

PACKET SUPPLEMENT

Regular Council Meeting, Monday, October 22, 2018, 7:00 P.M.

Paul D. Bueche Municipal Building, 8083 Civic Drive Swartz Creek, Michigan 48473

✓ **8002 MILLER ROAD (*Business Item*)**

The bid specifications are complete for 8002 Miller Road. We intend to release these and get pricing from qualified contractors. At this point, the architect believes the scope is in line with the budget. We will be able to review line items and make a recommendation on the contractor and scope once we get results. The occupant is in an active lease and is still the buyer apparent.

The one issue that causes me concern is the potential for an appraisal if financing is required (which it probably will be). This is a catch 22. Right now, there are not good or quality transactions in the downtown that provide healthy comparisons. This is an issue for those wishing to buy or sell, and we want to fix that. As such, we would like to see this property 'cash flow' properly and function economically is so that we have a genuine market transaction in downtown. This will set the bar for other properties to transfer with the availability of viable comparisons.

Resolution No. 181022-8G RESOLUTION TO APPROVE THE RELEASE OF BID DOCUMENTS FOR 8002 MILLER ROAD

Motion by Councilmember: _____

WHEREAS, the city has acquired a commercial structure located at 8002 Miller Road, Parcel ID Number 58-35-576-049, that is in need of repairs and improvement; and

WHEREAS, the structure is occupied by an existing business that leases the bottom floor for retail space; and

WHEREAS, the council found that it is in the best interest of the economic viability of the structure and surrounding neighborhood to improve the function of the building for the existing retail use and upper floor residential use; and

WHEREAS, the council approved professional services to provide advice and to formalize specifications for the renovation of such structure, and those specifications are now complete.

NOW, BE IT RESOLVED, the Swartz Creek City Council hereby directs staff to release the bid specifications for 8002 Miller Road and bring the results back to the city council with a recommendation.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

SWARTZ CREEK NEIGHBORHOOD STABILIZATION
BUILDING RENOVATION PROGRAM

Laser's Flower Shop, 8002 Miller Road, Swartz Creek

Item:	Description of Work:	Associated Cost:
Scope of Exterior Work		
Item 1	Power wash all exterior wall surfaces. Examine perimeter caulking at all doors and windows. Remove and recaulk as required. Paint the following items: <ul style="list-style-type: none"> - Decorative fan accents above second floor windows. - Attic vent wall louvers, south and north walls. - Wood brick mould around furnace air intakes. - Paint decorative wood spindles over front and rear entry doors and east window. Straight spindle unit at rear door. - Paint metal AC platform on north wall. 	\$
Scope of Interior Work		
Item 2	Demolition - First Floor Shop: Remove the following: <ul style="list-style-type: none"> - Exterior entry assemblies (doors, frames and sidelights) - All trims, casings, mouldings and baseboards thru-out first floor areas scheduled to receive new flooring. - Designated interior doors and jambs (2 units). - Designated stud and gypsum board walls. Provide shoring at bearing walls. - Gypsum board ceiling as required for apartment plumbing modifications and leveling kitchen floor in apartment. - Suspended acoustical tile ceilings and lights. - Designated surface mounted light fixtures. - Wall receptacles located in walls to be removed. - Floor finishes in areas scheduled to receive new flooring. - Plumbing fixtures in existing toilet rooms (toilets, lavatory and service sink) - Existing furnace and condensing unit. 	\$
Item 3	Demolition - Second Floor Apartment: Remove the following: <ul style="list-style-type: none"> - All carpet and pad flooring thru-out, including stair steps. - All remaining door and frame assemblies. - All trims, casings, mouldings and baseboards thru-out. - Kitchen cabinets. - Ceilings thru-out Living area, kitchen and bathroom, consisting of; 2x4 lay-in acoustical ceiling system, 12x12 glued on acoustical tiles, 3/8" gypsum board. - Fold down attic access stairs and hatch. Modify opening framing to raise up flush with new ceiling location. 	\$

- Ceilings thru-out bedrooms, consisting of; 12x12 glued on acoustical tile and gypsum board.
- Stud and gypsum board wall assemblies for new bedroom stairs, bedroom closet doors, hall closet door, bathroom closet and new bathroom entry.
- Stairs and wingwall to bedrooms.
- Ceiling framing over new stairs to bedrooms.
- Mirrors on bedroom walls.
- One window unit in each bedroom.
- Kitchen sink, bathroom lavatory and toilet.
- All remaining light fixtures thru-out.
- All non-code compliant electrical power systems and components.

Item 4 First Floor Shop:

\$

Carpentry:

- Install new LVL header and built-up posts for new ramp/railing opening. Verify existing conditions with Architect after opening up wall and prior to installation of new header and posts.
- Construct new 2x4 walls with gypsum board finish for new toilet room and ramp kneewalls.
- Patch all walls as required.
- Patch/repair gypsum board ceilings as required.
- Construct new ramp and landing structure.

Flooring:

- Prep all floor areas designed to receive new flooring per flooring manufacturer's specifications. Install Pergo Outlast+ Seabrook Walnut laminate flooring. Provide manufacturers recommended underlayment, trims and transition trims as required.
- Install vinyl treads on front entry steps equal to Roppe Light-Duty Rib, 125 Fig.
- Install 4" coved vinyl base thru-out equal to Roppe 125 Fig, 1/8" thick.

Doors and Hardware:

- Install new exterior door and frame assemblies equal to:
 - Front Door: Stanley Doors, pre-hung, insulated, pre-finished, full lite steel door assembly. Sized to match existing.
 - Rear Door: Stanley Doors, pre-hung, insulated, pre-finished, full lite steel door with fixed full lite sidelight assembly. Sized to match existing.
 - Exterior Door to Apartment Stairs: Stanley Doors, pre-hung, insulated, pre-finished, no glass.
 - Install closer and entry lockset on each door equal to Schlage Elan, Satin Nickel Light Commercial Keyed Entry Door Lever.

- Install new toilet room door and frame. Door to be pre-hung, hollow core, flush face wood door, paint grade with privacy set equal to Schlage Dexter Seville, Satin Nickel finish.

Finish Carpentry:

- Install new wood door casings, window casings thru-out. Trim shall be primed pine or poplar, 9/16" x 3-1/4" Craftsman style.
- Construct ramp railings as detailed and install hardwood handrails on each side.
- Install new folding stair attic access hatch.
- Provide the following accessories in bathroom:
- Toilet paper roll dispenser.
 - 24"x30" mirror over lavatory.
 - 36" grab bar behind toilet.
 - 42" grab bar on side of toilet with 18" vertical grab bar.

Painting:

- Paint all walls, ceilings, doors (new and existing) and trim thru-out.
 - Walls: Behr Premium Plus Ultra PPU18-13, Prefect Taupe, eggshell finish.
 - Ceilings and Bulkheads: Behr PR-W15, Ultra Pure White, flat finish.
 - Doors and Trims: Behr Premium Plus Ultra PPU7-12, Silky White, gloss finish.

Item 5 First Floor Shop / Second Floor Apartment \$

- Provide **estimated allowance** to level and/or reframe sagging floor structure within apartment kitchen area. Actual scope of work shall be determined with Architect after apartment demolition is complete and first floor ceiling within this area is removed to expose floor structure. Estimated allowance of contract will be adjusted (up or down) based on contractor's pricing for the scope of work determined at that time.

Item 6 Second Floor Apartment: \$

Carpentry: Construct new 2x4 walls with gypsum board finish for:

- New entry area closet.
 - New bathroom entry / kitchen wall extension.
 - New bedroom stair opening and wingwalls.
 - Bedroom(s) closet modifications.
 - Insulate all ceilings with R-19 batts.
 - Install new gypsum board ceilings thru-out.
 - Construct new stairs to bedroom. Treads to have laminate flooring with bullnose nosing.
 - Install new vinyl casement egress window units with insulating glass in each bedroom.
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Flooring: Prep all floor areas for new flooring and install:

- Living Room, Kitchen and Bathroom: Pergo Outlast+ Seabrook Walnut laminate flooring. Provide manufacturer's recommended underlayment, trims and transition trims as required.
- Bedrooms and Hall: Adauda carpeting, 305 River Rock. Provide pad underlayment. Available at Home Depot.
- Stairs and Landing to Apartment: Top Rail 20/26 carpeting, 42 Riverway. Available at Home Depot.

Doors and Hardware:

- Install new pre-hung interior room and closet doors. Doors to be pre-hung, hollow core, flush face wood door, paint grade. Provide bi-fold closet doors complete with track and hardware.
- Install new door hardware on all new interior doors equal to Schlage Dexter Seville, Satin Nickel finish. Provide Entry, Passage and Closet sets as required.

Finish Carpentry:

- Install new wood door casings, window casings and baseboard trims thru-out. Trim shall be primed pine or poplar of the following style:
 - Casings: 9/16" x 3-1/4" Craftsman
 - Baseboards: 7/16" x 3-1/4" Craftsman
- Install new insulated folding stair attic access hatch.
- Install wood handrail on north wall of stairs to apartment. Lower existing handrail on south wall so it is positioned 34" above toe of stair treads.
- Install wood handrail at new stairs to bedrooms.
- Install kitchen cabinets. Cabinets shall be Woodmark Reading Maple Spice. Install cabinet pulls as selected by Owner.
- Install plastic laminate kitchen countertops with 4" backsplash. Laminate shall be Formica 3420-46 Dolce Vita.
- Install plastic laminate bathroom sink counter with 2-1/2" backsplash. Laminate shall be Formica 3420-46 Dolce Vita.
- Install closet hanging rods and shelves.
- Provide the following accessories in bathroom:
 - Toilet paper roll dispenser.
 - One 24" towel bar at sink counter and one 24" towel bar between toilet and tub.
 - Matson stainless steel corner medicine cabinet over sink, with frameless mirror door approximately 12" wide by 24" high. Supplied by Signature Hardware, 855-758-7040.

Painting:

- Provide all required patching, prep and caulking.
 - Paint all walls, ceilings, doors and trim thru-out.
 - Walls: Behr Premium Plus Ultra PPU18-13, Prefect
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Taupe, eggshell finish.

- Ceilings: Behr PR-W15, Ultra Pure White, flat finish.
- Doors and Trims: Behr Premium Plus Ultra PPU7-12, Silky White, gloss finish.

Scope of Plumbing Work

Item P1 First Floor Shop: \$

- Plumb water and sanitary lines for new laundry tub exposed along wall to location of existing laundry tub.

Toilet Room Plumbing Fixtures:

- Tank type water closet, white color.
- Wall mounted lav, Mansfield Willow Run, 19-1/2"x17" white vitreous china, complete with wall hanger. Supply with Zurn Z-7440-FC washerless single metal handle faucet, grid drain, P-trap, wheel handle stops, tailpiece and undersink protective pipe shield. Install ASSE 1070 listed thermostatic mixing valve under lav, pipe to hot water side of faucet and adjust to 105 degrees maximum.
- Utility sink, Mustee Utilatwin 24"x40" thermoplastic floor mounted double basin laundry tub.

Item P2 Second Floor Apartment: \$

- Re-plumb sanitary and water piping for new toilet location.
- Install tankless, electric, on-demand domestic water heater sized for apartment plumbing fixtures.
- Disconnect and cap existing hot water main from first floor and re-plumb hot water lines to new on-demand water heater.

Bathroom Plumbing Fixtures:

- Tank type water closet, white color.
- Counter sink, Maret Oval Drop-in Sink, self-rimming drop in sink, 20" x 17", vitreous china, white color, with pop-up drain, P-trap, stops and tailpiece.
- Bathroom sink faucet, Kohler Rubicon 4 inch Centerset 2-Handle Bathroom Faucet, Brushed Nickel finish, Model #K-R76215-4D-BN.
- Replace tub and shower faucet with Kohler Rubicon 1-Handle 3-Spray Wall-Mounted Tub and Shower Faucet, Brushed Nickel, Model #R76217-4E-BN

Kitchen Plumbing Fixtures:

- Kitchen sink, Tuscan All-in-One Top Mount 33" stainless steel 4-hole double bowl kitchen sink, 8-1/2" deep bowls, 20 gauge, fully coated underneath with heavy-duty sound deadening pads.
 - Kitchen sink faucet, Kohler Barossa Single-Handle Pull Down faucet Stainless, Model #K-R776SD-VS.
 - Garbage disposal unit.
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Scope of Mechanical Work

- Item M1 First Floor Shop: \$
- Remove existing furnace and A/C condenser unit and install new high efficiency furnace, minimum 72,000 BTU/hr with three (3) ton A/C condenser unit. Provide new programmable thermostat. Attach specifications of proposed units with bid.
 - Install new 10" round duct with 3-side discharge diffusers connected to existing ductwork within ceiling bulkhead. Suspend from ceiling.
 - Clean interior of all existing ductwork.
 - Install all new supply air diffusers thru-out. Size of diffusers to match existing, finish as selected.

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- Item M2 Second Floor Apartment: \$
- Inspect existing furnace located in attic and repair as required.
 - Rework existing return air duct as required for new return air grille location. Reinstall one existing return air grille with new filter.
 - Relocate and/or repair existing flex ducts as required.
 - Install all new supply air diffusers thru-out. Size of diffusers to match existing units, finish as selected.

Scope of Electrical Work

- Item E1 First Floor Shop: \$
- Power:
- Replace existing receptacles with new receptacles at all locations required by code.
 - Provide new receptacles where noted. Wire back to existing first floor panel.
 - Provide new receptacle and switch wall plates throughout.
 - Toilet room exhaust fan, minimum 120 cfm, 0.4 scone, with backdraft damper, duct thru roof with galvanized duct. Switch with light.
- Lighting:
- Recessed downlights, Lithonia Lighting 4" 9.6 watt 3000 Kelvin dimmable LED recessed matt white wafer downlighting. Verify switching location with Owner.
 - Surface mounted lights, Lithonia Lighting Cambridge Linear 4ft white LED flush mounted ceiling light, 4000 Kelvin, white acrylic lens.
 - Exit signs, equal to Lithonia Lighting #QM-LED-R-RO, wall or ceiling mounted as required.
 - Emergency lighting, equal to Lithonia Lighting ELM6 LED.

Item E2 Second Floor Apartment: \$

Power:

- Install new 100 amp electrical panel fed from electrical panel on first floor. All electrical for apartment shall be fed from new panel including existing attic furnace.
- Provide new receptacles and switches thru-out. Room receptacles shall be installed 18" aff, 48" at cabinets.
- All electrical shall be installed per code. Provide GFI receptacles and arc-fault breakers as required.
- Install four (4) hardwired smoke detectors; one in each bedroom, bedroom hallway and at top of stairs to apartment.
- Install Broan 30" wide non-ducted range hood over kitchen range, Model Number 413001, color as selected by Owner.

Lighting: Light fixtures shall be equal to the following:

- Surface Mounted Lights, Patriot Lighting Gilda 12-1/2" Brushed Nickel LED Flush Mounted Ceiling Light, Model #LFM112A13BN-M.
- Kitchen and Bathroom Light over Sink, Lithonia Lighting 4" 9.6 watt 3000 Kelvin Dimmable LED recessed matte white wafer downlight.
- Bathroom Exhaust Fan/Light Unit, Hunter Ellipse Brushed Nickel 100 CRM Ceiling Exhaust Bath Fan with Light, Model #90064

Other Costs:

Item	Building Permits and Fees	\$
Item	Insurances	\$
Item	General Contractor's Overhead and Profit	\$

TOTAL OF ALL BASE BID WORK \$ _____



Item 1 – Paint spindle, power wash, caulk windows and doors.



Item 1 – Paint spindles and fans, power wash and caulk.



Item 1 – Painting, power washing and caulking.



Item 1 – Painting, power washing and caulking.

REMOVE EXTERIOR DOOR ASSEMBLIES TYP FOR 3

REMOVE GYPSUM BOARD CEILING AS REQ'D FOR APARTMENT PLUMBING MODIFICATIONS AND FLOOR LEVELING

REMOVE RAMP

REMOVE DROPPED GYPSUM BOARD CEILING AND DUCT WITHIN

REMOVE FURNACE

REMOVE CABINETS AND COUNTERTOP

REMOVE DOOR / FRAME AND ENLARGE OPENING

REMOVE SUSPENDED ACOUSTICAL TILE CEILINGS

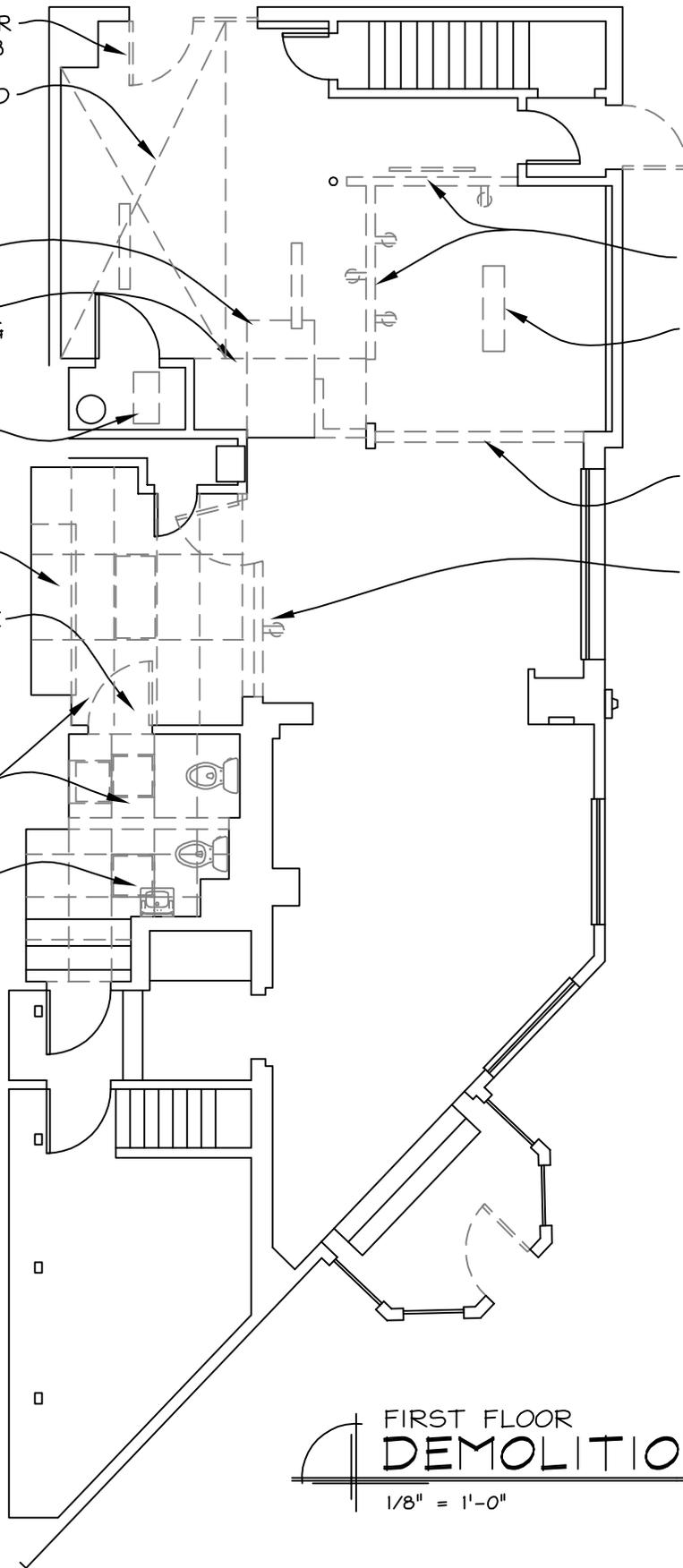
REMOVE PLUMBING FIXTURES

REMOVE STUD WALL ASSEMBLIES

REMOVE SURFACE MOUNTED LIGHT FIXTURES FROM LOWER AREA

BEARING WALL SHORE AS REQUIRED

REMOVE DOOR / FRAME AND STUD WALL TO 42" AFF



FIRST FLOOR
DEMOLITION PLAN
1/8" = 1'-0"

INSTALL EXIT SIGNS
TYPICAL AS SHOWN

PATCH AND REPAIR ALL
CEILINGS & BULKHEADS
AS REQUIRED

NEW 4" RECESSED
DOWNLIGHTS TYP FOR 9

INSTALL EMERGENCY
LIGHTING - TYPICAL
AS SHOWN

NEW SURFACE MOUNTED
LIGHTS

EXHAUST FAN VENT
THRU ROOF

INFILL EXISTING ATTIC
HATCH OPENING

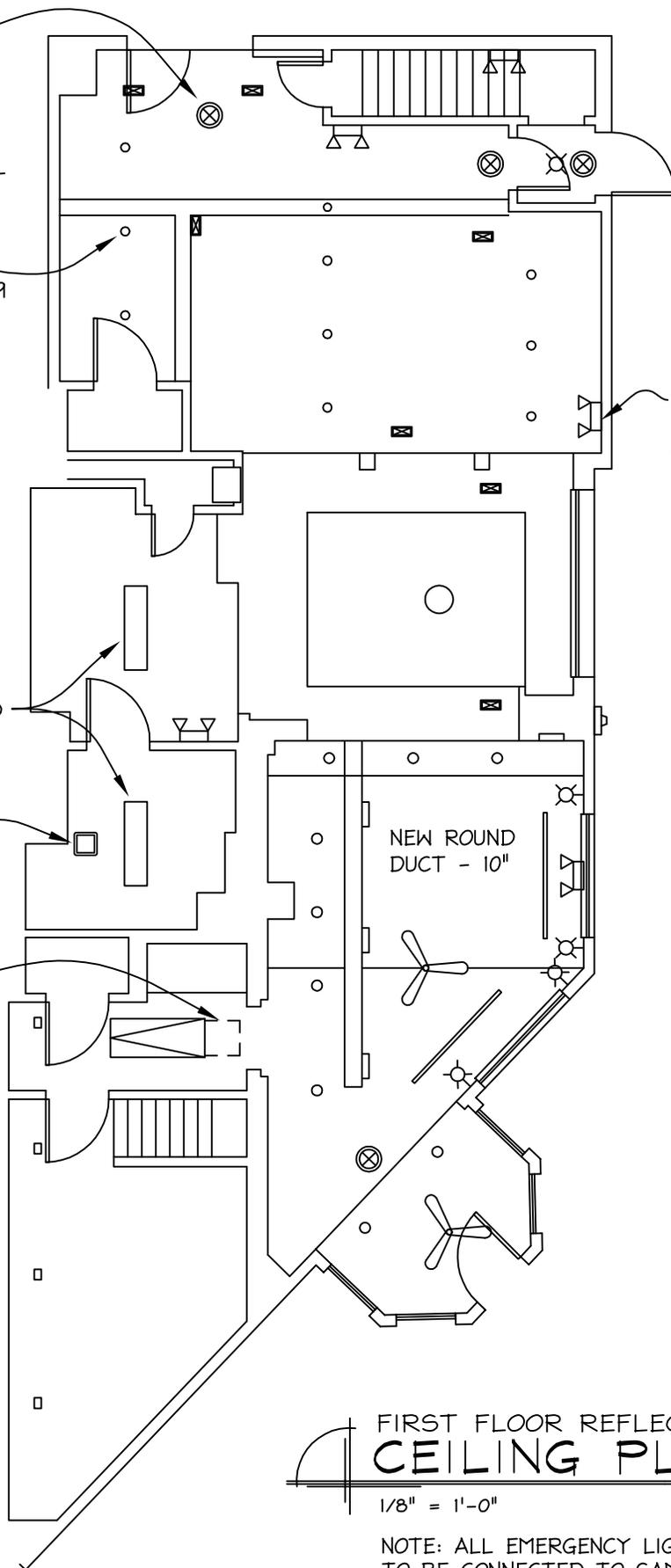
RELOCATE EXISTING
HALL LIGHT FIXTURE
AS REQUIRED TO
INSTALL FOLDING
STAIRS

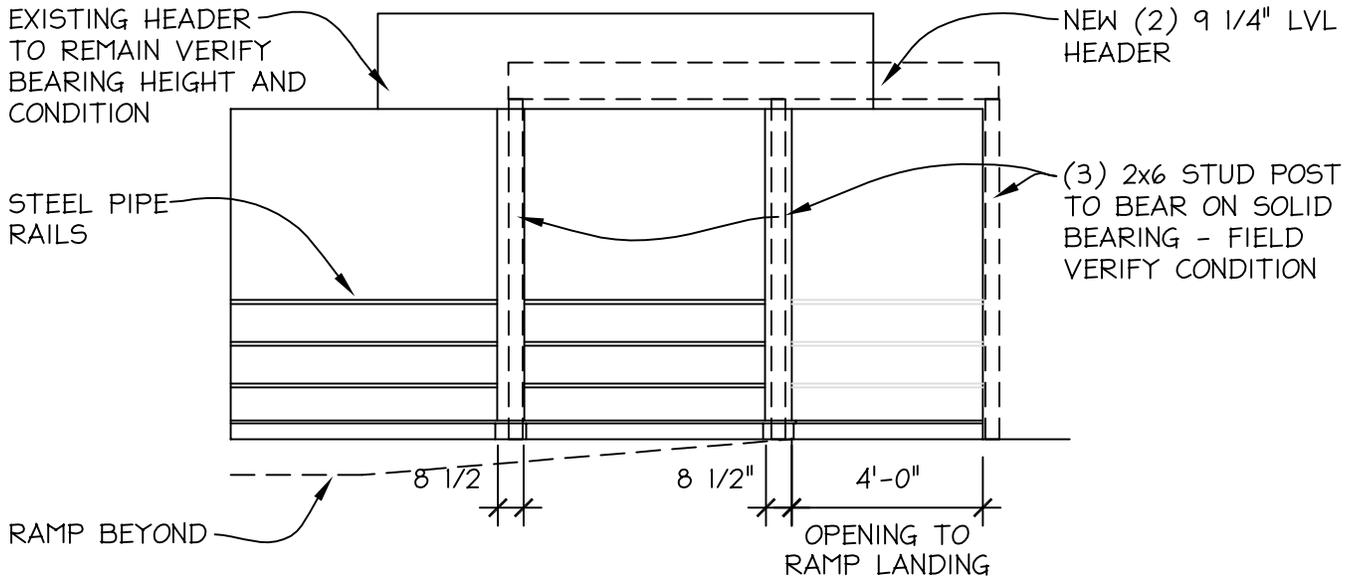
NEW ROUND
DUCT - 10"

FIRST FLOOR REFLECTED CEILING PLAN

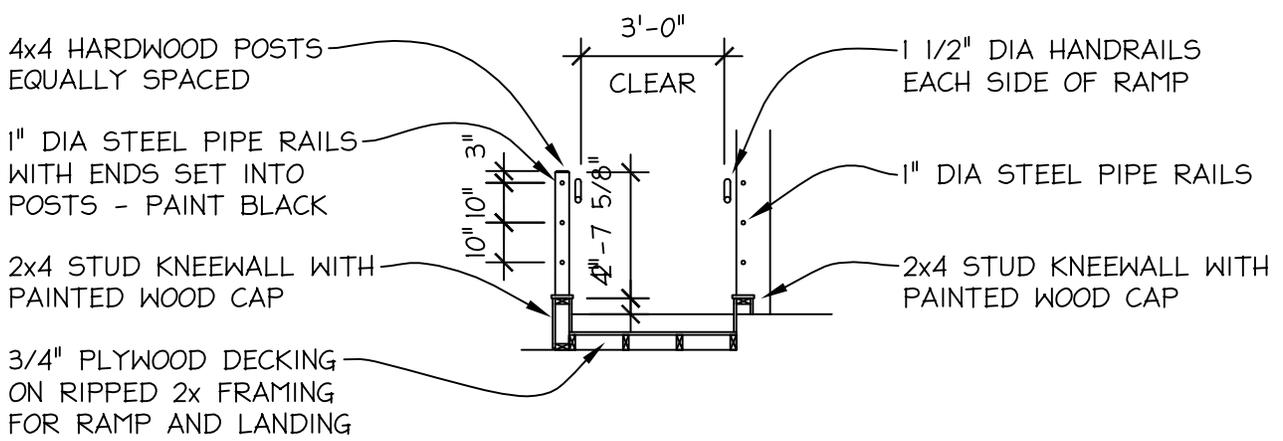
1/8" = 1'-0"

NOTE: ALL EMERGENCY LIGHTS AND EXIT SIGNS
TO BE CONNECTED TO SAME CIRCUIT FEEDING
NORMAL LIGHTING IN AREA, AHEAD OF
SWITCHING.

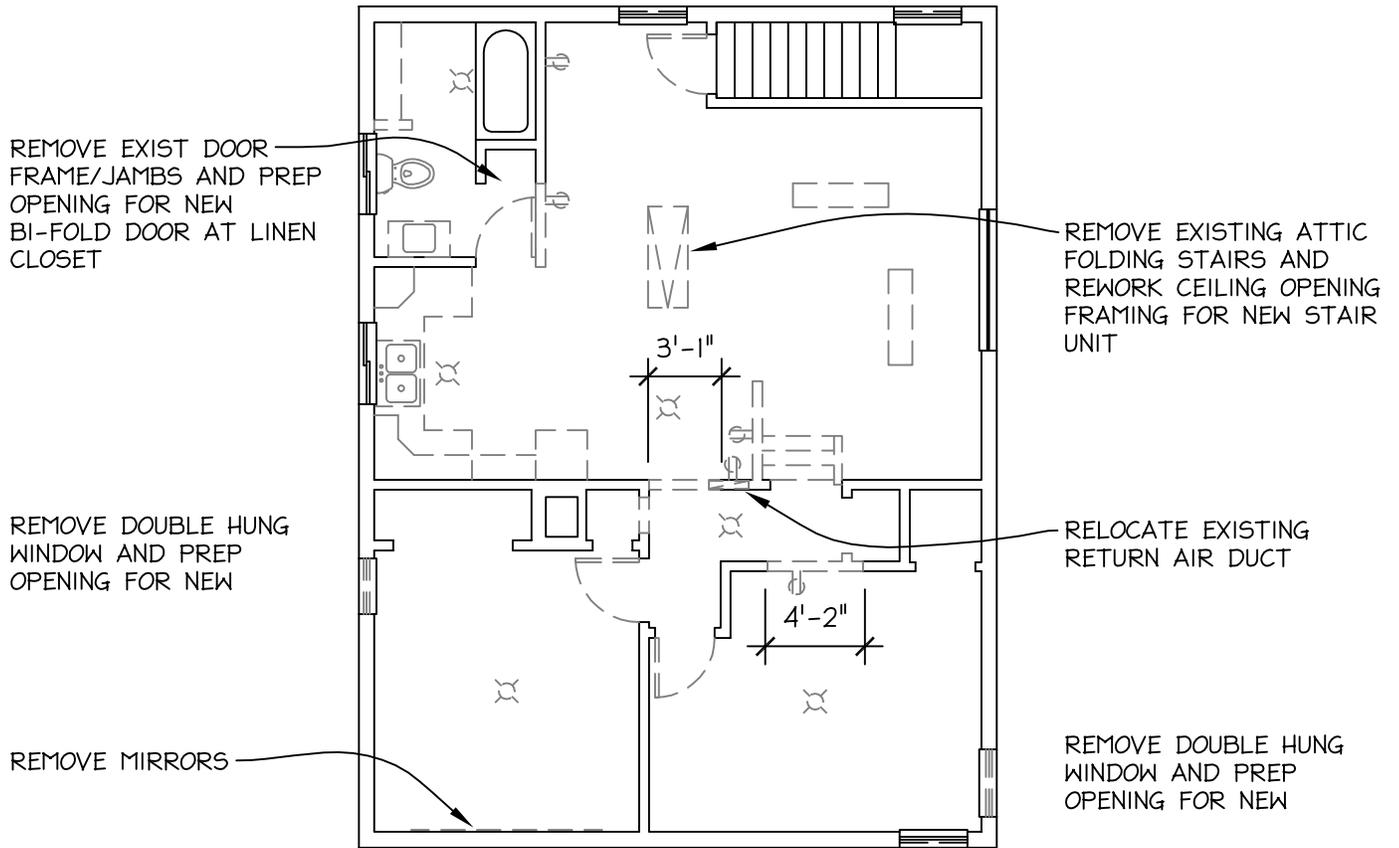




FIRST FLOOR
ELEVATION
 1/4" = 1'-0"

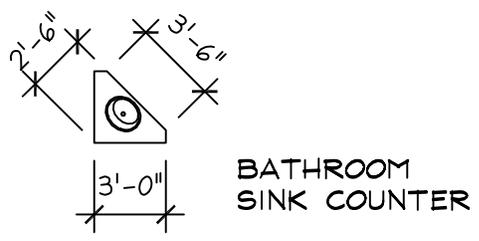
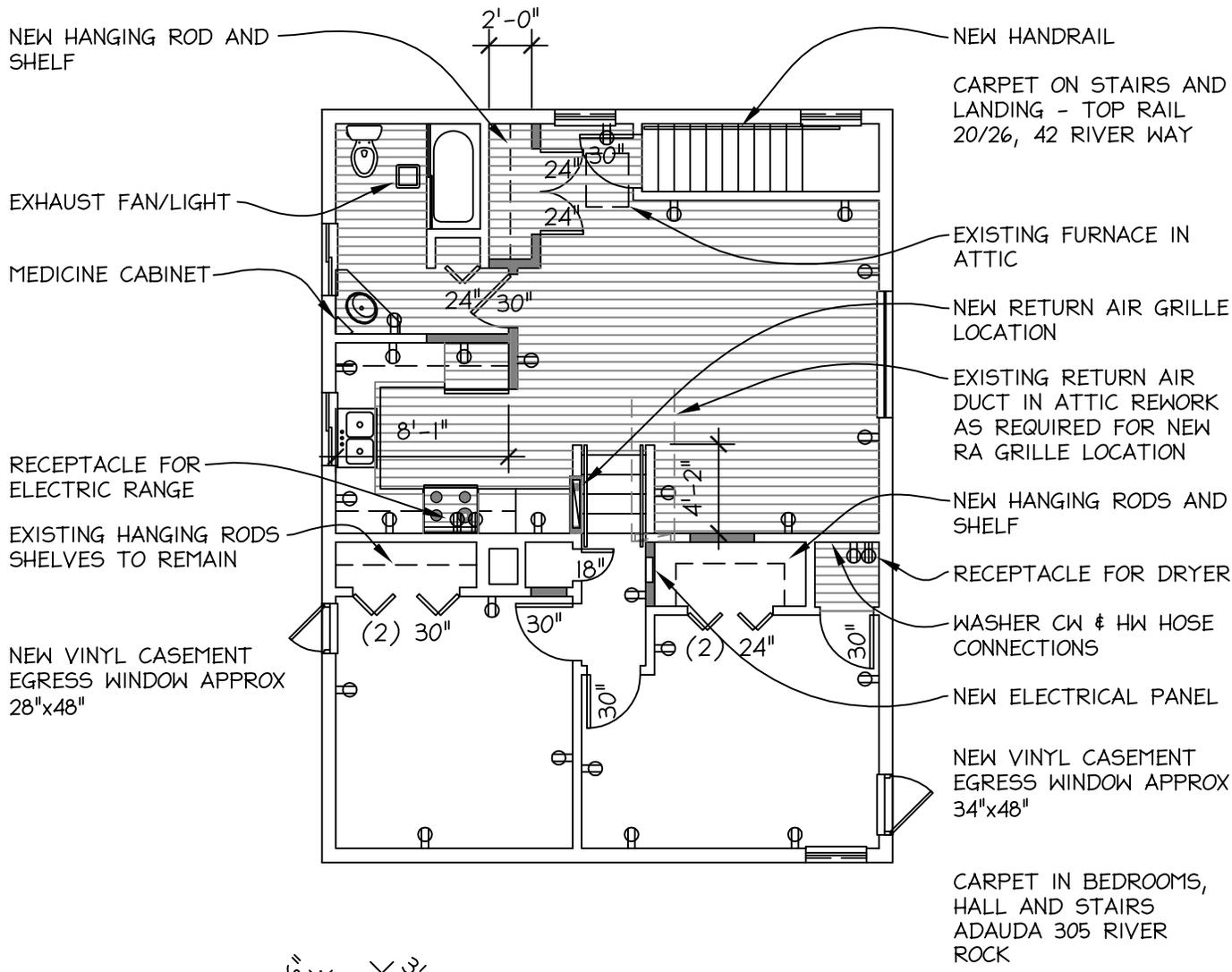


NEW RAMP
SECTION
 1/4" = 1'-0"

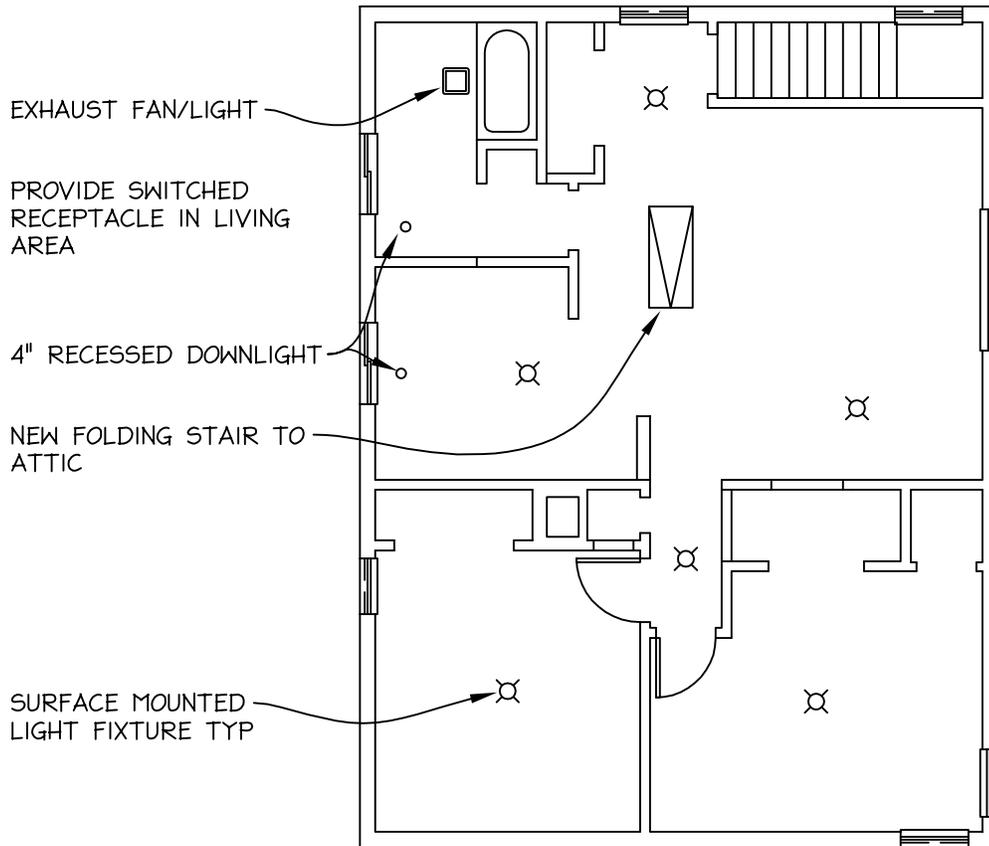


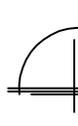
SECOND FLOOR - APARTMENT
DEMOLITION PLAN

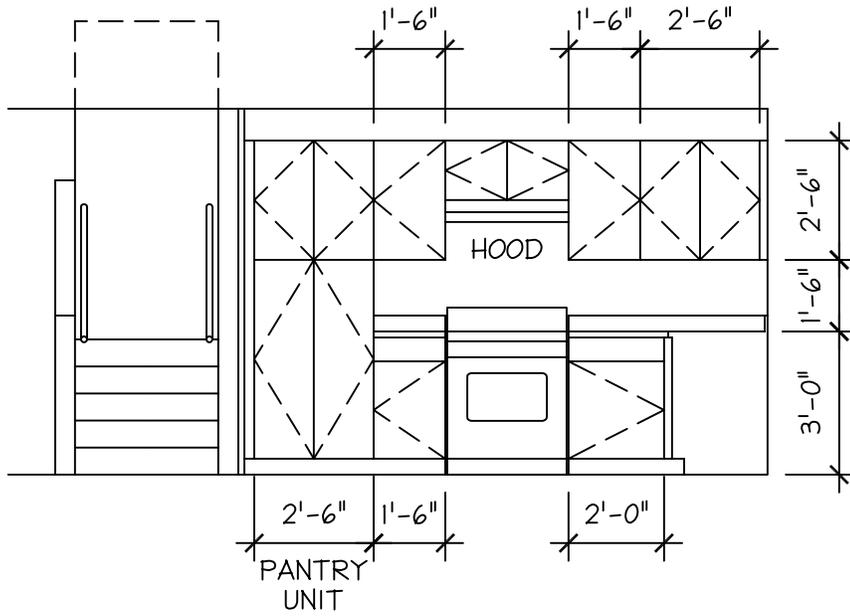
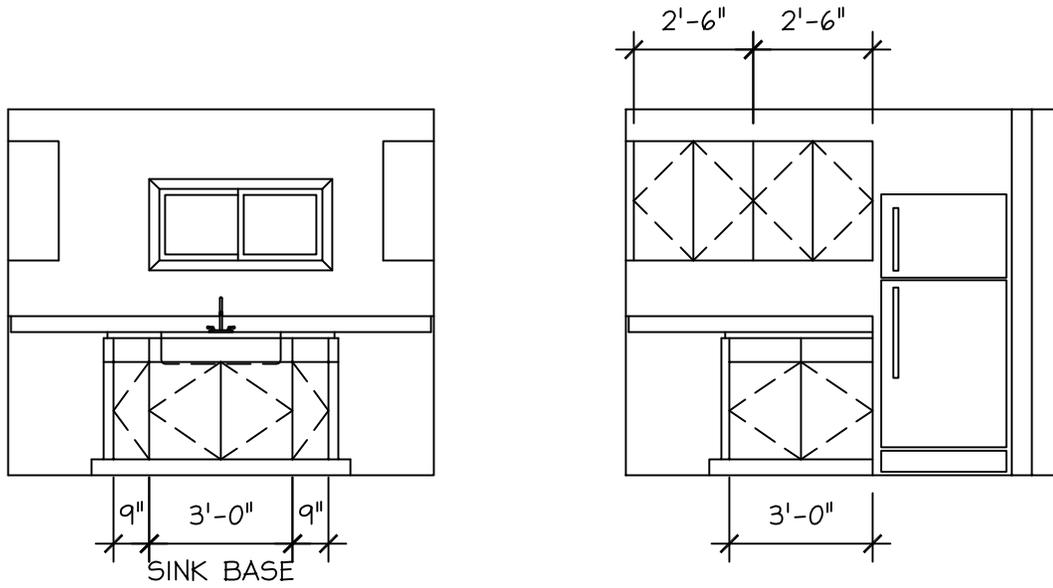
1/8" = 1'-0"



SECOND FLOOR - APARTMENT
FLOOR PLAN
 1/8" = 1'-0"




 SECOND FLOOR REFLECTED
CEILING PLAN
 1/8" = 1'-0"



KITCHEN CABINET
ELEVATIONS
 $1/4'' = 1'-0''$