



# PASCO COUNTY, FLORIDA

DADE CITY	(352) 521-4274, Ext. 3445	PASCO COUNTY COMMUNITY DEVELOPMENT DIVISION
LAND O' LAKES	(813) 996-7341 Ext. 3445	5640 MAIN STREET, SUITE 200
NEW PORT RICHEY	(727) 834-3445	NEW PORT RICHEY, FL 34652
FAX	(727) 834-3450	

*"Bringing Opportunities Home"*

## REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Nicholas Karagiannis  
4906 Odyssey Ave.  
Holiday, FL  
Case # 16-9025FL

Date Due: June 3, 2016

Contractor's name: \_\_\_\_\_  
Address: \_\_\_\_\_

### PROPOSAL

I, the undersigned contractor, having inspected the above referenced property; and having familiarized myself with the requirement set forth in the work write-up, rehabilitation standards, and plans of the above-referenced; and I understand the extent and character of the work to be performed, propose to furnish all labor, equipment, and material to accomplish all work as described in the work write-up.

INITIAL PROJECT TOTAL \$ \_\_\_\_\_  
ADDENDUM TOTAL \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
OPTION #1 \$ \_\_\_\_\_

For the sum of \_\_\_\_\_ dollars  
(\$ \_\_\_\_\_), with an itemized breakdown on the attached work write-up, to form this proposal. If my bid is accepted, I will commence work within seven (7) calendar days after the Notice to Proceed is issued and will complete the work within Forty five (45) calendar days after the Notice to Proceed is issued.

Indicate percentage amount that will be used for profit and overhead for allowance items only  
\_\_\_\_\_ %.

### COMMENTS:

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Title

NOTE: This sheet must be attached to work write-up with the itemized breakdowns written in their appropriate spaces in order for us to consider your bid.

**PLEASE NOTE:** Pasco County Community Development Division will reject bids with inaccurate totals exceeding 2% and line items with no dollar amount.

GDR//JG





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FAX (727) 834-3450 NEW PORT RICHEY, FL 34852

*"Bringing Opportunities Home"*

PROPERTY OWNER:  
PHONE NUMBER: 727-709-9014  
CASE NO: 16-9025FL

PROJECT COORDINATOR: Jim Grubb  
DATE OF WRITE UP: 5-18-2016  
REVISED DATE OF WRITE UP: 5-19-2016

This project will have the following trades or sub-contractors.

Building X Roofing X Electrical X Mechanical X Plumbing X Gas

Contractor to furnish utilities: Yes No X

Residence to be occupied during the renovations: Yes X No

## BID ON INDICATED ITEMS ONLY

Specification description of any number in extreme left hand column will be found in the General Specification Booklet supplied to all bidders. When indicated, these numbers and their corresponding Descriptions are to be bid on and strictly adhered to. **Contractor is cautioned to verify all site conditions. The open house is mandatory to attend to submit a bid. All bids shall cover material required to complete work description.**

All items such as towel bars, curtain rods, light fixtures or mirrors removed during construction are to be reinstalled prior to completion unless other wise specified.

No Lead-Based Paint shall be used on rehabilitation work either on existing surfaces or on new construction.

If plans or drawings are supplied as part of these Rehabilitation Specifications they are complementary. What ever is shown or reasonably referred to in the specifications is required. Scaled dimensions govern size, and large scale drawings supersede those of smaller scale. If specifications require any clarifications which were not obtained prior to bidding, the designer's interpretation of the true intent shall govern.

**No additional cost will be paid above the contract amount when the Contractor has neglected to properly evaluate the extent of the rehabilitation work. ALL WORK SHALL MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE, EFFECTIVE 6/30/2015.**

**UNLESS OTHERWISE NOTED, ALL WORK IN THIS WRITE-UP TO FOLLOW  
THE STANDARDS AND GUIDELINES SET IN BID SPECIFICATIONS 2011**

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
	<b><u>EXTERIOR WORK</u></b>		
<b>10</b>	<b><u>HAND RAILS, COLUMNS AND POSTS</u></b> Furnish and install new 3"x 3" aluminum structural posts to replace the existing posts to code. Color - White. Per 2011 Bid Specs.	Front Porch	_____
<b>11</b>	<b><u>CARPENTRY – GENERAL SPECIFICATIONS</u></b> General carpentry. All provisions apply.	Info Only	<u>Info only</u>
<b>28</b>	<b><u>ROOF SHEATHING</u></b> Replace any rotted sheathing and/or sheathing inadequate for nailing roof covering materials. <u>This item is an allowance.</u> Submit pictures of replaced sheathing.	Exterior	<u>\$100.00</u>
<b>31</b>	<b><u>ATTIC VENTILATION</u></b> Furnish and install ridge vents at all peaks.	Exterior	<u>Info Only</u>
<b>33</b>	<b><u>HIGH IMPACT WINDOWS</u></b> Replace the existing windows with new high impact vinyl frame insulated Low-E glass single hung windows complete with screens. Contractor to field verify all windows openings. Color – White.	Entire House	_____
<b>37</b>	<b><u>EXTERIOR DOORS</u></b> Replace existing front entry door with new. The door frame is to be pre-hung with a solid side panel in lieu of a lite. The frame is to be made of composite material and the door is to be a 6 panel fiberglass unit with lever lockset and deadbolt.	Front Entry	_____
	Replace existing exterior garage door with new. The door frame to be composite material and a 6 panel fiberglass door lever lockset and deadbolt.	Exterior/Garage	_____
	Replace existing living space/garage door with new. The door frame to be composite material and a 6 panel fiberglass door lever lockset and deadbolt.	Living Space/ Garage	_____
		<b>PAGE TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
	<b><u>DOORS CONTINUED</u></b>		
	Furnish and install a new white high impact Energy Star qualified vinyl frame Low-E glass sliding door complete with screen. Submit Energy Star rating at final pay request. Door to meet or exceed Florida Building Code for High Impact doors.	Exterior	_____
	All locks to be keyed alike. All hardware and lever locks to be antique brass in color. All doors to have lever locks and deadbolts. Include in the price all sub frame material that is required and stucco returns as needed.	Info Only	<u>Info Only</u>
<b>46</b>	<b><u>SOFFIT AND FASCIA</u></b> Replace any damaged soffit and or fascia as required. The contractor is to field verify.	Entire House	_____
<b>49</b>	<b><u>GUTTERS AND DOWNSPOUTS</u></b> Remove all existing gutters and downspouts. Provide and install new 6" seamless gutters and downspouts at all eaves where water runoff from the roof occurs. Leaders and downspouts to be 3" X 4" with splash blocks included in the price. Color - White.	Entire House	_____
<b>50/51</b>	<b><u>ROOFING-GENERAL SPECIFICATIONS</u></b> <b><u>ROOFING-FIBERGLASS SHINGLES</u></b> Remove the existing roofing material and old felts. Replace any deteriorated wood framing and sheathing (see spec #28). Install a new 30 year dimensional shingle roof per all requirements of the specifications and applicable codes. Shingles to be Tamko Heritage 30 or equal. The secondary water barrier is peel and stick. Note: Existing 1x2 drip board may be removed when new fascia & soffit is being installed. The contractor is to submit the roofing inspection affidavit upon the completion of the project. Include installing ridge vents at all peaks. Re-nail the deck to meet code.	Entire House	_____
	Contractor to notify the Housing Specialist at the time of the roof installation so pictures of the substrate and water barrier installation can be taken to verify compliance of specifications. Failure to notify could result in the roofing being rejected.	Entire House	<u>Info Only</u>
		<b>PAGE TOTAL</b>	_____
		<b>CUM TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
<b>53</b>	<b><u>ROOFING-ROLL ROOFING</u></b> Remove the existing roofing materials at dead level flat roof areas. Replace any deteriorated wood framing and sheathing. (See spec #28) Re-sheath and install new built-up roof per specifications. The secondary water barrier is peel and stick. Flashing installed as required to pitch roof areas. Re-nail the roof deck to code.	Flat Roof/Frt.	_____
<b>68</b>	<b><u>EXTERIOR CEILINGS</u></b> Remove existing ceiling material and install new aluminum vented soffit ceiling. Install furring if needed. Color -white.	Front Porch	_____
<b>70</b>	<b><u>SCREEN DOOR-ALUMINUM</u></b> Remove existing front storm door and save for re-installation.	Front Strm. Door	_____
<b>72</b>	<b><u>GARAGE DOOR AND FRAMING</u></b> Remove existing overhead garage door and replace with new sectional door to meet current codes. Re-attach the existing garage door opener to new overhead door.	Garage	_____
<b>78</b>	<b><u>ELECTRICAL</u></b> Convert existing outlets to waterproof GFCI.	Exterior	_____
	Install a new exterior, waterproof GFCI outlet.	A/C Condenser	_____
<b>80/81</b>	<b><u>PLUMBING</u></b> Drain septic tank and inspect all waste lines leading in and out of the tank, verify condition with a camera scope. Check all interior lines also. Provide report of the findings to the Housing Specialist.	Exterior	_____
	Pressure test the water supply from the meter to assure adequate pressure.	Exterior	_____
<b>87</b>	<b><u>PAINTING- GENERAL SPECIFICATIONS</u></b> Pressure clean, scrape and prepare exterior for painting. Paint the entire exterior of the house including all exposed wood, concrete, stucco, masonry and ferrous metal. All newly installed wood shall receive one coat of primer or undercoat and two coats of semi-gloss paint. Remove all nails, screws, brackets, phone and cable boxes and wires. Color to be selected by owner. Housing Specialist is to inspect surface after pressure cleaning first coat of paint and the final paint coat. Note: Paint is limited to two (2) colors.	Exterior	_____
		<b>PAGE TOTAL</b>	_____
		<b>CUM TOTAL</b>	_____
		<b>PROJECT EXTERIOR TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
<b>INTERIOR WORK</b>			
<b>22</b>	<b><u>FLOOR COVERING/CERAMIC</u></b> After the removal of the existing flooring and prepping the surface to accept the installation of ceramic tile flooring, install new ceramic floor by following the manufactures installation instructions. The tile will be chosen by the owner and is limited to a cost of \$2.00 a sq. ft. for tile.	All Floor Areas	_____
<b>56</b>	<b><u>CEILING INSULATION</u></b> Check existing ceiling insulation and add insulation as required to achieve an estimated R -30 (Minimum 10.375 ") in pitched roof areas. <u>This is an Allowance item.</u>	Entire House	<u>\$ 100.00</u>
<b>57</b>	<b><u>WALL AND CEILING FINISH-REPAIR WORK (INTERIOR)</u></b> Remove the existing damaged areas and repair to match existing surface. See Bid Specs 2011.	Interior	_____
<b>58</b>	<b><u>INTERIOR WALL AND CEILING FINISH-PLASTER/DRYWALL REPAIR</u></b> Repair all cracks and damaged surfaces to match existing. Existing ceilings are plaster with swirl stomp. See Bid Specs 2011. The new finish is to be an overlay with heavy texture knocked down Apply new skim coat to ceilings and walls before installing texture. See spec. # 87	Interior	_____
	Include any damage caused from wainscot removals, backsplash removals, duct relocation, etc. Include any additional damage caused by building modification, etc. in price.	Info Only	<u>Info Only</u>
<b>63</b>	<b><u>INTERIOR WALL FINISH-CERAMIC TILE (THIN SET)</u></b> Remove all existing ceramic tile on the walls. Furnish and install new Wonder board surround at tub to ceiling. Install new ceramic tile. Assume "cost of the tile" at \$2.00 per sq foot. Include the removal of all wall tiles in price. Color/design to be selected by the Housing Specialist. See spec. 80/81	Bath	_____
	Remove existing backsplash. Provide and install a new ceramic tile backsplash. Assume the "cost of the tile" at \$2.00 per sq. ft. of area. Color/design to be selected by the Housing Specialist.	Kitchen	_____
		<b>PAGE TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
64	<b><u>FIXTURE SET</u></b> Furnish and install a new ceramic fixture set. Color to be selected by the owner.	Bath	_____
67	<b><u>ATTIC ACCESS</u></b> Install a ceiling access panel to minimum clearing opening of 22" X 36". Provide cover, and trim opening.	Garage	_____
73	<b><u>CABINET -VANITY</u></b> Remove existing vanity and install a new vanity with a cultured marble top and integral lavatory. Follow 2011 Bid specs. Doors to be raised panel. See spec 80/81	Bathroom	_____
75/76	<b><u>CABINETS - KITCHEN/ COUNTERTOP</u></b> Remove existing kitchen cabinets. Install new kitchen cabinets and countertops, include new plastic laminate back splashes. The doors are to be raised panel doors. Existing layout is to be modified to accept a 30" conventional range in lieu of the wall oven and separate cook top. Contractor is to field verify site conditions and layout with HS prior to cabinet and counter construction. See spec.# 80/81	Kitchen	_____
78	<b><u>ELECTRICAL</u></b> Install new hardwired smoke/carbon detectors and combination smoke/carbon monoxide detectors with battery backup.	To Code	_____
	Convert existing outlets to GFCI as per code requirements.	Kitchen/Bath	_____
	Wire new water heater to meet current code requirements. (See spec #80/81).	Garage	_____
	Install new receptacles as required for new appliances.	Kitchen	_____
	Replace 4-ceiling fans at an assumed cost of \$65per. The living room fan install a dome light kit. Assure all j-boxes are rated for fans, if they are not replace with the appropriate box.	Interior	_____
	Replace living room ceiling light switch, add cut-in box if needed.	Liv. Room	_____
	Terminate the ceiling heat wall controls in all rooms and patch holes. See spec. #58.	Interior	_____
	Note: electrician is to check all circuitry for proper installation.	<b>PAGE TOTAL</b>	_____
		<b>CUM TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
79	<b><u>H.V.A.C.</u></b> Remove the existing HVAC system and install a new 2 1/2 ton heat pump central heating and air conditioning system complete with all new ductwork, all copper, controls and any electrical changes required for the installation. (Minimum SEER required - 15.0) 7.5 KW heat strip. Heat pump air cooled condensing unit set on a concrete (or equal) pad. A.H. unit may be installed in attic space with access, to code, if possible. Note: include cost of stopping block if required. The exact size A/C to be determined by the air conditioning contractor.	Entire House	_____
	Include eliminating existing wall return ducts and relocating/adding supply and return drops as required. New digital thermostat to be centrally located between new ceiling returns.	Info Only	<u>Info Only</u>
	Install new dryer vent to code.	Garage	_____
	Replace the exhaust fan and duct in the main bath.	Bath	_____
<b>80/81</b>	<b><u>PLUMBING-GENERAL SPECIFICATIONS</u></b> <b><u>PLUMBING FIXTURE</u></b> Install a new heavy duty stainless steel double compartment deep bowl sink. Sink shall be installed complete with supplies, faucets, fittings, traps, etc. Supplies must be equipped with stop valves.	Kitchen	_____
	Furnish and install a new tub, drains, plumbing, and showerhead and faucets.	Bath	_____
	Install a new round toilet complete with new supply line and angle stop with new escutcheon.	Hall Bath	_____
	Connect new vanity lavatory with new faucet, trap, stops, and supplies and any needed items for installation.	Bath	_____
	Replace the existing water heater with a new unit of like capacity. Include all material and labor to conform to code requirements. See spec. #78	Garage	_____
	Note: All plumbing fixtures shall meet CDD minimum specifications and be of the same manufacture. Item selection will be reviewed by owner prior to purchase and installation.	Interior	<u>Info Only</u>
		<b>PAGE TOTAL</b>	_____
		<b>CUM TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
<b>82</b>	<b><u>MAJOR APPLIANCES</u></b> Furnish and install a new 30" electric range/oven. The cost of the range to be \$450.00.	Kitchen	_____
	Furnish and install a new 21 cubic foot Energy Star refrigerator. The cost of the refrigerator to be \$750.00.	Kitchen	_____
	Furnish and install a new Energy Star microwave, over the range, vented/unvented. The cost of the microwave to be \$270.00. Use a vented microwave only if there is an existing approved duct work through the roof.	Kitchen	_____
	All appliances are to be of the same brand and color. Reference spec. # 78	Info Only	<u>Info Only</u>
<b>87</b>	<b><u>PAINTING- GENERAL SPECIFICATIONS</u></b> Plug, patch, stain kill as needed and paint the entire interior of the building including all walls, ceilings, doors, trim, and baseboard in accordance with the requirements of this section. Stained ceilings are to be prepared properly to insure coverage of final coat. All wallpaper to be removed, walls properly prepared and painted. . After primer coat, Closet interior walls are to be painted the same color as the rest of the house.	Interior	_____
	Note: Paint is limited to two(2) colors and an accent color. The owner is to provide paint colors required at contract signing.		
<b>94</b>	<b><u>MISCELLANEOUS</u></b> Provide all labor for moving home contents to a POD's unit or equal external storage unit.	Interior	_____
	Provide storage container/or storage for home contents for the duration of the interior rehab work.	Interior	_____
	After all construction, provide a thorough cleaning of the entire home.	Interior	_____
	Provide temporary living accommodations for the owner during the rehab process .Ex.: Hotel, motel etc. This is an allowance item.	Allow	<u>\$500</u>
	<b>PERMITS AND FEES:</b>		_____
	<b>ENGINEERING (IF REQUIRED)</b>		_____
		<b>PAGE TOTAL:</b>	_____
		<b>CUM TOTAL:</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
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**INTERIOR TOTAL :** \_\_\_\_\_

**EXTERIOR TOTAL:** \_\_\_\_\_

**PROJECT TOTAL:** \_\_\_\_\_

**IF ANY DEVIATIONS FROM THIS WRITE UP OCCUR, CHANGE ORDERS OR CREDITS WILL APPLY.**

**THE CONTRACTOR WILL FURNISH PERMITS AND ENGINEERING IF REQUIRED TO COMPLETE THE WORK IN THIS WRITE UP. ALSO THE CONTRACTOR WILL SECURE OWNER APPROVAL ON FINISHES AND FIXTURES PRIOR TO INSTALLATION**

**OWNER REVIEWED THE WRITE UP WITH THE HOUSING SPECIALIST:DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_**