# 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

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Bidder Name	
Address	
Contact Phone	
Contact Email	

Totals by Property								
Property	Material	l	Labor		General Cor	nditions & 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

				Cost Breakdo	WIII
			Material		
Qty	UOM	Material	Area of Work	Rate	Total
10	EA	Windows	Exterior	300.00 \$	3,000
500	SF	Carpet	Interior - Halls and Bedrooms	5.00 \$	2,500
10	GA	Paint - Flat	Interior - All floors	25.00 \$	
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Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/	Certificate of Occupancy. All
pricing to include taxes.	

·	Labo	or	·	
Labor	Area of Work	Hours	Rate	Amount
Carpenter	Interior	30.0	44.95	\$ 1,348.50
Carpenter	Exterior	10.0	44.95	\$ 449.50
Laborer	All	5.0	56.25	\$ 281.25
Painter	Interior	24.0	34.86	\$ 836.64
				\$ -
			Total Labor	\$ 2,915.89

General Conditions & Fee	
Permits & Inspections	\$ 1,503.00
Dumpsters	\$ 200.00
Site Protection	\$ 500.00
Final Clean	\$ 200.00
Temp Utilities	\$ 341.00
Equipment Rental	\$ 1,200.00
Security	\$ 800.00
Insurance & Bonds	\$ 2,200.00
Fee	\$ 3,000.00
Other	\$ -
Total Miscellaneous	\$ 9,944.00

<b>Total Materials</b>	\$ 5,750.00
Total Labor	\$ 2,915.89
Total Miscellaneous	\$ 9,944.00
Total	\$ 18,609.89

# **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

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.

Bidder Name Address 19 Cora

Address 19 Cora Scope Summary

Provide exterior rehab as follows; perform full roof tear-off and install new roofing with underlayment, flashings, pipe boots, and drip edge; adjust/repair damaged siding; repair settled/cracked concrete at porch/walks; furnish and install code-compliant porch guard/handrails; repair or replace window units as needed (re-square, flash, insulate, seal); furnish/install seamless gutters and downspouts; replace or refurbish soffits; install a new front screen door; prep/prime/paint the lower brick band. Include landscape maintenance (grass cut, tree trimming per clearance), surface prep (scrape/sand, spot prime, caulk), site protection, debris haul-off, and required permits/inspections.

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

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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

Bidder Name Address 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 reroof if approved); paint garage door; strip and restore garage wood/vinyl cladding change exterior lights/buibs; and cut/trim backyard 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.

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Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of Occupancy. All
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General Conditions & Fee	
Permits & Inspections	\$ -
Dumpsters	\$ -
Site Protection	\$ -
Final Clean	\$ -
Temp Utilitities	\$ -
Equipment Rental	\$ -
Security	\$ -
Insurance & Bonds	\$ -
Fee	\$ -
Other	\$ -
Total GCs & Fee	\$ -

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

Bidder Name

Address 256 Richter

Scope Summary

Provide complete exterior renovation: demo and rebuild stairs, treads, and raits with code-compliant handraits; replace siding as required; furnish and install new seamless gutters/downspouts; scrape and paint the garage; repair perimeter fencing; and replace the garage overhead door. Include full exterior prep (power-wash, scrape/sand, spot prime, caulk), two-coat exterior paint to all new/exposed surfaces, and site protection/cleanup. Provide all fasteners/flashings, sealants, and accessories for a weather-tight install; remove and dispose of debris per code.

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

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Contractor is responsible for site investigation, all code-compliant repairs, and securing final inspections/Certificate of
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General Conditions & Fee	
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Dumpsters	\$ -
Site Protection	\$ -
Final Clean	\$ -
Temp Utilities	\$ -
Equipment Rental	\$ -
Security	\$ -
Insurance & Bonds	\$ -
Fee	\$ -
Other	\$ -
Total GCs & Fee	\$ -

<b>Total Materials</b>	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

Bidder Name

Address 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 fixtures. 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.

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pricing to include taxes.

Bidder Name Address 134 Charles

Provide full exterior rehab: remove shutters; power-wash, prep, and replace siding; furnish/install new seamless gutters/downspouts; replace cracked window units; install a new front entry door; clean/repair porch steps; remove the rear exterior deck/porch and make safe; install a new rear access gate; perform landscape clearing (remove overgrowth/trees/grass as directed); and complete a full roof tear-off with new underlayment, flashings, and shingles. Include site protection, debris haul-off, proper disposal, and all required fasteners/flashings/caulks for a weather-tight finish.

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.

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

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General Conditions & Fee	
Permits & Inspections	\$ -
Dumpsters	\$ -
Site Protection	\$ -
Final Clean	\$ -
Temp Utilitities	\$ -
Equipment Rental	\$ -
Security	\$ -
Insurance & Bonds	\$ -
Fee	\$ -
Other	\$ -
Total GCs & Fee	\$ -

<b>Total Materials</b>	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$

Bidder Address

ess 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, tight 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 (paint, entry detailing) to maximize value.

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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

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Bidder Address 15124 Meadow

Provide exterior repairs and refresh: repair/replace missing or damaged window trim; adjust/repair settled concrete at entries/walks; clean, flush, and power-wash gutters; add/replace missing downspouts; reinforce/touch up gate; perform landscape clearing and tree/grass control; power-wash rear elevations and garage; replace garage gutters; and complete localized roof patching as needed (match shingles, underlayment, and flashings). Include surface prep (scrape/sand, spot prime, caulk), weatherproofing of penetrations, site protection, debris haul-off, and all required fasteners/anchors.

Interior scope: replace exterior side door and concrete pad; replace broken screen door; kitchen—demo water-damaged drywall/celling, 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/add dehumidification, inspect furnace and renovate space as directed. Pull permits, cap/secure utilities during demo, coordinate inspections, and deliver a clean, safe, code-compliant project ready for punch.

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General Conditions & Fee				
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Dumpsters	\$	-		
Site Protection	\$	-		
Final Clean	\$	-		
Temp Utilitities	\$	-		
Equipment Rental	\$	-		
Security	\$	-		
Insurance & Bonds	\$	-		
Fee	\$	-		
Other	\$	-		
Total GCs & Fee	\$			

<b>Total Materials</b>	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
Total	\$ -

Bidder

Address 18981 Kingsville

**Scope Summary** 

Provide exterior rehab and life-safety fixes: reattach/repair the front porch, stairs, and center block; replace back door and install new front screen/door set; powerwash and inspect siding, refurbish or replace where deteriorated; clean/flush gutters, add downspouts, and replace missing banisters at rear porch. Service the garage—replace gutters/soffit and overhead door; re-roof the garage with new underlayment/flashings; prep/prime/paint the lower exterior brick cylinder. Include full site protection, demo/haul-off, sealants at penetrations, and weather-tight completion.

Interior work: selective demo of damaged walls/ceilings and full drywall tear-out/replacement; demo and reframe the back kitchen wall; install new joists/framing as required; insulate ceilings; upgrade electrical and plumbing (rough-in to trim); renovate kitchen and bathroom complete; refurbish dining room and interior woodwork; verify/replace furnace and ductwork; replace/adjust windows and doors as needed. Pull permits, coordinate inspections, and deliver clean, codecompliant turnover ready for finishes.

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

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General Conditions & Fee				
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<b>Total Materials</b>	\$ -
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Bidder

Address 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/flashings; 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); inspect 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

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

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Site Protection		\$	-
Final Clean		\$	-
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Security		\$	-
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Fee		\$	-
Other		\$	-
	Total GCs & Fee	\$	-

<b>Total Materials</b>	\$ -
Total Labor	\$ -
Total GCs & Fee	\$ -
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