





# 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 34852

*"Bringing Opportunities Home"*

PROPERTY OWNER:  
PHONE NUMBER:  
CASE NO:

727-514-0953  
16-9003FL

PROJECT COORDINATOR: Jim Grubb  
DATE OF WRITE UP: 7-08-2016  
REVISED DATE OF WRITE UP: 7-12-2016

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 No X

## 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.**



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FAX	(727) 834-3450	

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## REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Angela Napolitano  
6013 Adams St  
New Port Richey, FL 34652  
Case # 16-9003FL

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 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/

**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>5</b>	<b><u>PIERS AND BASES</u></b> Alter, repair or install new as required. Include main house and porches. This is an allowance item.	Piers	<u>\$1,500</u>
<b>6</b>	<b><u>STEPS</u></b> Front and rear steps, alter, repair or install new as per the requirements. This is an allowance item.	Exterior/Porch	<u>\$500</u>
<b>10</b>	<b><u>HAND RAILS, COLUMNS AND POSTS</u></b> Replace damaged or deteriorated wood columns, and posts with .06 pressure treated wood. As needed. Install new wood railings as per owners selections. This is an allowance item.	Front Porch	<u>\$1,000</u>
<b>11</b>	<b><u>CARPENTRY – GENERAL SPECIFICATIONS</u></b> At removed window openings, install new wood studs to accommodate the installation of new windows. Finish the exterior of the opening to match existing. Verify what windows are to be eliminated and/or switched. This is an allowance item.	Exterior	<u>\$1000</u>
	General carpentry, all provisions apply.	Exterior	<u>Info Only</u>
<b>12</b>	<b><u>FLOOR FRAMING</u></b> Replace any damaged floor joists under the front porch. This is an allowance item.	Porch	<u>\$1,500</u>
<b>23</b>	<b><u>EXTERIOR FLOORING</u></b> Install new tongue and groove pine flooring to manufactures recommendation. Owner is to select stain and or paint finishes. This is an allowance item.	Front Porch	<u>\$1,500</u>
<b>26</b>	<b><u>WALL FRAMING SPECIFICATIONS</u></b> Re-Build exterior walls as required. Include So. Bedroom and laundry area. This is an allowance item.	Exterior/Walls	<u>\$2000</u>
<b>28</b>	<b><u>ROOF SHEATHING</u></b> Replace any rotted planking and/or sheathing inadequate for nailing roof covering materials. Sheathing to be ½” 4 ply CDX plywood. or ¾” to match existing. Submit pictures of replaced sheathing. This is an allowance item.	Exterior	<u>\$100</u>
		<b>PAGE TOTAL</b>	_____
		<b>CUM TOTAL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
29	<b><u>ROOF FRAMING-GENERAL SPECIFICATIONS</u></b> Roof framing modifications required. This is an allowance item. Kitchen roof area.	As needed	<u>\$1000</u>
31	<b><u>ATTIC VENTILATION</u></b> Furnish and install ridge vents at all peaks.	Exterior	<u>Info Only</u>
33	<b><u>HIGH IMPACT WINDOWS</u></b> Replace the existing windows with new single hung, high impact, vinyl frame windows with Low-E, Energy Star rated insulated glass complete with screens. Contractor is to field verify all window openings. Color is to be White.  <u>Note:</u> Owner is salvaging the removed windows. Care is to be taken in the removal of existing windows.	Entire House	_____
37	<b><u>EXTERIOR DOORS</u></b> Replace existing front entry and kitchen doors with a new entry door. The door frame is to be composite material and a 6 panel fiberglass door with lever lockset. The door should meet applicable wind codes. Style and design are to be selected by owner based on budgeted amount.  All doors are to be keyed alike. Lever handles to be installed, color and finish to be selected by the owner based on budget.	Front/Kitchen  Info Only	_____  <u>Info Only</u>
42	<b><u>EXTERIOR SIDING AND TRIM-VINYL</u></b> Furnish and install new double 4" vinyl siding on the entire exterior. Include all J-channel and corner trim. Install according to the manufacturer's installation instructions. The owner is to select the color to be installed. Siding is to be installed with exterior grade screws as Per manufactures installation instructions.	Exterior	_____
47	<b><u>EAVES -REPAIR</u></b> Repair or replace as required by re-roofing and new siding requirements This is an allowance item.	Eaves	<u>\$1,000</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>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 Exterior Spec. #28). Install a new 30 year dimensional shingle roof per all requirements of the specifications and applicable codes. Shingles are to be Tamko Heritage 30 or equal. The secondary water barrier is peel and stick. 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	_____
<b>55</b>	<b><u>WALL INSULATION</u></b> In all new exterior walls, install insulation as required to achieve Install R-11 in frame walls. This is an allowance item.	New Walls	<u>\$500</u>
<b>68</b>	<b><u>EXTERIOR CEILINGS</u></b> Paint finish over existing rafters and roof deck.	Front Porch	_____
<b>78</b>	<b><u>ELECTRICAL</u></b> Convert existing outlets to water proof GFCI.  Install a new exterior, waterproof GFCI outlet.  Replace existing exterior light fixtures with new as required by local code. Assume cost of new fixture at \$20.00 each. Provide new switch if needed. Owner is to select style.	Exterior  A/C Condenser  Exterior	_____  _____  _____
<b>80/81</b>	<b><u>PLUMBING-GENERAL SPECIFICATIONS</u></b> <b><u>PLUMBING FIXTURES</u></b> Replace all existing hose bibs with new hose bibs and vacuum breakers to code. Include a new lever handle shut-off valve at water service entry.	Exterior	_____
<b>87</b>	<b><u>PAINTING- GENERAL SPECIFICATIONS</u></b> Exterior Painting as required. Color to be selected by owner. This is an allowance item.	Exterior	<u>\$500</u>
		<b>PAGE TOTAL</b>	_____
		<b>CUM TOTAL</b>	_____

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<b>89</b>	<b><u>LEAD-BASED PAINT ABATEMENT</u></b> The house has many areas that were painted with a lead based paint. The Contractor is to read the lead report and follow the recommendations of the inspection agency. Encapsulation is the preferred method of remediation when not removing any material. The Renovation, repair and Painting Rule and HUD's Lead-Safe Housing Rule will apply. A copy of certification is to be turned in at Signing of contract to the Housing Specialist.	As Noted	_____
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<b>94</b>	<b><u>MISCELLANEOUS</u></b> Household goods storage container is required for this project on site, The Contractor is to provide assistance loading and unloading the storage container. This is an allowance item.	As noted	<u>\$1000</u>
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**PAGE TOTAL** \_\_\_\_\_

**PROJECT EXTERIOR TOTAL** \_\_\_\_\_

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
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**INTERIOR WORK**

14	<b><u>FLOOR REPAIR</u></b> After the removal of the existing flooring, repair the sub floor with new 3/4" 4ply plywood sub-floor material suitable for installation of finished flooring. Include bath floor. This is an allowance item.	Interior Floors	<u>\$750</u>
	After all removals, repair floor, level as required and/or install underlayment suitable for installation of finished flooring.	Interior Floors	<u>Info Only</u>
22	<b><u>FLOOR COVERING / CERAMIC</u></b> Install new ceramic tile floor to manufactures recommendation. Assume "cost of tile" to be installed at \$2.00 per sq. foot of area. Owner to select style and color.	Bathroom Floor	_____
24	<b><u>LAMINATED PLASTIC FLOORING</u></b> Install new laminated hardwood flooring, according to the manufactures specifications. The cost of the flooring is to be \$2.00 per sq. ft. Entire house except bathroom. Owner to select color.	As noted	_____
25	<b><u>BASE &amp; SHOE MOLDING</u></b> Install new wood base and shoe molding on all walls in newly floored areas. When new base is installed over flooring, no shoe is required	As Noted	_____
26	<b><u>WALL FRAMING SPECIFICATIONS</u></b> Modify walls to accommodate interior modifications or alterations.	As Noted	<u>Info Only</u>
55	<b><u>WALL INSULATION</u></b> In all new exterior walls, install insulation as required to achieve R-11 in frame walls. See spec. Exterior #55	As Noted	<u>Info Only</u>
56	<b><u>CEILING INSULATION</u></b> Check existing ceiling insulation and add insulation to accessible areas as required to achieve an estimated R-30 (Minimum 10.375") in pitched roof areas. Insulation card is to be supplied with final pay request. Include kitchen ceiling area.	Entire House	_____
<b>PAGE TOTAL</b>			_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
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<b>58</b>	<b><u>INTERIOR WALL AND CEILING FINISH-PLASTER/DRYWALL REPAIR</u></b> Repair all cracks and damaged surfaces to match existing. See Bid Specifications 2011. Apply new skim coat to ceilings and walls before installing texture. Ceilings to have a heavy knock-down texture, walls to have orange peel texture. Owner can opt out of textures in lieu of smooth finish.	Interior	_____
	Include any damage caused from wall removals, surfaces and finishes. Include any additional damage caused by building modification, etc. in price.	Interior	<u>Info Only</u>
<b>59</b>	<b><u>INTERIOR WALL AND CEILING FINISH-DRYWALL</u></b> Install new drywall on framed walls and finish and texture orange peel on the walls and knock down on the ceiling ready for paint. Include kitchen ceiling.	New Walls	_____
<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 Wonderboard 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 tile in price. Color/design to be selected by the Owner based on budget. The sub floor replacement will determine if the tub has to be changed or moved.	Bath	_____
<b>64</b>	<b><u>FIXTURE SET</u></b> Furnish and install a new ceramic fixture set. Color is to be selected by the owner.	Bath	_____
<b>67</b>	<b><u>ATTIC ACCESS</u></b> Enlarge ceiling access scuttle opening to a minimum clear opening to accommodate the AC air handler install and servicing. Provide opening cover panel and trim finished to match existing finished surfaces.	Closet	_____
<b>73</b>	<b><u>CABINET -VANITY</u></b> Remove existing vanity and install a new wood vanity with a cultured marble top and integral lavatory. Follow the 2011 Specifications. For Wood Cabinets; Oak or Maple. Drawer glides can be standard extension epoxy-coated, stay-closed type. Doors are to be raised panel. Owner to select style and colors.	Bathroom	_____
		<b>PAGE TOTAL</b>	_____
		<b>`CUM TOATL</b>	_____

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
75	<b><u>CABINETS - KITCHEN/ COUNTER TOP</u></b> Kitchen counters and cabinets are to be saved and reused with the exception of a new sink base cabinet during modifications and repairs to the kitchen. Include sink base in price.	Kitchen.	_____
78	<b><u>ELECTRICAL</u></b> Install new hardwired smoke/carbon detectors to code.	Entire House	_____
	Convert existing outlets to GFCI. To code	As required	_____
	Furnish and install new ductless Range Hood.	Kitchen	_____
79	<b><u>HVAC</u></b> Replace existing air conditioner with a new 2 1/2 ton heat pump central heating and air conditioning system complete with all new supply and return ductwork, drops, grills, controls, control wiring and electrical and copper to code. Minimum SEER required - 15.0, 7.5 KW heat strip. Heat pump air cooled condensing unit set on a concrete (or equal) pad. The air handling unit is to be installed in attic space with access, to code. Perform proper test and balance at completion. Contractor is responsible for proper sizing of all new equipment and ductwork with the exception of the 7.5 KW heat strip. Note: New thermostat to be a programmable, Energy Star qualified product.	Entire House	_____
	Include eliminating existing wall return ducts and relocating/adding supply and return drops as required. New thermostat to be centrally located between new ceiling returns.	As Noted	<u>Info Only</u>
80/81	<b><u>PLUMBING-GENERAL SPECIFICATIONS</u></b> <b><u>PLUMBING FIXTURES</u></b> Furnish and install a new, drains, plumbing, and shower head and faucets.	Bath	_____
	Install new tub. This is an allowance item,	Tub	<u>\$50</u>
	Install a new round bowl toilet complete with new supply line and angle stop with new escutcheon.	Bath	_____
		<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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**PLUMBING CONTINUED**

Connect new vanity lavatory with new faucet, trap, stops, and supplies. Re-plumb kitchen sink after cabinet install.

Bath/Kitchen Sink \_\_\_\_\_

**87 PAINTING- GENERAL SPECIFICATIONS**

Plug, patch 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.

Interior \_\_\_\_\_

**CLEAN-UP**

Remove all trash and debris on a daily basis.

Entire House Info Only

**PERMITS AND FEES**

\_\_\_\_\_

**ENGINEERING AS REQUIRED**

As Noted \_\_\_\_\_

**PAGE TOTAL:** \_\_\_\_\_

**TOTAL INTERIOR AMOUNT:** \_\_\_\_\_

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

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

**IF ANY ENGINEERING IS REQUIRED TO COMPLETE THE WORK IN THIS WRITE UP, OR TO GET A PERMIT, THE CONTRACTOR IS TO FURNISH IT.**