.V. & ASSOCIATES, INC.
31471 NORTHWESTERN HWY., SUITE #2
FARMINGTON HILLS, MI. 48334
(248) 985-9101
FAX: (248) 985-9105
EMAIL: GAV@GVAASSOCIATES.COM

ISSUED FOR:	DATE:
PERMITS	1-8-08
BIDS	2-23-11

ISSUED FOR	DATE
PERMITS	1-8-08
BIDS	2-23-11

ARCHITECTURAL DESIGN
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

GA & ASSOCIATES, INC.
 31471 NORTHWESTERN HWY., SUITE #2
 FARMINGTON HILLS, MI 48334
 (248) 985-9101
 FAX: (248) 985-9102
 EMAIL: G&A@GAASSOCIATES.COM



ASSOCIATES

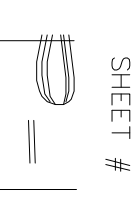
GENESEE CO. LANDBANK
 452 S. SAGINAW S.
 FLINT, MI. 48502
 810 257-3088

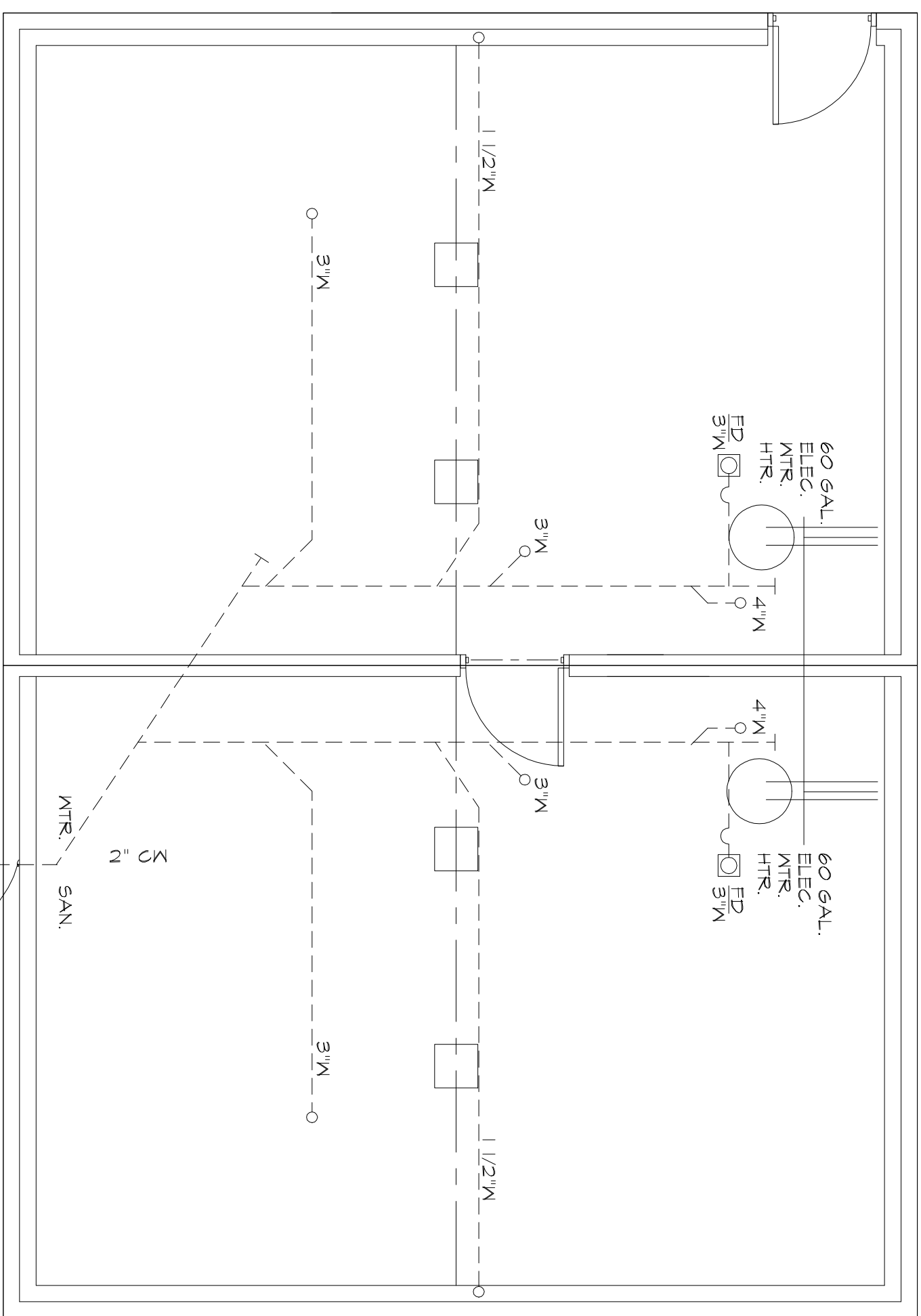
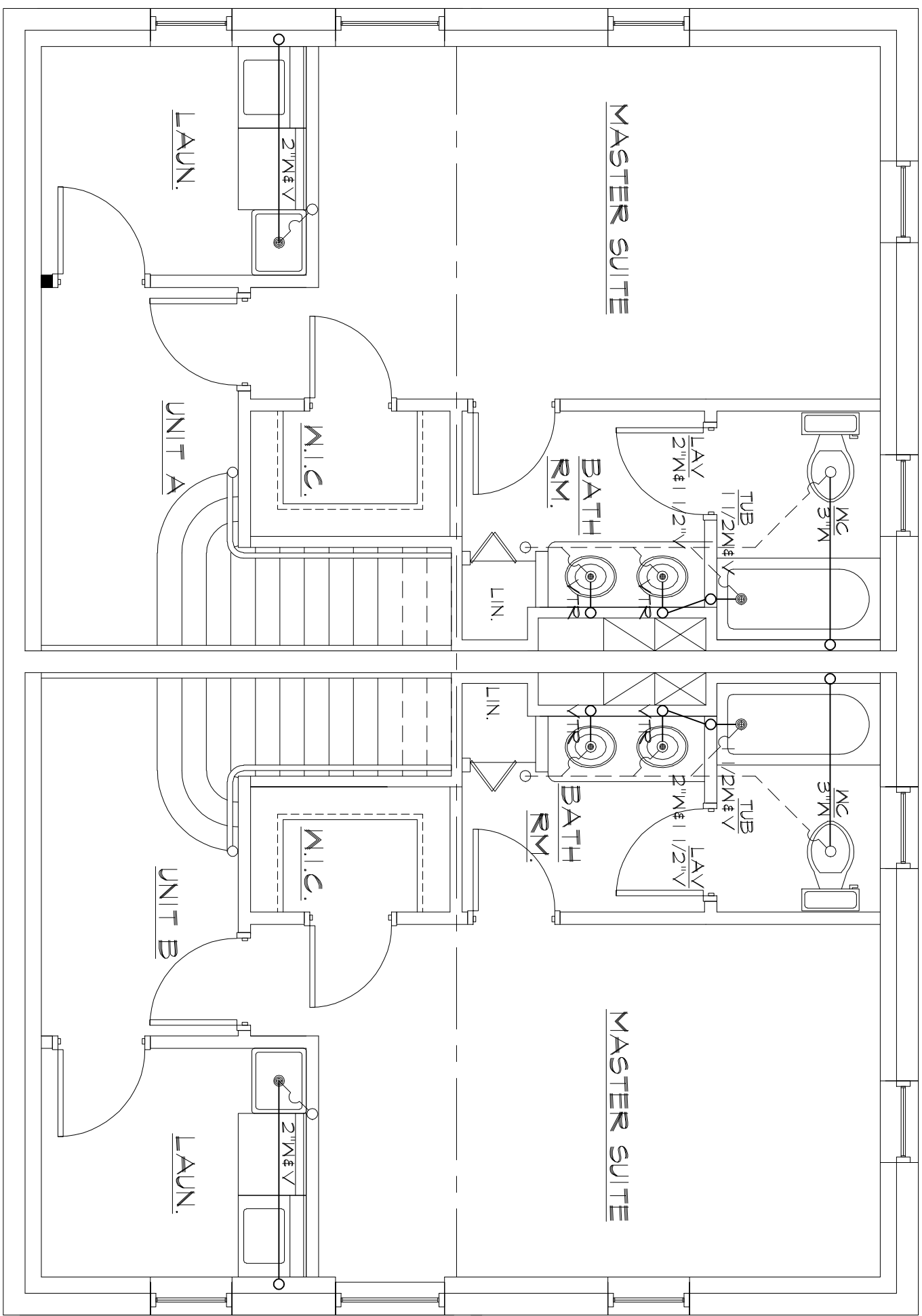
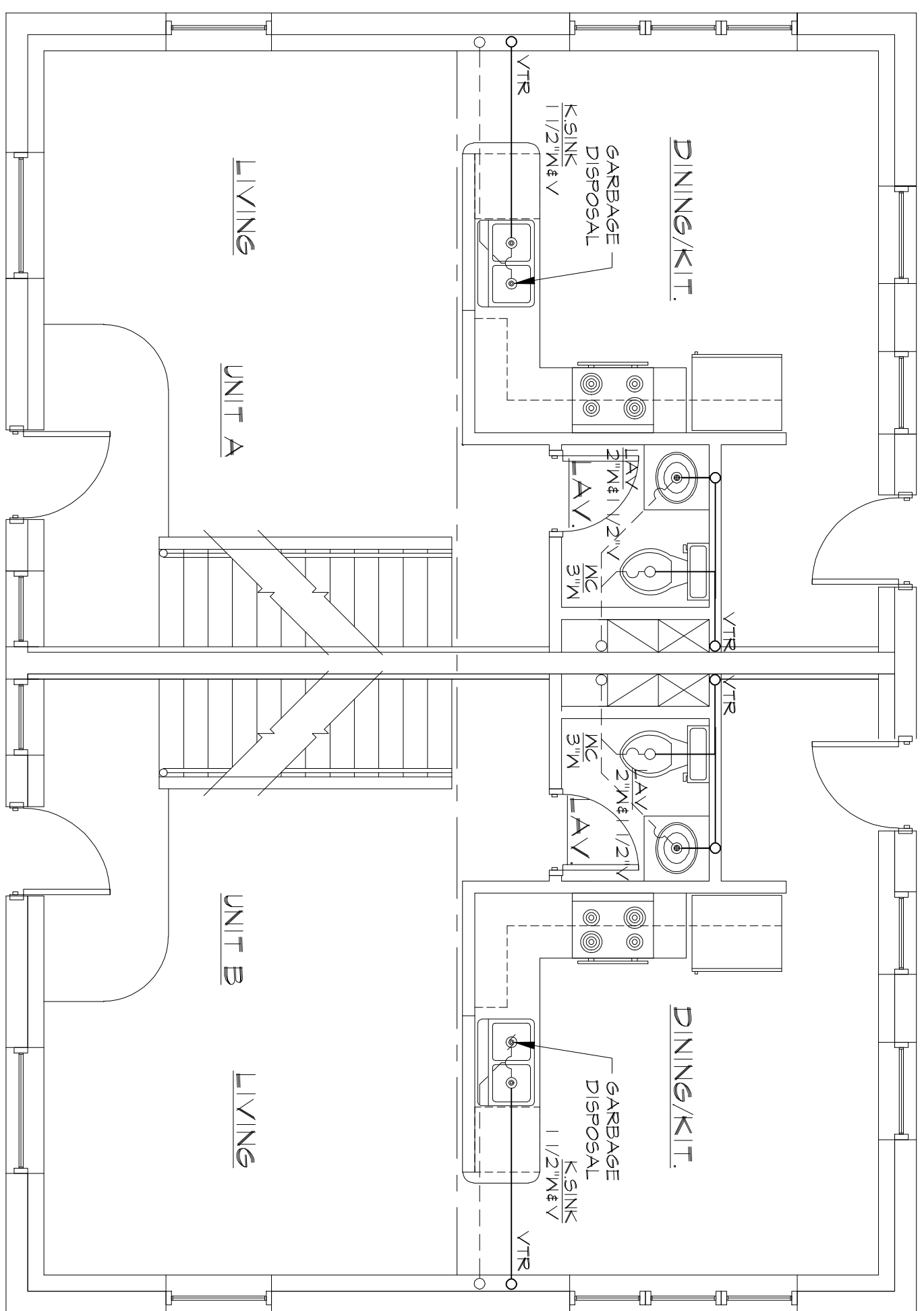
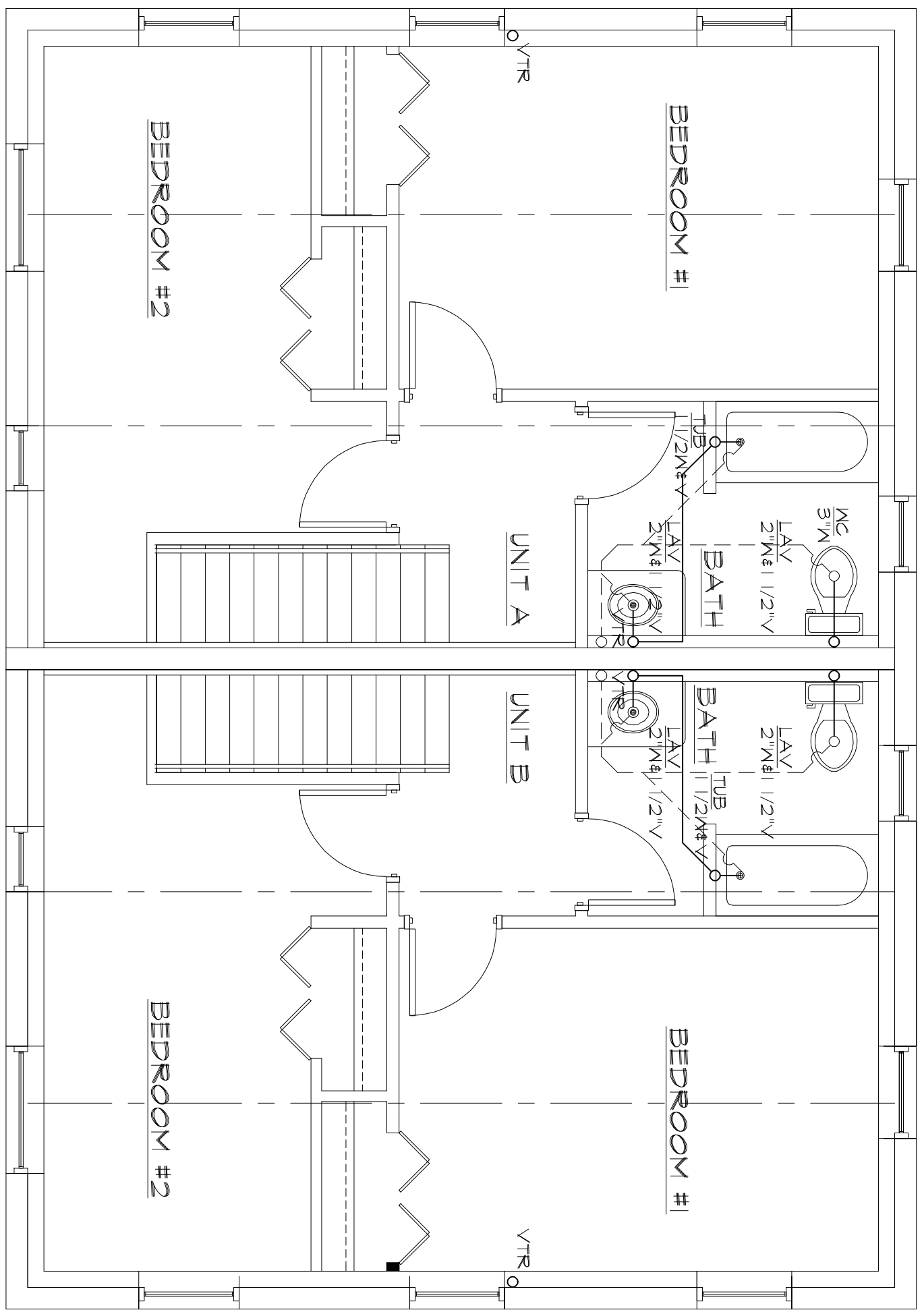
ANN ARBOR ST. DUPLEX
 650 ANN ARBOR ST.
 FLINT, MI.

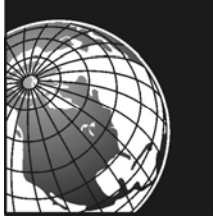
DRAWN:	DESIGNED:	CHECKED:
FTG/LH	FTS	FTS

SCALE : 1/4" = 1'-0"
 FILE NAME :

JOB # 07100
 SHEET TITLE
 PLUMBING PLANS

SHEET #






GLOBAL
ENVIRONMENTAL
ENGINEERING INC.

**Rehabilitation
Environmental Inspection Report
For:
40-13-282-028
650 Ann Arbor Street
Flint, Michigan 48503**

NSP-2 June 2011
Global Project No. F1438D

Prepared by:

GLOBAL ENVIRONMENTAL ENGINEERING INC.
6140 Rashelle Drive, Suite 1
Flint, Michigan 48507
(810) 238-9190
Fax: (810) 238-9195

Prepared for:

Genesee County Land Bank
452 S. Saginaw Street – 2nd Floor
Flint, Michigan 48502

Site Summary

HM	A
T	

Genesee County Rehabilitation Environmental Inspection Summary

40-13-282-028
650 Ann Arbor Street
Flint, Michigan 48503



Year Built:	Unknown	Square Footage:	Unknown
Latitude:	N 43° 00'42.79"	Longitude:	W 83° 41'44.02"
Gas:	Disconnected	Electric:	Disconnected

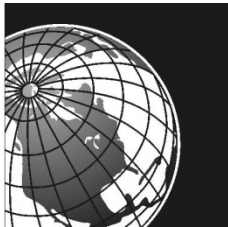
Comments: A two-story wood framed multi-family apartment with brick siding and a basement. The structure has four separate units.

Inspected By:

Mark Keyes
Julie Herrick
Robert Dunlap

Inspected On:

May 24, 2011



GLOBAL
ENVIRONMENTAL
ENGINEERING INC.

Table of Contents

1.0	INTRODUCTION.....	1
2.0	HAZARDOUS MATERIALS INSPECTION	1
3.0	ASBESTOS CONTAINING BUILDING MATERIAL INSPECTION	1
3.1	Asbestos Inspection	1
3.2	Sample Collection	1
3.3	Laboratory Analysis/Results.....	2
3.4	Category I Non-Friable ACM	2
4.0	SIGNATURE	3

Tables and Attachments

Table 1	Hazardous Material List
Table 2	Suspect Asbestos Containing Materials
Table 3	Category I Non-Friable
Attachment 1	Site Inspection Photos
Attachment 2	Floor Plan with Sample Locations
Attachment 3	Asbestos Laboratory Analytical Results
Attachment 4	MDEQ "Notice of Intent to Demolish" Form

Site Summary Legend for Report Cover

A = Friable Asbestos Containing Materials
HM = Hazardous Materials
O = Occupied
ED = Emergency Demolition
T = Tire

1.0 INTRODUCTION

The Genesee County Land Bank retained Global Environmental Engineering Inc. (Global) to complete a pre-renovation environmental inspection for the following property:

Property:

- 650 Ann Arbor Street, Flint, Michigan 48503
- Parcel No: 40-13-282-028

Description:

A two-story wood framed multi-family apartment building with brick siding and a basement. The structure has at least four separate units.

2.0 HAZARDOUS MATERIALS INSPECTION

The property was inspected for the presence of household hazardous materials, including but not limited to; paint, solvents, pesticides/fertilizers, fuel, oil, fluorescent light fixture ballasts, fluorescent light bulbs, underground storage tanks (USTs), above ground storage tanks (ASTs), and mercury thermostats. The Global inspectors documented the location of each of the hazardous materials identified and marked the materials with spray paint. At the discretion of the inspectors photographs were also obtained during the inspection of potential and known hazardous materials. Hazardous materials identified are listed on **Table 1**. If obtained, photographs of hazardous materials for the above referenced property are included in **Attachment 1**.

3.0 ASBESTOS CONTAINING BUILDING MATERIAL INSPECTION

The property was inspected for the presence of asbestos-containing materials (ACMs) in order to meet the requirements of 40 CFR, Part 61, Subpart M, National Emissions Standards for Hazardous Air Pollutants (NESHAP).

3.1 Asbestos Inspection

The property was inspected for the presence of suspected ACMs. Typical building materials that may contain asbestos include drywall, floor tiles, roofing felt and shingles, ceiling tiles, insulation, pipe insulation, and duct insulation. Friable materials are defined as materials that when dry may be crumbled or reduced to powder using hand pressure and thus release asbestos fibers.

For the purpose of this inspection non-friable materials that may become friable during the renovation/demolition (Category II non-friable) were identified and sampled.

3.2 Sample Collection

At least one sample of each friable suspected ACM identified during the inspection was collected. A Michigan Accredited Asbestos Inspector collected representative samples of each friable suspected ACM. Each sample was placed into a sealed plastic bag and labeled. A description of the material and location of the sample collected was recorded in the field notes. The total quantity of each suspected ACM was estimated and recorded in the field notes.

A listing of suspect ACMs at this property that were sampled and sent to the laboratory for analysis is included in **Table 2**. A copy of a floor plan showing sample locations is included in **Attachment 2**.

3.3 Laboratory Analysis/Results

Each sample of suspect ACM collected at this property was analyzed for asbestos content using polarized light microscopy (PLM) by a NVLAP and NIST accredited laboratory in accordance with 40 CFR Ch. I (1-1-87 Edition) Part 763, Subpart F, Appendix A, pp. 293-299. Asbestos containing materials are defined as materials that contain greater than one percent (>1%) asbestos.

Each sample collected for analysis was delivered via UPS to International Asbestos Testing Laboratories (IATL) 9000 Commerce Parkway, Suite B, Mt. Laurel, New Jersey. Laboratory results are included in **Attachment 3**.

The results of the laboratory analysis indicated, two of the suspect materials sampled, the duct wrap and 2" tape (650-5) and the fire board (650-6) contain asbestos. A copy of the laboratory results is included as **Attachment 3**.

The duct wrap and tape located in the and in the basement and the bottom apartment located on the east side of the building (Apartment 3), the fire board (transite) located in the basement and piles of asbestos debris including both duct wrap insulation and fire board (transite) were also noted throughout the basement should be properly removed and disposed by a licensed asbestos abatement contractor as part of the renovation project.

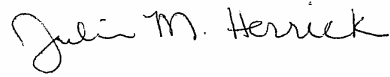
A Notice of Intent to Renovate/Demolish form must be filed with the State of Michigan Department of Consumer Industry at least 10 days before beginning a renovation project or the removal of the material. A form has been included for your future use.

3.4 Category I Non-Friable ACM

Bendable, flexible, and tar based non-friable materials (Category I non-friable) were identified and sampled. For the purpose of this inspection Category I Non-Friable materials that may become friable during the renovation were identified and sampled. A copy of the MDEQ "Notice of Intent to Demolish" form is included as **Attachment 4**.

4.0 SIGNATURE

This report was prepared based on the site conditions that existed at the time of the inspection, sample collection, and the laboratory analytical results.



Prepared by: _____

Julie Herrick, Michigan Certified Asbestos Inspector
Michigan Accreditation Number A35947



Reviewed by: _____

Mark Keyes, Michigan Certified Asbestos Inspector
Michigan Accreditation Number A6041

Tables

**Genesee County Pre-Demolition
Environmental Inspection Summary**

40-13-282-028
650 Ann Arbor Street
Flint, Michigan 48503

TABLE 1

HAZARDOUS MATERIALS

Material	Quantity & Units	Location
Used Oil	2 - 5-Gallon(s)	Basement

TIRE(s) REPORT

Material	Quantity & Units	Location
Tire	1	Front Yard

**Genesee County Pre-Demolition
Environmental Inspection Summary**

40-13-282-028
650 Ann Arbor Street
Flint, Michigan 48503

**TABLE 2
SUSPECT FRIABLE ASBESTOS CONTAINING MATERIALS**

Sample ID	Material	Sample Location	Location	Estimated Quantity	% ACM	ACM Present
650-1a	Plaster	Apartment 1-1st Floor	Throughout	13,776 Square feet	Non Detect	No
650-1b	Plaster	Apartment 1-1st Floor	Throughout	Same as above	Non Detect	No
650-1c	Plaster	Apartment 1-2nd Floor	Throughout	Same as above	Non Detect	No
650-1d	Plaster	Apartment 3	Throughout	Same as above	Non Detect	No
650-1e	Plaster	Apartment 3	Throughout	Same as above	Non Detect	No
650-1f	Plaster	Apartment 2	Throughout	Same as above	Non Detect	No
650-1g	Plaster	Apartment 4	Throughout	Same as above	Non Detect	No
650-2a	Window Caulk	Apartment 1	Throughout	8 Square feet	Non Detect	No
650-2b	Window Caulk	Apartment 3	Throughout	Same as above	Non Detect	No
650-2c	Window Caulk	Apartment 2	Throughout	Same as above	Non Detect	No
650-3	Linoleum (3 Layers)	Entryway-Apartment 1	Apartment 1 Entryway 1st Floor	65 Square feet	Non Detect	No
650-4	Linoleum (3 Layers)	Apartment 1-2nd Floor	Apartment 1 - 2nd Floor	375 Square feet	Non Detect	No
650-5	Duct Wrap	Northeast Bottom Apartment	Northeast Bottom Apartment & Basement	128 Square feet	40	Yes
650-5	Duct Wrap 2" Tape	Northeast Bottom Apartment	Northeast Bottom Apartment & Basement	100 Linear feet	40	Yes
650-5	Duct Wrap	Northeast Bottom Apartment	Basement Floor	12 Cubic yards	40	Yes
650-6	Fire Board	Basement Ceiling	Throughout Basement	35 Square feet	50	Yes
650-7	Flooring (5 Layers)	2nd Floor	Apartment 2 - 2nd Floor	375 Square feet	Non Detect	No

Date Inspected: 05/24/2011

Asbestos samples analyzed by Polarized light Microscopy (PLM). ACM - Asbestos Containing Material

Asbestos containing materials are defined as materials that contain greater than one percent (>1%) asbestos.

Bolded and Shaded materials contain asbestos and Global recommends the materials be removed prior to renovation/demolition activities.

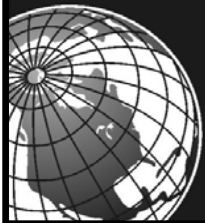
Attachment 1

No Photo Available

Used Oil
Basement

No Photo Available

Tire
Front Yard



GLOBAL
ENVIRONMENTAL
ENGINEERING INC.

Genesee County Renovation Environmental Inspection Summary

Parcel ID: 40-13-282-028

Address: 650 Ann Arbor, Flint, Michigan

**Pictures of Hazardous
Materials**

Prepared By: J.M.H.

Taken: 05/24/2011

Page: 1



Example of Duct Wrap Insulation
1st Floor Apartment/Basement



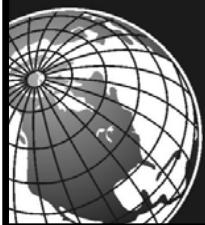
Example of Duct Wrap Insulation
1st Floor Apartment/Basement



Example of Debris Piles with Duct Wrap Insulation
Basement



Example of Fire Board (Transite)
Basement



**GLOBAL
ENVIRONMENTAL
ENGINEERING INC.**

Genesee County Renovation Environmental Inspection Summary

Parcel ID: 40-13-282-028

Address: 650 Ann Arbor, Flint, Michigan

**Pictures of Asbestos
Containing Material**

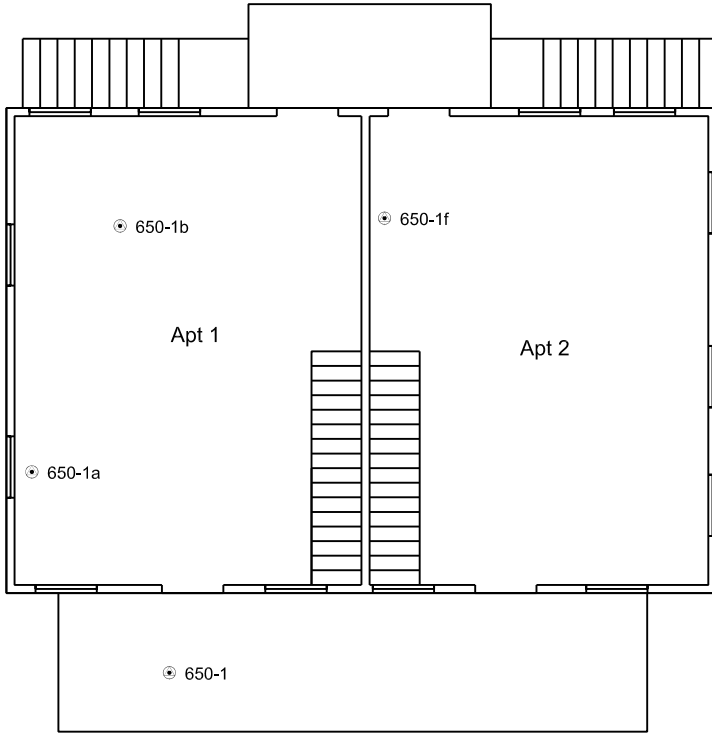
Prepared By: J.M.H

Taken: 05/24/2011

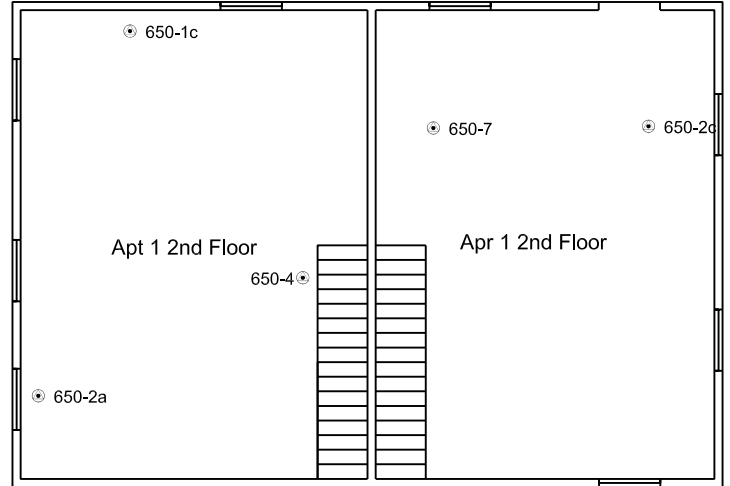
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Attachment 2

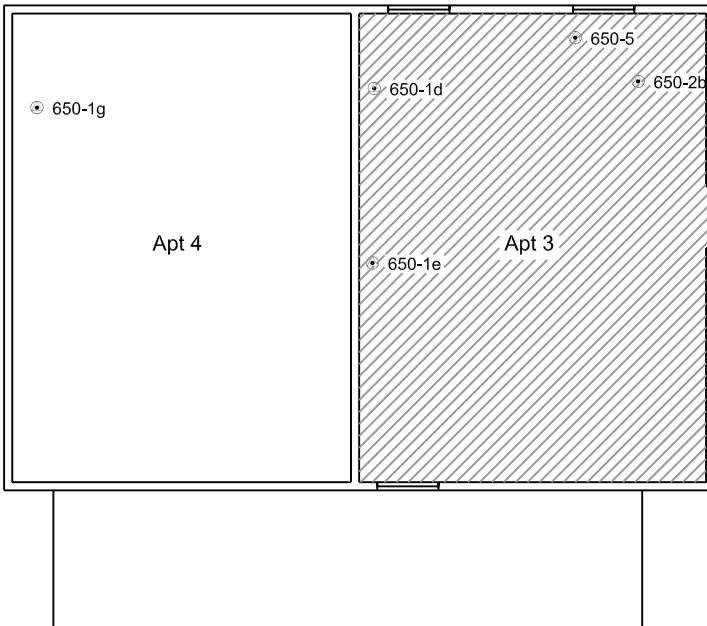
2nd Floor



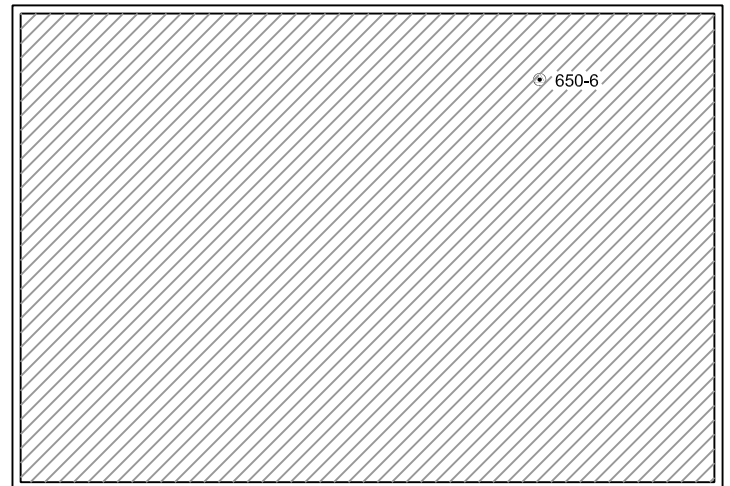
3rd Floor



1st Floor/Attic



Basement



- ▨ Asbestos Containing Materials
- Tire
- ⊕ Hazardous Material
- ⊙ Asbestos Spl Location

650 Ann Arbor Flint, Michigan	
House Floor Plan	
Last Modified:	Attachment:
May 2011	2
Project No.:	
F1438	



GLOBAL
ENVIRONMENTAL
ENGINEERING INC.

Attachment 3



9000 Commerce Parkway, Ste B
 Mount Laurel, NJ 08054
 Toll Free 877-428-4285
 Local: 856-231-9449
 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: Global Environmental Engineering Inc
 6140 Rashelle Dr; Ste 1
 Flint MI 48507

Report Date: 6/3/2011
Report No: 241202
Project: 650 Ann Arbor St
Project No.: F1438D

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 4312195	Description / Location: Grey Cementitious			
Client No.: 650-1A				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312196	Description / Location: Grey Cementitious			
Client No.: 650-1B				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312197	Description / Location: Grey Cementitious			
Client No.: 650-1C				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312198	Description / Location: Grey Cementitious			
Client No.: 650-1D				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

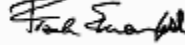
Accreditation **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

*This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
 This report shall not be reproduced except in full, without written approval of the laboratory.*

Analytical Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: T. Snyder

Approved By: 

Date: 6/3/2011

Frank E. Ehrenfeld, III
 Laboratory Director



9000 Commerce Parkway, Ste B
 Mount Laurel, NJ 08054
 Toll Free 877-428-4285
 Local: 856-231-9449
 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: Global Environmental Engineering Inc
 6140 Rashelle Dr; Ste 1
 Flint MI 48507

Report Date: 6/3/2011
Report No: 241202
Project: 650 Ann Arbor St
Project No.: F1438D

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 4312199	Description / Location: Grey Cementitious			
Client No.: 650-1E				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312200	Description / Location: Grey Cementitious			
Client No.: 650-1F				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312201	Description / Location: Grey Cementitious			
Client No.: 650-1G				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312202	Description / Location: White Caulk			
Client No.: 650-2A	Window			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditation **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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 This report shall not be reproduced except in full, without written approval of the laboratory.*

Analytical Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: T. Snyder

Date: 6/3/2011



9000 Commerce Parkway, Ste B
 Mount Laurel, NJ 08054
 Toll Free 877-428-4285
 Local: 856-231-9449
 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: Global Environmental Engineering Inc
 6140 Rashelle Dr; Ste 1
 Flint MI 48507

Report Date: 6/3/2011
Report No: 241202
Project: 650 Ann Arbor St
Project No.: F1438D

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	4312203	Description / Location:	White Caulk	
Client No.:	650-2B		Window	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	4312204	Description / Location:	White Caulk	
Client No.:	650-2C		Window	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	4312205	Description / Location:	White Floor Tile	
Client No.:	650-3			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	4312205	Description / Location:	Black Tar Paper		Layer No.: 2
Client No.:	650-3				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>	
None Detected	None Detected	40	Cellulose	60	

Accreditation

NIST-NVLAP No. 101165-0

NY-DOH No. 11021

AIHA-LAP, LLC No. 100188

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Analytical Method:

EPA 600/R-93/116

Comments:

(PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: T. Snyder

Date: 6/3/2011



9000 Commerce Parkway, Ste B
 Mount Laurel, NJ 08054
 Toll Free 877-428-4285
 Local: 856-231-9449
 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: Global Environmental Engineering Inc
 6140 Rashelle Dr; Ste 1
 Flint MI 48507

Report Date: 6/3/2011
Report No: 241202
Project: 650 Ann Arbor St
Project No.: F1438D

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 4312206	Description / Location: Off-White Floor Tile			
Client No.: 650-4				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312206	Description / Location: Black Tar Paper			Layer No.: 2
Client No.: 650-4				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose	60

Lab No.: 4312206	Description / Location: Brown Vinyl Sheet Flooring			Layer No.: 3
Client No.: 650-4				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose	60

Lab No.: 4312207	Description / Location: Grey Duct Insulation			
Client No.: 650-5				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
40	Chrysotile	40	Cellulose	20

Accreditation

NIST-NVLAP No. 101165-0

NY-DOH No. 11021

AIHA-LAP, LLC No. 100188

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Analytical Method:

EPA 600/R-93/116

Comments:

(PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: T. Snyder

Date: 6/3/2011



9000 Commerce Parkway, Ste B
 Mount Laurel, NJ 08054
 Toll Free 877-428-4285
 Local: 856-231-9449
 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: Global Environmental Engineering Inc
 6140 Rashelle Dr; Ste 1
 Flint MI 48507

Report Date: 6/3/2011
Report No: 241202
Project: 650 Ann Arbor St
Project No.: F1438D

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 4312208	Description / Location: Grey Insulation			
Client No.: 650-6				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
50	Chrysotile	25	Cellulose	25

Lab No.: 4312209	Description / Location: Grey Floor Tile			
Client No.: 650-7				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 4312209	Description / Location: Brown Vinyl Sheet Flooring			Layer No.: 2
Client No.: 650-7				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose	60

Lab No.: 4312209	Description / Location: Blue Tar Paper			Layer No.: 3
Client No.: 650-7				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose	60

Accreditation

NIST-NVLAP No. 101165-0

NY-DOH No. 11021

AIHA-LAP, LLC No. 100188

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Analytical Method:

EPA 600/R-93/116

Comments:

(PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. Quantification at <0.25% by volume is possible with this method. (PC-Trace) represents this limit of quantitation. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based upon the sample matrix.

Analysis Performed By: T. Snyder

Date: 6/3/2011



Chain of Custody

Client: Global Environmental Engineering Inc.
6140 Rashelle Dr. Suite 1
Flint, MI 48507

Project Name: 650 ANN ARBOR ST.
Project No.: F1438 D

Office Phone: 810-238-9190
Cell Phone:
FAX / Email 1: 810-238-9195 jherrick@globaleel.com

Contact 1: Julie Herrick
Contact 2: Desiree Bable
FAX / Email 2: dbable@globaleel.com

Special Instructions:

Matrix:

Air Soil Bulk Other
 Water Paint Surface Dust / Wipe

Analysis Method:

<input type="checkbox"/> PCM : NIOSH 7400	<input checked="" type="checkbox"/> See Page 2 for Bulk Asbestos Specific Log	<input type="checkbox"/> TEM : AHERA
<input type="checkbox"/> PCM : OSHA	<input checked="" type="checkbox"/> PLM : Bulk Asbestos EPA 600	<input type="checkbox"/> TEM : NIOSH 7402
<input type="checkbox"/> PCM : TWA	<input type="checkbox"/> PLM : Point Counting 198.1	<input type="checkbox"/> TEM : Dust / Wipe
<input type="checkbox"/> AAS : Lead in Air	<input type="checkbox"/> PLM : NOB via 198.1 (PLM only)	<input type="checkbox"/> TEM : Dust / Microvac
<input type="checkbox"/> AAS : Lead in Water	<input type="checkbox"/> If <1% by PLM, to TEM via 198.4 ²	<input type="checkbox"/> TEM : NOB 198.4
<input type="checkbox"/> AAS : Lead in Paint	<input type="checkbox"/> PLM : See page 2 for instructions	<input type="checkbox"/> TEM : Bulk Analysis
<input type="checkbox"/> AAS : Lead Dust/Wipe ¹	See Page 4 for Mold Specific Log	<input type="checkbox"/> TEM : Potable Water
<input type="checkbox"/> AAS : Lead in Soil	<input type="checkbox"/> IAQ: I Bioaersol Fungal Spore Trap ³	<input type="checkbox"/> TEM : Non-Potable Water
<input type="checkbox"/> AAS : TCLP	<input type="checkbox"/> IAQ: II Bioaersol Fungal Spore Trap ⁴	<input type="checkbox"/> TEM : Other
<input type="checkbox"/> AAS : Metals (Cd, Zn, Cr)	<input type="checkbox"/> IAQ: Tape, Bulk, Misc. Qualitative ³	<input type="checkbox"/> Total Dust : NIOSH 0500
	<input type="checkbox"/> IAQ: Tape, Bulk, Misc. Quantitative ³	<input type="checkbox"/> Total Dust : NIOSH 0600
	<input type="checkbox"/> IAQ: Other Culturable ID ²	

1- Requires ASTM acceptable material 2- Call to confirm TAT 3- Non-culturable 4- With Non-fungal Microscopic Exam

Turnaround Time: Preliminary Results Requested By... _____ Verbals FAX Email

_____ date / time

10 Day 5 Day 3 Day 2 Day 1 Day* 12 Hour** 6 Hour** RUSH**

* End of next business day unless otherwise specified. ** Matrix Dependent. Please notify the lab before shipping.

Sample Numbers: Client #(s): _____ - _____ IATL#(s): _____ - _____ Total: 15

(start) (end) (start) (end)

Please use your sample log to supply sampling information (ex. Volumes, areas, descriptions, locations, etc.) or download forms at iatl.com

Chain of Custody:

Relinquished (Name / Organization): Julie Herrick / Global Date: 5-24-2011 Time: 16:15

Received (Name / IATL): _____ Date: _____ Time: _____

Sample Login (Name / IATL): 1973274 Date: _____ Time: _____

Sample Prep (Name / IATL): _____ Date: _____ Time: _____

Analysis (Name(s) / IATL): _____ Date: _____ Time: _____

QA/QC Review (Name / IATL): _____ Date: 6/3/11 Time: _____

Archived / Released: _____ Date: MAY 26 2011 Time: _____

QA/QC InterLAB Use: _____

IATL - By _____



Chain of Custody

- Bulk Asbestos Sample Log -

Client: Global Environmental Engineering Inc.
6140 Rashelle Dr. Ste. 1, Flint, MI 48507

Project Name: 650 ANN ARBOR ST.
Project No.: F1438 D

PLM Special Instructions:

- PLM : Bulk Asbestos Building Materials EPA 600 / R 93-116
- PLM : Point Counting
 - PC : via ELAP 198.1
 - PC : 400 Points
 - PC : 800 Points *
 - PC : 1600 Points *
- PLM : Gravimetric Reduction
 - PLM : NOB via 198.1
 - PLM : Friable via EPA 600 2.3
 - If <1% by PLM, to TEM via 198.4 *
 - If <1% by PLM, Hold for Instructions
- PLM : Analyze Until Positive (Positive Stop)
 - AUP : by Homogenous Area as Noted
 - AUP : by Material Type as Noted
- PLM : Non-Building Material *, **(Dust, Wipe, Tape, Soil)
 - Soil or Vermiculite Analysis *, **
- PLM: Instructions for Multi-Layered Samples
 - Analyze and Report All Separable Layers per EPA 600
 - Report Composite for Drywall Systems per NESHAP
 - Report All Layers and Composite Where Applicable
 - Only Analyze and Report Specifically Noted Layer

* Additional charge and turnaround may be required. ** Alternative Method (ex: EPA 600/R-04/004) may be recommended by Laboratory.

Sampling Date: _____

Client Sample ID:	IATL Sample ID:	Sample Description / Location	Notes	
650-1A	4312195	PLASTER	COMPOSITE WHERE POSSIBLE AUP	
650-1B	4312196	↓		
650-1C	4312197	↓		
650-1D	4312198	↓		
650-1E	4312199	↓		
650-1F	4312200	↓		
650-1G	4312201	↓		
650-2A	4312202	WINDOW CAULK	↓	
650-2B	4312203	↓		
650-2C	4312204	↓		
650-3	4312205	LINOLEUM		
650-4	4312206	LINOLEUM		
650-5	4312207	DUCT WRAP		
650-6	4312208	FIRE BOARD		
650-7	4312209	FLOORING MATERIAL		
				↓
				↓

Attachment 4

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH



MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT (DNRE) AIR QUALITY DIVISION
 NESHP, 40 CFR Part 61, Subpart M



MICHIGAN DEPARTMENT OF ENERGY, LABOR AND ECONOMIC GROWTH (DELEG), ASBESTOS PROGRAM,
 P.A. 135 OF 1986, AS AMENDED, Section 220 (1-4) or (8)

DNRE/DELEG USE ONLY

Postmark Date ____/____/____ Rec'd Date ____/____/____

Emergency Date ____/____/____ Valid No. _____

OK Send Def Ltr. Date of Def Ltr. ____/____/____

FOLLOW UP ____/____/____ Spoke w/ _____

Comments: _____

Notification No. _____ Trans No. _____

Calculate DELEG Asbestos Project Fee: (1% Project Fee)

Total Project Cost: _____ x 0.01 = _____

Type of Contractor: _____ License No.: _____

Licensing Authority: _____

1. NOTIFICATION:

Date of Notification: _____

Date of Revision(s): _____

Notification Type: Original Revised Canceled Annual

Mark appropriate boxes: (both DNRE and DELEG may apply):

DNRE (NESHP) [260 In. ft./160 sq. ft. or more is threshold]

Planned Renovation – 10 **working** days notice

Emergency Renovation

Scheduled Demolition – 10 **working** days notice

Intentional Burn – 10 **working** days notice

Ordered Demolition

DELEG (MIOSHA) [Will not accept annual notifications]

Demo, Reno, Encap. (>10 In. ft./15 sq. ft.) 10 **calendar** days notice

Emergency Renovation/Encapsulation

2. PROJECT SCHEDULE:

START DATE **END DATE**

* Renovation _____ _____

+Asb. Removal _____ _____

+Demolition: _____ _____

Encapsulation: _____ _____

Work Schedule: Please indicate the anticipated days of the week and work hours for the purpose of scheduling a compliance inspection.

Days of the Week **Work Hours**

Asb. Removal: _____ _____

Demolition: _____ _____

Encapsulation: _____ _____

* Includes setup, build enclosure, asbestos removal, demobilizing, etc.

+Include **only** those dates you are conducting asbestos removal/demo.

Check here if this is a multi-phased project, attach a schedule showing the start/end date of each phase.

3. ABATEMENT CONTRACTOR: Internal Project #: _____

Name: _____

Mailing Address: _____

City/State/Zip: _____

E-mail: _____

Contact: _____ Phone: _____

4. DEMOLITION CONTRACTOR: Internal Project #: _____

Name: _____

Mailing Address: _____

City/State/Zip: _____

E-mail: _____

Contact: _____ Phone: _____

5. FACILITY OWNER: ("Facility" includes Bridges)

Name: _____

Mailing Address: _____

City/State/Zip: _____

E-mail: _____

Contact: _____ Phone: _____

6. FACILITY DESCRIPTION:

Facility Name: _____

Location Address/Description: _____

_____ If Apt. # of units: _____

City/Twp. _____ State: _____ Zip Code: _____

County: _____ Nearest Crossroad: _____

Size: (sq. ft.) _____ No. of Floors: _____ Floor No.: _____

Age: _____ Present Use: _____ Prior Use: _____

Specific Location(s) in Facility: _____

7. DISPOSAL SITE:

Name: _____

Location Address: _____

City/State/Zip: _____

8. WASTE TRANSPORTER 1:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

WASTE TRANSPORTER 2:

9. ORDERED DEMOLITIONS: (See NESHP regulations for definition of "Ordered Demolition.") A copy of the official Order must accompany this notification.

Gov't Agency Ordering Demo: _____

Name/Title of Person Signing Order: _____

Date of Order: _____ Date Ordered to Begin: _____

10. IS ASBESTOS PRESENT? Yes No

To be removed prior to demolition

Estimate the amount of asbestos: Include RACM (Regulated Asbestos Containing Material) to be removed, encapsulated, etc. Also include the amount and type (floor tile, roofing, etc.) of non-friable Category I and/or Category II ACM that **will not** be removed prior to demolition. (**NOTE:** In a demolition, cementitious ACM **cannot** remain in a structure, as it is likely to become regulated in the demolition/handling process. It **must** be removed prior to demolition.)

RACM to be Removed

RACM to be Encapsulated

Non-friable ACM **not** removed prior to demo.

Category I

Category II

Units of Measure

				<input type="checkbox"/> Ln. Ft.	<input type="checkbox"/> Ln. M.
				<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Sq. M.
				<input type="checkbox"/> Cu. Ft.*	<input type="checkbox"/> Cu.M.*

*Volume (cubic ft./meters) should be used only if unable to measure by linear/square measure (example: asbestos has fallen off of surface).

(continued on reverse side)

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH (continued)

11. PROJECT DESCRIPTION: Complete A) for Renovation (asbestos removal/encapsulation) and/or B) for Demolition:

A) RENOVATION: Mark all surfaces/types of RACM to be removed:

- ☐ Piping ☐ Fittings ☐ Boiler(s) ☐ Tanks(s)
☐ Beam(s) ☐ Duct(s) ☐ Tunnel(s) ☐ Ceiling Tile(s)
☐ Mag Block ☐ Other (describe)

Encapsulation (for DELEG): Mark surfaces/types to be encapsulated:

- ☐ Piping ☐ Fittings ☐ Boiler(s) ☐ Tank(s)
☐ Beam(s) ☐ Duct(s) ☐ Tunnel(s) ☐ Ceiling Tile(s)
☐ Other (describe)

Method of removal: Describe how the asbestos will be removed from the surface (example: glove bag, scrape with hand tools, cut in sections and carefully lower, etc.):

B) DEMOLITION: Describe the method of demolition of facility, bridge, etc., and indicate if complete or partial. If partial, describe which part of facility bridge, etc., will be demolished:

12. ENGINEERING CONTROLS: Describe work practices and engineering controls used to prevent visible emissions before, during, and after removal, and until proper disposal:

13. UNEXPECTED ASBESTOS: Describe the steps you intend to follow in the event that unexpected RACM is found or previously non-friable asbestos becomes friable (crumbled, pulverized, reduced to powder, etc.) and therefore regulated:

14. PROCEDURE(S) USED TO DETECT THE PRESENCE OF ASBESTOS: A) Indicate how you determined whether or not asbestos is in the facility. If analytical sampling was used, describe method of analysis. (The determination of the presence or absence of asbestos must be made prior to submitting a renovation/demolition notification.):

B) Name, address, and phone number of company performing asbestos survey:

C) Name, accreditation number of inspector, and date of inspection:

15. EMERGENCY RENOVATIONS: Date/time of emergency: Describe the sudden, unexpected event:

Explain how the event caused unsafe conditions, and/or would cause equipment damage and/or an unreasonable financial burden:

16. I certify that an individual trained in the provisions of 40 CFR Part 61, Subpart M, will be on-site during the renovation and during demolition involving RACM above the threshold and/or during an ordered demolition. Evidence that this person has completed the required training will be available for inspection at the renovation or demolition site.

Signature of Owner or Abatement Contractor Date Signature of Owner or Demolition Contractor Date

17. Signature Requirements for Projects with Negative Pressure Enclosures: (required by DELEG) Per Section 221(1)(2) of P.A. 135 of 1986, as amended, clearance air monitoring is required for any asbestos abatement project involving 10 linear feet/15 square feet or more of friable material which is performed within a negative pressure enclosure. I (the building owner or lessee) have been advised by the contractor of my responsibility under Act 135 to have clearance air monitoring performed on this project.

Signature of Building Owner or Lessee Date Signature of Asbestos Abatement Contractor Representative Date

NOTE: It is not mandatory that a signed copy be sent to DELEG unless requested. For affected projects, this section of the notification form must be completed, signed, and made part of your records before the project begins.

18. I certify that the above information is correct:

Printed Name of Owner/Operator Date Signature of Owner/Operator Date

MAILING ADDRESSES/PHONE NUMBERS: (See Item 1 to determine which agency requirements/regulations are applicable to your project.)

For Public Act 135 of 1986, as amended, Section 220 (1-4) or (8), mail to address below. For more info visit: http://www.michigan.gov/asbestos

MIOSHA Asbestos Program
DELEG, CSHD
P.O. Box 30671
Lansing, MI 48909-8171

517.322.1320 (office), 517.322.1713 (fax)

For NESHAP Demolitions/Renovations, 40 CFR, Part 61, Subpart M, mail notifications to the appropriate address below (by county of subject facility): For more info visit http://www.michigan.gov/deg click on Air, then Asbestos NESHAP Program.

All Counties (except Wayne County)

NESHAP Asbestos Program
DNRE, AQD
P.O. Box 30260
Lansing, MI 48909-7760

517.373.7064 (Revision Line)

Wayne County Only

NESHAP Asbestos Program
Detroit Field Office, DNRE, AQD
Cadillac Place, Suite 2-300
3058 West Grand Boulevard
Detroit, MI 48202

313.456.4686



WILCO
ENVIRONMENTAL

**COMBINATION LEAD BASED PAINT
INSPECTION AND
RISK ASSESSMENT SURVEY
FOR THE PROPERTY KNOWN AS:**

Vacant
650 Ann Arbor St.
Flint, MI 48503
Date of Construction: 1904

PREPARED FOR:

Greer, Freeman
720 Ann Arbor St.
Flint, MI 48503
(810) 238-9140

LABWORK PROVIDED BY

Accurate Analytical Testing (AAT)
(734) 699-5227
NLLAP # 100986

DATE(S) OF ASSESSMENT:

April 22, 2008

REPORT PREPARED AND SUBMITTED BY:

Charles Hanschu
EPA Certified Lead Risk Assessor
Certification #: P-03577

ETC / Wilco Job#: 122457

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY

Chart detailing lead hazards found at the home, severity of the hazard, priority and potential solutions (hazard control options) for each hazard.

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- A. Lead Inspections
- B. Lead Risk Assessments
- C. Project Limitations and Problems

III. REGULATORY INFORMATION

- A. Department of Housing and Urban Development (HUD) Requirements
- B. Environmental Protection Agency (EPA):
- C. Occupational Safety and Health Administration (OSHA):

IV. SAMPLE RESULTS AND INFORMATION

- A. Lead Paint Sampling
- B. Lead Dust Sampling
- C. Lead Soil Sampling

V. RE-EVALUATION RECOMMENDATIONS

VI. COST ESTIMATES

VII. RECOMMENDATIONS FOR FUTURE OPERATIONS AND MAINTENANCE

APPENDICES

- Appendix A - All Paint Sample Results (XRF Method)
- Appendix B - **Lead Paint Only** Sample Results (XRF Method)
- Appendix C - Potential Hazards
- Appendix D - Maps of Residence
- Appendix E - Resident Questionnaire and Building Condition Form
- Appendix F - Re-Evaluation Schedule Chart

ETC - Environmental Services WILCO Environmental

Executive Summary Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
<i>Client</i>	Freeman Greer			
<i>Survey Location:</i>	650 Ann Arobr Street, Flint, MI 48503			
<i>Survey Date:</i>	03/28/08			
<i>Inspectors:</i>	Charles Hanschu			
The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Hazards throughout Home				
<i>Dust levels in some window troughs / wells</i> within the home were found to have elevated lead levels. Therefore, all window troughs should be considered to be lead contaminated.	Moderate	Schedule	1) Remove and replace with new replacement windows or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
<i>Dust levels in some window sills / stools</i> within the home were found to have elevated lead levels. Therefore, all window sills should be considered to be lead contaminated.	Moderate	Schedule	1) Remove and replace with new replacement windows or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
<i>Dust levels on some floors</i> within the home were found to have elevated lead levels. Therefore, all floors should be considered to be lead contaminated.	Moderate	Schedule	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.
A majority of window components throughout the home were found to present lead hazards, rather than listing each on a room by room basis, all deteriorated window components should be considered lead hazards.	Moderate	Schedule	1) Remove and replace with new replacement windows also wrap all other components with aluminum (sills, casings, etc) or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Hazards on Exterior and Property				
<i>All exterior window components are in poor condition and should be considered lead hazards.</i>	Moderate	Schedule	1) Remove and replace with new replacement windows or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs, stabilize surfaces, and repaint. This applies only to older windows not the recently replaced windows within the home.	1) Use friction reduction treatments (jamb liners, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Room 1				
<i>Door casings</i> represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

ETC - Environmental Services WILCO Environmental

Executive Summary Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
<i>Client</i>	Freeman Greer			
<i>Survey Location:</i>	650 Ann Arobr Street, Flint, MI 48503			
<i>Survey Date:</i>	03/28/08			
<i>Inspectors:</i>	Charles Hanschu			
The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Side C and D walls represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Room 2				
Side D wall represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Room 3				
Side B wall represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Room 5				
Side D wall represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Room 6				
Side b wall represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Porch 7				
Wood componants of the porch represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Wrap walls with Tyvek or equivalent, apply foam insulation board, seal all seams and install a new vinyl or aluminum siding system, including wrapping and enclosure of all trim components with vinyl or aluminum, or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Side A wall represents another deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose by wrapping with vinyl or aluminum and seal or 2) wet scrape/sand all surfaces bare to the substrate, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.



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During the course of this lead combination investigation:

XX Lead Based Paint was identified on some components

XX Lead Based Paint Hazards were identified in some areas

II.) PURPOSE AND SCOPE OF WORK

Attached here within are the results of a lead based paint (LPB) combination inspection and risk assessment (combination survey) performed by Charles Hanschu of ETC - Environmental Services / Wilco Environmental, Inc. (ETC / Wilco). This combination survey was performed for Greer, Freeman at the Vacant located at 650 Ann Arbor St. in Flint, MI 48503. The site work was performed on April 22, 2008 by Charles Hanschu. Charles Hanschu is an EPA certified lead risk assessor and has completed the manufacturer's training course regarding radiation safety and x-ray measurement technology.

The purpose of a lead combination survey is to identify any existing lead paint and/or lead hazards that might exist within the residence. The process of identifying all lead based paint in a residence is referred to as a lead inspection while identifying all lead hazards in a residence is a risk assessment. It has become common in the industry to perform both of these services at one time and this is referred to as a lead combination survey. Although this report represents both services, for the purposes of discussion, we will discuss the methods and goals of inspections and risk assessments separately.

A. Lead Inspections

ETC / Wilco's inspection started by breaking down the dwelling into separate functional areas. For the testing of paint, each functional area was then broken down into different building components, according to the various colors and substrates. Samples were collected using a X-Ray Fluorescence (XRF) analyzer. The XRF uses radioactive cadmium to determine the amount of lead located within each surface tested. At the time of this report, HUD has defined Lead-Based Paint (LBP) as paint with an average concentration of 1.0 mg/cm², or greater using the XRF technology. Test results for this residence that can be compared against the HUD and EPA standards can be found in Appendix A.

In cases where the XRF detected LBP and the paint was in poor condition (cracked, peeling, chalking, etc.) the inspector may recommended further testing be done. Additional samples such as dust wipes, vacuum samples, air samples or soil samples may be warranted in the areas where the paint is poor condition.

B. Lead Risk Assessments

A lead risk assessment attempts to identify lead hazards that may exist within a home. Lead hazards are defined in an important lead regulation called Title X, the Title X definition includes the following six items:

1. Lead paint that is deteriorated (flaking, chipped, peeling, etc.) in poor condition as defined by Title X.
2. Lead paint on a friction surface (i.e. rubbing doors, sliding windows, etc.) where associated dust levels exceed safe limits.
3. Lead paint on an impact surface (i.e. door jambs, stair treads, etc.) where the impact is caused by another building component.
4. Lead paint on a chewable surface (i.e. window sills, shelves, etc.) where there is visible evidence of teeth marks.
5. Lead contaminated dust where levels exceed safe limits.
6. Lead contaminated soils where levels exceed safe limits.

A lead risk assessment attempts to identify hazards by taking a series of dust, soil and deteriorated paint samples and comparing them to associated limits developed by HUD and EPA.

C. Project Limitations and Problems

Throughout the course of any LBP combination survey there can be a number of problems including: areas or surfaces that could not be tested, inaccessible areas, locked doors, problems due to inclement weather, etc. Following is a brief description of the limitations associated with this inspection. The limitations and/or problems existing at Vacant included:

- 2nd floor fascia, 2nd floor windows exterior.
- 2nd floor doors.
- X-Ray Fluorescence (XRF) is a non-destructive type of paint testing. Inspectors do not remove items that are fastened shut, down, together or otherwise made to impede access. Drop ceiling tiles, furniture, equipment, and other items are not removed by the inspectors, those areas should be made to be accessible to the inspector by the building owner. Excessive storage conditions, deferred cleaning practices, and unsafe building conditions could be cause for a building component to not be tested. If a building component is present but does not show up on the inspection report it should be considered to be lead painted unless it was installed after 1978 or has a factory finish on it.
- It is also possible that wall hangings, flags, banners, pictures wall shelving units and large furniture may hide damage to wall surfaces. If those items are covering up damage, it could change the classification of that component from intact or fair to poor. If this is the case, treat those damaged surfaces as though they are a hazard.
- Bare soil areas will change with usage, weather and other factors beyond the control of the risk assessor who wrote this report.

III.) REGULATORY INFORMATION

A. Department of Housing and Urban Development (HUD) Regulations

By recognizing lead based paint (LBP) as a potential health hazard, HUD became the lead federal agency in the identification of lead hazards and has the primary responsibility to regulate LBP in Public or Indian housing. HUD has generated guidelines and performed extensive research to develop comprehensive requirements for LBP inspections, risk assessments and lead abatement or removal activities. These guidelines are enforceable in Public or Indian housing projects or any other project where HUD funds are dispersed. This includes most community development block grant (CDBG) funds as well as other housing assistance as provided by HUD, VA, etc. These methods represent the "State of the Art" technology for lead activities. At this point, EPA has developed similar rules that are in force in all housing and child occupied facilities and are enforced on a State by State basis.

If the work to be completed on this project is federally, state or locally funded, it is likely the full HUD regulations will apply. HUD program requirements for most projects are determined by the amount of money spent on the project. In general the requirements are:

For all projects where the rehabilitation costs will be between \$0 - \$25,000

Greer, Freeman or their contractors (as you determine) may choose any combination of the following three (3) options to address the hazards found in the executive summary.

- all interim control options
- some interim controls and some abatement options
- or all abatement options

Also, please note that anytime even one abatement option is chosen, the contractor and their employees must be fully certified licensed through the State of Michigan – Lead Program to perform any abatement work.

For all projects where the rehabilitation costs will exceed \$25,000

In this case, Greer, Freeman or their contractors (as you determine) must chose ONLY abatement options to address the hazards identified.

This has serious repercussions for Greer, Freeman as abatement options are almost always more expensive than interim controls and this price difference between \$24,999 and \$25,001 may require large extra lead expenses to the program costs for this property. *You may wish to share this information with all of your selected contractors so they better understand the potential cost increases when their bid price exceeds \$25,000.*

Please note, this is only a general outline and the HUD regulations are very complex. For instance some costs on a project (i.e. the initial risk assessment and final clearance) may not count toward the rehabilitation costs. For further information, refer to the HUD guidelines or contact a ETC / Wilco representative.

B. Environmental Protection Agency (EPA):

The EPA has generated significant rules affecting lead in homes and child occupied facilities. The three most important are (1) the real estate disclosure rule, (2) the lead renovation rule and (3) the training and abatement rule. The real estate disclosure act requires any home seller or realtor to pass out an informational pamphlet and discuss lead issues prior to selling, leasing or renting a housing unit. Similarly, the lead renovation rule requires the contractor performing renovation activities in “child occupied facilities” or “target housing” to pass out the same informational pamphlet required in the real estate act, educate the owner in lead issues, train all their employees in an 8 hour lead class and follow lead safe work practices throughout the project. This purpose of this regulation is to insure residents have the opportunity to ask questions about lead exposure prior to renovation activities disturbing painted surfaces.

The other EPA rule establishes training, certification, and minimum work practices for any work performed in “child occupied facilities” or “target housing”. At this point, any lead **interim control or abatement** activities must be conducted by trained, certified personnel who are licensed in Michigan and follow the minimum work practices outlined in this regulation.

C. Occupational Safety and Health Administration (OSHA):

Additionally, OSHA has established regulations to prevent high lead exposure to employees working in lead related occupations. Along with establishing a permissible exposure limit (PEL), OSHA, working with the National Institute for Occupational Safety and Health (NIOSH), has mandated engineering, work practice and administrative controls to protect the worker. The current PEL at the time of this report is a concentration no greater than 50 micrograms per cubic meter of air.

IV.) SAMPLE RESULTS AND INFORMATION

A. Lead Paint Sampling

Lead paint sample results are contained in Appendix B. All types of painted surfaces were tested using X-Ray fluorescence (XRF) technologies. XRF uses gamma photons from a sealed irradiation source to strike the atoms within the painted surface. Most commonly, an isotope of cobalt or cadmium is used to produce gamma photons. Because the source is radioactive, training and certification is required to operate an XRF lead analyzer. All inspectors have received the EPA three day lead inspection training and the manufacturer’s XRF training. The radiation safety officer for ETC / Wilco is Jeremy Westcott.

The serial number of the XRF instrument utilized in this project was XL309-U3787NR8944. These instruments are registered as radioactive materials with the State of Michigan Department of Environmental Quality. The registration number for these instruments is 031070-01-I01. ETC / Wilco’s representatives handle and operate the XRF instrument in accordance with the manufacturers’ directives and methods described in the HUD Guidelines.

ETC / Wilco’s lead testing results are applicable for the time that testing was conducted and for the condition of surfaces at the time they were tested. If questions arise regarding lead content on surfaces that were not tested (or were inaccessible) by ETC / Wilco, then additional testing services should be solicited to test those surfaces for lead.

B. Lead Dust Sampling

For combination surveys, lead dust sampling is required in areas where children are most likely to come into contact with dust. Areas for consideration include: children’s bedroom(s), family rooms, play rooms, kitchens, bathrooms, etc. Lead dust samples are to be taken from at least six different rooms with samples from both the floor and either a window sill or window well within each room.

Current limits for lead dust samples taken during combination surveys are as follows in micrograms per square foot (ug/ft²):

	Floors	Window Sills	Window Wells	Ext. Concrete
HUD	40	250	400	800
EPA	40	250	400	800
OSHA	~9000	~9000	~9000	~9000

Actual dust level results noted at the Vacant residence are below. Any sample above the allowable regulatory limit is in bold.

<i>Sample #</i>	<i>Room Location</i>	<i>Component</i>	<i>Area Wiped (in sq. ft.)</i>	<i>Lead Concentration (in ug/ft²)</i>
WS 1	ROOM 1	FLOOR	1.00	8240.00
WS 2	ROOM 1	SILL	0.38	1302.00
WS 3	ROOM 2	FLOOR	1.00	361.00
WS 4	ROOM 2	TROUGH	0.17	12820.00
WS 5	ROOM 3	FLOOR	1.00	1674.00
WS 6	ROOM 3	SILL	0.38	2341.00
WS 7	ROOM 4	FLOOR	1.00	190.00
WS 8	ROOM 4	TROUGH	0.17	60030.00
WS 9	ROOM 5	FLOOR	1.00	2313.00
WS 10	ROOM 5	TROUGH	0.50	8385.00
WS 11	ROOM 6	FLOOR	1.00	420.00
WS 12	ROOM 6	SILL	0.38	2043.00

Any high dust levels noted here represent lead hazards and are included in the hazard charts in the Executive Summary. This chart details the lead dust problems identified (or lack thereof) within this residence. *Please keep in mind that if lead dust samples were not taken in each room of the residence the samples that were taken will be used to represent overall conditions in the residence.* This means that areas that were not individually sampled may be listed as having problems based upon the sampling that was conducted in other areas.

C. Lead Soil Sampling

Lead soil sampling is required in areas where bare exposed soil is present around the house and the yard. Areas for consideration include: house perimeter, gardens, play areas, driveways, etc. Lead soil samples will only be taken if bare exposed soils exist. Sampling usually involves three areas: play areas where children are likely to come in contact with soil, the perimeter of the home (i.e. gardens, etc.) and other non-play areas of the yard where contact is less likely.

Current limits for lead soil samples taken during combination surveys are as follows in parts per million (ppm):

	Play Areas	House Perimeter or Other Areas of Yard
HUD	400	1200
EPA	400	1200

Actual soil results for the Vacant residence can be found in the chart below. Any sample above the allowable regulatory limit is in bold.

	Location	Results (parts per million)
SS-1	Perimeter of House	251

Any high soil levels noted here represent lead hazards and are included in the hazard charts in the Executive Summary. This chart details the lead soil problems identified (or lack thereof) within this residence. Please keep in mind that lead soil samples are composite samples where a small portion is taken from four or five different locations to make up the one sample. Therefore the results of this one sample represent all of the different areas where the separate pieces were acquired. Play areas and non-play areas should never be mixed in the same sample

V.) HAZARD CONTROL OPTION RECOMMENDATIONS

Types of hazards that may have been identified during the lead combination include both identified hazards and potential hazards. Identified hazards include paint, dust and soil hazards that fit the six (6) hazard definitions of HUD and the EPA detailed above. For each identified hazard, hazard control options (recommendations) are given to explain how to address any problems identified in the sampling. In the case of the Vacant property, hazard control options can be found in the Executive Summary Chart.

Potential hazards are areas of the residence where the occupant or owner may be completing renovation activities in the future. If future renovation activities were identified, these areas were sampled using the XRF instrument to determine lead content. If the paint in these areas was found to be above 1.0 mg/cm^2 , they were listed as potential hazards. This is required as the up-coming renovation activities will likely disturb the paint and possibly create lead based dust hazards that do not currently exist. It is critical that the homeowner (or selected renovation contractor) follow "lead safe work practices" when working on the potential hazards to avoid creating lead dust hazards. A list of potential hazards identified during the combination can be found in Appendix C.

VI.) RE-EVALUATION RECOMMENDATIONS

Anytime lead paint or hazards remain in the building and are not completely removed, the risk assessor is required to make recommendations for re-evaluating the building. This is the recommended time when the homeowner should hire a certified risk assessor to determine whether (1) conditions at the home have changed possibly causing additional hazards, (2) the initial hazard control options implemented have been effective or (3) if further work is warranted. The frequency of re-evaluations recommended is dependent on both the risk assessment results and the hazard control options that are chosen and implemented.

At the time of producing this risk assessment, the risk assessor can only be sure of the current conditions, but can not know for sure which hazard control options will be selected. For this reason, ETC / Wilco has chosen to include a re-evaluation chart in Appendix F. To determine the re-evaluation frequency recommended for this residence, please refer to this chart and reference Schedule 4 as given in the chart. This schedule was chosen based upon the results of the initial risk assessment. After finding the appropriate schedule, the homeowner / building manager / owner will need to know which hazard control options were conducted. By knowing the appropriate schedule (Schedule 4) and the hazard control selected (chosen by the owner) you can determine the recommended re-evaluation frequency.

If you do not wish to follow the chart, you can opt to follow the most stringent re-evaluation frequency that would be to re-evaluate at: 6 months, then 1 year then 2 years.

VII.) COST ESTIMATE

HUD and EPA regulations require the risk assessor to provide cost estimates for possible work to be completed. Below find a rough estimate of costs associated with lead remediation activities.

Encapsulation	\$3.50 sq. ft.	Enclosure wood	\$4.00 sq. ft.
Wet plane friction	\$2.75 sq. ft.	Enclosure metal	\$5.00 sq. ft.
and impact points	\$2.50 sq. ft.	Enclosure drywall	\$2.50 sq. ft.
Wet scrape and repaint	\$2.00 sq. ft.	Door replacement	\$750.00 each.
Window replacement	\$500 each	Soil abatement	\$10.00 sq. ft.
Dust removal-clean up cost	\$1.25 sq. ft.	Component replacement	5 times material

VII.) RECOMMENDATIONS FOR FUTURE OPERATIONS AND MAINTENANCE

It is very important to note that future disturbance of lead painted surfaces may cause new and additional lead hazards. Homeowners, building managers and landlords are expected to follow "lead safe work practices" any time that a lead painted surface is disturbed. This means making sure very little dust is generated (i.e. wet sanding not dry sanding), not burning lead painted items, cleaning up thoroughly after work, etc.

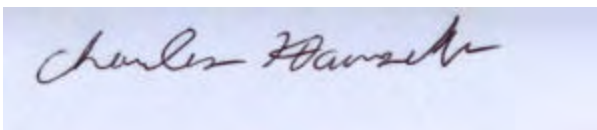
In order to provide guidance for the owners, managers and landlords when conducting renovation, maintenance or potential future disturbance of painted surfaces, they should refer to an excellent manual developed by HUD titled "Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work". This manual can be found for free on the Internet at <http://www.hud.gov/offices/lead/training/LBPguide.pdf>. Please download a copy of this manual before disturbing any painted surfaces within the residence. If access to the Internet is not available, you may order a copy at 1-800-424-5323.

If you have any questions not answered by this manual, please contact our office at (734) 649-9679. Thank you.

This report reviewed and submitted by

ETC - Environmental Services

Wilco Environmental Inc.



Charles Hanschu (Cert. # P-03577)
EPA / Michigan Certified Risk Assessor

WILCO Environmental

APPENDIX A

All Paint Samples Taken - In Order Sampled

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client		Freeman Greer										
Survey Location:		650 Ann Arobr Street, Flint, MI 48503										
Survey Date:		03/28/08										
Inspectors:		Charles Hanschu			License #:	P-03577			Job #	122457		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
1			Shutter Ca						0	Positive	NA +/-	
2			Calibrate						1	Positive	1.11 +/- 0.1	
3			Calibrate						1.1	Positive	1.22 +/- 0.26	
4			Calibrate						1	Positive	1.08 +/- 0.08	
5			Calibrate						1	Positive	1.07 +/- 0.09	
6	1	A	Room 1	Wall	Plaster	Poor	Tan		6.2	Negative	0.16 +/- 0.32	
7	1	B	Room 1	Wall	Plaster	Poor	Blue		1	Negative	0 +/- 0.03	
8	1	C	Room 1	Wall	Plaster	Poor	Blue		3	Positive	2.67 +/- 0.72	
9	1	D	Room 1	Wall	Plaster	Poor	White		10	Positive	11.76 +/- 3	
10	1	D	Room 1	Floor	Plaster	Poor	Other		1.2	Negative	0.02 +/- 0.13	
11	1	D	Room 1	Door	Wood	Poor	White		7.9	Negative	0.27 +/- 0.25	
12	1	C	Room 1	Door Casing	Wood	Poor	White		9.7	Positive	1.24 +/- 0.27	
13	1	C	Room 1	Door Casing	Wood	Poor	White		10	Positive	1.18 +/- 0.29	
14	1	A	Room 1	Ceiling	Wood	Poor	White		2.9	Negative	0.22 +/- 0.32	
15	1	B	Room 1	Window Sash	Wood	Poor	White		3.3	Negative	0.16 +/- 0.37	
16	1	B	Room 1	Window Stool	Wood	Poor	White		1.4	Negative	0.44 +/- 0.18	
17	1	B	Room 1	Window Stops	Wood	Poor	White		3	Negative	0.08 +/- 0.35	
18	1	A	Room 2	Wall	Wood	Poor	White		6.8	Negative	0.08 +/- 0.17	
19	1	B	Room 2	Wall	Wood	Poor	White		6.5	Negative	0.06 +/- 0.16	
20	1	C	Room 2	Wall	Plaster	Poor	Yellow		1	Negative	0 +/- 0.08	
21	1	D	Room 2	Wall	Plaster	Poor	White		6.9	Positive	1.49 +/- 0.47	
22	1	C	Room 2	Door	Plaster	Poor	Green		1	Negative	0 +/- 0.06	
23	1	C	Room 2	Window Sash	Wood	Poor	White		3.4	Negative	0.15 +/- 0.39	
24	1	C	Room 2	Window Trough	Wood	Poor	White		1.4	Negative	0.2 +/- 0.16	
25	1	B	Room 1	Stairs Baluster	Wood	Poor	Brown		3.3	Negative	0.72 +/- 0.23	
26	1	B	Room 1	Stairs Tread	Wood	Poor	Brown		1.1	Negative	0.13 +/- 0.12	
27	1	B	Room 1	Stairs Riser	Wood	Poor	Brown		2	Negative	0.52 +/- 0.22	
28	1	B	Room 1	Stairs Stringer	Wood	Poor	Brown		2	Negative	0.57 +/- 0.19	
29	1	B	Calibrate							Negative	0.95 +/- 0.1	
30	1	B	Calibrate							Negative	0.91 +/- 0.07	
31	1	B	Calibrate							Negative	0.89 +/- 0.08	
32	1	A	Room 3	Wall	Wood	Poor	White		1.8	Negative	0.1 +/- 0.16	
33	1	B	Room 3	Wall	Wood	Poor	Blue		10	Positive	13.58 +/- 3.2	

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APPENDIX A

All Paint Samples Taken - In Order Sampled

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

<i>Client</i>		Freeman Greer										
<i>Survey Location:</i>		650 Ann Arobr Street, Flint, MI 48503										
<i>Survey Date:</i>		03/28/08										
<i>Inspectors:</i>		Charles Hanschu				<i>License #:</i>	P-03577			<i>Job #</i>	122457	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
34	1	C	Room 3	Wall	Wood	Poor	Blue		1	Negative	0 +/- 0.08	
35	1	D	Room 3	Wall	Wood	Poor	Yellow		4.5	Negative	0.05 +/- 0.21	
36	1	C	Room 3	Door	Wood	Poor	Yellow		3.1	Negative	0.18 +/- 0.34	
37	1	A	Room 3	Door Jamb	Wood	Poor	White		4.2	Negative	0.2 +/- 0.38	
38	1	D	Room 3	Window Stool	Wood	Poor	White		5.4	Negative	0.26 +/- 0.36	
39	1	D	Room 3	Window Casing	Wood	Poor	White		3.4	Negative	0.31 +/- 0.27	
40	1	D	Room 3	Window Stops	Wood	Poor	White		5	Negative	0.3 +/- 0.3	
41	1	D	Room 3	Window Stops	Wood	Poor	White		3.2	Negative	0.23 +/- 0.36	
42	1	D	Room 3	Stairs Tread	Wood	Poor	Brown		1.6	Negative	0.4 +/- 0.23	
43	1	D	Room 3	Stairs Riser	Wood	Poor	Brown		3.6	Negative	0.37 +/- 0.27	
44	1	D	Room 3	Stairs Stringer	Wood	Poor	Brown		2	Negative	0.16 +/- 0.21	
45	1	A	Room 4	Wall	Plaster	Poor	Blue		2.1	Negative	0.01 +/- 0.13	
46	1	B	Room 4	Wall	Plaster	Poor	Yellow		1.5	Negative	0.01 +/- 0.13	
47	1	B	Room 4	Wall	Plaster	Poor	White		2.1	Negative	0.25 +/- 0.25	
48	1	C	Room 4	Wall	Plaster	Poor	Yellow		1	Negative	0.02 +/- 0.07	
49	1	D	Room 4	Wall	Plaster	Poor	White		7.3	Negative	0.04 +/- 0.09	
50	1	D	Room 4	Wall	Plaster	Poor	Blue		3.4	Negative	0.07 +/- 0.22	
51	1	C	Room 4	Door	Wood	Poor	Blue		1	Negative	0.02 +/- 0.08	
52	1	A	Room 4	Window Sash	Wood	Poor	White		8	Positive	4.06 +/- 1.43	
53	1	A	Room 4	Window Stops	Wood	Poor	White		3.6	Positive	1.97 +/- 0.72	
54	1	A	Room 4	Window Stops	Wood	Poor	White		3.6	Positive	1.97 +/- 0.72	
55	1	A	Calibrate							Positive	1.12 +/- 0.13	
56	1	A	Calibrate							Positive	1.14 +/- 0.17	
57	1	A	Calibrate							Positive	1.13 +/- 0.08	
58	1	A	Room 5	Wall	Plaster	Poor	Blue		1.7	Negative	0.23 +/- 0.16	
59	1	A	Room 5	Wall	Plaster	Poor	White		1.3	Negative	0.01 +/- 0.12	
60	1	B	Room 5	Wall	Plaster	Poor	Blue		1.8	Negative	0.04 +/- 0.1	
61	1	C	Room 5	Wall	Plaster	Poor	Other		1.8	Negative	0.01 +/- 0.09	
62	1	D	Room 5	Wall	Plaster	Poor	Blue		7.3	Positive	29.44 +/- 8.52	
63	1	D	Room 5	Wall	Plaster	Poor	Blue		4.8	Positive	9.5 +/- 2.72	
64	1	D	Calibrate		Plaster	Poor	Blue		1	Positive	1.14 +/- 0.12	
65	1	D	Calibrate		Plaster	Poor	Blue		1	Positive	1.11 +/- 0.11	
66	1	D	Calibrate		Plaster	Poor	Blue		1	Positive	1.14 +/- 0.11	

WILCO Environmental

APPENDIX A

All Paint Samples Taken - In Order Sampled

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client		Freeman Greer										
Survey Location:		650 Ann Arobr Street, Flint, MI 48503										
Survey Date:		03/28/08										
Inspectors:		Charles Hanschu				License #:	P-03577			Job #	122457	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
67	1	A	Room 6	Wall	Plaster	Poor	White		4.6	Negative	0.13 +/- 0.32	
68	1	A	Room 6	Wall	Plaster	Poor	Green		2.4	Negative	0.01 +/- 0.15	
69	1	B	Room 6	Wall	Plaster	Poor	Blue		2.1	Negative	0.01 +/- 0.13	
70	1	B	Room 6	Wall	Plaster	Poor	White		3.1	Positive	12.52 +/- 3	
71	1	C	Room 6	Wall	Plaster	Poor	White		1	Negative	0 +/- 0.09	
72	1	D	Room 6	Wall	Plaster	Poor	White		4.1	Negative	0.03 +/- 0.13	
73	1	D	Room 6	Window Stool	Wood	Poor	White		4.1	Negative	0.03 +/- 0.13	
74	1	D	Room 6	Window Stool	Wood	Poor	Green		4.9	Negative	0.09 +/- 0.3	
75	1	D	Room 6	Window Sash	Wood	Poor	Green		5.7	Negative	0.35 +/- 0.19	
76	1	D	Room 6	Window Stops	Wood	Poor	Green		5.7	Negative	0.35 +/- 0.19	
77	1	D	Room 6	Window Stops	Wood	Poor	Green		6.2	Negative	0.33 +/- 0.44	
78	1	D	Room 6	Door	Wood	Poor	Red		1	Negative	0 +/- 0.06	
79	1	D	Room 6	Door Jamb	Wood	Poor	Red		1	Negative	0 +/- 0.13	
80	1	A	Porch 7	Window Ext Sash	Wood	Poor	White		10	Positive	7.32 +/- 2.31	
81	1	A	Porch 7	Window Stool	Wood	Poor	White		9.2	Positive	26.44 +/- 8.56	
82	1	A	Porch 7	Wall	Concrte	Poor	White		2.8	Positive	9.81 +/- 2.53	
83	1	A	Porch 7	Window Apron	Concrte	Poor	Red		10	Positive	15.16 +/- 5.88	
84	1	A	Porch 7	Floor	Concrte	Poor	Red		2.4	Negative	0.01 +/- 0.15	
85	1	A	Porch 7	Columns	Wood	Poor	Red		8.3	Positive	26.57 +/- 9.45	
86	1	A	Porch 7	Ceiling	Wood	Poor	White		8.3	Positive	26.57 +/- 9.45	
87	1	A	Porch 7	Ceiling	Wood	Poor	White		9.6	Positive	17.04 +/- 6.56	
88	1	A	Porch 7	Upper Trim	Wood	Poor	White		10	Positive	13.61 +/- 5.81	
89	1	A	Porch 7	Railing	Wood	Poor	White		1.9	Negative	0.01 +/- 0.15	
90	1	A	Outside	Stairs Tread	Wood	Poor	White		1	Negative	0.01 +/- 0.03	
91	1	A	Outside	Stairs Riser	Wood	Poor	White		1	Negative	0 +/- 0.01	
92	1	A	Outside	Stairs Stringer	Wood	Poor	White		1	Negative	0 +/- 0.01	
93	1	D	Outside	Window Ext Sash	Wood	Poor	White		7.9	Positive	5.28 +/- 1.91	
94	1	D	Outside	Window Stops	Wood	Poor	White		10	Positive	16.54 +/- 5.98	
95	1	D	Outside	Window Casing	Wood	Poor	White		10	Positive	9.41 +/- 2.36	
96	1	C	Outside	Stairs Baluster	Wood	Poor	White		1	Negative	0 +/- 0.01	
97	1	C	Outside	Stairs Stringer	Wood	Poor	White		1	Negative	0 +/- 0.01	
98	1	C	Outside	Stairs Newal Post	Wood	Poor	White		1	Negative	0 +/- 0.01	
99	1	C	Porch 7	Upper Trim	Wood	Poor	White		1.5	Negative	0.01 +/- 0.13	

WILCO Environmental

APPENDIX A

All Paint Samples Taken - In Order Sampled

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

<i>Client</i>		Freeman Greer										
<i>Survey Location:</i>		650 Ann Arobr Street, Flint, MI 48503										
<i>Survey Date:</i>		03/28/08										
<i>Inspectors:</i>		Charles Hanschu				<i>License #:</i>	P-03577			<i>Job #</i>	122457	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	$\frac{\text{mg}}{\text{cm}^2} \pm$ Precision	
100	1	C	Calibrate							Positive	1.09 +/- 0.1	
101	1	C	Calibrate							Positive	1.13 +/- 0.14	
102	1	C	Calibrate							Positive	1.08 +/- 0.08	

WILCO Environmental

APPENDIX B

Lead Paint ONLY Samples - Ordered by Room

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

<i>Client</i>		Freeman Greer									
<i>Survey Location:</i>		650 Ann Arobr Street, Flint, MI 48503									
<i>Survey Date:</i>		03/28/08									
<i>Inspectors:</i>		Charles Hanschu			<i>License #:</i>	P-03577			<i>Job #</i>	122457	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/ _{cm} ² +/- Precision
8	1	C	Room 1	Wall	Plaster	Poor	Blue		3	Positive	2.67 +/- 0.72
9	1	D	Room 1	Wall	Plaster	Poor	White		10	Positive	11.76 +/- 3
12	1	C	Room 1	Door Casing	Wood	Poor	White		9.7	Positive	1.24 +/- 0.27
13	1	C	Room 1	Door Casing	Wood	Poor	White		10	Positive	1.18 +/- 0.29
21	1	D	Room 2	Wall	Plaster	Poor	White		6.9	Positive	1.49 +/- 0.47
33	1	B	Room 3	Wall	Wood	Poor	Blue		10	Positive	13.58 +/- 3.2
52	1	A	Room 4	Window Sash	Wood	Poor	White		8	Positive	4.06 +/- 1.43
53	1	A	Room 4	Window Stops	Wood	Poor	White		3.6	Positive	1.97 +/- 0.72
54	1	A	Room 4	Window Stops	Wood	Poor	White		3.6	Positive	1.97 +/- 0.72
62	1	D	Room 5	Wall	Plaster	Poor	Blue		7.3	Positive	29.44 +/- 8.52
63	1	D	Room 5	Wall	Plaster	Poor	Blue		4.8	Positive	9.5 +/- 2.72
70	1	B	Room 6	Wall	Plaster	Poor	White		3.1	Positive	12.52 +/- 3
80	1	A	Porch 7	Window Ext Sash	Wood	Poor	White		10	Positive	7.32 +/- 2.31
81	1	A	Porch 7	Window Stool	Wood	Poor	White		9.2	Positive	26.44 +/- 8.56
82	1	A	Porch 7	Wall	Concrte	Poor	White		2.8	Positive	9.81 +/- 2.53
83	1	A	Porch 7	Window Apron	Concrte	Poor	Red		10	Positive	15.16 +/- 5.88
85	1	A	Porch 7	Columns	Wood	Poor	Red		8.3	Positive	26.57 +/- 9.45
86	1	A	Porch 7	Ceiling	Wood	Poor	White		8.3	Positive	26.57 +/- 9.45
87	1	A	Porch 7	Ceiling	Wood	Poor	White		9.6	Positive	17.04 +/- 6.56
88	1	A	Porch 7	Upper Trim	Wood	Poor	White		10	Positive	13.61 +/- 5.81
93	1	D	Outside	Window Ext Sash	Wood	Poor	White		7.9	Positive	5.28 +/- 1.91
94	1	D	Outside	Window Stops	Wood	Poor	White		10	Positive	16.54 +/- 5.98
95	1	D	Outside	Window Casing	Wood	Poor	White		10	Positive	9.41 +/- 2.36

WILCO Environmental

APPENDIX C

Potential Future Lead Paint Hazards - Ordered by Room

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

<i>Client</i>		Freeman Greer										
<i>Survey Location:</i>		650 Ann Arobr Street, Flint, MI 48503										
<i>Survey Date:</i>		03/28/08										
<i>Inspectors:</i>		Charles Hanschu			<i>License #:</i>		P-03577			<i>Wilco Job #:</i>		122457
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	

This property contains LBP but does not contain any potential hazard.

APPENDIX D

Maps of Residence

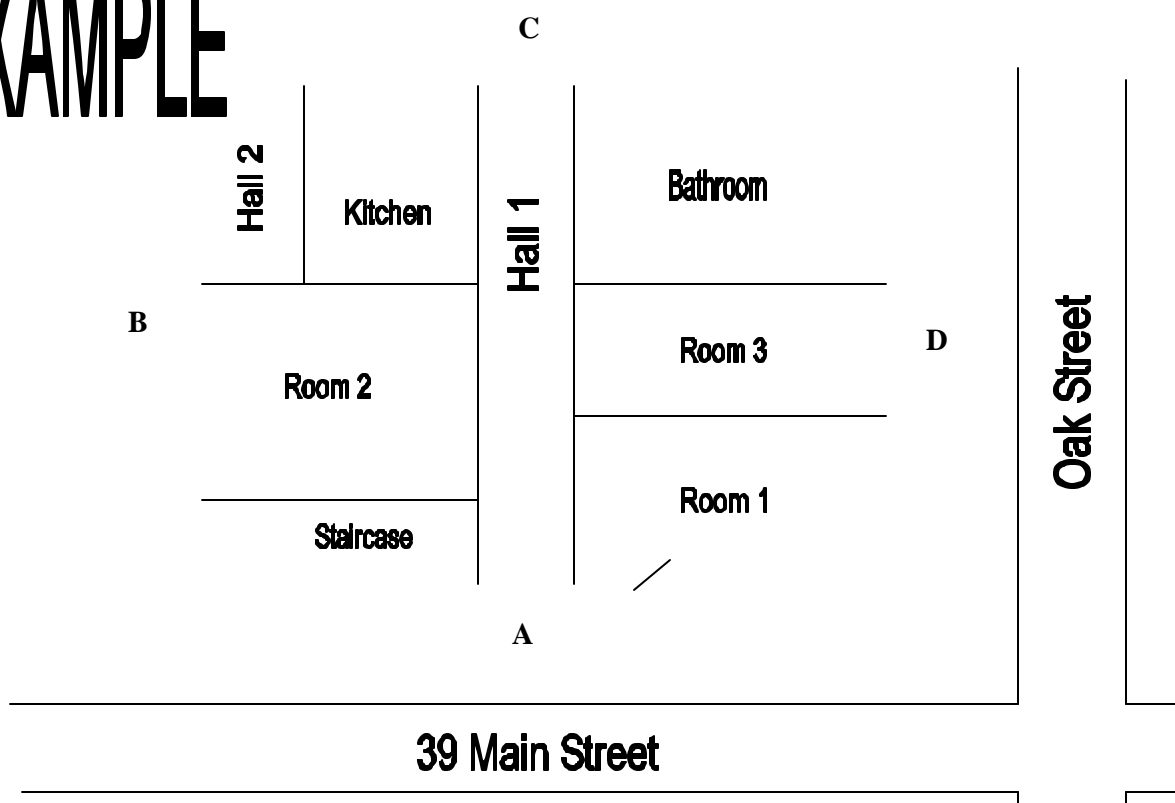
The inspection process uses a standard method of describing where lead paint is located. This is so that all parties involved will have a clear understanding as to what surfaces contain lead.

The outsides of the house will be lettered, starting with the letter A for the side of the house where the house gets its street address from. Starting at the A side, the rest of the house is lettered consecutively, clockwise around the house. Regardless of where the front door is located, the side of the house facing the street where the address is derived from will always be side A.

Inside the house, the process is much the same. The wall of each room that is nearest the A side of the house will be identified as wall A in the report. The wall nearest the B side will be labeled wall B, and so on.

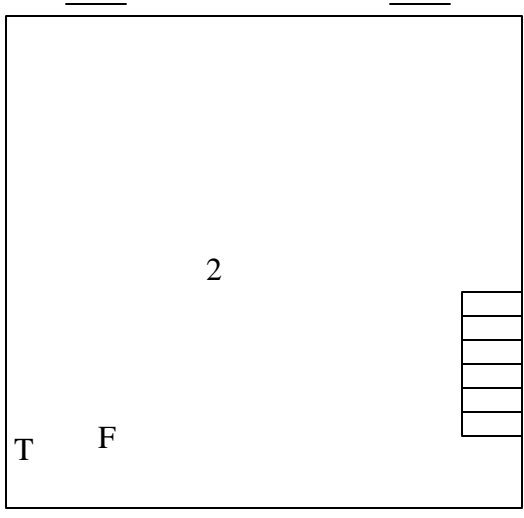
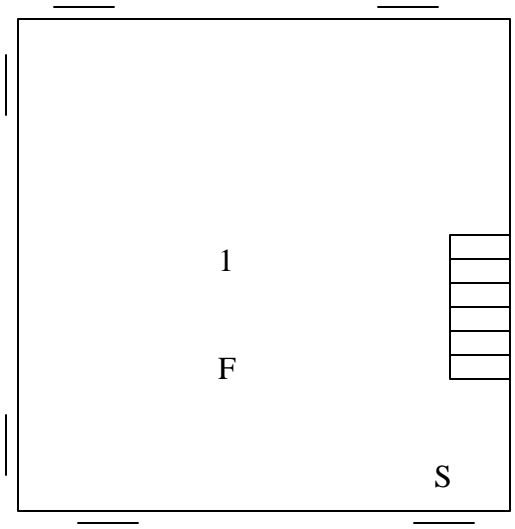
For identifying the rooms and other areas of the interior of the house, a numbering system is used. Most rooms, with the exception of the kitchen and bath could be used for different purposes. When numbers are used, deciphering which room is called what will not be required. See dwelling map and labeling to determine the locations of the tests and hazards.

EXAMPLE



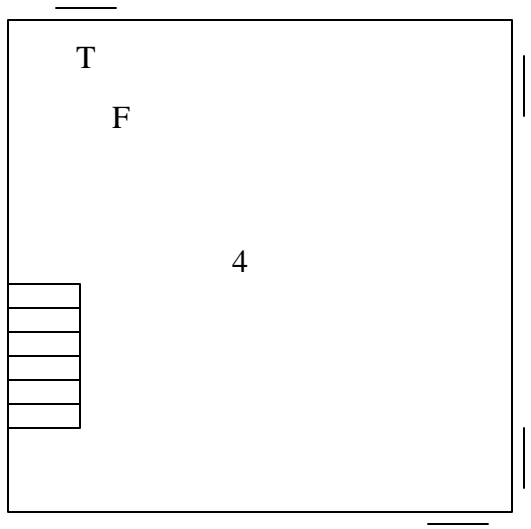
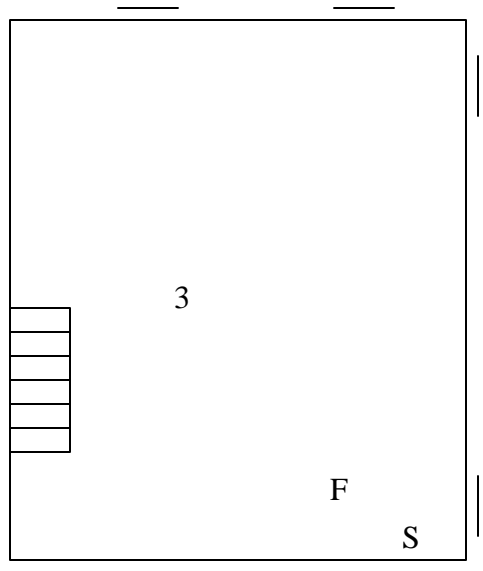
Side C

Vacant
650 Ann Arbor St.
Flint, MI 48503



Side B

Side D



F = Floor Dust Wipe Sample
S = Windowsill Dust Wipe Sample
T = Window Trough Dust Wipe Sample

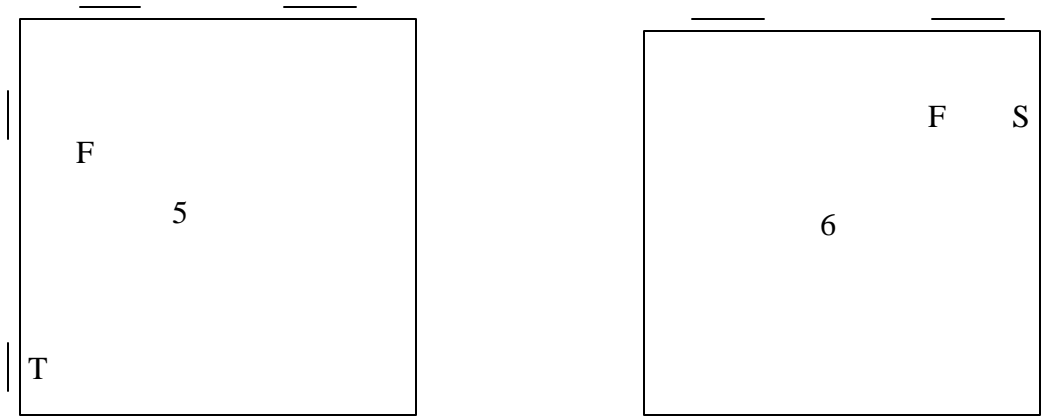
Side A

Please Note: This is a rough floor plan only. All items, (doorways, Windows, etc.) may not be included in this illustration. Also, room and component sizes are not drawn to scale.

|| = Win- \ = Door <--> = Sliding <| = Pocket <↑↓ = Overhead

Side A

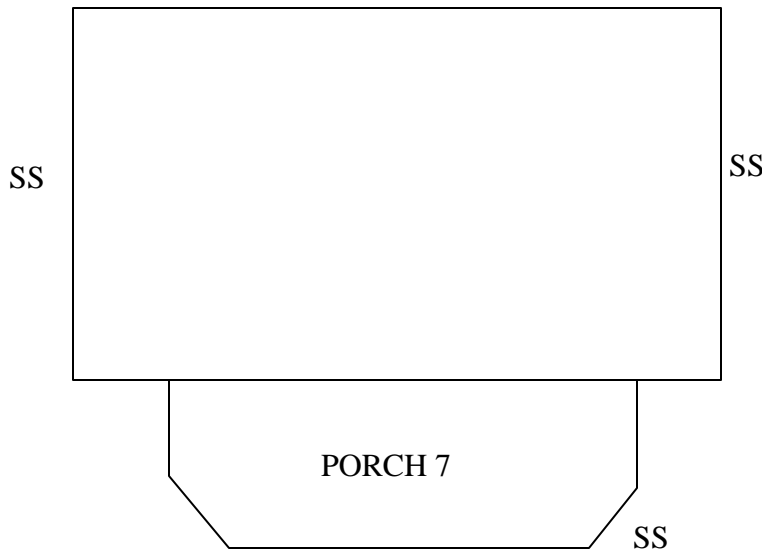
Vacant
650 Ann Arbor St.
Flint, MI 48503



Side D

SS

Side B



F = Floor Dust Wipe Sample
S = Windowsill Dust Wipe Sample
T = Window Trough Dust Wipe Sample

Side C

Please Note: This is a rough floor plan only. All items, (doorways, Windows, etc.) may not be included in this illustration. Also, room and component sizes are not drawn to scale.

|| = Win- \ = Door ↔ = Sliding ←| = Pocket ↑↓ = Overhead

APPENDIX E

Resident Questionnaire and Building Condition Form

RESIDENT QUESTIONNAIRE

This residence was **VACANT** at the time of the inspection

1 Do any children under age 18 live in the home?	YES	<input checked="" type="radio"/> NO
2 How many? Ages:		
3 Any known elevated blood lead levels?	YES	<input checked="" type="radio"/> NO
4 Has a housing code violation ever been issued for this building?	YES	NO
5 Are you aware of any lead paint hazards in this home?	YES	NO
6 Location of children's bedroom (Rooms #		
7 What room are toys stored? (Rooms #		
8 Is there evidence of chewed, chipped, or peeling paints?	YES	NO
9 Have any previous lead inspections or assessments been completed at this property?	YES	NO
10 Have any lead hazard control activities been conducted at this address?	YES	NO
11 How many buildings on this property? 1		
12 Date of construction? 1904		
13 Which entrances are used most often?	FRONT	SIDE REAR
14 Which windows are opened most often? (Rooms #		
15 Do you have a garden?	YES	NO
16 Are you planning any landscaping activities?	YES	NO
17 How often is house cleaned?	DAILY	WEEKLY
18 What cleaning methods are used?	VACUUM	MOP BROOM
19 Have any renovation work items been completed in the last several years?	YES	NO
20 Was debris stored in the yard?	YES	NO
21 Do any household members work in a field that might expose them to lead?	YES	NO
22 If yes to 21, where are work clothes stored for cleaning? (Rooms #		
23 Who was interviewed for this section? <u>N/A</u>		

Building Condition Form

Address: 650 Ann Arbor St.

Job Number: 122457

Condition	Yes	No
Roof missing parts of surface covering?		X
Roof has holes or large cracks?		X
Gutters or downspouts broken? No Gutters	X	
Chimney or masonry cracked, with loose or missing components, out of plumb or otherwise deteriorated?		X
Exterior or interior walls have large cracks, or damage requiring more than routine painting?	X	
Exterior siding missing components?		X
Water stains on interior walls or ceilings?		X
Plaster walls deteriorated?	X	
Two or more windows or doors missing, broken or boarded up?	X	
Porch or steps have major cracks, missing materials, structural leans, or visibly unsound?	X	
Other conditions not listed		
Total	5	5

APPENDIX F

Re-Evaluation Schedule Chart

**Standard Reevaluation Schedule
(See Notes to Table)**

Schedule	Evaluation Results	Action Taken	Reevaluation Frequency	Visual Survey (by owner or owner's representative)
1	Combination risk assessment/inspection finds no leaded dust or soil and no lead-based paint	None	None	None
2	No lead-based paint hazards found during risk assessment conducted before hazard control or at clearance (hazards include dust and soil).	None	3 years	Annually and whenever information indicates a possible problem
3	The average of leaded dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard, but by less than a factor of 10.	A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	1 year, 2 years	Same as Schedule 2, except for encapsulants. The first visual survey of encapsulants should be done one month after clearance; the second should be done six months later and annually thereafter.
		B. Treatments specified in section A plus replacement of all windows with lead hazards	1 year	
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3 above
		D. Removal of all lead-based paint	None	None
4	The average of leaded dust levels on all floors, interiors window sills, or window troughs sampled exceeds the applicable standard by a factor of 10 or more	A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	6 months, 1 year, 2 years	Same as Schedule 3
		B. Treatments specified in section A plus replacement of all windows with lead hazards	6 months 2 years	Same as Schedule 3
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3
		D. Removal of all lead-based paint	None	None
5	No leaded dust or leaded soil hazards identified, but lead-based paint or lead-based paint hazards are found.	A. Interim controls or mixture of interim controls and abatement (not including window replacement)	2 years	Same as Schedule 3
		B. Mixture of interim controls and abatement, including window replacement	3 years	Same as Schedule 3
		C. Abatement of all lead-based paint hazards, but not all lead-based paint	4 years	Same as Schedule 3
		D. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3
		E. Removal of all lead-based paint	None	
6	Bare leaded soil exceeds standard, but less than 5.000 μ g/g.	Interim controls	None	3 months to check new ground cover, then annually to identify new bare spots
7	Bare leaded soil greater than or equal to 5.000 μ g/g.	Abatement (paving or removal)	None	None for removal, annually to identify new bare spots or deterioration of paving

Standard Reevaluation Schedule (continued)

Notes to Table:

When more than one schedule applies to a dwelling, use the one with the most stringent reevaluation schedule. Do not use the results of a reevaluation for Schedule 2.

A lead-based paint hazard includes deteriorated lead-based paint and leaded dust and soil above applicable standards.

The frequency of reevaluations and the interval between reevaluations depends on the findings at each reevaluation and the action taken. For example, a dwelling unit or common area falling under Schedule 3.A would be reevaluated one year after clearance. If no lead-based paint hazards are detected at that time, the unit or area would be reevaluated again two years after the first reevaluation. If no hazards are found in the second reevaluation, no further reevaluation is necessary, but annual visual monitoring should continue.

If, on the other hand, the unit or common area fails a reevaluation, a new reevaluation schedule should be determined based on the results of the reevaluation and the action taken. For instance, if the reevaluation finds deteriorated lead-based paint but no lead-contaminated dust, and the action taken is paint stabilization, Schedule 5.A would apply, which indicates that the next reevaluation should be in two years. If, however, the owner of this same property decides to abate all lead-based paint hazards instead of doing only paint stabilization, the property would move to Schedule 5.C, which calls for reevaluation four years from the date of clearance after the hazard abatement.

Following another scenario, suppose a reevaluation of this same dwelling unit or common area finds that the average dust lead levels on sampled window troughs exceeds the applicable standard by a factor of 10 or more, but no other lead-based paint hazards. The owner conducts dust removal. In this case the next reevaluation would be six months after clearance.

The initial evaluation results determine which reevaluation schedule should be applied. An initial evaluation can be a risk assessment, a risk assessment/inspection combination, or, if the owner has opted to bypass the initial evaluation and proceed directly to controlling suspected hazards, a combination risk assessment/clearance examination. This type of clearance must be conducted by a certified risk assessor, who should determine if all hazards were in fact controlled. The results of the initial clearance dust tests, soil sampling and visual examination should be used to determine the appropriate schedule. If repeated cleaning was necessary to achieve clearance, use the results of the dust tests before repeated cleaning was performed for schedule determination.

If a unit fails two consecutive reevaluations, the reevaluation interval should be reduced by half and the number of reevaluations should be doubled. If deteriorated lead-based paint hazards continue to occur, then the offending components/surfaces should be abated. If dwellings with dust hazards but no paint-related hazards repeatedly fail reevaluations, the exterior source should be identified (if identification efforts fail, regular dust removal efforts are needed).

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section I(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

- (1)** The work to be performed by the classification requested is not performed by a classification in the wage determination; and
- (2)** The classification is utilized in the area by the construction industry; and
- (3)** The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where

appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part

of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section I(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section I(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i). This information may be submitted in any form desired. Optional Form WH-347 is available for this purpose and may be purchased from the Superintendent of Documents (Federal Stock Number 029-005-00014-1), U.S. Government Printing Office, Washington, DC 20402. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be maintained under 29 CFR 5.5 (a)(3)(i) and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll

period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the

journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 of this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration.... makes, utters or publishes any statement knowing the same to be false..... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subpara-

graph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable only where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.

(3) The Contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The Contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

**EQUAL OPPORTUNITY CLAUSE
(EXECUTIVE ORDER 11246)**

"During the performance of this contract, the contractor agrees as follows:

"(1) The contractor will not discriminate against any employee or applicant for Employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

"(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.

"(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

"(4) The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

"(5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

"(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

"(7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of Sept. 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, That in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States."

SECTION 3 CLAUSE

All Section 3 covered contracts shall include the following clause (referred to as the “Section 3 Clause”):

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, [12 U.S.C. 1701u](#) (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected by before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

City of Flint – Section 3 Plan Addendum

This document provides specific direction for certification and reporting of the implementation of the City of Flint's Section 3 Standard Operating Procedures.

Title 24--Housing and Urban Development

CHAPTER I--OFFICE OF ASSISTANT SECRETARY FOR EQUAL OPPORTUNITY,
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART 135--ECONOMIC OPPORTUNITIES FOR LOW- AND VERY LOW-INCOME
PERSONS

Resident Requirements

Each contractor conducting services on covered projects under the guideline Title 24 Code of Federal Regulation Part 135 is to provide the City of Flint a current list of employees that will be assigned to accomplish activities under the covered contract within 10 business days of the contract execution date.

Section 3 is triggered when the normal completion of construction and rehabilitation projects creates the need for new employment, contracting or training opportunities beyond the list of employees provided at the execution of the contract including, but not limited to, administrative, managerial, clerical, service, and building trades positions.

Employee registers should be submitted monthly on the Monthly Status Report Worksheet along with the monthly activity report/pay request. Section 3 compliance will be monitored monthly by verifying the names on the initial employee list with monthly activity reports and/or pay requests that list new employees in the payroll. Thirty percent of new hires, trainees or contractors are required to be Section 3 eligible. If accomplishing the contract does not require new employees, training or contractors, Section 3 is not triggered.

All potential Section 3 eligible new hires must register with the Mott Community College Workforce Development and Career Services Department before they begin working. MCC Workforce Development (MCC WFD) will certify that new hires are Section 3 eligible. MCC WFD will provide the new hire Section 3 certification documentation to the identified Contractor and the City of Flint.

If the contractor/sub recipient is unable to identify Section 3 eligible individuals with the skill sets needed to accomplish the work that is needed, MCC Workforce Development has a pool of Building Construction Trade graduates that are Section 3 certified. The contractor should contact MCC to secure certified employees.

MCC WFD will provide the City of Flint with monthly reports to identify the number and placement of Section 3 certified workers.

Business Concerns

Each contractor conducting services on covered projects under the guideline Title 24 Code of Federal Regulation Part 135 is to provide the City of Flint a current list of contractors that will be assigned to accomplish activities under the covered contract within 10 business days of the contract execution date.

Section 3 is triggered when the normal completion of construction and rehabilitation projects creates the need for new employment, contracting or training opportunities beyond the list of contractors provided at the execution of the contract.

Each contractor and subcontractor demonstrates compliance with the requirements of this part by awarding at least 10 percent of contracts to Section 3 Business Concerns.

If the Contract Holder identifies a Section 3 Business Concern for sub contracting purposes, submit Section 3 Business Concern documentation for certification to the City of Flint Section 3 Coordinator to certify each Business Concern. Each Section 3 eligible employee of that Contractor must be directed to Mott Community College Workforce Development and Career Services Department for certification.

Contractor registers should be submitted monthly on the Monthly Status Report Worksheet along with the monthly activity report/pay request. Section 3 compliance will be monitored monthly by verifying the companies on the initial employee list with monthly activity reports and/or pay requests that list new employees in the payroll. If accomplishing the contract does not require new contractors, Section 3 is not triggered.

A list is being compiled of Section 3 Business Concerns. For a list of eligible businesses, please contact the Department of Community and Economic Development.

Certification for Resident Seeking Section 3 Training and Employment

Preference

Eligibility Preference

A Section 3 resident seeking the preference in training and employment provided by this project shall certify or submit evidence to Mott Community College Workforce Development and recipient contractor/subcontractor that the person is a Section 3 resident.

I, _____, am a legal resident of the City of Flint

(print name)

and meet the income eligibility guidelines for a low- or very-low-income person for this area.

My permanent address is:

I have attached the following documentation as evidence of my status:

- Copy of lease
- Copy of receipt of public assistance
- Copy of Evidence of participation in a public assistance program
- Other evidence
 - Tax return
 - Pay stub
 - Social Security Annual Income Report
 - Unemployment rejection letter
 - DHS denial letter
 - Notarized letter of support from other individual

Signature _____

Print Name _____

Date _____

Open Enrollment

Monday - Thursday ONLY

Arrive 15 minutes early

Intake is at 9AM-or-1PM

MUST be on time!!!

Intake is 3-3 ½ hours

NO children PLEASE!



Mott Community College (MCC) – Workforce & Career Development Department is pleased to share services offered through the Workforce Investment Act (WIA) Program, which are designed to assist with **employment and career goals.**

MCC provides services through the WIA Title I **Adult, Dislocated and Older Youth Worker Programs.** **All participants must be 18 years of age or older; a citizen of the United States or an eligible non-citizen and registered with selective service (if applicable).** Dislocated Worker Program participants must also be terminated or laid off or have received a notice of termination or layoff from employment; and eligible for/or exhausted his/her entitlement to unemployment compensation. **If the previous requirements are not met, participants must have worked 90 days consecutively and unlikely to return.**

Both programs offer three levels of service: staff-assisted core, intensive and training services. Participants are involved in activities such as Individual Job Development, Advanced Job Club, Advanced Screened Referrals and Follow-Up Services, which are tailored to meet individual needs. Supportive Services may be available on a limited basis, to those who qualify for the purpose of enabling the successful participation and completion of program services.

To take advantage of these program opportunities, individuals must register with and receive core services from the Employment Services Office; complete the WIA Registration process and meet the program eligibility and documentation requirements.

Please call (810) 232-2555 if you have any questions.

The following documentation will be needed at the time of your appointment as it applies to your situation.

- **Career Alliance Referral Forms from Employment Services**
- **Valid Driver's License or State ID**
- **Social Security Card**
- **Birth Certificate (If no valid ID)**
- **Adult Workers (*Proof of Family Size & Proof of Income – Most Recent Check Stub*)**
- **Spouse most recent check stub (*If married*)**
- **Most Recent Tax Return (To verify Family size)**
- **Dislocated Workers (*Most Current UA Check Stub, UA Determination Notice*)**
- **Letter of dismissal from last employer-if available**
- **Medical Cards / Bridge Card**
- **DHS Statement of Income**
- **SSI / SSD Statement of Income**
- **Copy of WorkKeys assessment results**
- **DD-214, Military Transfer/Discharge Paper**

We look forward to working with you soon!

**Charles Stewart Mott Community College
Workforce & Career Development – WIA Program**

709 North Saginaw Street - Flint, Michigan 48503 • (810) 232-2555 (Voice & TTY) – (810) 232-4981 (Fax)

AN EQUAL OPPORTUNITY PROGRAM/AFFIRMATIVE ACTION EMPLOYER
AUXILIARY AIDS AND SERVICES ARE AVAILABLE TO PERSONS WITH DISABILITIES UPON REQUEST.

Certification for Business Concern Seeking Section 3 Preference in Contracting and Demonstration of Capacity

Name of Business _____ Phone/Fax _____

Address of Business _____

Type of Business: Corporation Partnership Sole Proprietorship

Type of Business Activity: _____

Attached is the following documentation as evidence of status:

For all business entities (as applicable):

- | | |
|--|---|
| <input type="checkbox"/> Copy of Articles of Incorporation | <input type="checkbox"/> Certificate of Good Standing |
| <input type="checkbox"/> Assumed Business Name Certificate | <input type="checkbox"/> Partnership Agreement |
| <input type="checkbox"/> List of owners/stockholders and 51% ownership of each | <input type="checkbox"/> Corporation Annual Report |
| <input type="checkbox"/> Organization chart with names and titles and brief function statement | <input type="checkbox"/> Latest Board minutes appointing officers |
| | <input type="checkbox"/> Additional documentation |

For business claiming status as a Section 3 resident-owned enterprise:

Certification for Section 3 Residents (at least 51% of the business owners)

For Business claiming Section 3 status by subcontracting 25% of the dollar award to

qualified Section 3 Business:

- List of subcontracted Section 3 business(es) and subcontract amount
- This certification & all supporting documentation for each subcontracted Section 3 Business

For business claiming Section 3 status, claiming at least 30 percent of their workforce are currently Section 3 residents or were Section 3 eligible residents within 3 years of date of first employment with the business:

- List of all current full time employees
- List of employees claiming Section 3 status
- Certification for Section 3 Residents (at least 30% of all current full-time employees) with supporting documentation showing Section 3 status immediately prior to the date of first hire

Evidence of ability to perform successfully under the terms and conditions of the proposed contract:

- Current financial statement or Income Tax Return
- Statement of ability to comply with public policy (federal, state or city work experience)
- List of owned equipment
- List of all contracts for the past two years

Authorized Name, Title and Signature

Date _____

Please submit documentation of the following items to Tracy Atkinson at City of Flint, Dept. of Community and Economic Development, 1101 S. Saginaw St., Flint, Michigan 48502, tatkinson@cityofflint.com, 810-766-7426 ext. 3059, 810-766-7351 (fax)

City of Flint Housing Administration Division
SECTION 3 DEVELOPER/SUBGRANTEE EMPLOYMENT ROSTER
Submitted on Execution of Contract

Contractor Name: _____ Contact Person: _____ Telephone: _____ Fax: _____

Project Name: _____ Contact Number: _____ Reporting Period: _____

Please list all current employees on your project – Identify Section 3 Certified employees

<u>Name</u>	<u>Address</u>	<u>Telephone</u>	<u>Starting Date</u>	<u>Ending Date</u>	<u>Position</u>
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Signature _____ Date: _____

To be submitted with monthly activity/pay requests

SECTION 3 SUB-CONTRACTOR MONTHLY REPORT

SUPPLEMENTAL INFORMATION

1. Reporting Period:	
<div style="border: 1px solid black; width: 100%; height: 30px; margin-bottom: 5px;"></div> 2. Project Name	<div style="border: 1px solid black; width: 100%; height: 30px; margin-bottom: 5px;"></div> 3. Project Location

(4)	(5)	(6)	(7)	(8)	(9)
Job Category	Total New Hires	Total New Hires that are Section 3 Residents	Total Staff Hours	Total Staff hours for Section 3 Employees & Trainees	Total Section 3 Labor Dollars
Professionals					
Professionals					
Technical					
Office/Clerical					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
(9) TOTAL		0			

Signature _____ Date: _____

Include in monthly activity report/pay request (Sub-contractors submit to General)