



PASCO COUNTY, FLORIDA

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

"Bringing Opportunities Home"

6/16/16

PROPERTY I.D. Owner: Renee Leicht
 Project Address: 10734 Leeds Road
 Port Richey, FL 34668
 Telephone: 727-834-3445
 Case No.: 14-9082

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 Thursday, June 23, 2016, between 1:00 P.M., and 2:00 P.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, July 1, 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 Mike Ball, at (727) 834-3445.

GDR/JG/MB 

Enclosures: Bid Documents

c: Renee Leicht



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REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Renee Leicht
10734 Leeds Road
Port Richey, FL 34668
Case # 14-9082

Date Due: 7/1/2016

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/MB

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."



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PROPERTY OWNER: Renee Leicht
 PHONE NUMBER: 727-834-3445
 CASE NO: 14-9082

PROJECT COORDINATOR: Mike Ball
 DATE OF WRITE UP: 6/15/16
 REVISED DATE OF WRITE UP: 6/15/16

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
	<u>EXTERIOR WORK</u>		
1	<u>DEMOLITION / REMOVALS</u> Remove and dispose of the decorative concrete blockwork surrounding the existing condensing unit.	Exterior	_____
7	<u>MASONARY WALLS</u> After removal of windows, block up wall with CMU's of equal size of existing. Coursing and block patterns to match existing. Interior and exterior walls to match the existing surrounding areas. (2 openings)	Master Bed Rm Master Bath	_____
32	<u>WINDOWS-GENERAL SPECIFICATIONS</u> Replace existing windows with new white vinyl frame, insulated glass, single hung windows complete with screens. Glass to be Low-E and Energy Star Rated. Contractor to field verify number of windows (11). Garage window and enclosed porch windows are not being replaced.	Entire House	_____
	Include removal and installation of the existing wind-borne debris protection as needed for the window replacement.	Exterior	<u>Info only</u>
37	<u>EXTERIOR DOORS</u> Replace existing service entry door with new. The door frame to be composite material and a six panel fiberglass door, complete with lever lockset and dead bolt. Case molding to match existing.	Service Entry	_____
	Include removing and re-installing security devise.	Info Only	<u>Info only</u>
	Replace the existing dead bolt and lockset with a new dead bolt and lever handle lockset.	Front Entry	_____
	All locks to be keyed alike. Owner to select finish.	Info only	<u>Info only</u>
49	<u>GUTTERS AND DOWNSPOUTS</u> Remove the existing gutter and downspout. Install a new gutter that is compatible with the existing roof. New downspout and splash block to be installed on the north end.	Front Porch	_____
50	<u>ROOFING-GENERAL SPECIFICATIONS</u> Reseal all flashings and fasteners on the existing metal clad roofing systems.	Flat Roofs	_____
		<u>PAGE TOTAL:</u>	_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
72	<u>GARAGE DOOR AND FRAMING</u> Replace the existing 2X6 overhead garage door buck. Existing overhead door to remain.	Garage	_____
	Adjust panels and track as needed on the existing overhead door to limit air intrusion. Include new weather stripping and lubricating door rollers and operator.	Garage	_____
78	<u>ELECTRICAL</u> Install a new exterior, waterproof GFCI outlet. Condenser is being relocated. See spec #79.	A/C Condenser	_____
	Rewire the existing security light on the southwest corner of the building to meet code requirements. Include a new fixture of equal value.	Int/Ext	_____
		<u>PAGE TOTAL:</u>	_____
		<u>PROJECT EXTERIOR TOTAL:</u>	_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
	<u>INTERIOR WORK</u>		
24	<u>LAMINATED PLASTIC FLOORING</u> Remove existing flooring and install new laminated plastic flooring over properly prepared subflooring (Bid specs 2011) per manufacturer's instructions. Assume cost of flooring at \$2.00 per sq. foot of area. Owner to select.	Front Bed Rm Living Rm Dinning Rm Hall	_____
	Included are any closets opening into the newly replaced areas.	Info only	<u>Info only</u>
25	<u>BASE, CASING AND SHOE MOLDING</u> Install new (white) shoe molding where new flooring is being installed. See spec #24.	Interior	_____
57	<u>WALL AND CEILING FINISH-REPAIR WORK (INTERIOR)</u> Repair damage caused by previous plumbing repair in dining room and texture to match the surrounding area. Include any additional damage caused by building modifications.	Dining Rm.	_____
	Remove the existing suspended ceiling grid work. Frame and drywall the opening. Finish and texture to match the surrounding areas. See spec. #78 for lighting information.	Master Bath Kitchen	_____
63	<u>INTERIOR WALL FINISH-CERAMIC TILE (THIN SET)</u> Install a decorative ceramic tile design in shower stall where window was removed.	Master Bath	_____
67	<u>ATTIC ACCESS</u> Furnish and install a new drop down wood attic ladder and trim opening.	Garage	_____
69	<u>INTERIOR DOORS</u> Replace rollers on existing pocket door.	Kitchen	_____
75	<u>CABINETS - KITCHEN/ COUNTER TOP</u> Re-secure upper wall cabinets as needed.	Kitchen	_____
78	<u>ELECTRICAL</u> Install new hardwired smoke detectors and combination smoke/carbon monoxide to code.	To Code	_____
		<u>PAGE TOTAL:</u>	_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
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78 **ELECTRICAL CONTINUED**

Utilizing the existing circuit, furnish and install six recessed can lights complete with energy efficient R-30 bulbs. Include removal of existing fixtures. See spec #57.

Kitchen

Remove the existing light fixture and install a new j-box to code. Reinstall light fixture.

Main Bath

Wire new exhaust fan to meet current code requirements. See spec #79.

Master Bath

Utilizing the existing circuit, furnish and install two recessed can lights complete with energy efficient R-30 bulbs. Include removal of existing fixtures. See spec #57.

Master Bath

Terminate electrical service to existing A/C condenser unit. Include removal of service disconnect. See spec #79 for new location.

Int/Ext

Wire new electric water heater to meet current code requirements. See spec #80/81.

Garage

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 cal). Replace the existing air handler, condensing unit, copper, controls, and proper wiring. Check all ducts for leaks or damage areas. Repairs to ductwork will be paid by change order. Air handler to be installed in the same location as existing. Condensing unit to be relocated to east wall common with the kitchen. Minimum SEER required 15.00. Heat strip is a 7.5KW. The exact size of the air conditioner to be determined by the air condition contractor.

Entire House

Remove the existing range hood and ensure that it is properly vented. Re-install.

Kitchen

Furnish and install a new exhaust fan to code. Exhaust vent to terminate through gable.

Master Bath

PAGE TOTAL:

CUM TOTAL:

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
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80/81	<u>PLUMBING-GENERAL SPECIFICATIONS</u> <u>PLUMBING FIXTURES</u>		
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	Replace the water heater with a new electric water heater of equal size to code.	Garage	_____
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	Replace the existing faucet with a new lever handled Moen faucet, complete with new supply lines and stops.	Kitchen	_____
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	Replace the existing faucets with new lever handled Moen faucets, complete with pop-up assembly. Include new supply lines, stops and waste lines.	Master Bath Main Bath	_____
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82	<u>MAJOR APPLIANCES</u>		
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	Furnish and install a new 21 cubic foot refrigerator with ice maker. The cost of the refrigerator to be \$750.00.		
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	Owner to select new refrigerator.	Kitchen	_____
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94	<u>MISCELLANEOUS</u>		
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	Repair shower doors to proper working condition.	Master Bath	_____
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	Furnish and install stay closed magnets on cabinet doors.	Kitchen	_____
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	Provide labor to move and cover building contents as needed to complete the renovations.	Entire House	_____
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	<u>MISCELLANEOUS CONTINUED</u>		
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	Remove and re-install all window treatments as needed to complete the renovation.	Interior	_____
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	<u>PERMITS AND FEES</u>		_____
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	<u>ENGINEERING (IF REQUIRED)</u>		_____
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	<u>PAGE TOTAL:</u>		_____
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	<u>TOTAL INTERIOR AMOUNT:</u>		_____
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	<u>TOTAL EXTERIOR AMOUNT:</u>		_____
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	<u>TOTAL PROJECT AMOUNT:</u>		_____
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SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
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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.