

PALM BEACH COUNTY DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

INVITATION TO BID: ARPA Rehab

Full Bid Package located at:

<https://discover.pbcgov.org/HED/Pages/Contractor%20Info%20and%20Bid-Package.aspx>

Property Owner(s): MICHELLE PEARCE

Property Address: 6886 CHURCH STREET, JUPITER, FL 33458

Property Control Number: 00-42-41-03-01-000-0280

PRE-BID MEETING: There shall be a pre-bid meeting at **6886 CHURCH STREET, JUPITER, FL 33458** beginning at **Friday, October 20, 2023 @1:00 pm.**

BID BOND: A 5 % Bid Bond ☐ is required, ☒ is not required for this Bid.

Sealed bids will be received by the Palm Beach County Department of Housing & Economic Development (hereinafter the "Department"), on behalf of the Homeowners identified herein **until 4:00 pm on Thursday 11/02/2023**, at:

Palm Beach County Department of Housing & Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, Florida 33406

Bids will be opened and recorded as soon as possible thereafter.

Bids are valid and binding **for sixty (60) days** after the established bid opening date.

Palm Beach County (hereinafter the "County"), a political subdivision of the state of Florida, through the Department intends to recommend award of one contract between the property owner and the lowest, responsive, responsible Bidder that will meet all conditions and requirements necessary to complete the work within the completion timeframes identified in the Contract Documents or to recommend no award to any Bidder and cancel the solicitation, or to re-advertise at County's sole discretion if deemed in the best interest of the County.

SUBSTANTIAL COMPLETION DATE: **06/01/2024**

PROJECT CLOSEOUT DATE: **07/01/2024**

BID BOND: Federally funded construction projects at or above the current Federal Simplified Acquisition Threshold must meet bonding requirements under 2 CFR Part 200, as amended. For other construction projects the County's Bond requirements will control.

Bidders are required to submit a bid bond on a form approved by County.

SUBMISSION OF BID: Bidder shall submit Bid prices written in ink and signed by the Bidder or authorized agent and in case of signature by an employee or agent of the company, the principal's properly written authorization providing signature authority on behalf of the company to such employee or agent must accompany the bid.

Each bid must be enclosed in a sealed envelope which shall be clearly labeled with the words "Bid Documents" and marked with the project name, name of bidder, and date and time of bid opening. Bid proposals must be submitted on the forms provided.

Sealed bids will be received from Contractors who are duly licensed in Florida pursuant to the following requirements:

- A. Bidders and their proposed subcontractors of any tier regulated by the Florida Construction Industry Licensing Board or the Construction Industry Licensing Board of Palm Beach County shall be properly qualified and licensed/certified by the appropriate Board or Boards as required by Florida Statute Chapter 489, or Special Act, Laws of Florida Chapter 67-1876 prior to the time of submission of the bid. The Bidder and subcontractors, including specialty contractors, are required to have an active State Contractors Certification or an active Palm Beach County Certificate of Competency at time of bid submittal. State of Florida Contractor's Certification /Registration license numbers or Palm Beach County Certificate Numbers must be listed at the applicable places on the Bid Form. Any bid which is submitted by a contractor who is not properly licensed/certified at the time the bid is submitted, or which lists a subcontractor who is not properly licensed/certified at the time the bid is submitted, will be rejected as non-responsive.
- B. The Contractor, subcontractors of any tier, and specialty contractors must have a valid Palm Beach County business tax receipt, except where provisions of F.S. 205.065 apply.

In accordance with F.S. 287.133(2)(a), persons and affiliates who have been placed on the convicted vendor list may not submit bids, contract with, or perform work (as a contractor, supplier, subcontractor or consultant) with any public entity (i.e. Palm Beach County) in excess of Ten Thousand dollars (or such other amount as may be hereafter established by the Florida Division of Purchasing in accordance with F.S. 287.017) for a period of 36 months from the date of being placed on the convicted vendor list. The County will not accept bids for this work from a convicted vendor.

In accordance with Executive Order 12549, Contractors and Subcontractors of any tier that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities may not submit bids, contract with, or perform work (as a contractor, supplier, subcontractor or consultant) as long as they are on the System for Award Management list of Parties Excluded from Federal Procurement or Non Procurement. The County will not accept bids for this work from a vendor on this list.

There shall be no assignment or transfer of the Bid or the Contract except with the express prior written approval of County, which may be denied or granted at the sole discretion of the County.

In consideration of the County's and/or Homeowners' evaluation of submitted Bids and participation in this process, the Bidder, by submitting its Bid, expressly waives any claim to damages, of any kind whatsoever against the County and the Homeowner(s) including but not limited to, lost profits and consequential damages and any costs or expenses in preparation of the Bid Response, in the event the County or Homeowner exercises its rights provided for in this Invitation to Bid. Bidder submits its Bid Response at its sole cost and expense and at its own risk.

BID PRICES: No unbalanced Bids or front-end loading of Bids will be accepted. If in the opinion of the County, a Bid Item contains inadequate or unreasonable prices for any item, Bid items are not in line with industry standards or averages for the items, then the County can, in its sole discretion reject the Bid in its entirety. In order for a bid to be balanced each item must carry its

proportionate share of direct cost, overhead and profit. Unbalanced items which are provided and/or installed and billed at the beginning of a project also result in "front-end loading". No Front-end loading of bids: This occurs when a bidder submits a relatively high price on items which are normally complete or substantially completed, in the early phases of construction. These items may include: mobilization, clearing and grubbing, maintenance of traffic, insurance and bonds, and/or stored materials. In this context these items would be billed at the beginning of the project and, if paid as billed, result in excess County money expended at the beginning of the project. In bids where a discrepancy exists between the true and correct sum of itemized costs and the total cost (if any) provided by the Bidder, then the true and correct mathematical sum of the itemized costs shall prevail.

Any alteration, erasure, interlineation or failure to specify prices for all items in the bid shall render the bid non-responsive. All prices quoted in the bids shall include all applicable sales taxes.

All prices quoted in all bids shall include all fees, royalties and claims for any invention, or pretended invention, or patent on any article, material, arrangement, appliance or method that may be used upon or in any manner be connected with the construction work intended under this Program.

WITHDRAWAL OR MODIFICATION OF BIDS: Bidders may correct their bids, and may withdraw inadvertently erroneous bids any time prior to the time set for bid opening. Mistakes discovered before bid opening may be modified or withdrawn by written notice from the bidder, signed in the same manner and by the same person who signed the submitted bid, and received in the office designated in the invitation for bids prior to the time set for bid opening. After bid opening, corrections or clarifications in bids shall be permitted only to the extent that the corrections do not materially affect the terms, conditions and specifications, and are subject to County's review and approval.

REJECTION OF BIDS: County reserves the right to reject any or all Bids, and/or to re-advertise, to waive any irregularities, informalities, or technicalities therein, to negotiate Contract terms with the successful bidder, to disregard all non-conforming, non-responsive, unbalanced Bids, or to accept any Bid that in the County's judgment will best serve the public interest and be in the best interest of the County. County and Homeowner reserve the right to cancel the award of any contract at any time before the execution of said contract by all parties without any liability against the County or the Homeowner.

Disqualification of Bidder - Any of the following causes is considered sufficient to disqualify a Bidder, and reject its Bid.

1. Interest by the same person in more than one bid submitted.
2. Collusion among or between bidders.
3. Unbalanced bids; that is bids in which the price bid is out of all proportion to the other bids received.
4. Lack of responsibility on the part of the Bidders. (For example, no bidder would be considered responsible if it had recently failed to satisfactorily carry out any previous contract with Palm Beach County).
5. Lack of the financial, material, equipment, facility, and/or personnel resources and expertise necessary to indicate its capability to meet all contractual requirements.
6. Evidence of bad character, dishonesty or lack of integrity.
7. Lack of current applicable certification and/or license for the purpose of performing the specified work.
8. A dissatisfactory record of performance and experience.
9. History of unsuccessful claims asserted by Bidder against public owners in the State of Florida, such as to establish a trend of improperly asserted claims.

10. Any other cause which, renders the Bid non-responsive or non-responsible.

BID DOCUMENTS MAY INCLUDE THE FOLLOWING:

- A. Invitation To Bid
- B. Instructions To Bidders
- C. Contract Documents May Include:
 1. General Conditions
 2. Architectural Drawings
 3. Project Specifications
 4. Survey
 5. Geotechnical Report
 6. Environmental Review Letter
 7. Asbestos Survey Report
 8. Asbestos Abatement Report
 9. Construction General Conditions – Federal Funding
 10. Demolition General Conditions – Federal Funding
 11. Federal Requirements
 12. Bid Bond Form
 13. Payment Bond Form
 14. Performance Bond Form

PROJECT FUNDING: Bidders are notified that Palm Beach County is provided certain rights as a result of its administrative responsibilities of the project funding and that all Bidders expressly agree to the requirements and conditions associated with the County's funding obligations and oversight of the Project funds.

Contractor Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____

PALM BEACH COUNTY DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

INSTRUCTIONS TO BIDDERS

ATTENTION: An Asbestos Survey has not been conducted on this house. The Contractor shall comply with OSHA Asbestos Standards, 29 CFR Parts 1910, 1915, and 1926. Please refer to the General Requirements, specifically specification 9003.6, in the Scope of Work for additional requirements.

ATTENTION: A Lead Based Paint test has not been conducted on this house. Please refer to the General Requirements, specifically Specifications 9003.6 and 9008, in the Scope of Work for additional requirements.

Governing Order of Contract Documents - The Contract Documents include various divisions, sections, and conditions which are essential parts for the Work to be provided by the successful Bidder. A requirement occurring in one is as binding as though occurring in all. They are intended to be complementary and to describe and provide for a complete Work. In case of discrepancy, the following precedence will govern the interpretation of the Contract Documents prior to award of the contract:

Addenda
Project Specifications
Special Conditions
General Conditions
Technical Specifications/Drawings/Plans
Invitation to Bid
Permits

After award, the Contract Documents, change orders, supplemental agreements, and revisions to plans and specifications will take precedence over any of the above. Detailed plans shall have precedence over general plans. In the event that any conflicts cannot be resolved by reference to this Governing Order of Contract Documents provision, then the County shall resolve the conflict in any manner which is acceptable to the County and which comports with the overall intent of the Contract Documents.

1. **SITE VISIT:** Contractor shall have visited the site and confirmed all site conditions prior to submitting a bid.

2. **INCONSISTENCIES AND INTERPRETATIONS:** Any seeming inconsistency between different provisions of the bid documents or any point requiring explanation must be inquired into by the bidder in writing at least five (5) business days prior to the time specified above for opening bids. After bids responses are opened, the bidders shall abide by the decisions of DHED as to any interpretations. No interpretations of the meaning of the plans, specifications or other bid documents will be made orally to any bidder and oral interpretations and explanations cannot be relied on. All questions and interpretations should be submitted directly to **CIREIS, hed-cireis@pbcgov.org** and if County agrees that a response is appropriate, such response shall be made in writing to all persons who have obtained the Invitation to Bid.

Failure of any bidder to receive or know about any such addendum or interpretation shall not relieve any bidder from any obligation under its Bid as submitted. All addenda so issued shall become a part of the bid documents. It is the sole responsibility of the bidder to monitor the website and email for updates of addenda.

3. **CONTRACT AWARD:** The County will make a determination of the apparent lowest, responsive, responsible bidder that best meets the terms, conditions and specifications which will be most advantageous and result in the best interest of Palm Beach County and the Homeowner(s). Such bidder will be the recommended awardee for the work embraced by this bid, and the County may recommend contract award with such bidder to the Homeowner(s). The Homeowner(s) may then enter into a construction contract with the bidder recommended by the County.

Should the low responsive bidder recommended to the Homeowner(s) fail to enter into a timely contract with the Homeowner as provided, the County may rescind the award recommendation, and recommend the award to the next lowest, responsive, responsible bidder. Such bidder shall then fulfill every stipulation as if it were the original bidder recommended for contract award.

4. **BID RESPONSE:** If selected as the successful bidder, the bidder agrees to execute a Contract with the Homeowner(s). The undersigned proposes to furnish all work, including, but not limited to all labor, materials, supplies, tools, equipment and services required and necessary to perform and deliver a complete Project at the fixed price identified in the bid response.

5. **BID COVERS ALL EXPENSES AND FEES AND COSTS FOR COMPLETE WORK:**

The bidder does hereby declare that the Bid covers all costs and expenses of every kind incidental to the completion of said work and the Contract therefore, including all claims that may arise through damages or other causes whatsoever. The bidder does hereby declare that it shall make no claim on account of any variation from any estimate in the quantities of work to be done, nor on account of any misunderstanding or misconception of the nature of the work to be done or the grounds, subsurface conditions, or place where the work is to be done.

6. **NO COLLUSION:** The bidder certifies that he/she has not divulged to, discussed, or compared its bid with other bidders, and has not colluded with any other bidder or parties to this bid whatsoever. The bidder also agrees to provide a sworn statement to this effect if requested. The bidder hereby declares that no person or persons, firm or corporation, other than the undersigned, are interested in this bid as principals, and that this bid is made without collusion with any person, firm, or corporation, and we have carefully and to our full satisfaction examined the Contract Documents, and that Bidder has made a full examination of the location of the proposed work and the source of supply of materials, and we hereby agree to furnish and pay for all materials, labor, supervision, equipment, supplies, fees, expertise, and services necessary to fully complete all work in accordance with all requirements of the Contract Documents and in accordance with all applicable codes and governing regulations within the time limit specified in the Contract for the lump sum (fixed price) Base Bid. The bidder certifies that no portion of the sum of the bid will be paid to any employee of Palm Beach County or the Property Owner, as a commission, kickback, reward or gift directly or indirectly by any member of the Contractor firm or by any officer of the corporation.

7. **THE FOLLOWING PAGES OF THE BID DOCUMENTS SHALL CONSTITUTE THE BID PACKAGE TO BE RETURNED TO THE DEPARTMENT.**

1. Page 4 of the Invitation to Bid – Completely filled out and signed
2. The Scope of Work – All line items need a value, enter a zero (0) if not part of the bid. Location Totals need to be entered. Last page of the Scope of Work and Alternates (if included) needs to be filled out and signed.



PALM BEACH COUNTY
MICHELLE PEARCE

6886 Church Street

JUPITER, FL 33458

ARPA Rehabilitation Specifications

Address: 6886 Church Street		Unit: Unit 01			
Location: 1 - General Requirements		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
1	7	1.00	GR	n/a	n/a
GREEN COMMUNITIES INITIATIVE-GEN REQ					
This project is designed to meet the 2020 Enterprise Green Communities (EGC) Criteria created by Enterprise Community Partners. The EGC Criteria may be found at https://www.greencommunitiesonline.org/introduction/ The following requirements and other requirements described in specifications must be strictly adhered to:					
* All paints and primers must meet the Green Seal G-11 Environmental Standard					
https://greenseal.org/wp-content/uploads/GS-11-Standard-Ed-4.0_09.2021.pdf					
* Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. -					
http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1168.pdf					
* All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District					
https://www.baaqmd.gov/~media/dotgov/files/rules/reg-8-rule-51-adhesive-and-sealant-products/documents/rg0851.pdf and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.					
* All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.					
2	8	1.00	EA	n/a	n/a
SELECTIVE DEMOLITION--GENERAL REQUIREMENTS					
Demolition activities shall comply with the requirements of 29CFR Part 1926.850 through 1926.860, at a minimum or as feasibly as possible.					
The discovery of hazardous materials shall be communicated to the owner and project coordinator immediately. All demolition workers shall wear Personal Protective Equipment (PPE) in full accordance with OSHA Standards. Promptly					

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	dispose of demolished materials. Do not allow demolished materials to accumulate on-site. Debris shall be removed to a legal landfill as required by EPA and local regulations.				
	Contractor shall inspect the building interior, attic basement, crawl space and all other safe, accessible floors, rooms, closets or other interior areas of the building for debris and garbage, furniture, any hazardous materials, universal wastes, fuel oil tanks, household hazardous waste, batteries, CFC-containing canisters, propane or butane cylinders, fuel oil lines, computer monitors, mercury-containing bulbs, switches, gauges, PCB/DEHPcontaining ballasts, transformer liquids, hydraulic liquids, motor oils, and white goods, etc. to ensure that they have been removed prior to demolition.				
	Definitions: a. Remove: Detach items from existing construction and legally dispose of them off-site per the requirements of Federal, State and Local jurisdictional requirements, unless indicated to be removed and salvaged or removed and reinstalled. b. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.				
	Contractor shall submit a Schedule of Selective Demolition Activities. The schedule shall indicate detailed sequence of selective demolition and removal work, with starting and ending dates for each activity, interruption of utility services and locations of temporary partitions and means of egress.				
	Contractor shall maintain access to existing walkways, drives, and other adjacent occupied or used facilities. Do not close or obstruct walkways, drives, or other occupied or used facilities without written permission from authorities having jurisdiction. Owner assumes no responsibility for condition of areas to be selectively demolished. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. If utility services are required to be removed, relocated, or abandoned, provide temporary utilities before proceeding with selective demolition that bypass area of selective demolition and that maintain continuity of service to other parts of site and adjacent buildings. Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations. Protect existing site improvements, appurtenances, and landscaping to remain. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.				
3	24 MANUFACTURER'S SPECS PREVAIL	1.00	GR	n/a	n/a

Address: 6886 Church Street			Unit: Unit 01			
Location:		1 - General Requirements	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements					
	All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.					
4	28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS This dwelling unit must have a ventilation system that meets ASHRAE 62.2 . See https://www.ashrae.org/technical-resources/standards-and-guidelines and https://www.buildingscience.com/documents/guides-and-manuals/gm-review-residential-ventilation-technologies/view	1.00	GR	n/a	n/a
5	31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	n/a	n/a
6	32	SUBSTITUTION APPROVAL PROCESS Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.	1.00	GR	n/a	n/a
7	35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR	n/a	n/a
8	36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting all required documentation including this prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.	1.00	EA	_____	_____
9	37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
10	38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of	1.00	EA	_____	_____

Address: 6886 Church Street			Unit: Unit 01			
Location: 1 - General Requirements		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 1	General Requirements					
	the owner.					
11	39 HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating/cooling distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit before starting any work.	1.00	EA			
12	41 ROOFING PERMIT REQUIRED The contractor is responsible for submitting this work write up and all required documentation to the building department, applying for, paying for and receiving a roofing permit prior to starting any work.	1.00	EA			
13	42 CERTIFICATE OF OCCUPANCY\COMPLETION Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/ Completion for the individual dwelling unit.	1.00	EA	n/a	n/a	
14	55 WORK TIMES Contractors and their Subcontractors shall schedule working hours between 8:00am and 5:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the owner and/or the HOA.	1.00	GR	n/a	n/a	
15	73 DISALLOWED MATERIALS AND METHODS The following construction materials and methods are prohibited from any job sponsored by this agency: lead paint, lead solder in drinking water supply, burning of construction debris, explosives in excavation.	1.00	GR	n/a	n/a	
16	77 NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless otherwise stated in the work write-up or pre-approved by Change Order.	1.00	GR	n/a	n/a	
17	78 WORKMANSHIP STANDARDS All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate/avoid damage.	1.00	GR	n/a	n/a	
18	79 WORKMANSHIP-CONTRACTOR DAMAGE The Contractor shall be held solely responsible for any damage or cause of additional repairs to existing structures (exterior and interior), systems, equipment and/or site caused by the Contractor or its employees and/or subcontractors and shall repair or replace the affected areas to its original condition at the Contractor's expense. Damages include, but not limited to, stucco, painting (to match as close as possible), soffit, wall surfaces, adjacent surfaces, windows and doors.	1.00	GR	n/a	n/a	
19	80 CODES AND ORDINANCES In the execution of the itemized scope of work, the contractor shall facilitate inspection and comply with all governing codes and ordinances of the Building Department of Jurisdiction	1.00	GR	n/a	n/a	

Address: 6886 Church Street			Unit: Unit 01			
Location: 1 - General Requirements		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 1 General Requirements						
	pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.					
20	86					
	HOLD HARMLESS	1.00	GR	n/a	n/a	
	The contractor will defend, indemnify and hold harmless the County, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.					
21	91					
	General Warranty and Roof Warranty	1.00	GR	n/a	n/a	
	Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Contractor shall warranty all roof work for 5 years if applicable as part of the scope of work herein. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties and all test results covering items furnished under this contract prior to release of the final payment.					
22	115					
	PERIODICALLY REMOVE DEBRIS	1.00	DU	n/a	n/a	
	The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.					
23	118					
	POD-12'	1.00	MO			
	After procuring all required permits, place a 12' POD onsite for the period of time necessary for the homeowner to utilize it to store household items to protect them from damage at the site during the Rehabilitation Project. Homeowner responsible for moving all household items needing to be stored.					
24	120					
	FINAL CLEAN	1.00	RM	n/a	n/a	
	Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.					
25	138					
	ADAPTABILITY-BLOCKING WITH ACCESS TO FRAMING	1.00	GR	n/a	n/a	
	When the interior wall finishes of a room are removed to expose the framing blocking will be installed to facilitate the installation of grab bars or hand rails in the future to meet ICC/ANSI A117.1-2003. Examples include blocking in shower stalls, in tub shower units, in alcoves for commodes, and in staircases.					
26	9008					
	ENVIRONMENTAL REHAB--RRP REQUIREMENTS	1.00	GR	n/a	n/a	
	Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.					
Trade: 9 Environmental Rehab						

Page 5 of 19

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
27	9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards. CFR - The Code of Federal Regulations: De minimus - Safe work practices and clearance are required when more than: - 20 SF on exterior - 2 SF per interior room - 10% of small component is deteriorated or will be disturbed by renovation. Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs. Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property. Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320. When required, the contractor is responsible for obtaining all required clearance reports. See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.	1.00	GR	n/a	n/a
28	9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.	1.00	GR	n/a	n/a
29	9003.5 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES LEAD BASED PAINT GENERAL CONDITIONS EPA's Lead Renovation, Repair and Painting Rule (RRP) Rule requires that Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 be certified by EPA per §745.89, use certified renovators for abatement who are trained by EPA-approved training providers and follow lead-safe work practices. Contractor certification is a key requirement to ensure the training of individuals and the use of lead-safe work practices.	1.00	GR	n/a	n/a

Address: 6886 Church Street	Unit: Unit 01
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Location: 1 - General Requirements	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				

No Lead Based Testing has been conducted on this house. The execution of all work in the Scope of Work shall comply with all applicable federal, state, and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Safety and Health Regulations for Construction (OSHA); 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead-Based Paint Poisoning Prevention in Certain Residential Structures in particular 24 CFR 1330 and 24 CFR 1350; Residential Lead-Based Paint Hazard Reduction Act of 1992; HUD Guidelines for the Evaluation and Control of Lead Hazards in Housing. The contractor shall at all times implement safe work practices during rehabilitation work in accordance with 24 CFR Part 35.1350. When required, the Contractor is responsible for obtaining all required Clearance Reports.

30	9003.6 ASBESTOS-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	GR	n/a	n/a
	ASBESTOS GENERAL CONDITIONS				

No Asbestos Survey has been conducted on this house. The execution of all work in the Scope of Work shall comply with all applicable federal, state, and local laws, rules, regulations, and guidelines for Asbestos environments, including but not limited to: 29 CFR Parts 1910, 1915, and 1926 - OSHA Asbestos Standards; 29 CFR 1928 - OSHA Construction Standards; 40 CFR Parts 9, 61, 721, 763 - EPA; The NESHAP Standards; 16 CFR Part 1305 and 1304 - Consumer Product Safety Commission; the Clean Air Act. The contractor shall at all times implement safe work practices during rehabilitation work.

Location Total: _____

Location: 2 - Roof	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				

31	4563 STRIP SLOPE (>2.5/12) ROOF TO SHEATHING/PLANKING	21.00	SQ	_____	_____
	Protect the building and plant material from damage during the removal of the existing roofing. Remove all roof materials down to the roof sheathing/planking and remove or set all nails. Replace all defective/deteriorated roof sheathing/planking with similar roof sheathing/planking material of similar thickness. Properly dispose of roofing materials. Contractors shall include in their bid the cost of replacing up to 10% of the sheathing and up to 40 linear feet of truss/rafter chords. Damage in excess of 10% and/or in excess of 40 linear feet of truss/rafter chords shall be addressed in a change order.				

Address: 6886 Church Street			Unit: Unit 01		
Location: 2 - Roof		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	As roof covering is being removed, the contractor shall remove a sufficient amount of plywood (a minimum 8' section) to expose truss/rafter to wall connections to determine the existence and type of roof to wall attachment. The contractor shall photograph the existing roof to wall attachments. The Contractor shall submit a report on, but not limited to, the type of roof to wall connectors, the condition of the roof to wall connectors, and if the existing roof to wall connectors meet current Florida Building Code and include all photos and submit the report to the Project Coordinator/Compliance Inspector within 5 days of inspecting the connectors. If the dwelling unit has gable ends, all gable end roof to wall connections are to be photographed, reported on with the same information as the roof to wall connections, and included in the Contractor's report. All removed plywood shall not be reused and new plywood shall be installed in its place.				
32	4597	.032 Aluminum 1.5" Mechanically Attached 180° Double Lock Metal Roof	21.00	SQ	
	Install 2 layers of underlayment with a minimum ASTM D 226 Type II or ASTM D4869 Type III or Type IV underlayment or equivalent per current building code of jurisdiction. Install a Self-Adhering Polymer Modified-Bitumen Underlayment complying with ASTM D1970, such as MetalMan HT underlayment or equivalent, directly over the 2 layers of ASTM D 226 Type II or ASTM D4869 Type III or Type IV underlayment or equivalent, installed per manufacturer's specifications and current building code of jurisdiction. Install ENGLERT A1300 Series or equivalent, .032 aluminum, one and one-half inch mechanically attached, 180° Double Lock, Bone White or equivalent energy efficient color Standing Seam Metal Roof per manufacturer's installation instructions.				
	NOTE: Homeowner to select color of roof.				
33	4756	FASCIA	75.00	LF	
	Replace all defective/deteriorated fascia with pre primed fascia of similar material and of similar size and thickness. Properly dispose of all material. All new Fascia to be properly caulked and sealed. All new Fascia to be painted to match existing with 2 coats of latex exterior grade paint.				
	Paint shall be of Low Volatile Organic Compounds (VOC).				
34	4763	SOFFIT - Wood	400.00	LF	
	Replace all defective/deteriorated soffit with similar material and of similar size and thickness. Properly dispose of material. Replace/Repair all defective/deteriorated soffit vents with similar material or 4 x 12 Metal Soffit vents as required for proper ventilation or an approved equivalent. All new soffit to be properly caulked and sealed. All new soffit to be painted to match existing with 1 coat of acrylic primer/sealer and 2 coats of acrylic exterior grade paint.				
	Paint shall be of Low Volatile Organic Compounds (VOC).				
35	4764	SOFFIT - Stucco Repair	300.00	LF	

Page 8 of 19

Address: 6886 Church Street	Unit: Unit 01
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Location: 2 - Roof	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

Replace all defective/deteriorated stucco soffit with similar material and of similar size and thickness. Properly dispose of material. Replace/Repair all defective/deteriorated soffit vents with similar material or 4 x 12 Metal Soffit vents as required for proper ventilation or an approved equivalent. All new soffit to be properly caulked and sealed. All new soffit to be painted to match existing with 1 coat of acrylic primer/sealer and 2 coats of acrylic exterior grade paint.

Paint shall be of Low Volatile Organic Compounds (VOC).

Location Total: _____

Location: 3 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

36	2980	WINDOW--VINYL DBL HNG DBL GLZ	9.00	EA	_____	_____
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Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

37	3171	Hurricane Rated Exterior Doors	2.00	EA	_____	_____
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A. GENERAL INFORMATION:

1. All new exterior doors to be impact rated doors and must have hurricane protection to meet current Florida Building Code and current applicable code requirements for product approval. All provided doors must meet the required wind ratings. All existing openings to be examined for attachment requirements per manufacturer's requirements and Building Code of Jurisdiction. ALL FENESTRATION MUST COMPLY WITH THE FLORIDA ENERGY CODE.

B. PROJECT CONDITIONS

1. Remove and dispose of all existing exterior doors to be replaced; Clear room and/or cover all surfaces prior to beginning work; Remove and dispose of properly, all damaged drywall, insulation, and framing. Where security system wiring exists, the Contractor shall preserve the security system as it pertains to the doors. This may include replacing contacts and repairing the security system circuitry affected by replacing the doors.

B. Products:

1. Door to be Impact resistant steel or fiberglass door with frame assembly. Steel or fiberglass exterior door by Jen Weld, PGT, or approved equal with Florida Product Approval.
2. If existing door has glazing, new door to have similar glazing unless otherwise specified below. Product approval required by Contractor and Homeowner(s) and must be signed.
3. Lever hardware with keyed deadbolt; must match impact approved door hardware.
4. Provide weather stripping, doorstop, and threshold.

Address: 6886 Church Street			Unit: Unit 01		
Location:	3 - Exterior	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	5. All egress doors to be 32" minimum and/or sized to current opening. 6. Color selection may be limited due to supply availability and/or time constraints required to complete construction. D. Installation: 1. Install all doors per manufacturer's requirements, NOAs, and Building Code of Jurisdiction. 2. Repair all exterior/interior damage to match existing as best as possible, including any exterior and interior trim. NOTE: Front Door has a side light. Rear Door is a 9 panel glass door.				
38	3201 Garage Door - Hurricane Impact Rated A. GENERAL INFORMATION: 1. Garage Door to be impact rated and must have hurricane protection to meet current Florida Building Code and current applicable code requirements for product approval. The Garage Door must meet the required wind ratings. All existing openings to be examined for attachment requirements per manufacturer's requirements and Building Code of Jurisdiction. ALL FENESTRATION MUST COMPLY WITH THE FLORIDA ENERGY CODE. B. PROJECT CONDITIONS 1. Remove and dispose of existing Garage Door; Clear room and/or cover all surfaces prior to beginning work; Remove and dispose of properly, all damaged drywall, insulation, and framing. Where security system wiring exists, the Contractor shall preserve the security system as it pertains to the Garage Door. This may include replacing contacts and repairing the security system circuitry affected by replacing the doors. B. Products: 1. Garage Door to be Impact rated by Amarr, Clopay, Raynor, or approved equal with Florida Product Approval. 2. Garage door opener such as LiftMaster, Genie, or approved equivalent. 3. Color selection may be limited due to supply availability and/or time constraints required to complete construction. D. Installation: 1. Install garage door per manufacturer's requirements, NOAs, and Building Code of Jurisdiction. 2. Install a properly rated garage door opener per manufacturer's requirements and Building Code of Jurisdiction. 3. Repair all exterior/interior damage to match existing as best as possible.	1.00	EA		
Trade: 19	Paint & Wallpaper				
39	5677 PREP & PAINT EXTERIOR TRIM-LOW VOC Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials. Using lead work safe practices prepare existing wood surfaces	1,400.00	SF		

Address: 6886 Church Street			Unit: Unit 01		
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Location:	3 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

specified for stabilization prior to paint application by securing, replacing or repairing all loose, broken, rotted, or deteriorated materials to provide a sound surface for paint application. Using lead work safe practices and following paint manufacturer's recommendations prepare trim surfaces by removing all loose paint. Use a 25-year or better paintable Low VOC caulk matched for color to fill all cracks, voids, holes, etc. prior to painting. Apply a compatible exterior Low VOC primer to all bare wood areas. Apply two coats of quality exterior LOW VOC paint to specified wood. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD). Color is the choice of the owner from stock colors. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

40	5785	PREP & PAINT EXTERIOR MASONRY	1,400.00	SF	_____	_____
Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.						

Trade: 21 HVAC

41	6187	A/C--REPLACE Existing Air Handler Unit (AHU) and Condenser	1.00	EA	_____	_____
Use the most recent version of the Air Conditioning Contractors of America (ACCA) Manual J residential load calculation tool and use the most recent version of ACCA's Manual S for equipment selection to size the equipment required to heat and cool the specified living space. Properly remove/recycle all HCFCs and CFCs per EPA's recommended standards and Building Code of Jurisdiction. Remove existing A/C equipment and dispose of properly. Furnish and install a sufficient tonnage (based on Manual J and Manual S calculations), high efficiency, minimum 16 SEER, AHRI Certified rated packaged Air Conditioning System (AHU and Condenser), such as Goodman, Trane, or Rheem, or approved equivalent. Include type 410A refrigerant, programmable thermostat, plenums, ductwork, registers, air returns, and necessary connections to create complete install. Existing ductwork may remain if in good condition and sizing is correct based on new calculations. Ductwork must comply with current Florida Energy Code. Include a junction box with a disconnect switch at the condenser, a GFCI outlet per Building Code of Jurisdiction, a concrete or the manufacturer's pad for the condenser, a line set, and a new drain line to the exterior. Contractor shall register the unit with the manufacturer for the owner and provide the owner with factory warranty, manual, and one (1) year contractor warranty.						

Address: 6886 Church Street			Unit: Unit 01		
Location:	3 - Exterior	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				

All existing duct work is to be inspected and properly air sealed. Properly seal, not limited to, all ducts, connections, filter boxes, and register boxes with mastic or other approved closure systems per Building Code of Jurisdiction in order to make the system air tight. Install return air Jumper Ducts as required to enable a pressure balance of the conditioned air.

Contractor to evaluate existing electrical including but not limited to AC disconnect, required circuit breaker, Panel Amperage, and Service Overhead or Service Lateral and verify that existing electrical is sufficient to support the new Air Conditioning System. Contractor to include in their bid price any electrical upgrades required to support the new Air Conditioning System.

Condensing unit shall have a steel security cage constructed to permit maintenance and protect the condenser unit from vandalism. The steel cage shall be fastened to the condenser pad with vandal proof fasteners per Building Code of jurisdiction.

Jumper Ducts: Install return air "Jumper Ducts" to enable a pressure balance of the conditioned air in all the bedrooms.

TEST & BALANCE: Perform a Test & Balance of the new central air conditioning system to document that it attains optimum performance as reflected in the permitted air distribution calculations. The Test & Balance Report shall be submitted and provided to the owner.

Location Total: _____

Location: 4 - Kitchen		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
42	2407 BASEBOARD--COLONIAL 2 1/4"	10.00	LF	_____	_____
	Install finger jointed WM-626fj 9/16" x 2-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.				
43	3717 CABINET - WOOD BASE	95.00	LF	_____	_____
	Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts. Drawer boxes shall be plywood. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor.				

Address: 6886 Church Street			Unit: Unit 01			
Location: 4 - Kitchen		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 10 Carpentry						
44	3727 CABINET - WOOD WALL	95.00	LF			
Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors. Carcasses will be joined using metal or plastic corner bracing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor.						
45	3749 COUNTER TOP--Granite	40.00	SF			
All measurements shall be field verified for sizing. The CONTRACTOR shall supply all required expertise, labor, tools, equipment, materials, and services required to provide the Granite counter top installation for all cabinets in accordance with the approved plans, specifications, and building code of jurisdiction. Caulk countertop to adjoining walls with low VOC caulking to match wall color.						
Trade: 19 Paint & Wallpaper						
46	5567 PREP & PAINT ROOM w/ PAINTED TRIM-LOW VOC	100.00	SF			
Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting and prep all doors to be painted. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. Maximum of 2 color choices for interior. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).						
Trade: 22 Plumbing						
47	6815 FAUCET--KITCHEN	1.00	EA			
Remove and properly dispose of the existing faucet, supply						

Address: 6886 Church Street		Unit: Unit 01				
Location: 4 - Kitchen		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 22	Plumbing					
	lines, and supply valves.Install a similar faucet as the existing such as Moen, Glacier Bay, Delta, or approved equal with a 15 year drip-free warranty and maximum flow of 2 gallons per minute. Install new supply lines and supply valves. Seal all penetrations in the wall and cabinet back. Include escutcheon plates on all penetrations.					
48	6835 SINK--DOUBLE BOWL COMPLETE	1.00	EA			
	Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.					
Trade: 23	Electric					
49	7594 RECEPTACLE--GFCI KITCHEN	5.00	EA			
	Replace existing Kitchen outlet(s) with a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate. Color of new GFCI and new cover plate to match existing color. GFCI to be 15 amp if on a 15 amp circuit breaker or 20 amp if on a 20 amp circuit breaker.					
Trade: 25	Appliances					
50	8441 Glass Top Electric Stove - 30"	1.00	EA			
	Dispose of old stove. Install a 30" wide glass top electric stove including oven and electrical connections. Stainless steel or equivalent.					
51	8452 MICROWAVE-1000 WATT/1.7 CU FT	1.00	EA			
	Install a 30" wide 1,000 watt, 1.6 cu ft over the range mounted and exterior vented microwave & range hood combination unit such as the Frigidaire Model#FFMV1745TS or approved equivalent. The unit will have a glass turntable and a minimum 150 cfm exhaust at a maximum of 10 sones. Include metal duct with all seams sealed with duct mastic, and roof or soffit cap/damper assembly flashed appropriately for the exterior finish. Minimize the length of the duct run. Repair all drywall, ceiling, and wall damage due to the installation of the duct system.					
52	8475 REFRIGERATOR--up to18 CF--ENERGY STAR	1.00	EA			
	Remove and properly dispose of old refrigerator. Install a new ENERGY STAR approved 2 door, frost free refrigerator with up to 18 cubic feet such as GE, Frigidaire, LG, Whirlpool, or approved equal. Door configuration to be similar to existing unless otherwise noted. Repair/replace any required electrical per Building Code of Jurisdiction and/or National Electric Code of Jurisdiction.					
53	8491 DISHWASHER--2 CYCLE--ENERGY STAR	1.00	EA			
	Provide and install a 24" white, 2 cvcle, built-in Energy Star®					

Address: 6886 Church Street			Unit: Unit 01		
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Location:	4 - Kitchen	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 25 Appliances

	labeled dishwasher including all alterations and connections to plumbing and electric system. Whirlpool, GE, Frigidaire, or approved equivalent.				
54	8502 DISPOSAL--3/4 HP	1.00	EA		
	Install a InSinkErator 3/4 HP Evolution Essential garbage disposal with reset button and hand crank. Include plumbing and electrical connections.				

Location Total: _____

Location:	5 - Interior-Living room	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

55	2406 BASEBOARD--COLONIAL 3 1/4"	10.00	LF		
	Install finger jointed WM-623fj 9/16" x 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.				
56	3080 THRESHOLD	3.00	EA		
	Install wood threshold. Trim door as necessary to create a snug fit.				
	NOTE: Bedrooms doors				

Trade: 17 Drywall & Plaster

57	5215 DRYWALL REMOVAL WITH CONTAINMENT	20.00	SF		
	To protect areas of the residence and HVAC from dust and contamination from the repairs a dust barrier/containment system such as the ZipWall Dust Barrier/Containment or equivalent using polyethylene sheeting is required. The area under repair is to be in containment and under negative pressure. Once contained remove all damaged drywall from ceilings and walls. Remove all nails, screws from wall and ceiling members to ensure a clean surface for new drywall. Remove all damaged insulation. Remove and replace or repair all damaged framing material with like material per Building Code of Jurisdiction. All material to be bagged in 6 mil garbage bags before being removed from the containment area and area to be HEPA vacuumed.				
	With the containment still in place, replace the removed insulation with new insulation of the same R-Value for the walls and ceiling. Hang, tape and 3 coat finish drywall of similar type and size on the walls and ceiling. Install using drywall screws per code of jurisdiction. Finish walls to match existing as best as possible and ready for paint. Finish ceiling to match existing as best as possible and ready for paint. Thoroughly clean and HEPA vacuum the containment area before disassembling the dust barrier/containment system.				

Address: 6886 Church Street			Unit: Unit 01			
Location: 5 - Interior-Living room		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 17	Drywall & Plaster					
	<p>Apply one (1) coat of acrylic primer/sealer and two (2) coats of acrylic interior grade paint to the new wall areas to match existing as best as possible. Primer and paint shall be of the same manufacturer, Sherwin Williams or equal.</p> <p>Paints Shall be of Low Volatile Organic Compounds (VOC)</p> <p>All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L.</p> <p>All surfaces painted with a spray applicator shall be back-rolled to ensure complete coverage.</p> <p>Contractor shall comply with manufacturer recommended time intervals between coats of paint.</p> <p>PAINTS: Use Sherwin-Williams or equal best grade paints and primers meeting the Green Seal G-11 Environmental Standard https://www.greenseal.org/green-seal-standards/gs-11. Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.</p>					
58	5228 DRYWALL - Knockdown Ceiling	200.00	SF			
	<p>Remove popcorn from ceiling. Properly prep, repair any damage, joints, and/or gouges with tape and drywall compound. Cover all walls, floors, fixtures, and/or furniture with plastic sheeting. Apply spray/trowel knockdown texture to the ceiling using a course to medium pattern.</p> <p>NOTE: Areas of discoloration Living room, Front bedroom</p>					
Trade: 23	Electric					
59	7805 SMOKE DETECTOR--BATTERY POWERED	2.00	EA			
	<p>Install a UL approved, combination ionization-photoelectric alarm, also known as dual sensor smoke alarm with non-replaceable tamper proof 10-year battery such as First alert, Kidde, or approved equal per NFPA 72 and manufacturer's requirements.</p>					
Location Total:						
Location: 6 - Master Bathroom		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 18	Ceramic Tile					
60	5425 FLOOR TILE-SHOWER PAN	60.00	SF			
	<p>Install shower pan and curb per Building Code of jurisdiction. Shower floor to be sloped with concrete/mortar and positively pitched towards drain. Install ceramic or porcelain Mosaic tile</p>					

Page 16 of 19

Address: 6886 Church Street	Unit: Unit 01
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Location: 6 - Master Bathroom	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 18 Ceramic Tile

or approved equivalent for the shower floor. After at least 24 hours drying time, apply SpectraLOCK® PRO Grout or approved equivalent. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and pipe penetrations.

Note: Homeowner to select tile color.

61	5427	CERAMIC FLOOR TILE - Install	20.00	SF	_____	_____
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Remove all existing base as required for new ceramic tile installation. Substrate to be smooth and meet requirements of the 2020 TCNA for Ceramic, Glass, and Stone Tile Installation handbook. Existing flooring to be removed per associated Spec Number 5428, 5911, and/or 5913. Install 12" x 12" Glazed Porcelain Floor tile or approved equivalent not to exceed \$2.50 Sq. Ft. Install ceramic tile floor per TCNA (Tile Council of North America) handbook and manufacturer installation guidelines. Installation to be centered in room each way. Trim tile as needed to fit in existing space. After at least 24 hours drying time, apply SpectraLOCK® PRO Grout or equivalent. Clean floor and apply mildew resistant white Low VOC silicone caulk to all edge seams and penetrations.

Note: Tile in front of sink and adjunct closet floor.

Trade: 22 Plumbing

62	6604	PLUMBING--GENERAL-BATHROOM	1.00	RM	_____	_____
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GENERAL PLUMBING SCOPE OF WORK-Bathroom

NOTE: All plumbing systems of the Bathroom shall be inspected. All repairs, corrections, and/or replacements shall meet the Florida Building Code and Plumbing Code and be performed by a licensed plumbing professional.

The scope of work in this item includes:

- Contractor shall have all plumbing systems and fixtures inspected and tested for functionality.
- Defective plumbing systems and fixtures are to be replaced with new to meet current code requirements via a change order to include an itemized quote.
- Specific repairs and replacements are specified below.

ATTENTION: The plumbing contractor shall appraise the rehabilitation inspector of the plumbing issues found during the inspection and how the issues are to be repaired and/or replaced "PRIOR" to submitting the change order for repairs and/or replacements.

Repair/restore surfaces affected to match average finishes of existing walls and ceilings.

Contractor shall provide drawings and diagrams as required to

Address: 6886 Church Street	Unit: Unit 01
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Location: 6 - Master Bathroom	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

secure permits.

NOTE: Shower not draining.

2. Inspect and repair both facets.

3. Toilet runs constantly

Location Total: _____

Location: 7 - Inspection & Reports	Approx. Wall SF: 0	Ceiling/Floor SF: 0
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Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 24 Extermination

63	8304	WDO INSPECTION & WDO REPORT	1.00	DU		
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General Information:

1. The WDO inspection is to be done by a Florida licensed extermination company licensed to provide inspection services.

2. All work to be done in accord with the provisions of Florida Statue, CHAPTER 482.

3. The WDO report to be submitted on the required form as determined by the Department of Agriculture and Consumer Services.

4. Contractor to submit the WDO report to the Project Coordinator/Compliance Inspector with the Mobilization Pay Application including all required documentation.

Project Conditions:

1. Contractor to correct/repair any and all damages caused by the extermination company during the inspection.

Work Performance

1. Coordinate the inspection with the property owner.

2. Perform a full WDO investigation (Exterior and Interior) to determine the presence of WDOs and/or Termites.

3. Submit the findings (Positive or Negative) on the required Florida Department of Agriculture and Consumer Services Form.

4. The inspection report must include the following information and statements:

1. The licensee's name.

2. The date of the inspection.

3. The address of the structure inspected.

4. Any visible accessible areas not inspected and the reasons for not inspecting them.

5. The areas of the structure that were inaccessible.

6. Any visible evidence of previous treatments for, or infestations of, wood-destroying organisms.

7. The identity of any wood-destroying organisms present and any visible damage caused.

8. A statement that a notice of the inspection has been affixed to the property in accordance with subsection (4) or subsection (5) of Florida Statue 482 and a statement of the location of the notice.

5. A Copy of the WDO report is to be submitted to the Project Coordinator/Compliance Inspector within 2 days of the

Address: 6886 Church Street**Unit: Unit 01****Location: 7 - Inspection & Reports**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 24 Extermination

inspection for review.

Trade: 35 Inspection Reports

64	651	WIND MITGATION INSPECTION AND REPORT	1.00	AL	_____	_____
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Contractor Shall perform a Wind Mitigation Inspection at the completion of the project and submit the required report, Citizens Wind Mitigation OIR-B1-1802 (Rev. 01/12) or approved equivalent, and all photos that are required for the report. This report is to be submitted with the final pay application for the project. The inspection shall be prepared by the following Florida DPBR licensed professional:

1. Architect
2. Engineer
3. General, Building, and/or Residential Contractor
4. Building Code Inspector
5. Home Inspector

65	652	4-POINT INSPECTION AND REPORT	1.00	AL	_____	_____
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Contractor Shall perform a 4-Point Inspection at the completion of the project and submit the required report, Citizens 4-Point Inspection Form Version 01/18 or approved equivalent, and all photos that are required for the report. This report is to be submitted with the final pay application for the project. The inspection shall be prepared by the following Florida DPBR licensed professional:

1. Architect
2. Engineer
3. General, Building, and/or Residential Contractor
4. Building Code Inspector
5. Home Inspector

Location Total: _____

Contractor Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____



PALM BEACH COUNTY
MICHELLE PEARCE
6886 Church Street
JUPITER, FL 33458
ARPA Rehabilitation Specifications

Address: 6886 Church Street		Unit: ALT			
Location:	1 - Extermination	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination				
1 8306	EXTERMINATION - FUMIGATION AND/OR SUBTERRANEAN General Information: 1. Termite treatment must be provided by a Florida Licensed Extermination Company. 2. All work to be done in accordance with the provisions of Florida Statue Chapter 482. 3. All fumigation and treatments to be done according manufactures instructions and EPA registered labeling instructions and requirements. 4. Extermination will take place when all construction work is 100% complete and Certificate of Completion has been issued by the Building Department of Jurisdiction. Project Conditions: 1. Contractor to correct/repair any and all damages caused by the the extermination company during the fumigation and/or treatment. 2. If drilling is required as part of the Pest Control Plan, the Contractor is required to fill ALL holes to match the existing surface with good quality filler as required by all regulations and codes. 3. The Contractor and/or the Extermination Company shall observe all safety precautions throughout the extermination process. 4. The Contractor and/or the Extermination Company shall comply with all applicable requirements of Federal, State, and Local laws and regulations. 5. The Contractor and/or the Extermination Company shall strive for practices and procedures that maximally protect the public, employees, and the environment, including, but not limited to, the posting of all required warning signs. Work Performance: 1. Upon a positive inspection report of evidence of WDO, a Pest Control Plan shall be submitted to the Project Coordinator/Compliance Inspector, o include, but not limited to, the inspection report, the cost for extermination, the type of	1.00	DU		

Address: 6886 Church Street

Unit: ALT

Location: 1 - Extermination

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination				
	chemical used, the type of application to be used, the quantity of the chemical to be used, the makeup of the chemical to be used, the manufacturer of the chemical, and the time it will take to complete the project.				
	2. Coordinate the fumigation and/or treatment with the property owner.				
	3. The Contractor and/or Extermination Company is required to educate, instruct, and if necessary, help the homeowner to prepare for treatment.				
	4. The Contractor and/or the Extermination Company shall submit a clearance report showing that the treatment is complete and the residence is safe for habitation.				

Location Total: _____

Location: 2 - Alternate

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
2	330 FENCE--STOCKADE 6' HIGH	10.00	LF	_____	_____
	Dispose of any existing fence. Install a 6" high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top and bottom rails, 1"x3" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated.				
Trade: 10	Carpentry				
3	3540 PORCH SCREEN--REPAIR	1.00	SF	_____	_____
	Remove damaged screen and install aluminum insect screening.				
	Note: Front porch				
Trade: 15	Roofing				
4	4637 GUTTER--6" SEAMLESS ALUMINUM	130.00	LF	_____	_____
	Install 6", K- type, seamless, .027 gauge aluminum gutter to service roof per Building Code of Jurisdiction. Color to match existing or Owner's choice based on Contractor availability of material.				
5	4641 DOWNSPOUT--4" SEAMLESS ALUMINUM	40.00	LF	_____	_____
	Install 4", square, seamless, .027 gauge, aluminum downspouts per Building Code of Jurisdiction. Straps to be installed per manufacturer's specifications. At a minimum, one downspout should be installed on each section of installed gutters. Color to match existing or Owner's choice based on Contractor availability of material.				
6	4665 SPLASH BLOCK	4.00	EA	_____	_____
	Place concrete or plastic splashblock at end of downspout				

Address: 6886 Church Street**Unit: ALT****Location: 2 - Alternate**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	directing the storm water away from the building.				

Trade: 25 Appliances

7	8405	GAS STOVE TOP 30"	1.00	EA		
		Dispose of old stove top. Install a 30" wide, pilotless, four burner, gas stove top unit.				

Location Total: _____**Location: 3 - Alternative**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
8	6946	BATHTUB--5' CAST IRON COMPLETE	1.00	EA	
	Remove existing tub and dispose of properly. Install an American Standard or approved equivalent 5' white, Porcelain-Enameled Cast Iron tub complete with a 3/8 in. or 5/16 in. Fittings Drain Easy Plastic Universal Clog Preventing Bathtub/Bath Tub Stopper/Strainer in Chrome pop up drain, Koller, Moen, or approved equivalent and overflow, PVC waste, and remove and replace fixtures with new fixtures in chrome such as Moen Chateau, Glacier Bay Aragon Watersaver, or approved equal. Use pressure treated blocking along wall length per manufacturer's recommendations. Use mortar to support bottom of tub or as per manufacturer's recommendations. Install tub per manufacturer's recommendations.				
	NOTE: GUEST BATHROOM				

Location Total: _____

Contractor Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____