



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"

7/8/2016

PROPERTY I.D. Owner: Joanne Lee
 Project Address: 12301 Fieldstone Lane
 Hudson, Fl. 34667
 Telephone: 727-834-3445
 Case No.: 16 - 9056 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 Wednesday, July 20th, 2016, between 10:30 A.M., and 11:00 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 29th, 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: Joanne Lee



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REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Joanne Lee
12301 Fieldstone lane
Hudson, FL 34667
Case # 16-9056 FL

Date Due: 7/29/2016

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: Joanne Lee
PHONE NUMBER: 727-834-3445
CASE NO: 16 - 9056 FL

PROJECT COORDINATOR: Jim Nezbeth
DATE OF WRITE UP: 7/7/2016
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

<u>SPEC #</u>	<u>DESCRIPTION OF THE WORK</u>	<u>LOCATION</u>	<u>COST</u>
<u>EXTERIOR WORK</u>			
28	<u>ROOF SHEATHING</u> Replace any rotted sheathing and/or sheathing inadequate for nailing roof covering materials. Sheathing to be 1/2" 4 ply CDX plywood. Submit pictures of replaced sheathing. This item is an allowance.	Exterior	<u>\$100.00</u>
49	<u>GUTTERS AND DOWNSPOUTS</u> 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. Include gutter installation on metal roofs. White.	Entire house	_____
50/51	<u>ROOFING-GENERAL SPECIFICATIONS</u> <u>ROOFING-FIBERGLASS SHINGLES</u> 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	_____
	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	<u>Info Only</u>
50/53	<u>ROOFING-GENERAL SPECIFICATIONS</u> <u>ROOFING-BUILT-UP OR SINGLE PLY</u> Remove the existing roofing materials at the flat roof areas. Replace any deteriorated wood framing and sheathing. (See Spec. # 28). Re-nail the roof deck to code. The secondary water barrier to be peel and stick. Furnish and install insulation board to provide positive pitch and install new T.P.O. roof per specifications. Install flashing as required to roof areas.	Flat Roof	_____
<u>PAGE TOTAL:</u>			_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
78	<u>ELECTRICAL</u> Convert existing outlets to water proof GFCI to code.	Exterior	_____
87	<u>PAINTING- GENERAL SPECIFICATIONS</u> 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 retaining walls, including 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. Color to be selected by owner.	Exterior	_____
	Pressure clean all sidewalks, slabs, driveway, and porches.	Info Only	<u>Info Only</u>
94	<u>MISCELLANEOUS</u> Remove existing lightning rods, cables and components and reinstall entire system to original locations after new roof is completed.	Exterior	_____
<u>PAGE TOTAL:</u>			_____
<u>PROJECT EXTERIOR TOTAL</u>			_____

SPEC #	DESCRIPTION OF THE WORK	LOCATION	COST
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INTERIOR WORK

24	<u>LAMINATED PLASTIC FLOORING</u> Install new laminated plastic flooring, according to manufacturers specifications. Install shoe molding over new flooring. Cost of flooring to be \$2.00 sq. ft.	Living Room	_____
36	<u>WINDOW REPAIR</u> Repair the existing windows to proper operating condition. This includes closers, springs, weather stripping, and sashes.	Bathroom	_____
56	<u>CEILING INSULATION</u> Check existing ceiling insulation and add insulation as required to achieve an estimated R -30 in pitched roof areas. (Minimum 10.375). Insulation card to be supplied with final pay request.	Entire House	_____
57	<u>WALL AND CEILING FINISH-REPAIR WORK (INTERIOR)</u> Remove the existing damaged areas and repair to match existing surfaces and textures. See Bid Specs 2011.	Interior	_____
78	<u>ELECTRICAL</u> Install new hardwired smoke/carbon detectors to code.	Entire House	_____
	Convert existing outlets to GFCI per code.	Entire House	_____
	Replace existing entrance service, breakers and meter can. All timers, sub-panels, etc. to be eliminated. Install a new 150 amps service entrance with G.E.C. system and service drop conductors to meet all codes.	Garage	_____
87	<u>PAINTING- GENERAL SPECIFICATIONS</u> Plug, patch and paint the indicated rooms of the interior including all walls, ceilings, doors, trim, and baseboard in accordance with the requirements of this section. Stained ceilings and certain colors are to be prepared properly to insure coverage of final coat. All surfaces to be properly prepared and painted.	Enclosed Porch Back Room	_____
		<u>PAGE TOTAL:</u>	_____

SPEC # DESCRIPTION OF THE WORK **LOCATION** **COST**

PERMITS AND FEES

ENGINEERING IF REQUIRED

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.