



## INVITATION TO GENERAL CONTRACTORS

### INVITATION TO BID FOR SHIP OORP REHABILITATION PROJECT

#### ISSUANCE OF **ADDENDUM #1**

This SHIP OORP Rehabilitation Project Bid Addendum #1 is for the below Rehabilitation Project:

**Nelson Alvarez**  
**825 Center Street, 42D**  
**Jupiter, Florida 33458**

Bid documents for the SHIP OORP Rehabilitation Project are located at the Palm Beach County Department of Housing & Economic Development link below:

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

Please be advised that **ADDENDUM #1**, attached, must be signed and included in the bid package to be received by **4:00 PM Friday, October 11, 2024.**

Any bid package received without the signed acknowledgement of **ADDENDUM #1** shall be considered as non-responsive.

For questions, please contact:

Aundra Lowe, Community Development Project Coordinator, 561-233-3614 or [alowe@pbc.gov](mailto:alowe@pbc.gov) or David Lees, Project Coordinator II, 561 233-3658 or [dlees@pbc.gov](mailto:dlees@pbc.gov)

**ADDENDUM #1**  
**Date issued: October 1, 2024**

**INVITATION TO BID:** SHIP OORP Rehabilitation Program

**Property Owner(s):** Nelson Alvarez

**Property Address:** 825 Center Street, 42D, Jupiter, Florida 33458

**Property Control Number:** 30-42-40-35-16-000-0424

---

**NOTICE TO GENERAL CONTRACTORS**

---

Please be advised that **ADDENDUM #1** must be signed and be included in the bid package to be received by **4:00 PM Friday, October 11, 2024.**

Any bid package received without the signed acknowledgement of **ADDENDUM #1** shall be considered as non-responsive.

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing above, I, The Contractor, here by acknowledge receipt of the above addendum.

---

**Questions and Clarifications:**

1. **Issue:** Scope of Work Line Item **06) One HVAC Split Unit Full Replacement** on page 9 and page 10.

**Clarification:** The unit does not have a Split HVAC System. The unit has a packaged unit that is located on the roof. Contractors are to replace page 9 and page 10 in the original Scope of Work with the attached page 9 and page 10.

2. **Issue:** Scope of Work Line Item **08) General Electric** on page 11.

**Clarification:** This General Electric Specification is no longer used in Scopes of Work. Contractors are to replace page 11 in the original Scope of Work with the attached page 11.

3. **Issue:** Scope of Work Line Item **09) Lighting for Bathroom** on page 12.

**Clarification:** This Lighting Specification is included in the individual bathroom sections of this Scope of Work. Contractors are to replace page 12 in the original Scope of Work with the attached page 12.

4. **Issue:** Scope of Work Line Item **10) Replace Water Heater** on page 12.

**Clarification:** It has been determined that the age of the water heater is less than 10 years old and has 4 years of useful life. This is not within the replacement standards for the program. The hot water heater is also in good condition. Contractors are to replace page 12 in the original Scope of Work with the attached page 12.

5. **Issue:** Scope of Work Line Item **15) Master Bathroom –Carpentry – Light and Towel Bar, Wall Mirrored Medicine Cabinet 1-Tierd, line item c** on page 15.

**Clarification:** This line item is being removed as the existing large mirror is to remain. Only the medicine cabinet is to be replace. Contractors are to replace page 15 in the original Scope of Work with the attached page 15.

6. **Issue:** Scope of Work Line Item **20) Master Bathroom –Carpentry – Light and Towel Bar, Wall Mirrored Medicine Cabinet 1-Tierd, line item c** on page 18.

**Clarification:** This line item is being removed as the existing large mirror does not exist in this bathroom. Only the medicine cabinet is to be replace. Contractors are to replace page 18 in the original Scope of Work with the attached page 18.

7. **Issue:** Scope of Work Alternates is missing the specification for **EXTERMINATION - FUMIGATION AND/OR SUBTERRANEAN.**

**Clarification:** This specification has been added to the Alternates as line item 28. Contractors are to replace page 22 in the original Scope of Work with the attached page 22.

8. **Issue:** Scope of Work Alternates is missing the specification for **BASEBOARD—COLONIAL 5 ¼” – Entire Condo.**

**Clarification:** This specification has been added to the Alternates as line item 29. Contractors are to insert page 22A into the original Scope of Work before the lastpage, page 23.

**ADDENDUM #1**  
**Date issued: October 1, 2024**

**INVITATION TO BID:** SHIP OORP Rehabilitation Program

**Property Owner(s):** Nelson Alvarez

**Property Address:** 825 Center Street, 42D, Jupiter, Florida 33458

**Property Control Number:** 30-42-40-35-16-000-0424

---

**NOTICE TO GENERAL CONTRACTORS**

---

Please be advised that **ADDENDUM #1** must be signed and be included in the bid package to be received by **4:00 PM Friday, October 11, 2024**.

Any bid package received without the signed acknowledgement of **ADDENDUM #1** shall be considered as non-responsive.

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing above, I, The Contractor, here by acknowledge receipt of the above addendum.

---

**Questions and Clarifications:**

1. **Issue:** Scope of Work Line Item **06) One HVAC Split Unit Full Replacement** on page 9 and page 10.

**Clarification:** The unit does not have a Split HVAC System. The unit has a packaged unit that is located on the roof. Contractors are to replace page 9 and page 10 in the original Scope of Work with the attached page 9 and page 10.

2. **Issue:** Scope of Work Line Item **08) General Electric** on page 11.

**Clarification:** This General Electric Specification is no longer used in Scopes of Work. Contractors are to replace page 11 in the original Scope of Work with the attached page 11.

3. **Issue:** Scope of Work Line Item **09) Lighting for Bathroom** on page 12.

**Clarification:** This Lighting Specification is included in the individual bathroom sections of this Scope of Work. Contractors are to replace page 12 in the original Scope of Work with the attached page 12.

4. **Issue:** Scope of Work Line Item 10) **Replace Water Heater** on page 12.

**Clarification:** It has been determined that the age of the water heater is less than 10 years old and has 4 years of useful life. This is not within the replacement standards for the program. The hot water heater is also in good condition. Contractors are to replace page 12 in the original Scope of Work with the attached page 12.

5. **Issue:** Scope of Work Line Item 15) **Master Bathroom –Carpentry – Light and Towel Bar, Wall Mirrored Medicine Cabinet 1-Tierd, line item c** on page 15.

**Clarification:** This line item is being removed as the existing large mirror is to remain. Only the medicine cabinet is to be replace. Contractors are to replace page 15 in the original Scope of Work with the attached page 15.

6. **Issue:** Scope of Work Line Item 20) **Master Bathroom –Carpentry – Light and Towel Bar, Wall Mirrored Medicine Cabinet 1-Tierd, line item c** on page 18.

**Clarification:** This line item is being removed as the existing large mirror does not exist in this bathroom. Only the medicine cabinet is to be replace. Contractors are to replace page 18 in the original Scope of Work with the attached page 18.

7. **Issue:** Scope of Work Alternates is missing the specification for **EXTERMINATION - FUMIGATION AND/OR SUBTERRANEAN.**

**Clarification:** This specification has been added to the Alternates as line item 28. Contractors are to replace page 22 in the original Scope of Work with the attached page 22.

8. **Issue:** Scope of Work Alternates is missing the specification for **BASEBOARD—COLONIAL 5 ¼” – Entire Condo.**

**Clarification:** This specification has been added to the Alternates as line item 29. Contractors are to insert page 22A into the original Scope of Work before the lastpage, page 23.

Property Owner: Nelson Alvarez  
825 Center Street #42D Jupiter FL. 33458  
Priced Scope of Work-Work Specifications

- G. Material allowance for paint must be mid-grade or better, and minimum 10 years warranty paint, which are ZERO OR LOW VOC 100% acrylic products, e.g., Sherwin Williams or an approved equal. Housing Inspector to verify brand and VOC level. Upon completion, contractor must provide the Homeowner a list of all paint code numbers per locations. Additional paint shall be left to Homeowner for future use.
- H. Upon completion of the project, the contractor must provide a manufacture warranty (not the paint label warranty). The manufacture representative must inspect, approve and sign-off on the exterior painting.
- I. Install approved address numbers placed in a position to be plainly visible from the street or road fronting the property. The residential buildings' numbers shall be at least four inches tall and one-half inch wide.

## MECHANICAL

06) AC REPLACE Existing Package Unit on Roof \$\_\_\_\_\_

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 13.4 SEER2 (14 SEER), AHRI Certified rated packaged unit Air Conditioning System, such as Goodman, Trane, or Rheem, or approved equivalent. Include proper type 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 line set, and a new drain line to match existing. 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.

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 AC stand on roof and all penetrations through the roof. Stand to be replace if rusted or insufficient for new packaged unit. All penetrations to be properly and fully sealed and waterproof.

Property Owner: Nelson Alvarez  
825 Center Street #42D Jupiter FL. 33458  
Priced Scope of Work-Work Specifications

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.

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

**07)HVAC TEST AND BALANCE REPORT \$\_\_\_\_\_**

- A. 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 DHED.

Property Owner: Nelson Alvarez  
825 Center Street #42D Jupiter FL. 33458  
Priced Scope of Work-Work Specifications

08) ELECTRIC DISTRIBUTION--  
INSPECT \$ \_\_\_\_\_

ELECTRICAL DISTRIBUTION INSPECTION SCOPE OF WORK

NOTE: All electric systems of the house, Interior and Exterior, shall be inspected. All repairs, corrections, and/or replacements shall meet the Florida Building Code and National Electric Code and be performed by a licensed electrical professional.

The scope of work in this item includes:

a. Contractor shall have the service entrance cables, service panel(s), sub pane(s), service mast or service lateral, and all wiring inspected and tested for functionality and proper sizing.

b. Defective electrical fixtures, panels, sub panels, and wiring are to be replaced with new to meet the current code requirements via a change order to include an itemized quote.

ATTENTION: The electrical contractor or Contractor shall submit to the rehabilitation inspector a written report of the electrical 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 secure permits.

All materials shall be UL approved and/or National Electrical Code rated. All drilling, cutting, and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface as best as possible.



This line item is removed from the Scope of Work

~~09)LIGHTING FOR BATHROOM \$ \_\_\_\_\_~~

~~A. LIGHTING: 2<sup>nd</sup> bedroom bathroom. Install and replace the overhead and or wall mounted light fixture with a new light fixture with covered globes to illuminate the entire bathroom. Energy efficient light fixtures UL approved and/or National Electrical Code rated. All drilling, cutting and fastening shall be neat and true, and shall not critically damage framing members.~~

~~B. Brighter Energy Efficient LED light fixture similar to existing. \$150.00 material allowance.~~

## PLUMBING

~~10) REPLACE THE WATER HEATER \$ \_\_\_\_\_~~

This line item is removed from the Scope of Work

- ~~a. Water Heater: Install a new energy smart water heater in the in the laundry room in the existing section. The water heaters' electrical wattage shall be sized according to the existing electrical circuit. The T & P valve must be accessible and located for ease and access. This is a safety requirement. Replace the supply lines and electrical to the water heater. Ensure all the plumbing connection lines meet code for this installation. Plumbing and electrical is required. Water heater must have 10-year warranty. Escutcheons to secure openings and provide pipe protection. The plumbing and the electrical connections must be meet code. A 1/2" relief line is required, and it must drain dry and ensure it extends 6" from and off the ground and connect to code. Repair drywall damage to wall. A collection pan under the unit is required with this installation.~~

## MASTER BATHROOM AND BEDROOM AND BATHROOM REPAIRS AND FIXTURE REPLACEMENT

Property Owner: Nelson Alvarez  
825 Center Street #42D Jupiter FL. 33458  
Priced Scope of Work-Work Specifications

- g. **Tub-Shower Fixtures:** trim pieces and full trim kit: metal lever handle ADA compliant. 1-handle tub and shower trim kit. One 4-1/2 in rain shower head. New valve and volume temperature control valve bodies. Metal level handle ADA compliant. Durable with metal escutcheon. Install new tub spout, drain assembly and new lever controls.
- h. Wall tile allowance \$2.50 sq/ft. tile three walls of the tub enclosure.
- i. New wall mounted rust proof shower curtain rod to be installed at entrance to shower/tub.
- j. **Flooring.** Prepare floor. Install new ceramic non-skid tile flooring for the entire bathroom is needed. New baseboards ceramic non-skid is required for this installation. Ensure a smooth transition and stable substrate is provided with this installation. All installation materials including trim, and finish is required to manufactures installation requirements.
- k. **Painting of bathroom:** paint all the walls, ceiling and door, door trim and baseboards must be painted. Semi-gloss paint required. Follow the paint requirements listed in the SOW specification requirements.

15) **MASTER BATHROOM -CARPENTRY – LIGHT AND TOWEL BAR, WALL  
MIRRORED MEDICINE CABINET 1-TIERD \$\_\_\_\_\_**

- a. **One Light Energy star 2 Bulb Bath Vanity Fixture-Center over Vanity. Install using GU24 base lamps model or equivalent EL-205G-223**
- b. **One Towel Bar:** install a 24" towel bar brushed nickel or approved equivalent. Screw to studs. American Standard.
- c. ~~After removal existing 2- framed mirrors and side mirror inserted medicine cabinet. Remove and install a new plated mirrored over the new vanity to fit the wall above the new vanity and it shall be surface mounted. Repair wall after full removal. Install a wall mounted up to a 6' x 4' plated mirror and a side mirrored medicine cabinet. Kohler or an equivalent brand.~~ Remove and dispose of the existing medicine cabinet. Install a new medicine cabinet similar to the existing.
- d. Repair all damaged walls caused by removal. Modifications or repairs work to drywall, paint, caulk, and/or tile should match existing adjacent surfaces. Must be centered over the new vanity and be the same length of unit and similar height as existing.

Line Item #15c is removed from the Scope of Work

16) **THREE NEW GRAB BARS MASTER BATHROOM \$\_\_\_\_\_**

- d. **Three (3) Grab Bars:** 2 grab bars for shower. Short wall requires 1- 24" and on the long wall install 1-36" and 1-36" grab bar next to the toilet on the wall. Use ADA certified Grab Bars. Install directly into the backing for secure installation. Use either finish choice per the homeowner a Chrome and or White Enamel finished bar. Install horizontally on the long and short walls of the shower and next to the toilet to the client's height and reach requirement for his secure use.

Line Item #15c is removed from the Scope of Work

- a. **One Light Energy star 2 Bulb Bath Vanity Fixture-Center over Vanity. Install using GU24 base lamps model or equivalent EL-205G-223**
- b. **One Towel Bar:** install a 24" towel bar brushed nickel or approved equivalent. Screw to studs. American Standard.
- c. ~~After removal existing 2- framed mirrors and side mirror inserted medicine cabinet. Remove and install a new plated mirrored over the new vanity to fit the wall above the new vanity and it shall be surface mounted. Repair wall after full removal. Install a wall mounted up to a 6' x 4' plated mirror and a side mirrored medicine cabinet. Kohler or an equivalent brand.~~ Remove and dispose of the existing medicine cabinet. Install a new medicine cabinet similar to the existing.
- d. Repair all damaged walls caused by removal. Modifications or repairs work to drywall, paint, caulk, and/or tile should match existing adjacent surfaces. Must be centered over the new vanity and be the same length of unit and similar height as existing.

## KITCHEN CABINETS -COUNTERS AND BACK SPLASH

### 21) KITCHEN - REPLACE CABINETS, BACKSPLASH AND COUNTERTOP

\$ \_\_\_\_\_

The countertop on the entire sink side is deteriorated. The cabinets have some damage from a water leak, and some have deteriorated due to moisture damage as the home has damaged cabinets. The drawers and doors are falling apart and don't open and close easily as the particle board is deteriorated. Deterioration of cabinets, drawers and counter tops. The countertop is cracked around the sink.

1. Remove the kitchen countertop, repair walls where there was a back splash, base and wall cabinets. Haul away all debris from property at once. The Contractors will verify measurements and dimensions. New island with new countertop in the same configuration as existing. This item requires a permit. Include electrical and plumbing.
  - a. Repair the walls crack(s), patch small holes with spackle, patch holes in walls, provide replacement with like material (or drywall) and matching the thickness of existing walls. Install the required framing, backings and/or furring strips. Patched wall finishes should match existing finish as close as possible or as noted below. Discuss (with Homeowner) any variations in new finish or type of new finish prior to beginning the work. Include painting of closets, wood trim, baseboard and doors. Patch and paint the entire wall. Homeowner will select the paint color.
  - b. Note: after the cabinets' removal, patch and prime the walls concealed by the cabinets and full back splash; patch and finish paint all exposed walls behind the cabinets. All exposed walls under the cabinets must have a finished appearance.
  - c. Same configuration as existing.
  - d. Replace the cabinetry in the same configuration as the existing, except as noted herein. The Homeowner will select cabinets color and design from standard stock.

Property Owner: Nelson Alvarez  
825 Center Street #42D Jupiter FL. 33458  
Priced Scope of Work-Work Specifications

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:**

Contractor to correct/repair 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.
  9. A Copy of the WDO report is to be submitted to the Project Coordinator/Compliance Inspector within 2 days of the inspection for review.

**28)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.

Property Owner: Nelson Alvarez  
825 Center Street #42D Jupiter FL. 33458  
Priced Scope of Work-Work Specifications

**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 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.

**29)BASEBOARD--COLONIAL 5 1/4" - Entire Condo \$\_\_\_\_\_**

Install a colonial base moulding, Alexandria or Reliablit Moulding 9/16" x 5-1/4" pre-primed pine molding or approved equivalent with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. Properly prep and seal all joints, corners, and nail holes of new moulding for painting and paint.

**The Roof Replacement and all items related to the roof, soffits, fascia, and insulation must be completed as a priority and as the first items to be completed.**

**SUMMARY**

**AGREEMENT**

I/We agree that each item in these specifications has been discussed in my/our presence and I/we understand the contents. It is further agreed that any additional code or incipient (that is

Page 22A of 23

Robert Klein, Home Inspector  
Beth Kofsky, Rehabilitation Inspector  
Cellular (305)608-0692 Facsimile (305) 892-9811  
Email: kofskyb@bellsouth.net