



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"

REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Michael & Bethann Lockard
9700 Delray Dr.
New Port Richey, FL 34654
Case # 16-9071FL

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 one hundred twenty (120) 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

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



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PROPERTY OWNER: Michael & Bethann Lockard
 PHONE NUMBER: 727-834-3445
 CASE NO: 16-9071FL

PROJECT COORDINATOR: Frank Smith
 DATE OF WRITE UP: 7-22-2016
 REVISED DATE OF WRITE UP: 7-22-2016

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**

<u>SPEC #</u>	<u>DESCRIPTION OF THE WORK</u>	<u>LOCATION</u>	<u>COST</u>
<u>EXTERIOR WORK</u>			
8	<u>MASONRY WALLS</u> Repair damaged masonry wall cracks. Remove all loose stucco and apply new stucco textured finish to match existing. Saw-cut/grind 1/2" deep and 3/16" wide groove in existing masonry cracks and fill with a premium two-part concrete epoxy. (Wire repair masonry cracks, span wire a minimum of 8" on all sides). Provide a masonry finish to match existing finish applied directly to prepped surface to meet 2011 Bid Specs.	Exterior	_____
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>
46	<u>SOFFIT AND EAVES</u> At the front porch ceiling remove all soffit or ceiling material and replace with new non perforated vinyl soffit. Include all trim, labor and material for this task.	Front Porch	_____
	Remove all soffit and fascia that is damaged or loose. Furnish and install new aluminum soffit and fascia on all overhangs. Replace all rotted wood with new treated wood to accept nailing of new soffit and fascia.	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 Brown)	Entire House	_____
<u>PAGE TOTAL:</u>			_____

**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). 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. Include all new vent boots.

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

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 above bid.

Info Only

Info Only

Install any flashing that may be needed to pan roof before shingling main roof.

Info Only

Info Only

87 PAINING - GENERAL SPECIFICATIONS

Pressure clean, scrape and prepare exterior for painting. Paint the entire exterior of the house including all exposed wood, concrete, stucco, masonry, ferrous and non ferrous metal. All newly installed wood shall receive one coat of primer or undercoat and two coats of semi-gloss paint. Color to be selected by owner. Assume two colors and an accent paint. Include all exterior doors and garage door.

Exterior

PAGE TOTAL:

CUM TOTAL:

**80/81 PLUMBING - GENERAL SPECIFICATIONS
PLUMBING FIXTURES**

Prior to the start of the renovation provide a complete inspection of all drain and sewer piping by using a camera/scope snake. Drain septic tank and include an inspection report certifying sewer system is functional in the closing package. This is an allowance item

Interior/
Exterior

\$500.00

PAGE TOTAL: _____

PROJECT EXTERIOR TOTAL: _____

INTERIOR WORK

19 FLOOR COVERING/CARPET

Furnish and 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. Customer is removing existing carpet.

Master
Bedroom

22 FLOOR COVERING / CERAMIC

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

Main
Bathroom

58 INTERIOR WALL AND CEILING FINISH - PLASTER/DRYWALL REPAIR

Repair all cracks and damaged areas on ceiling. After repairs, scrape ceilings and skim coat ceilings. Spray ceilings with a lace finish. Note: all textures to be professionally applied through a spray texture machine, not a hand held hopper. Include all labor and material for this task. Include all repairs to ceiling after all demo and repair work has been completed.

Hallway/
Kitchen/
Family Room/
Living Room/
Master Bedroom/
Main Bathroom

Install all framing material and drywall on walls, ceilings and all areas that will need to be repaired after all plumbing, electrical and demolition has been completed. Field verify what will be needed.

Info Only

Info Only

Repair damaged walls in master bedroom and main bathroom, after repairs, all walls are to be sprayed with an orange peel texture. Note: all textures to be professionally applied through a spray texture machine, not a hand held hopper. Skim coat all walls before applying texture.

Main Bathroom
Master Bedroom

PAGE TOTAL:

63	<p><u>INTERIOR WALL FINISH - CERAMIC TILE (THIN SET)</u> Remove all existing ceramic tile on the tub walls and wainscot area's. Furnish and install new Wonder board surround at tub to ceiling. Install new ceramic tile. Assume "cost of new tile" at \$2.00 per sq. ft. of area. Color/ design to be selected by the owner. Include the installation of new tile on wainscot area.</p>	Main Bathroom	_____
64	<p><u>FIXTURE SET</u> Furnish and install a new ceramic fixture set. Color to be selected by the owner.</p>	Main Bathroom	_____
73	<p><u>CABINET -VANITY</u> Remove the existing vanity and install a new laminated vanity with a laminated top. Drawer glides can be standard main extension epoxy-coated, stay-closed type. Same size as existing. Include new linen closet same size as existing beside vanity.</p>	Main Bathroom	_____
74	<p><u>CABINET MEDICINE</u> Existing mirror is to stay, If it needs to be removed re-install After remodeling is complete. Include all labor and material for this task.</p>		
79	<p><u>H.V.A.C.</u> Remove old air conditioning units. Include removal of all electrical wiring and connections. Prepare for installation of new unit in a proper location to code. Include any additional electrical wiring that may need to be done, include low voltage lines. Replace the existing air conditioner with a new 2.5 ton heat pump central heating and air conditioning system complete with all new supply and return ductwork, drops, grills, all controls, control wiring, electrical and copper. Minimum SEER required - 15.0 with 7.5 KW heat strip. Heat pump air cooled condensing unit set on a concrete (or equal) pad. Include any necessary platform, etc. to support new A.H.. 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.</p>	Entire House	_____

PAGE TOTAL: _____

CUM TOTAL: _____

80/81 PLUMBING - GENERAL SPECIFICATIONS
PLUMBING FIXTURES

Connect new vanity with a new porcelain sink.
 Install with new faucet, trap, stops and supplies at sink.

Main
 Bathroom _____

Furnish and install a new tub, drains, plumbing, shower-head and faucets.

Main
 Bathroom _____

Install a new high rise toilet complete with new supply line and angle stop.

Main
 Bathroom _____

87 PAINTING - GENERAL SPECIFICATIONS

Plug, patch and paint the walls in master bedroom and main, bath in accordance with the requirements of this section.
 Paint the ceilings in master bedroom, main bathroom, Family room, living room, kitchen and hallway and Stained ceilings are to be prepared properly to ensure coverage of final coat. All wallpaper to be removed and walls properly prepared and painted. Also include any extra primer or extra coats of paint to cover dark colors.

Interior _____

PAGE TOTAL: _____

CUM TOTAL: _____

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.