PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274, Ext. 3445
LAND O' LAKES (813) 996-7341 Ext. 3445
NEW PORT RICHEY (727) 834-3445
FAX (727) 834-3450

PASCO COUNTY COMMUNITY
DEVELOPMENT DIVISION
5640 MAIN STREET, SUITE 200
NEW PORT RICHEY, FL 34652

"Bringing Opportunities Home"

5/24/2016

PROPERTY I.D.	Owner:	Ernest Franks
	Project Address:	10816 Hilltop Dr. New Port Richey, Fl. 34654
	Telephone:	727-834-3445
	Case No.:	16 - 9051 FL

You are requested to submit a proposal to perform rehabilitation work on the above property as called for on the work write-up and specifications. The estimate for the project is as follows:

$0- $10,000 ☐ $10,001-$20,000 ☐ $20,001-$30,000 ☒ More than $30,001 ☐

The project includes the following trades or sub-contractors:

Mechanical ☒ Plumbing ☒ Electrical ☒ Roof ☒ Remodeling ☐ New Home ☐

The dwelling will be Occupied ☒ Unoccupied ☐

EXPLANATION: The owners of the property have asked the Community Development Division to obtain bids from reliable contractors for work specified in the work write-up, assist in letting out the contract using forms provided by this agency, inspect work for compliance with the contract documents as it is being performed, and arrange for payment upon satisfactory completion of the work.

INSTRUCTIONS: Bids are to be made on the enclosed Bid Proposal form and signed by a person authorized to bid for your firm. Proposals will only be considered for work called for in the "contract documents". Use of minority subcontractors is strongly encouraged.

BIDDERS SHALL CAREFULLY EXAMINE THE PROPERTY BEFORE MAKING THEIR PROPOSAL. A Community Development representative will be present at the property on **Monday, June 6th , 2016,** between **10:30 A.M., and 11:30 A.M.,** to assist in interpretation if necessary. It is mandatory that bidders attend the open house to inspect the property.

The owner and the Community Development Division reserve the right to reject any and all bids, to waive irregularities in the proposal, or to accept the proposal which best serves the interest of the owner and the Community Development Division.

Proposals shall be submitted to this department in the enclosed envelope. (This envelope has been posted on the Community Development Web Page under "For Contractors"). Proposals must be received prior to **Friday, June 17th , 2016, at 2:00 P.M.,** at which time all bids will be opened.

Contract signing may be anticipated within two (2) weeks after bid opening. If you have any further questions, please feel free to contact James Nezbeth, at (727) 834-3445.

/GDR/JG/JN

Enclosures: Bid Documents

c: Ernest Franks

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REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Ernest Franks
10816 Hilltop Dr.
New Port Richey, FL 34654
Case # 16-9051 FL

Date Due: June 17, 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 60 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 typed 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/JN

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PROPERTY OWNER: Ernest Franks
PHONE NUMBER: 727-834-3445
CASE NO: 16 - 9051 FL

PROJECT COORDINATOR: Jim Nezbeth
DATE OF WRITE UP: 5/23/2016
REVISED DATE OF WRITE UP: ____

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

Building ☐ Roofing ☒ Electrical ☒ Mechanical ☒ Plumbing ☒ Gas ☐

Contractor to furnish utilities: Yes ☐ No ☒

Residence to be occupied during the renovations: Yes ☒ 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

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
	EXTERIOR WORK		
28	**ROOF SHEATHING** Replace any rotted sheathing and/or sheathing inadequate for nailing roof covering materials. Sheathing to be ½" 4 ply CDX plywood. This item is an allowance. Submit pictures of replaced sheathing.	Exterior	$100.00
37	**EXTERIOR DOORS** Furnish and install a new deadbolt and lever lockset.	Front Entry	_____
	Replace existing service entry door with new. The door frame to be composite material with brick mold installed on jambs and a 6 panel fiberglass door, complete with lever lockset and dead bolt. Center new door in opening and stucco returns to match.	Service Entry	_____
	All doors to be keyed alike. All hardware and lever locks to be brushed nickel in color.	Info Only	Info Only
	Furnish and install new sliding glass door hardware, rollers and locks. Replace track, if required.	Sliding Glass Doors	_____
49	**GUTTERS AND DOWNSPOUTS** Remove all existing gutters and downspouts, replace with new 6" seamless gutters. Leaders and downspouts to be 3" x 4" with splash blocks included in price. White.	Entire house	_____
50/51	**ROOFING-GENERAL SPECIFICATIONS** **ROOFING-FIBERGLASS SHINGLES** Remove the existing roofing material and old felts. Replace any deteriorated wood framing and sheathing. (See Spec # 28). Re-nail the deck to meet code. The secondary water barrier to be peel and stick. 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. Include installing Cobra style ridge vents, or equal, at all peaks. The contractor to submit the roofing inspection affidavit upon the completion of the project.	Entire house	_____
		PAGE TOTAL	_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
50/51	**ROOFING-GENERAL SPECIFICATIONS** **ROOFING-FIBERGLASS SHINGLES CONTINUED** Contractor to notify the Housing Specialist at the time of 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.	Info Only	Info Only
71	**STORM DOOR-ALUMINUM** Furnish and install a new pre-hung storm door with metal jambs, lock and closer. The storm door to be a Larson-Richmond Savannah, Midview or equal. Cost $200.00. (White).	Front Entry	_____
72	**GARAGE DOOR AND FRAMING** Furnish and install a new garage door operator with belt drive. (Include 2 remotes).	Garage	_____
80/81	**PLUMBING-GENERAL SPECIFICATIONS** **PLUMBING FIXTURES** Remove solar water heater panels from the roof and reinstall after the new roof is installed. Confirm proper operation.	Exterior	_____
87	**PAINTING- GENERAL SPECIFICATIONS** Pressure clean, scrape and prepare exterior for painting. Repair all cracks and holes. Remove all nails, brackets, screws, etc. Paint the entire exterior of the house and soffit and fascia. Include all exposed wood, concrete, stucco, masonry and ferrous metal. All newly installed wood shall receive one coat of primer or undercoat and apply two coats of 100% acrylic semi-gloss or satin paint to entire exterior. 2 colors to be selected by owner.	Exterior	_____
	Pressure clean all sidewalks, slabs, aprons and porches.	Info Only	Info Only
		PAGE TOTAL	_____
		PROJECT EXTERIOR TOTAL	_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST

INTERIOR WORK

58	**INTERIOR WALL AND CEILING FINISH-PLASTER/DRYWALL REPAIR** Repair all cracks and damaged surfaces to match existing. See Bid Specs 2011. Apply new skim coat to ceiling before installing texture. Ceiling to have orange peel texture. Note; All texture to be professionally applied through a spray texture machine.	Garage	_____
	Remove the existing damaged and loose textured areas. Repair to match existing surfaces and finishes. Include any additional damage caused by building modifications.	Living Room	_____
76	**COUNTER TOP** Replace the existing plastic laminated counter top and 4" back splash. Tops to be Multi-ply furniture grade plywood with standard 1 ½" edging. See Bid Specs 2011. Selection by owner.	Kitchen	_____
78	**ELECTRICAL** Convert existing outlets to GFCI per code.	Entire House	_____
	After removal of existing florescent light fixtures, furnish and install new 4' energy efficient florescent fixtures. Include new j-box, if required.	Kitchen Garage/HBath	_____
79	**H.V.A.C.** Replace the existing air conditioning system assuming to be a 2 1/2 ton heat pump system. (Can be larger or smaller depending on energy cals). Replace the existing air handler, condensing unit, controls, and proper wiring. Check all ducts for leaks or damaged areas. Repairs to ductwork will be paid by change order. Install new units in the same location as existing. Minimum SEER required will be 15.00. Heat strip to be 7.5 KW. The exact size of the air conditioner to be determined by the air conditioning contractor.	Entire House	_____
		PAGE TOTAL	_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
80/81	**PLUMBING-GENERAL SPECIFICATIONS** **PLUMBING FIXTURES** Install a new heavy duty stainless steel double compartment deep bowl sink. Install existing faucet, garbage disposal and soap dispenser to the new sink. Sink shall be installed complete with new supplies, fittings, traps, stop valves, etc.	Kitchen	____
	Furnish and install a new vanity lavatory complete with new supplies, trap and valve stops. Install existing faucet to new sink. Match existing sink color.	Bath	____
82	**MAJOR APPLIANCES** Furnish and install a new black 21 cubic ft. refrigerator with icemaker and fountain in the door. The cost of the refrigerator to be $900.00.	Kitchen	____
87	**PAINTING- GENERAL SPECIFICATIONS** Plug, patch and paint the living room ceiling and garage ceiling. Stained ceilings and certain colors are to be prepared properly to insure coverage of final coat. White.	Living/Garage	____
	PERMITS AND FEES		____
	ENGINEERING, IF REQUIRED		____
		PAGE TOTAL:	____
		TOTAL INTERIOR AMOUNT:	____
		TOTAL EXTERIOR AMOUNT:	____
		TOTAL PROJECT AMOUNT:	____

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.