

**PALM BEACH COUNTY DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT**

**INVITATION TO BID: OORP**

Full Bid Package located at:

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

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

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

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

**PRE-BID MEETING:** There shall be a pre-bid meeting at 825 Center Street #42D Jupiter, FL 33458 beginning at **2:00pm Friday September 27, 2024**

**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. Friday, October 11, 2024**, 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: 04/30/2025**

**PROJECT CLOSEOUT DATE: 05/30/2025**

**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

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.

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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.**

**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:**

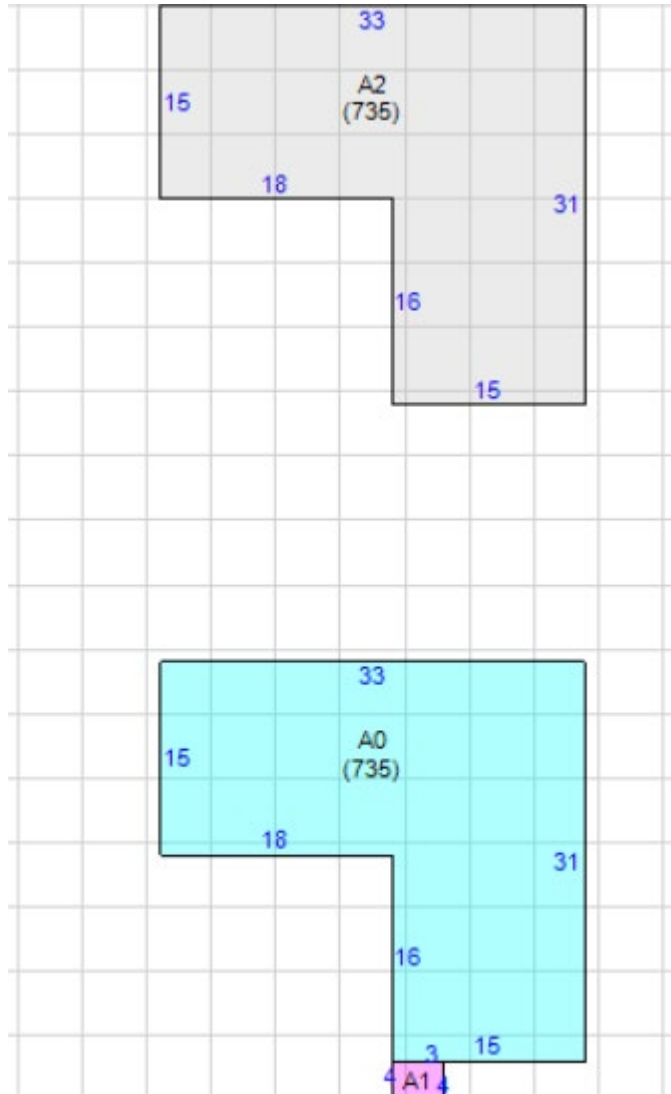
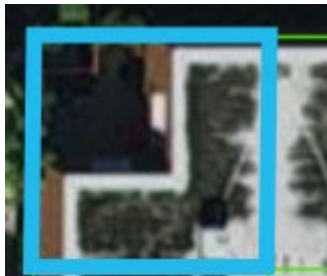
The bidder does hereby declare that the Bid covers all costs and expenses of every kind incidental to the completion of said work and the Contract therefore, including all claims that may arise through damages or other causes whatsoever. The bidder does hereby declare that it shall make no claim on account 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.

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



**CONTRACTOR BID INFORMATION:**

The proposed work shall be completed with \_\_\_\_\_ working days

Contractor Bid Amount \$ \_\_\_\_\_

Bid Submitted by: \_\_\_\_\_

Company Name: \_\_\_\_\_

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

## SCOPE OF WORK-WORK SPECIFICATIONS

### Palm Beach County Department of Housing and Economic Development SHIP Residential Rehabilitation Program

**Project Meeting Site:**

**Name:** Nelson Alvarez  
**Address:** 825 Center Street #42D  
Jupiter, Fl. 33458  
(561)346-7943

**HOME INSPECTION DATE:** December 28, 2023  
**JOB # DESCRIPTION:** WPB-NA-2023

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**References:** "RS Means Cost Data Book"  
"The Walker's Builder Estimator's Reference Book"

## GENERAL SPECIFICATIONS

### GENERAL PAINTING SPECIFICATIONS AND GENERAL REQUIREMENTS

Unpainted materials require priming and two coats of paint. Caulk and seal all areas prior to painting. Tint the primer per color selection. Previous paint surface should receive two coats of paint. All stains should be spot primed before painting. Unless otherwise mentioned in the specifications, all paint must be mid-grade or better, and minimum 15 years warranty paint, which are ZERO VOC products, for interior paint and ZERO OR LOW VOC 100% acrylic products, for exterior paint. Acceptable paint manufacturers (unless specified in the line item) are Benjamin Moore (Aura or EcoSpec), Sherwin Williams, (Harmony) Glidden/ICI (Life Master), PPG (Pure Performance), Olympic (Valspar), or approved equal. Housing Inspector shall verify brand and VOC level. The Homeowner is to select all colors and confirmed in writing. The Homeowner may select a color choice of 2 colors for interior and or exterior of home in writing/signatures required.

### GENERAL REQUIREMENTS FOR QUANTITIES/MEASUREMENTS

#### 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



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

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.

**HOMEOWNER'S ASSOCIATION (HOA) & CONDOMINIUM ASSOCIATIONS**  
**(CONDO-ASSOCIATIONS)**

*(Applicable for all properties that are a part of a HOA or Condo-Association)*

It is the Homeowner Responsibility to obtain written approval from the HOA or Condo-Association prior to the start of any work. The Homeowner shall assist the Contractor in securing written authorization from the HOA/Condo Association Board.

The Contractor shall maintain a copy of the approval letter and follow all the rules and regulations set forth by the HOA/Condo Association Board. The Contractor shall maintain a copy of the approval letter. The contractor shall provide a copy of the approval letter to DHED staff. The Letter should include the list of approved work items such as roof, paint, windows, doors, finishes, etc. It is the Contractor's responsibility to ensure that all necessary approvals are obtained prior to making any changes or starting the work.

**Contractor to repair/replace** all affected areas of walls, ceiling, and soffit due to the installation of the required roof to wall attachments with similar material to existing and finish and paint to match existing as best as possible.

**Debris Removal:** legal and approved dump locations to properly dispose of all projects construction debris must be utilized by the contractors who sign the SOW agreement.

**Roof to Wall Connector Specification**

The Contractor shall install the required roof to wall connectors to meet the current requirements of the Florida Building Code. The contractor shall have the permit revised indicating the installation of the roof to wall connectors including any engineering, NOAs, or other documents required by the Building Department of Jurisdiction. The Contractor shall install the recommended roof to wall attachments per the Engineer's specifications. The Contractor shall submit the Engineer's report. The contractor shall obtain the Engineer's final approval of the installation of the roof to wall attachments and submit that approval to the Project Coordinator/Compliance Inspector within 5 days of receiving the Engineer's approval. The Contractor shall remove enough plywood to install the required roof to wall connectors. All removed plywood shall not be reused, and new plywood shall be installed in its place.

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Priced Scope of Work-Work Specifications

**Gable Ends:** if the dwelling unit has gable ends, all gable ends are to be retro fitted according to the current Florida Building Code and/or the Building Code of Jurisdiction.

**Contractor to repair/replace** all affected area of walls, ceiling, and soffit due to the installation of the required roof to wall attachments with similar material to existing and finish and paint to match existing as best as possible.

#### **WIND MITIGATION INSPECTION AND 4-POINT INSPECTION AND REPORTS**

- a. **Wind Mitigation Inspection and Report**-upon completion of the work specifications, the Contractor shall perform a Wind Mitigation Inspection at the completion of project. Complete the Citizens Wind Mitigation OIR-B1-1802 (Rev. 01/12) or approved equivalent, and all photos that are required for the report and homeowner signatures required. The 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; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.
- b. **4-Point Inspection and Report**-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; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.

#### **PERMITS AND MISCELLANEOUS FEES**

- a. For the Home Inspector, the contractor must have on site the complete permit package for all trades (permit cards, applications, drawings, etc.). The Contractor shall submit this complete Scope of Work with the Permit Application.

#### **WARRANTIES**

*The Contractor agrees to provide a one (1) year warranty for all work performed under these specifications. This will include all labor and materials. If certain items require different warranty periods, these items will be cited in the individual specifications. Additionally, the Contractor agrees to **provide a Five (5) year roof warranty.***

**SCOPE OF WORK- WORK SPECIFICATIONS**

**WIND MITIGATION INSPECTION AND 4-POINT INSPECTION AND OTHER REQUIRED REPORTS**

**01) WIND MITIGATION INSPECTION REPORT**

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Upon completion of the work specifications, the Contractor shall perform a Wind Mitigation Inspection at the completion of project. Complete the Citizens Wind Mitigation OIR-B1-1802 (Rev. 01/12) or approved equivalent, and all photos that are required for the report and homeowner signatures required. The 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; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.

**02) 4-POINT INSPECTION REPORT**

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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; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.

**NEW HURRICANE IMPACT RESISTANT (HIR)  
DOORS, SLIDING DOORS AND WINDOWS**

**03) ONE (1) HURRICANE IMPACT RESISTANT-FRONT DOOR \$ \_\_\_\_\_**

**THIS ITEM REQUIRES AN HOA APPROVAL EXTERIOR DOOR =1**

**A. ONE HIR-NEW SIX PANEL FRONT IMPACT DOOR – HOA REQUIREMENTS**

See the description below.

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Priced Scope of Work-Work Specifications

Front door HIR standard six (6) panel finished door as described. The front door shall be a solid six panel door with HOA trim and or requirements provided by homeowner. Install new wood buck, set buck in premium silicone sealant. (Hurricane impact resistant) doors and its components in strict compliance with the Florida Building Code (including FBC Energy Conservation), Florida Product Approval (or Miami/Dade NOTICE OF ACCEPTANCE).

The door shall be complete with jamb, composite casing, brick molding. Install aluminum weather-stripping saddle, weather-stripping, and spring/chain stop or doorstop. Discuss with the Homeowner the height of the peephole prior to installation. The doorknob should be an entry-type, which can be locked by turn button inside or a key outside. Deadbolt will have turn piece inside and keyed to knob outside, knob and deadbolt keyed alike.

Countersink all fasteners into frame, to conceal, fill with wood putty and sand smooth. If door and/or jamb are unfinished, apply one coat of primer/sealer and two coats of 100% acrylic latex paint on jamb and casing. Paint the door as recommended by the manufacturer. Contractor to verify measurement. Meet HOA requirements for door style, finish, doorknob or handle set up.

**04) FOUR (4) SETS OF NEW HURRICANE IMPACT RESISTANT GLASS SLIDING DOORS \$\_\_\_\_\_**

**THIS ITEM REQUIRES AN HOA APPROVAL**

**The existing FOUR (4) sets of sliding glass doors are not energy efficient. There are non-code compliant sliding glass doors are in place two sets on floor one and two sets on floor two.**

**Location: (2 SETS-2 GLASS PANELS) from the One set off the Living room and one set off the Dining Room to outside porch patio. 2<sup>nd</sup> floor bedrooms. There is one set off the master bedroom and there is one set off the 2<sup>ND</sup> bedroom and both bedrooms enter their own separate small outside balcony terrace. (2 SETS-2 GLASS PANELS).**

**Use the same configuration or owner to decide the final design for the existing door openings using both two doors that open. Clear view sliding doors. Clear view sliding doors.**

Installation, design, and type must be used for the installation. The new Impact Glass (hurricane resistant) sliding glass doors with screens and tinted glass is factory standard. Homeowner shall select color of frames from the standard stock. Install sliding doors with their components in strict compliance with the Florida Building Code product approval (or Miami/Dade NOTICE OF ACCEPTANCE) including FBC Energy Conservation. This item requires a permit.

- a. Contractor to verify all measurements
- b. Prior to submitting the bid, it is the contractor's responsibility to verify if the City Building Official is requiring the replacement sliding doors to comply with the FBC Energy Conservation. Bid accordingly.
- c. Remove the manufacturers' stickers and any residue on the glass after all final inspections.
- d. Paint and repair around the door installation on both the interior and exterior sides of door opening.
- e. Remove the shutter track and secure fasteners-screws/bolts around the sliding doors.

### 05) EXTERIOR WALL REPAIRS AND PAINTING \$ \_\_\_\_\_

**LOCATIONS: ENTIRE HOME SECTIONS**-Repair the concrete and repaint.

- A. Repair all damaged stucco.
- B. Pressure clean masonry/stucco wall surfaces, pipes, doors, columns, gates, the front of home slabs, walkway, and any exposed concrete area. Remove dry, shrunken deteriorated caulk. Cut away old gaskets and/or sealants as needed. Remove existing caulk from all windows and doors. Clean all joint surfaces and prepare surfaces filling in all holes and cracks to receive new sealants. Install backer rods as necessary prior to caulking. Prime all joints as necessary. Apply and tool ZERO OR LOW VOC sealant to required configurations. Prepare surface, prime and paint. **Fill in and seal all cracks and stucco and repair all the holes to those areas creating a smooth finish, seal and repair all wall damage around the entire home and sides and rear section.** Replace all loose and missing stucco siding. Repair the stucco siding with the same finish and thickness as the existing. Patch and seal cracks with elastomeric caulking material.

**Do not spray paint. Do not spray paint and back roll.** Tint the primer to the color selection. Paint all previous painted surfaces including eave drip, fascia, soffit, doors (six sides), patio (walls and ceiling screened in or not), concrete slabs and walkways, security/decorative bars, railing and awnings. Use the right product for the surface painted. Apply finish coat(s), test paint to determine proper number of coats for coverage. Protect adjacent areas while painting. **NOTE: contractor is responsible for protecting all flowers, shrubs, hedges, trees, and ornamentals on site while painting and pressure cleaning.**

- C. **Homeowners will select a maximum of three colors.** Meet all the City Code requirements.
- D. Excessive bleeding in wood members must be spot primed before application of first coat. Inc.in E.
- E. Apply the proper uniform mil-thickness of paint for moisture protection and warranty. Do not spray paint, roller, and brush application only. All work must be free of runs, sags, defective brushing or rolling. Inc.
- F. Apply the proper mil-thickness of paint for moisture protection and warranty.

- 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)ONE HVAC SPLIT UNIT FULL REPLACEMENT \$\_\_\_\_\_

**REPLACEMENT OF HVAC SPLIT UNIT – The home’s compressor is located outside the home-on the side yard. The handler is in the closet of home.**

**Air Condition Equipment** - Install new air-handling units (AHU). Install a new AHU with electric heat strip and condensing unit of sufficient size to accommodate the needs of the home. Acceptable manufactures are Carrier, RUD or Rheem, or approved equal. Haul away all debris from property at once. Upon completion of work, Contractor shall provide Homeowner with the manufacturer’s informational equipment package, equipment warranty with a minimum five (5) years compressor warranty and Contractor’s one-year full warranty for labor and material. Installation must comply with the manufacture specifications, FBC including FBC Energy Conservation; make all the necessary modifications. These items require a permit.

- A. **Properly size** the replacement equipment by providing the heat loss and heat gain load calculations.
- B. **Size the electric heat strip** to maintain an indoor temperature of 68 degrees F with an outdoor ambient temperature of 40 degrees F.
- C. **Verify supply air outlet to each room (including the bathroom. Upgrade and replace all new supply/return and grilles.**
- D. **Handler: replace and insulate the condensate lines.**
- E. **Split air conditioning systems shall have a minimum SEER rating of 16 SEER2-Rating and Energy Star qualified and labeled accordingly. This must be Based upon the building code.** Prior to installation, Contractor must verify ENERGY STAR qualified equipment with Air-Conditioning, Heating, and Refrigeration Institute (AHRI) and Contractor must provide equipment AHRI Certificate of Product Rating to verify SEER rating. Register in the homeowner’s name. Provide at time of final inspection.
- F. **ENERGY STAR qualified and labeled accordingly.**

- G. A new collection-unit pan for the unit to sit over and support framing for the unit is needed with this installation.**
- H. Steel Cage:** 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.
- I. Warranty:** Contractor shall register the unit with the manufacturer for the owner and provide the owner with the factory warranty and manual. Contractor will provide DHED a copy of the factory warranty in the homeowner's name.
- J. Thermostats:** provide new: Touch Screen 7-days programmable digital thermostat, acceptable models are Lux Products TX9000TS and Honeywell RTH7600D or approved equal.
- K. Provide new: high and low, voltage electric service and equipment.**
- L.** Install a new plenum to code and installation standards. Verify supply air outlet to each room (including the bathrooms is required).
- M. Upgrade and/or modify** all the home's electric requirements (per building code) to accommodate the new air conditioner. Replace the electrical shut off.
- N. The contractor to submit a set of plans with the new air distribution system for approval. The following is required for permitting:**
  - 1- Cooling load Calculations
  - 2- New Air Distribution System
  - 3-The tonnage is based on the square footage and mechanical calculations for an installation.
  - 4-The Air Conditioning contractor to provide a cooling load calculation of this residence to confirm if the recommended ton and equipment is capable of the cooling load of this home-building.
  - 5-Contractor to design and replace all the distribution system.
  - 6-In all rooms install a transfer grill or transfer duct to provide balance return air if is not one in place already.
- O. Seal all air leaks in the (supply and return).**

**07)HVAC SPLIT 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.

**08) GENERAL ELECTRICAL \$ \_\_\_\_\_**

All electric systems of the house, Interior and Exterior, shall be repaired, corrected, and/or replaced as required to meet the Florida Building Code and National Electric Code by a licensed electric professional.

The scope of work in this item shall include, as required, but not limited to:

1. Review the existing panel that is 150 Amp Electrical service, mast, conductors, breaker panel, any subpanels, disconnect box(es), and circuitry shall be sufficiently sized to meet current and anticipated future needs with all circuits labeled and balanced.
2. Abandon and remove "ALL" non-conforming wiring, fixtures, and devices. Replace defective electrical fixtures, disconnects, ceiling light fixtures, receptacles, and switches with new to meet the current code requirements.
3. If the house or structures are to be rewired, circuitry shall be run inside of walls and ceilings. Contractor may request to use Wire Mold but it must be formally requested a minimum of five (5) days prior to the bid opening.
4. Install new GFCI receptacles in Kitchen, Bathrooms, and HVAC Compressor.
5. Install UL approved receptacles and switches throughout the entire house to meet Florida Building Code and National Electrical Code.
6. Install UL approved smoke detector(s) wired 115 volt with battery backup. Place in accordance with the electrical and building code of jurisdiction. Contractors shall run a new Arc Fault protected circuit to energize all smoke detectors.
7. See exhaust Fans number 23 all new ceiling mounted Energy Star Rated exhaust fan with light, Air King, Broan, or approved equivalent in accordance with NEC. Provide and install new electric circuitry, switch, duct work, and patch affected drywall finishes as required. Duct work to be vented through the exterior soffit. Minimum 50 CFM or as required. All work to be following NEC and building code of jurisdiction.
8. ATTENTION: The electrical contractor shall appraise the rehabilitation inspector and owner of the electric code violations and how the violations shall be repaired and or replaced "PRIOR" to repairs and/or replacements are begun in accordance with the Florida Building Code.
9. Repair/restore surfaces affected to match average finishes of existing walls and ceilings.
10. Contractor shall provide drawings and diagrams as required to secure permits.
11. 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.



**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 \$\_\_\_\_\_**

- 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**

**MASTER BATHROOM FIXTURE REPLACEMENT**

**11) NEW ALL IN ONE LAVATORY- INSTALLATION OF A NEW VANITY - AND PLUMBING NEEDED FOR MASTER BATHROOM \$\_\_\_\_\_**

- A. **Install a new sink all in one Vanity. Size is based on room next to toilet. Standard size 4' in length and meet code with installation and location next to the homes toilet. Complete plywood vanity. Lavatory Top Side and 4" Side and Back Splash:** The side, back splash, sink top will be a (marble sink-hard surface top) shall be formed as an integral part of the countertop or a set-in sink with new standard exterior grade plywood or approved equal. Homeowner will select color and style for the cabinet, and sink/countertop from standard stock colors. **New Base Unit:** the new base, countertop shall be plywood or solid wood including the doors, back to cabinet with no particle board. Contractor to Verify measurement. Sitting under section is required. Space to meet distance from toilet to sink.
- B. **Single Faucet: acceptable faucet designs are finish-lever-operated, push-type controlled mechanisms, discuss with the Homeowner.** Controls and operating mechanisms will be operable with one hand and should not require tight grasping, pinching, or twisting of the wrist; Dual lever brushed nickel with a maximum 1.5 GPM flow rate. **Install a chromed brass shut-off valve on all existing fixture supply lines.** Include PVC drain attached to code legal plumbing vent, use L copper or equivalent on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escutcheon plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with low-VOC sealant.
- C. Vanity allowance \$900.00

**12) MASTER BATHROOM -CEILING \$\_\_\_\_\_**

- a. **Replace all of the damaged drywall 15' AREA in the home's bathroom ceiling. Rewire the lights to code. Install new four 4-led lighting in ceiling replacement of existing high hats that had damage due to water. A new ceiling and lighting is needed. Texture or knockdown is required. Plastering, painting and finish with moisture resistant paint.**
- b. **Replacement Methods #A-B:** wall and ceiling sections; replace the ceiling using a patch and or framing as needed with the properly rated drywall in those sections described to properly cover and seal the holes.
- c. **Painting Requirements for Sections #A-B:** Prepare surface, prime and paint with a 100% acrylic product. Paint all previous painted surfaces including all wall area in this section. Make sure the right product is used, for the surface being painted. Apply finish

coat(s), test paint to determine proper number of coats for coverage. Protect adjacent areas while painting.

**13) MASTER BATHROOM TOILET – WATER CLOSET \$ \_\_\_\_\_**

- a. 17” Toilet. Replace water closet dual flush 2-piece water closet. Flow rates 1.6 and .9 GPF for its respective high and low flushes U.S. Environmental Protection Agency's (EPA) WaterSense® program, which has the WaterSense label of approval for using no more than 1.28 gallons per flush. Maximum performance (MaP) testing project has shown to score 800 or better on the MaP Flush Performance test. American Standard EcoFusion EL model #338.216.
- b. Include a manufacturer’s approved plastic or pressed wood white seat, supply pipe, shut-off valve and wax seal.
- c. Link MaP test Results: [https://www.map-testing.com/assess/files/2020-05-27-all\\_watersense\\_high-efficiency\\_toilets\(HETs\).pdf](https://www.map-testing.com/assess/files/2020-05-27-all_watersense_high-efficiency_toilets(HETs).pdf)

**14) MASTER TUB-REPLACEMENT-FLOOR, WALLS, AND CEILING OF BATHROOM  
\$ \_\_\_\_\_**

**LOCATION: MASTER ENTIRE BATHROOM, SURROUND AND BATHTUB**

- a. Demolition to bathroom shower and walls. Gut tub area of the interior structure of room. Remove all wall framing, floor and wall finishes, door, and trim equipment. Remove tile from walls and ceiling. Dispose of debris into legal landfill.
- b. **Tub Cast Iron 5’ tub:** Install an American Standard or equivalent tub -white porcelain enamel cast iron tub complete with a 3/8” or 5/16” fittings drain easy plastic universal clog preventing tub stopper/strainer in chrome pop up drain model #PF0910 or approved equivalent and overflow, PVC waste, and tub & shower trim kit. Use pressure treated blocking along wall length per manufactures recommendations. Use mortar to support bottom of tub and install the tub as per manufactures recommendations.
- c. Porcelain Tub Surround: remove existing tub-shower tiled walls affected by the framing of the new tub surround. Replace damaged studs and furring strips.
- d. Remove tile from walls, ceiling, and tub. Prepare walls and ceiling after removal.
- e. Drywall-walls for tub-area and entire bathroom ceiling as required. Remove tile Only from tub wall and after tile removal: Paper less water resistant. Hang, tape and 3 coat finish 1/2” paperless (fiberglass mat finish) drywall or equivalent. Apply 3/8<sup>th</sup>” bead of low VOC drywall adhesive to framing member and attach with screws 8 on center. Fiberglass joint tape shall be used to finish the joints. And a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand read for paint. Install wall tiles 12” x 24”x 1/4”. Color chosen by family. Tile over backer board equal to Wonder board.
- f. Prep and texture ceiling and walls inside the tub-shower. The ceiling to receive knockdown texture.

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- 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.
- 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.

**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.

**2<sup>ND</sup> BATHROOM BEDROOM**

**17) 2<sup>ND</sup> BEDROOM BATHROOM TOILET – WATER CLOSET \$ \_\_\_\_\_**

- a. 17" Toilet. Replace water closet dual flush 2-piece water closet. Flow rates 1.6 and .9 GPF for its respective high and low flushes U.S. Environmental Protection Agency's (EPA) WaterSense® program, which has the WaterSense label of approval for using no more than 1.28 gallons per flush. Maximum performance (MaP) testing project has shown to score 800 or better on the MaP Flush Performance test. American Standard EcoFusion EL model #338.216.
- b. Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve and wax seal.
- c. Link MaP test Results: [https://www.map-testing.com/assess/files/2020-05-27-all\\_watersense\\_high-efficiency\\_toilets\(HETs\).pdf](https://www.map-testing.com/assess/files/2020-05-27-all_watersense_high-efficiency_toilets(HETs).pdf)

**18) LAVATORY SINK BOWL AND BASE REPLACEMENT – PLUMBING FAUCET  
BEDROOM BATHROOM \$ \_\_\_\_\_**

- A. One Vanity (same size as the existing) -Complete plywood vanity. Lavatory Top Side and 4" Side and Back Splash:** The side, back splash, sink top will be a (marble sink-hard surface top) shall be formed as an integral part of the countertop or a set-in sink with new standard exterior grade plywood or approved equal. Homeowner will select color and style for the cabinet, and sink/countertop from standard stock colors. **New Base Unit:** the new base, countertop shall be plywood or solid wood including the doors, back to cabinet with no particle board. Contractor to Verify measurement.
- B. One set Faucets: acceptable faucet designs are finish-lever-operated, push-type controlled mechanisms, discuss with the Homeowner.** Controls and operating mechanisms will be operable with one hand and should not require tight grasping, pinching, or twisting of the wrist; Dual lever brushed nickel with a maximum 1.5 GPM flow rate. Include PVC drain attached to code legal plumbing vent, use L copper or equivalent on all supply lines. **Install a chromed brass shut-off valve on all existing fixture supply lines.** Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escutcheon plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with low-VOC sealant.
- C. Vanity allowance \$900.00**

**19) BED BATHTUB-REPLACEMENT-FLOOR, WALLS, AND CEILING OF BATHROOM  
\$ \_\_\_\_\_**

**LOCATION: BEDROOM/BATHROOM ENTIRE BATHROOM, SURROUND AND BATHTUB**

- l. Demolition to bathroom shower and walls. Gut tub area of the interior structure of room. Remove all wall framing, floor and wall finishes, door, and trim equipment. Removal tile from walls and ceiling. Dispose of debris into legal landfill.
- m. **Tub Cast Iron 5' tub:** Install an American Standard or equivalent tub -white porcelain enamel cast iron tub complete with a 3/8" or 5/16" fittings drain easy plastic universal clog preventing tub stopper/strainer in chrome pop up drain model #PF0910 or approved equivalent and overflow, PVC waste, and tub & shower trim kit. Use pressure treated blocking along wall length per manufactures recommendations. Use mortar to support bottom of tub and install the tub as per manufactures recommendations.
- n. Porcelain Tub Surround: remove existing tub-shower tiled walls affected by the framing of the new tub surround. Replace damaged studs and furring strips.
- o. Remove tile from walls, ceiling, and tub. Prepare walls and ceiling after removal.
- p. Drywall-walls for tub-area and entire bathroom ceiling as required. Remove tile Only from tub wall and after tile removal: Paper less water resistant. Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall or equivalent. Apply 3/8<sup>th</sup>" bead of low VOC drywall adhesive to framing member and attach with screws 8 on center. Fiberglass joint tape shall be used to finish the joints. And a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand read for paint. Install wall tiles 12" x 24"x 1/4". Color chosen by family. Tile over backer board equal to Wonder board.
- q. Prep and texture ceiling and walls inside the tub-shower. The ceiling to receive knockdown texture.
- r. 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.
- s. Wall tile allowance \$2.50 sq/ft. tile three walls of the tub enclosure.
- t. New wall mounted rust proof shower curtain rod to be installed at entrance to shower/tub.
- u. **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.
- v. **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.

**20) BEDROOM 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.
- 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.

Place escutcheon plates at all plumbing and electrical openings through the cabinet. For cabinet attachment, use washer head cabinet screws or cabinet screws with cup washers. Material allowance including sales tax for door and drawer knobs/handles is \$2.00 each. For attachment, use washer head cabinet screws or cabinet screws with cup washers.

- e. On top of the base cabinets, install the new standard Formica countertop on veneered exterior grade plywood. Homeowner will select color and design within the budget. Install a **full back splash. No Formica seams within full back splash based on the height of countertop wet area around sink.** New cabinets are to be plywood or solid wood with raised wood doors, no particleboard and no thermofoil. **Full Backsplash** shall extend from the countertop to the bottom of the wall cabinets and behind the range and around the windows. Countertop and back splash shall be made of minimum of 3/4" plywood."
- f. No Formica seams within wet area in/of the countertop and **full backsplash.**
- g. **The cabinets: on the wall sides shall have options for lower drawers that pull out using glider hardware. The upper cabinets shall have adjustable fixed shelves. Install cabinets to the height of the ceiling of kitchen area.**

## KITCHEN APPLIANCES

### 22) KITCHEN - REPLACE REFRIGERATOR/FREEZER \$ \_\_\_\_\_

Remove the existing refrigerator and dispose from property at once. Install new 18 cu. Ft ENERGY STAR rated refrigerator and freezer with ice maker labeled accordingly. Upper refrigerator and lower freezer is needed. Frigidaire or an approved equivalent. Verify existence of a water supply line to the ice maker to new refrigerator. Conceal the water line. Electrical required with this installation per electrical scope and building code or NEC. Same size as refrigerator or close to the existing size 36" x 70" same depth.

### 23) ELECTRIC ENERGY STAR RANGE AND MICROWAVE EXHAUST OVERHEAD \$ \_\_\_\_\_

Remove and replace the range and microwave overhead and the old wall mounted exhaust vent fan. Install a new 30" matching Range and **Range:** unit shall be Frigidaire or an approved equivalent. Electric stove 30" is needed with glass top and self-cleaning oven. Requires all electrical connections with the installation.

**Microwave over head-exhausting:** 1000 Watt. 1.7.CU FT. Install over the range mounted and exterior vented microwave and range hood combination unit such as the Frigidaire Model #FFMV1745TS or an approved equal. The unit will have a turntable and a minimum of 150cm



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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.

**The kitchen appliances are to match. Remove all non-code compliant exhaust systems over stove area.**

## **EXHAUST FANS MASTER AND HALLWAY BATHROOM**

**24) THREE EXHAUST FAN REPLACEMENT TWO (2) BATHROOMS MASTER 2<sup>ND</sup> FLOOR AND - 2<sup>ND</sup> FLOOR AND 1/2 BATH 1<sup>ST</sup> FL. \$ \_\_\_\_\_**

**TOTAL NUMBER: 3**

**LOCATIONS: ONE-1 MASTER BATHROOM – AND ONE-1 HALLWAY BATHROOM- 2<sup>ND</sup> FLOOR THERE ARE NO WINDOWS-1/2 BATHROOM 1<sup>ST</sup> FLOOR**

- a. Remove the existing non-efficient exhaust fan for the bathroom ceilings. Install one new one for the master, one new for bedroom bathroom 2<sup>nd</sup> floor and one for 1/2 bathroom hallway bathrooms. The new exhaust fans shall be rated ENERGY STAR qualified and labeled accordingly. Install ductwork to the exterior.
- b. The three exhaust fans and the termination cap are to have built-in back draft dampers. Operate the fan by a separate delay timer switch. The exhaust fan should have a noise rating of 0.3-1.5 sone. Verify the cubic feet per minute (cfm) of air movement required for the new fan.
  - o Wall and ceiling fans CFM calculations based upon the room size:
  - o Cubic feet times .13 factor
  - o  $CF \times .13 = CFM$
- c. Provide verification of sone rating and cfm of air movement upon completion to Housing Inspector. Patch, repair and paint any ceiling or roof openings relating to this work item.

**25) STAIRCASE-FASTEN EXISTING HAND RAILING AND ADD A SECOND-HAND RAILING ON THE OPEN LEFT SIDE OF WALL FROM BASE OF STAIRCASE TO THE TOP SECOND FLOOR HALLWAY \$ \_\_\_\_\_**

1. **Install a left sided graspable 1-7/8" – 2" round match existing handrailing for the entire length of the home's staircase 15' top to bottom. Starting at the ground floor up to the homes second floor. The wooden to code handrail shall be finished and wooden graspable, properly bracketed and secured with**

- backing to the wall for the entire length of the staircase. The bracket and finish can be brush nickel or chrome. Family to choose.
2. The existing wooden handrail shall be secured from secured at the base and walls from the bottom up to top of staircase. There is a secondary landing.
  3. Paint the areas of the entire staircase walls after installation.

**26) INTERIOR PAINTING -DAMAGE ON WALLS AND CEILINGS \$ \_\_\_\_\_**

- A. Painting all interior rooms of home including the ½ bathroom on first floor. All walls, doors and closet doors shall be painted. Including the staircase and kitchen.**
- B. Replacement Repair Methods: all of the homes** wall sections and staircase section of home. Repair the wall using a patch as needed to properly cover and seal the damaged areas, cracks, and any small holes. Painting includes living room soffit and up to entrance staircase of home. Verify measurements.
- C. Bedrooms, Dining Room, Kitchen, Hallways, staircase, Closets and Living Room areas.** Repair, plaster, and finish damage found walls only.  
**Painting Requirements:** Prepare surface, prime and paint with a 100% acrylic product. Paint all previous painted surfaces including all wall area in this section. Make sure the right product is used, for the surface being painted. Apply finish coat(s), test paint to determine proper number of coats for coverage. Protect adjacent areas while painting. Same finish as existing.

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 becoming apparent) violations that may occur during the construction period should be addressed by deleting a non-code related item(s), which are called General Property Improvements. By our attested signature(s), I/we agree to abide by these conditions.

**SUMMARY**

**GRAND TOTAL** \$ \_\_\_\_\_

**ALTERNATE ITEMS**

**27)WOOD DESTROYING ORGANISM (WDO) INSPECTION AND REPORT \$ \_\_\_\_\_**

**General Information:**

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

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2. All work to be done in accord with the provisions of Florida Statute, 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 Statute 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.

**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

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

becoming apparent) violations that may occur during the construction period should be addressed by deleting a non-code related item(s), which are called General Property Improvements. By our attested signature(s), I/we agree to abide by these conditions.

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<b>SUMMARY TOTAL ALTERNATES</b>
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<b>TOTAL</b>	<b>\$ _____</b>
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<b>SUMMARY GRAND TOTAL</b>
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<b>TOTAL</b>	<b>\$ _____</b>
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**Contractor Bid Amount:** \_\_\_\_\_

**Bid Submitted By:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_