

Request for Proposals (RFP) Addendum No. 1

RFP: General Contractor for Residential Rehabilitations

RFP Number: WCLB-2-25-9

Original RFP Release Date: September 22, 2025

Addendum Issue Date: September 26, 2025

This Addendum is issued to revise the Fee Schedule originally included in the Request for Proposals (RFP) released on September 22, 2025. All other terms, conditions, and requirements of the RFP remain unchanged.

Revised Fee Schedule

Respondents shall use the following fee schedule in place of the version included in the original RFP:

Wayne County Land BankGeneral Contractor for Residential Rehabilitations

Fee Proposal

Bidder Name

Address

Contact Phone

Contact Email

Totals by Property							
Property	Material		Labor		General Conditions & Fee	Total	
19 Cora	\$	-	\$	-	\$	\$	-
23 Florence	\$	-	\$	-	\$	\$	-
256 Richter	\$	-	\$	-	\$	\$	-
25 Anchor	\$	-	\$	-	\$	\$	-
134 Charles	\$	-	\$	-	\$	\$	-
838 Nightingale	\$	-	\$	-	\$	\$	-
15124 Meadow	\$	-	\$	-	\$	\$	-
18981 Kingsville	\$	-	\$	-	\$	\$	-
20661 Kenosha	\$	-	\$	-	\$	\$	-

Address 123 Easy St.
Scope Summary

Full Interior Demo, Replace Windows, Carpet and Paint

[illegible]

ASSUMPTIONS

Site Access & Utilities

Properties will be accessible during normal working hours (M–F, 8am–5pm).

Temporary power and water will be made available by Owner or included in Contractor's General Conditions.

Permits & Inspections

Contractor shall obtain all permits and schedule all required city inspections.

All work shall be performed in accordance with applicable codes and must achieve final inspection approval / Certificate of Occupancy.

Scope of Work

Quantities and pricing are based on typical residential rehab conditions and mid-grade, code-compliant materials unless otherwise noted.

Allowances are included for finishes where specific products are not identified.

Labor & Compliance

Labor rates include all wages, benefits, taxes, insurance, and overhead.

Where applicable, Contractor shall comply with prevailing wage, Davis-Bacon, and/or Section 3 requirements, including certified payroll reporting.

Environmental Testing & Abatement

Contractor shall include all environmental testing, abatement, and clearance costs (lead, asbestos, hazardous materials) in compliance with EPA RRP, MIOSHA, and State of Michigan requirements.

Bonds & Insurance

Contractor shall furnish 25% Payment and Performance Bonds.

Contractor shall maintain all insurance required under the RFP, naming WCLB as additional insured.

Schedule

Work is assumed to proceed without major delays.

Weather delays and events beyond Contractor's control are excluded from schedule liability.

Documentation & Closeout

Contractor shall provide O&M manuals, warranties, subcontractor contact sheets, and photo documentation at project turnover.

Contractor shall participate in a 12-month warranty walk-through.

EXCLUSIONS

Unforeseen Conditions

Structural deficiencies, foundation settlement, concealed rot, or failures of concealed utilities not identified in the bid scope.

Owner-Requested Upgrades

Premium finishes, designer fixtures, or upgrades beyond the bid documents. Any Owner-initiated changes require a written change order.

Off-Site & Utility Company Fees

Utility company charges for permanent water, gas, sewer, or electric connections. Work outside property lines (curbs, sidewalks, streets).

Furniture, Fixtures & Equipment (FF&E)

Appliances, furniture, and window coverings unless explicitly listed.

Landscaping

Lawn restoration, tree removal, or exterior landscaping unless noted in scope.

Scope Summary

Coordinate tree work with the designated lawn/trees vendor. Prior to ordering, confirm colors/profiles for siding, soffit, gutters, and door, and verify window counts and sizes. Use weather-tight installation practices and

[illegible]

23 Florence

Scope Summary

Provide exterior rehab: replace or infill the front porch; prep/prime/repaint all elevations including porch, siding, bay/soffit ceiling (color change included); install a new front screen door; clean/flush/power-wash gutters (house and garage) and replace sections as needed; install/repair gutters/downspouts; replace back stairs; perform roof repair at the rear door area (and proceed to full roof if approved); paint garage door; strip and restore garage wood/vinyl cladding; change exterior lights/bulbs; and cut/tim back yard trees. Include surface prep (scrape/sand, spot prime, caulk), weatherproofing at penetrations, debris haul-off, and site protection.

Interior scope: refurbish floors and walls, replace light fixtures, and full kitchen demo (remove cabinets, sink, walls/wallpaper) with floor refinish/replacement; redo the entire bathroom (glaze or replace tub); and complete basement cleanup—scrape/peel, power-wash, replace platform as directed, and paint floor gray and walls solid color. Use lead-safe practices where applicable, coordinate electrical/plumbing tie-ins, pull required permits/inspections, and deliver a clean, safe, code-compliant project ready for punch.

[illegible]

Scope Summary

Interior scope includes full gut/demolition and cleaning of the unit: remove floor coverings to substrate: furnish and install new HVAC system: new plumbing (rough-in and final connections): new

Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All pricing to include taxes.

Total Materials	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

25 Anchor

Scope Summary

Scope includes exterior power-wash, full prep, and two-coat paint on all elevations. Remove shutters; replace all house and garage gutters/downspouts (add garage run), and re-side garage vinyl as needed. Rebuild exterior stairs and repair rear steps; furnish/install continuous code-compliant handrails/banisters. Replace exterior back door and front screen door; swap one right-side window and left-side screen; replace exterior light fixture. Replace backyard gate and repair fencing along rear and alley.

Provide 5" K-style aluminum gutters with hidden hangers; seal all joints and terminations. Flash and insulate new door/window openings, weatherstrip, and caulk all penetrations. Prep includes scrape/sand, spot prime, and caulk; finish with exterior grade coatings color-matched to existing/owner selections. Include demo, haul-off, and site protection; pull required permits; deliver clean, safe, code-compliant work ready for punch.

[illegible]

Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All pricing to include taxes.

Total Materials	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

Scope Summary

Interior scope is a total gut to studs: remove drywall, ceilings, flooring, cabinets, and the stove; build a new bathroom complete (rough-in to finishes); perform water-damage demo/dry-out and document repairs; and assess basement and upper level for structural/MEP issues, then remediate per findings. Provide biohazard cleanup of animal waste (PPE, containment, disinfect/deodorize), cap/secure utilities during demo, pull permits, coordinate inspections, and deliver a clean, safe, code-compliant.

Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All pricing to include taxes.

Total Materials	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

838 Nightingale

Scope Summary

Provide focused exterior refresh: clean and police the front entry; prep and paint the porch fascia; replace one large window (flash, insulate, seal); clean/flush gutters; perform localized roof patching with like-kind shingles/underlayment; prep/paint select exterior window trims; clean and repaint the exterior side-door surround; power-clean the sidewalk; and inspect soffit vent grilles—prep/paint or replace as needed. Include surface prep (scrape/sand, spot prime, caulk). Sealants at all penetrations. Debris haul-off, and site protection.

Interior scope: demo team to remove wallpaper, light fixtures, and cabinets; bathroom renovation to include demo, new floor (substrate and finish), carpet removal, and new tub set with plumbing connections; bedrooms to receive carpet removal and repaint; basement to be emptied and broom-cleaned. Strategy: this house presents better than recent comps—prioritize envelope protection (window replacement, roof patch) and high-impact finishes (panel, entry detailing) to maximize value.

[illegible]

Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All pricing to include taxes.

Total Materials	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

Scope Summary

Interior scope: replace exterior side door and concrete pad; replace broken screen door; kitchen—demo water-damaged drywall/ceiling, address moisture source, and replace flooring; bathrooms—full gut and rebuild to plan (rough-ins, waterproofing, fixtures, finishes); bedrooms—retain good windows, replace closet doors and trims, prep/paint; basement—mold remediation (containment, HEPA, disinfect), evaluate/adequately dehumidification, inspect furnace and renovate space as directed. Pull permits, cap/sealure utilities during demo, coordinate inspections, and deliver a clean, safe, code-compliant project ready for punch.

Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All pricing to include taxes.

Contractor is responsible for site investigation, all code compliance repairs, and securing final inspections, Certificate of Occupancy. All pricing to include taxes.

Total Materials	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

20661 Kenosha

Scope Summary

Provide comprehensive exterior rehab: renovate porch and adjoining concrete strip; replace screen door; remove/replace damaged siding; reframe soffits; furnish/install new seamless gutters/downspouts; inspect foundation, crack/settlement, and perform repairs as required; repair fence and entry gates; address rot (cut out and replace with treated lumber); re-side or scrape/prime/paint garage and replace overhead door; perform full roof tear-off with new underlayment/flashing; trim trees for clearance and drainage. Include flashing/sealants at penetrations, site protection, debris haul-off, and permits/inspections for a weather-tight finish.

Interior scope: replace windows throughout; perform selective demolition (kitchen, drywall, ceilings, finishes) to sound substrate; install new drywall/ceilings and whole-house flooring; redesign and renovate bathroom (rough-ins, waterproofing, fixtures, finishes); in spect basement, demo/remediate as needed; refurbish guard/handrails; install new stair carpet or hard surface; and complete associated electrical/plumbing/HVAC tie-ins to support the remodel. Execute a room-by-room verification align finishes with the preferred "cabin/farmhouse" aesthetic and deliver a clean, code-compliant turnover ready for punch.

[illegible]

Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All pricing to include taxes.

Total Materials	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -