



# PASCO COUNTY, FLORIDA

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

September 27, 2016

PROPERTY I.D.      Owner:                      Pasco County Federally Assisted Housing, Inc.

Project Address:      9600 Call Court  
                                 Hudson, FL 34667

Telephone:              727-834-3445

Case No.:                16-8006

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 Department 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 Tuesday, October 11, 2016, between 10:00 AM and 11:00 AM, 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 Department 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 Department.

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, October 28, 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/JG/FS*

Enclosures: Bid Documents

c: Pasco County Federally Assisted Housing, Inc., 9600 Call Court, Hudson, FL 34667



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*"Bringing Opportunities Home"*

## REHABILITATION PROGRAM

Rehabilitation Bid Proposal for: Pasco County Federally Assisted Housing, Inc.  
 9600 Call Court  
 Hudson, FL 34667  
 Case#16-8006

Date Due: 10/28/2016

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 one hundred eighty (180) 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: Pasco County Federally Assisted Housing, Inc.  
PHONE NUMBER: 727-834-3445  
CASE NO: 16-8006  
PROJECT COORDINATOR: Frank Smith  
DATE OF WRITE UP: 9-27-2016  
REVISED DATE OF WRITE UP: 9-27-2016

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 otherwise 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**

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
	<b><u>EXTERIOR WORK</u></b>		
<b>8</b>	<b><u>MASONRY WALLS</u></b> Remove and repair all loose stucco on all exterior walls of utility rooms and around the new entrance doors. Install new masonry wire lath with vapor barrier. After installing wire lath, install a masonry finish to match existing surrounding areas. Field verify what will be needed to accomplish this task. Include all labor and material for this task. (64 units)	Exterior	_____
	Install footers at utility room slabs if needed to code. Also if needed furnish and install new monolithic slab to code if footers cannot be added to existing slabs. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Exterior	_____
<b>11</b>	<b><u>CARPENTRY – GENERAL SPECIFICATIONS</u></b> After removal of all the wood that is not structurally sound, furnish and install wood framing material to code. Include all sheathing wood that may be required to code. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Exterior	_____
	At roof overhang where water runs off, extend overhang 12". Include all labor and material for this. Bring roof to code. After repairs seal roof from leaking. New shingles will be installed at a later date on the next phase of the rehab. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Exterior	_____
<b>28</b>	<b><u>ROOF SHEATHING</u></b> Remove and replace any rotted or deteriorating wood that is unable to hold nails. After repairs seal roofs from leaking. New shingles will be installed at a later date on the next phase of the rehab. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Exterior	_____
	<b><u>PAGE TOTAL:</u></b>		_____

37	<p><b><u>EXTERIOR DOORS</u></b>            Replace all existing entrance doors into utility rooms and entrance doors into units with new pre-hung units to meet 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. Field verify what will be needed for this task. Include all labor and material for this task. (64 doors)</p>	Utility Rooms	_____
	<p>Install new locksets on all new entry doors. Locks to be round locks. Finish to match interior lock finish. All doors to have dead bolts.(64 doors)</p>	Utility Room	_____
	<p>All locks to be keyed alike and to include dead bolts.</p>	<u>Info Only</u>	<u>Info Only</u>

46	<p><b><u>SOFFIT AND EAVES</u></b>            Furnish and install new aluminum soffit and fascia on all utility room overhangs . Replace all rotted wood with new treated wood to accept nailing of new soffit and fascia. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)</p>	Utility Room	_____
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78	<p><b><u>ELECTRICAL</u></b>            Temporarily support all meter bases, panel boxes and any other electrical boxes or wiring that may be needed to rebuild exterior walls of utility rooms. Re-install to walls after repairs have been made. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)</p>	Utility Room	_____
	<p>After all repairs have been made, bring all wiring to code in utility rooms. Include washer and dryer wiring. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)</p>	Utility Room	_____
	<p>Furnish and install new ceiling light fixtures after repairs. Include all wiring, junction boxes and switches that may be needed. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)</p>	Utility Room	_____

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

**CUM TOTAL:** \_\_\_\_\_

<b>SPEC #</b>	<b>DESCRIPTION OF THE WORK</b>	<b>LOCATION</b>	<b>COST</b>
78	<b><u>ELECTRICAL CONTINUED</u></b> After the installation of all water heaters, install all wiring needed, Include all wiring and any junction boxes if needed. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Utility Room	_____
80/81	<b><u>PLUMBING - GENERAL SPECIFICATIONS</u></b> <b><u>PLUMBING FIXTURES</u></b> Remove all plumbing that may be needed to repair exterior walls or concrete footers or slab. After repairs re-plumb all plumbing back to code. Include all washer hook ups, water heaters and all other plumbing that may need to be re-installed. Include expansion tanks for water heaters if needed. Include new water heater shelves if needed. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Utility Room	_____
	Remove drain lines if needed to repair exterior wall, slab and footers. After repairs, re-plumb to code. Field verify what will be needed for this task. Include all labor and material for this task. (64 units)	Utility Room	_____
	Furnish and install 24 new water heaters the same size as existing, to code. Field verify what will be needed for this task. Include all labor and material for this task.	3 Bedroom Units Utility Rooms	_____
87	<b><u>PAINTING - GENERAL SPECIFICATIONS</u></b> After all repairs have been made to the exterior of the utility rooms, prime all walls and exposed wood, make ready for finish coat. (64 units)	Utility Room	_____
88	<b><u>LANDSCAPING</u></b> After all repairs have been made, rough grade around utility rooms. Include any clean fill dirt that might be required. (64 units)	Utility Room	_____
<b><u>PAGE TOTAL:</u></b>			_____
<b><u>PROJECT EXTERIOR TOTAL:</u></b>			_____

**INTERIOR WORK**

**58 INTERIOR WALL AND CEILING FINISH - PLASTER/DRYWALL REPAIR**

Repair all cracks and damaged areas on ceilings. After repairs, spray ceilings with a texture to match existing texture. 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. Include installing all new drywall if needed after repairs have been made. (64 units)

Utility Room \_\_\_\_\_

Repair all damage to walls, 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. Include installing all new drywall if needed after repairs have been made. (64 units)

Utility Room \_\_\_\_\_

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

Info Only                      Info Only

**94 MISCELLANEOUS**

Furnish storage containers during construction, remove all items in utility rooms and store in the containers, after repairs have been made re-install all the items that were removed.

Utility Room \_\_\_\_\_

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

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

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**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.**

**BID BOND AND PERFORMANCE BOND IS NEEDED FOR THIS PROJECT.**

**THIS PROJECT DOES NOT REQUIRE DAVIS BACON WAGES.**