

ESCAMBIA COUNTY CDBG HOUSING REHABILITATION

OWNER: Mable Carstaffney
ADDRESS: 510 Frisco Road
Pensacola, FL 32507
PHONE: 850-285-9385

JOB #: NED C-R-2022-1
DATE PREPARED: 02/22/2022
OPENING DATE: 03/04/2022
CLOSING DATE: 03/18/2022
CLOSING TIME: Noon

I/(we) certify that I/(we) have carefully examined the Housing Rehabilitation Specifications, Associated Lead Based Paint Specifications (if applicable), General Conditions and Insurance/Bid Requirements, and I/we have also examined the site on which proposed work is to be performed. On the basis of these examinations, I (we) propose to furnish all materials, tools, machinery and labor necessary to complete the work in a professional workmanship manner and to complete the work at the price listed.

\$ _____

REHABILITATION COST

\$ _____

ASSOCIATED LEAD BASED PAINT COST

\$ _____

TOTAL JOB COST

CONTRACTOR'S SIGNATURE

TITLE

FIRM

FIRM PHONE NUMBER

BID OPENING DATE: _____

ACCEPTED REJECTED

BID COMMITTEE REPRESENTATIVE

REQUIRED PERMITS: Roof, Siding, Plumbing, Windows and doors

All measurements are for reference only and should be confirmed by the bidder
Mandatory on Site Pre-Bid Conference: Friday, March 11, 2022 at 8:30 a.m.

INSTRUCTIONS TO BIDDERS

Submit COVER SHEET AND ALL NUMBERED PAGES OF BID with signature of Contractor and bid price in ink. Specifications in pencil will be rejected. Bids must be in a sealed envelope and hand-delivered to Neighborhood Enterprise Division Office, 221 Palafox Place (Ernie Lee Magaha Government Building), Suite 200, Pensacola, FL 32502 office by 12:00 noon at the closing date specified. NO email or fax submissions will be accepted.

The bids will be opened by the Bid Committee and bid will be awarded based upon the lowest eligible bidder with the most reasonable combined bid for the work specified. Bids \$25,000 or over must be approved by the Board of County Commissioners prior to award of contract. Itemized pricing may be used for negotiation in the event of a change in the scope of work as described within the Specifications.

Labor, overhead, permits, insurance, and profit must be included into each itemized price and not listed as a separate itemized price or listed under "miscellaneous." Non-compliance will result in rejection of bid.

All repair work performed must be inspected (rough and final) and conform to County Ordinances, State Laws, and Florida Building Code.

The Contractor is responsible for proper reattachment/hook-up of any/all of the following that apply: appliances, existing coaxial cable, telephone and interface, electric, water, and sewage.

HOMEOWNER'S RESPONSIBILITIES AND OBLIGATIONS

The Homeowner is responsible for maintaining existing utilities for the Contractor's use during the rehabilitation period.

The Homeowner is responsible for the removal of all belongings/furnishings from the designated work areas prior to the start date. The Contractor is not responsible for removal of Homeowner's trash and/or discarded belongings or furnishings. Items left within the unit, which are to be removed/replaced by the Contractor become the property of the Contractor.

PAYMENT SCHEDULE

Payment will be lump sum at project completion for bids \$15,000.00 and under. For bids over \$15,000.00, contractor will be eligible for a 40% draw once all required permit applications are in place and 50% of the work is completed as determined by the itemized costs for the job

The Contractor will be eligible for Final Payment after the following conditions have been fulfilled:

- Completion of Write-Up
- Inspection/Sign-off by Building Inspections and/or Health Department
- Acceptance by the Homeowner (Homeowner's Release & Warranty)
- Warranty Paper provided to the Homeowner
- Premises free from all construction debris
- Submission of RRP Checklist Form & Contractor's Final Affidavit
- Original Invoice from Contractor
- Surety's Consent to Final Payment, if applicable

LEAD BASED PAINT (LBP)/RRP REQUIREMENTS

Abatement of LBP, at or above the LSHR hazardous level, will be performed by a certified Lead Abatement Contractor, with no rehab work to begin until the Abatement Contractor has achieved clearance.

The subject housing unit was built prior to 1978 and is therefore a "targeted property" under the EPA's RRP rule, as some painted surfaces may be disturbed. Therefore, "Safe work practices" is required along with submittal by the RRP Contractor of "Renovation Record-Keeping Checklist" form.

COMPLETION DATE

There is a SIXTY (60) day time limit on each rehabilitation job. For every day worked in excess of the SIXTY day contract period, a FIFTY DOLLAR (\$50.00) per day penalty will be assessed.

A Notice to Proceed will be issued once the homeowner has vacated the property and will take into account LBP remediation to be performed by a certified Lead Abatement Contractor if applicable to the property.

**ESCAMBIA COUNTY NEIGHBORHOOD ENTERPRISE DIVISION
HOUSING REPAIR PROGRAMS
CONTRACTOR REQUIREMENTS**

If your firm is awarded the bid for housing repair (SHIP or HUD programs), the following items must be current and on file in order to issue a Purchase Order.

- *Current W9 (less than one year old).
- *County Vendor Information sheet (less than one year old).
- *Worker's Compensation as required by State Law **OR** exemption form.
- *Commercial General Liability (\$1,000,000 coverage) listing Escambia County as Certificate Holder and additional insured.
- *Automobile Liability (\$1,000,000 coverage) listing Escambia County as Certificate Holder and additional insured.

GL and Auto Liability Certificates must state the following under the Additional Interest:

Escambia County
C/O Neighborhood Enterprise Division
221 Palafox Place
Suite 200
Pensacola, FL 32502-5844

All correspondence should be directed to Neighborhood Enterprise Division, 221 Palafox Place, Suite 200, Pensacola, FL 32502 for review.

***For jobs valued at \$25,000 or higher, 100% Performance and Payment Bonds will be required.**

Performance and Payment Bond format will be provided.

Contractor will be responsible for the recording of all bonds with Pam Childers, Clerk of The Circuit Court of Escambia County Florida.

Refer to BCC Office of Purchasing Risk Management Guidelines Procedure No: PP-180 (Performance and Payment Bonds) and PP-185 (Risk Management Guidelines) for further details.

[<http://www.myescambia.com/business/purchasing-policies-and-procedures>]

Additionally, Neighborhood Enterprise Division will maintain the following info in the Contractor's file:

- *Contractor may not be federally debarred from participating in programs as per www.sam.gov
- *State registered or State Certified Contractor License
- *Escambia County Competency Board License
- *Escambia County Business/Occupational License
- *EPA RRP Renovator and Firm Certifications

Firms bidding on Lead Based Paint Abatement jobs must also submit proof of Lead Abatement firm certification.

All information must be current at time of award. IF INFORMATION CANNOT BE PRODUCED IN A TIMELY MANNER, THE COUNTY RESERVES THE RIGHT TO AWARD THE BID TO THE NEXT MOST RESPONSIVE BIDDER.

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GENERAL:

The subject Housing Unit was built prior to 1978 and therefore is a “targeted property” under the EPA’s RRP Rule, as some painted surfaces may be disturbed. Therefore the implementation of “safe work practices” is required along with submittal by the RRP Contractor of “Renovation Recordkeeping Checklist” form.

Federal funds (Escambia County CDBG) are being used to renovate this property. Contracts will only be awarded to an EPA Certified Renovation firm with a Certified Renovator since the property was constructed prior to 1978. A copy of the firm’s certification must be submitted prior to entering contract with said contractor.

The Homeowner will have the following sample choices, where applicable:

1. Shingles Color -1 choice
2. Siding Color - choice

LIVING ROOM 15’X10’6”

Replace entry door unit with metal clad hurricane rated insulated 6-panel colonial door unit with threshold, weather stripping, trim and no rot jambs, install a peep hole in front door unit, consult homeowner for location.

Install new dead bolt and lock set.

Paint exterior of new door unit.

Living Room total \$_____

FRONT BEDROOM 13’6”x10’6”

Install bi-fold door unit at closet with trim and hardware.

Replace entry door unit with 6-panel colonial door unit with trim and lockset.

Repair/replace ductwork from plenum to register.

Front bedroom total \$_____

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HALL 9'6"x6'4"

Install bi-fold door unit at linen closet with trim and hardware. NOTE may require modification of shelving to gain clearance.

Hall total \$ _____

BACK BEDROOM 13'6"x10'6"

Install bi-fold door unit at closet with trim and hardware.
Replace entry door unit with 6-panel colonial door unit with trim and lockset.

Back bedroom total \$ _____

BATHROOM 7'X5'

Remove ceramic walls at tub and prep for surround.
Install new Sterling tub surround model 61044100-0 in white or equivalent.
Repair walls and prep to paint.
Repair/replace base trim as required to match existing as close as possible.
Replace entry door unit with 6-panel colonial door unit with trim and lockset.

Bathroom total \$ _____

MASTER BEDROOM 10'8"X21'

Replace exterior entry door unit with metal clad hurricane rated insulated 6-panel colonial door unit with threshold, weather stripping, trim and no rot jambs.
Install new dead bolt and lock set.
Paint exterior of new door unit.
Replace existing window with a vinyl framed, insulated (double glazed) single hung window unit fitted with a screen.
Windows in the bedrooms are to meet egress requirements as per Escambia County Code.
The egress window openings may require modifications that will include but not limited to opening size.

Master bedroom total \$ _____

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ELECTRICAL REPAIRS:

Restore power to the following areas replacing devices as required.

Living room receptacle at exterior door.

Front bedroom receptacle on south wall.

Back bedroom receptacle on north wall.

Bathroom GFIC above sink.

All GFCI's on exterior of house.

Install new washer receptacle in laundry room.

Install GFCI's as required as per Escambia County Building Code.

Install new 2 bulb flood light with new wire and switch on the NE corner, switch is to located on the inside wall at the exterior entry door.

Reinstall light at front entry properly.

Install disconnects at equipment and appliances where required by Escambia County Code.

Install hardwired smoke detectors with battery backup.

All smoke/co2 detectors will be hardwired with battery backup as required per Escambia County Code.

Electrical total \$ _____

PLUMBING:

Re-plumb fresh water supply at kitchen sink, tub and vanity as required to correct existing lines.

Install a new Delta vanity sink faucet with pop up drain model 520-SSMPU-DST or equivalent.

Install a new Delta shower faucet and valve model T13220-SS or equivalent.

Install new washer box and water lines as required in laundry.

Install new 40 gallon electric water heater.

Install all new ¼ turn brass valves on fixtures as required.

Install all new drain assemblies from fixtures to waste including kitchen.

Install new braided supply lines as required.

Plumbing total \$ _____

EAST ELEVATION:

Remove/repair rotted siding and prep to receive siding.

Detach and re-install electrical and low voltage/phone, cable lines as required.

East elevation total \$ _____

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FRONT ELEVATION:

Remove area of vinyl siding, repair sheathing and re-install existing siding and trim.

Front elevation total \$ _____

ROOF 43'X15'X2 + 18'X5'X1

Remove chimney to below roofline, install framing and decking.

Remove old gas vent and cap and install decking.

Remove existing roof covering to the decking and replace any deteriorated or damaged decking with like, kind and quality of existing materials (figure 200 sq. ft.).

Refasten and certify decking attachment as per Escambia County Building Code.

Install secondary water barrier as per Escambia County Building Code.

Replace existing drip edge with new metal drip edge.

Install a 30 year shingle roof on main roof as per manufacturer's specifications.

Install new slant-back vents.

Replace all boots with new lead or EPDM and metal boots.

Install approximately 40 linear foot of new shingle over ridge vent.

Trim any trees over hanging roof to clear roof by approximately 10', removing tree trimmings debris from premises.

Remove satellite dish.

Roof total \$ _____

TOTAL REHABILITATION COST:

**\$ _____
(TO FRONT COVER)**

ASSOCIATED LBP REPAIRS:

Replace entry door unit with metal insulated 6-panel colonial door unit with threshold, weather stripping and trim. Install new dead bolt and lock set.

Replace 3 existing windows (front bedroom, kitchen and laundry) with vinyl framed, insulated (double glazed) window units fitted with screens.

Windows in the bedrooms are to meet egress requirements as per Escambia County Code.

The egress window openings may require modifications that would include but not limited to opening size. Touch up exterior paint at windows.

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Prep cornice system, gables and front porch area for siding.
Install new vinyl siding over fan fold insulation with associated trim (including front porch and porch beams.) on all existing areas of wood siding, gables and cornice system.
Detach and re-install electrical and low voltage, phone and cable lines as required.
Replace rafter tails as required to support roof and siding.
Install drywall over existing wood ceiling and beam casing in master bedroom. Install new ceiling molding at new ceiling and walls.
Prep, prime and paint master bedroom walls, ceiling and trim work including new door and existing trim.
Replace HVAC ceiling grills.

TOTAL ASSOCIATED LBP COST:
\$ _____
(TO FRONT COVER)

TOTAL JOB COST:
\$ _____
(TO FRONT COVER)