



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"

June 24, 2016

PROPERTY I.D. Owner: Sandra Miller
Project Address: 12908 Willoughby Lane
Hudson, FL 34667
Telephone: 727-834-3445
Case No.: 16-9074FL

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 July 14, 2016 between 9:00 A.M. and 9:30 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, JULY 22, 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 Frank Smith, at (727) 834-3445.

GDR/JMG/FS

Enclosures: Bid Documents

c: Sandra Miller, 12908 Willoughby Lane, Hudson, FL 34667



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| | | |
|-----------------|---------------------------|---|
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"Bringing Opportunities Home"

REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Sandra Miller
 12908 Willoughby Lane
 Hudson, FL 34667
 Case # 16-9074FL
 Date Due: July 22, 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 ninety (90) 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/JMG/FS



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"Bringing Opportunities Home"

PROPERTY OWNER: Sandra Miller
 PHONE NUMBER: 727-834-3445
 CASE NO: 16-9074FL

PROJECT COORDINATOR: Frank Smith
 DATE OF WRITE UP: June 24, 2016
 REVISED DATE OF WRITE UP: June 24, 2016

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> | | |
| 28 | <u>ROOF SHEATHING</u> Remove and replace any rotted or deteriorating wood that is unable to hold nails. This is an allowance item. | Exterior | <u>\$500.00</u> |
| 32 | <u>WINDOWS - GENERAL SPECIFICATIONS</u> Install Aluminum 0.050 storm panel shutters on all windows and any exterior doors that may have glass that is not impact glass. Use storm panel tracks at top and bottom of windows for the installation of panels. Include all labor and material for this task. Field verify what will be needed for this task. | Exterior | _____ |
| 37 | <u>EXTERIOR DOORS</u> Replace existing entrance door with new pre-hung unit to meet the wind code for the area being installed. The door frame to be composite material and 6 panel fiberglass door with all necessary trim and hardware. | Garage Entrance | _____ |
| | Install new locksets on Garage Entrance door. | Garage Entrance | _____ |
| | Furnish and install 3 new white vinyl sliding doors with Impact insulated glass doors complete with screens, to be installed to code. Include all labor and material for this task. Field verify size and what will be needed to complete this task. | Rear Doors | _____ |
| 39 | <u>SCREEN-RESCREEN</u> Remove all screens at rear patio. Install new dark charcoal fiberglass screen. Mesh size to be 18/14. Include all labor and material to complete this task. Include new spline material. | Exterior | _____ |
| 49 | <u>GUTTERS AND DOWNSPOUTS</u> Remove all existing gutters and downspouts. Replace with new 6" seamless gutters and downspouts at all eaves where water runoff from roof occurs. Leaders/downspouts to be 3"x 4" with splash blocks included in price. (Color White) | Entire House | _____ |
| | | <u>PAGE TOTAL:</u> | _____ |

**50/51 ROOFING - GENERAL SPECIFICATIONS
ROOFING - FIBERGLASS SHINGLES**

All antennas or satellite dishes to be removed at this time.
Existing roof vents to be eliminated, include sheathing in price.

Info Only

Info Only

Contractor to field verify how many layers of roofing material will need to be removed to complete this task. This will be included in the bid.

Info Only

Info Only

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. Re-nail the roof deck to current code. Include installing new ridge vents at all peaks. Note: existing 1x2 drip board to be removed when new fascia & soffit is being installed. The contractor to submit the roofing inspection affidavit upon the completion of the project. Include all labor and material to complete this task.

Entire House

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

53 ROOFING-ROLL ROOFING

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. Flashing installed as required to pitched roof areas. Re-nail the roof deck to code.

Flat Roof

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

PAGE TOTAL:

CUM TOTAL:

| | | | |
|----|---|------------------|------------------|
| 79 | <u>H.V.A.C.</u> Remove all old duct work, furnish and install all new supply and return ductwork, drops and grills. To Code. | Entire House | _____ |
| | Include relocating/adding supply and return drops as required. | <u>Info Only</u> | <u>Info Only</u> |

| | | | |
|-------|---|---------------|-------|
| 80/81 | <u>PLUMBING - GENERAL SPECIFICATIONS</u> <u>PLUMBING FIXTURES</u> Repair tub faucet to proper working order. Hot and cold are reversed. Include all labor and material for this task. | Main Bathroom | _____ |
|-------|---|---------------|-------|

| | | | |
|----|---|----------|-------|
| 87 | <u>PAINTING - GENERAL SPECIFICATIONS</u> Plug, patch and paint the entire interior ceilings of the building and garage ceiling in accordance with the requirements of this section. Stained ceilings are to be prepared properly to ensure coverage of final coat. Also include any extra primer or extra coats of paint to cover dark colors. | Interior | _____ |
|----|---|----------|-------|

PAGE TOTAL: _____

CUM TOTAL: _____

INTERIOR WORK

19 FLOOR COVERING/CARPET

After the removal of existing flooring, install new carpeting per the manufacturer's instructions. The carpet shall be (30) ounce, stain resistant over a minimum of 1/2 inch re-bond, FHA approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality, no seconds will be accepted. Included are all closet openings into newly carpeted areas.

Bedrooms (4)

22 FLOOR COVERING / CERAMIC

Remove any existing floor covering. Install new ceramic tile floor per the manufacturer's recommendation. Assume "cost of the tile" to be installed at \$2.00 per sq. ft. of area. Included are all closet openings into newly tiled area.

Dining Room/
Kitchen/
Family Room

25 BASE AND SHOE MOLDING

Furnish and install new base trim to match exiting at areas where missing. Field verify what will be needed for this task.

Family Room/
Hallway/
Dining Room

56 CEILING INSULATION

Remove any insulation that may be damaged from water. After removal of insulation, add ceiling insulation as required to achieve an estimated R -30 (Minimum 10.375 ") in pitched roof areas.

Entire House

58 INTERIOR WALL AND CEILING FINISH - PLASTER/DRYWALL REPAIR

Repair all damage to ceilings. Note: all textures to be applied professionally through a spray texture machine, not a hand held hopper. Textures to match existing surrounding surfaces. Include the garage ceiling and rear patio ceiling. Field verify what will be needed to complete this task. Include all Labor and material for this task.

Entire House/
Interior

78 ELECTRICAL

Repair fluorescent light at washer/dryer area. Include all wiring, and j-boxes if needed. Include new fluorescent bulbs if needed.

Washer/dryer
Area

PAGE TOTAL:

| SPEC # | DESCRIPTION OF THE WORK | LOCATION | COST |
|--------|-------------------------|----------|------|
|--------|-------------------------|----------|------|

| | | | |
|----|---|------------------|------------------|
| 79 | <u>H.V.A.C.</u> Remove all old duct work, furnish and install all new supply and return ductwork, drops and grills. To Code. | Entire House | _____ |
| | Include relocating/adding supply and return drops as required. | <u>Info Only</u> | <u>Info Only</u> |

| | | | |
|-------|---|---------------|-------|
| 80/81 | <u>PLUMBING - GENERAL SPECIFICATIONS</u> <u>PLUMBING FIXTURES</u> | | |
| | Repair tub faucet to proper working order. Hot and cold are reversed. Include all labor and material for this task. | Main Bathroom | _____ |

| | | | |
|----|---|----------|-------|
| 87 | <u>PAINTING - GENERAL SPECIFICATIONS</u> Plug, patch and paint the entire interior ceilings of the building and garage ceiling in accordance with the requirements of this section. Stained ceilings are to be prepared properly to ensure coverage of final coat. Also include any extra primer or extra coats of paint to cover dark colors. | Interior | _____ |
|----|---|----------|-------|

PAGE TOTAL: _____

CUM TOTAL: _____

SPEC # DESCRIPTION OF THE WORK

LOCATION

COST

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.