

ESCAMBIA COUNTY CDBG HOUSING REHABILITATION

OWNER: Beverly Faubion
ADDRESS: 5711 Almax Court
Pensacola, Florida 32506
PHONE: 850-288-7744

JOB #: NED C-R-2020-5
DATE PREPARED: 01-15-2020
OPENING DATE: 01/24/2020
CLOSING DATE: 02/07/2020
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

CONTRACTOR'S SIGNATURE

TITLE

\$ _____
TOTAL JOB COST

FIRM

FIRM PHONE NUMBER

BID OPENING DATE: _____
 ACCEPTED REJECTED

BID COMMITTEE REPRESENTATIVE

REQUIRED PERMITS: Roof, Plumbing, Electrical, Mechanical, Windows and Doors

All measurements are for reference only and should be confirmed by the bidder
Mandatory on Site Pre-Bid Conference: January 31, 2020 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. Interior Trim, Satin or Semi-Gloss Latex-1 choice
 3. Interior Walls, Eggshell Latex-1 choice
 4. Vinyl floor color-1 choice
 5. Cornice color- 1 choice

PLUMBING:

Replace fresh water supply lines going to fixtures and appliances, also to include two ¼ turn sill cocks on exterior of home as required as per Escambia County Code.

Main supply line from meter to house is to be replaced if required with 160 psi PVC pipe.

Install new washer box as per Escambia County Code.

Install new ice maker line and box as per Escambia County Code.

Install 2 new Delta vanity sink faucets with pop up drains model 520-SSMPU-DST or equivalent.

Install 1 new Delta shower faucet with valve model T13220-SS or equivalent.

Install 1 new Delta shower/tub faucet with valve model T13420-SS or equivalent.

Detach and reset kitchen sink and faucet.

Install a new comfort height American Standard 1.28-GPF toilet model Champion 4 in white or Delta 1.28-GPF toilet model Riosa in white or equivalent with a new seat in back bath.

Install a walk in shower in back bath with surround model Aquatic A2 Shower or equivalent.

Install walk in shower in hall bath with surround model Aquatic AX160304PSTR-WH or equivalent.

Install new all metal Stainless steel sink baskets with strainers.

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Install all new ¼ turn brass valves on fixtures as required per Escambia County Code.
Install all new drain assemblies from fixtures to waste.
Install new braided supply lines to toilet, vanity and kitchen sink.
Detach and reset hall bath toilet with new floor flange.

Plumbing total \$ _____

ELECTRICAL:

Remove existing electrical wiring and metal boxes. Re-wire total house as required to conform to the national electrical code as per Escambia County Electrical Inspection Department. This may require additional switches and outlets to be added if existing space does not meet code requirements.

A new meter base/power pack and riser may be required. A new breaker panel will be required. Install disconnects at equipment and appliances where required by Escambia County Code. All smoke detectors shall be hardwired with battery back-up as required per Escambia County Code.

All receptacles, switches and cover plates shall be new devices.

All existing and new appliances will have new pigtails installed to match new receptacles.

Unit shall have 2 exterior receptacles, consult homeowner for location.

Lighting Schedule:

Bedrooms and rear entry Hampton Bay Glendale ceiling fan model AM212BN or equivalent.

Kitchen, Lithonia Lighting model FMFL30840SATLBZ, FPZ8012A or equivalent.

Storage/laundry, Hampton Bay FZP8012A or equivalent.

Hallway, Hampton Bay model FZP8012A or equivalent.

Bathroom, Volume Lighting model V1124-79 or equivalent.

Tub room, FZP8012A or equivalent.

Exterior entries, Newport Coastal model 7974-01B or equivalent.

Carport, WB0325 or equivalent.

Exterior flood at SW corner, 2 bulb type.

All fixtures shall be LED or have led light bulbs installed.

Blocking for ceiling fans will be required and a separate switch is required to operate the fan and light kit at all locations where are fans installed.

Install a new doorbell with a new button at carport door.

Electrical total \$ _____

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MECHANICAL:

Install new heat pump system with air handler and ductwork.
Return air grill is to be removable filter type with filter installed.
New system will require a new mechanical closet to be constructed using a portion of the large closet located in the hall. This will require some framing, drywall, trim work including shelving and new door units to modified closets, stain and finish new doors to match existing as close as possible.
Heater closet and new unit are to meet current Escambia County Code.
All units installed during rehabilitation must meet state energy efficiency rating guidelines.
Install a new digital thermostat control.
All interior doors of heated rooms must have 1/2" clearance from top of finished floor covering to bottom of door for return air.
Mechanical Contractor to provide NED with a Manual J to support unit size installed.
Install a new Broan 40000 series vented range hood or equivalent with duct chase and vented to atmosphere as per Escambia County Code. Color to match existing appliances.
Install a new dryer exhaust vented to the atmosphere as per Escambia County code.
Mechanical total \$ _____

CABINETRY:

Remove upper and lower cabinets in kitchen and vanities and dispose.
Install approximately 34 linear feet of upper and lower cabinets with at least 1 drawer stack.
Install approximately 15 linear feet of new standard grade post formed countertop with an incorporated back splash and caps and or end splashes in kitchen with homeowner selecting color.
Install 2 new vanities and tops in both baths with integrated sink
Cabinetry will be of like, kind and quality as example below.
Cabinetry will be stained and finished with the homeowner selecting the color.
Install knobs and pulls on new cabinets with the homeowner selecting the style.
Cabinetry will be constructed of plywood with 1/2" plywood top, bottom and sides.
Back is to be of 3/16" plywood with 1/2" hanger rails. Toe kick is 1/2" plywood. Stile and rails will be of solid wood. Doors can be plywood construction and drawer fronts solid wood.
Cabinetry total \$ _____

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HALL:

Install door units to 3 bedrooms with hardware, stain and finish new doors to match existing as close as possible.

Remove existing return air vent in ceiling, repair ceiling with texture to match surrounding area as close as possible.

Hall Total \$ _____

HALL VANITY AND BATH AREA 4X2'8"+7'X5'X8':

Remove existing ceramic walls and floor, medicine cabinet, wall light fixture and tub in bath area. Note that the wall light will be relocated to ceiling.

Install door unit with hardware between vanity area and bath, stain and finish new door to match existing as close as possible.

Remove existing door unit and install cased opening from vanity area to hall, stain and finish new opening to match existing as close as possible.

Bring existing floor to finished grade of existing floor.

Repair walls and ceiling with texture to match surrounding area as close possible.

Prep floor and install new vinyl floor allowing \$30.00 per square yard for labor and material.

Install wood base and shoe moulding or 1/4 round.

Install a towel bar in each space, a shower rod and toilet paper holder.

Hall vanity and bath total \$ _____

BACK BATH AREA 4'x5'+shower area 3'x3'x8':

Remove existing ceramic walls and floor, medicine cabinet.

Install door unit with hardware, stain and finish new door to match existing as close as possible.

Bring existing floor to finished grade of existing floor.

Repair walls and ceiling with texture to match surrounding area as close possible.

Prep floor and install new vinyl floor allowing \$30.00 per square yard for labor and material.

Install wood base and shoe moulding or 1/4 round.

Install a towel bar, shower rod and toilet paper holder.

Install three 1-1/4" grab bars with two being in the shower area and one being at the toilet.

Back bath total \$ _____

INTERIOR WALLS:

Repair all drywall surfaces that are damaged due to code up-grades and existing surfaces that are damaged or incomplete. Repaired areas are to match as close as possible to existing surrounding area.

Interior wall repairs total \$ _____

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INTERIOR CEILINGS:

Repair all ceiling surfaces that are damaged due to code up-grades and existing surfaces that are damaged or incomplete. Repaired areas are to match as close as possible to existing surrounding area.

Interior ceiling repair total \$ _____

WINDOWS AND EXTERIOR DOORS:

There are seventeen (17) existing windows that are to be fitted with screens.

Install new vinyl insulated (double glazed) sliding glass door unit complete with trim, low-e glass, screen and required hardware.

Replace front and rear entry door units with hurricane rated metal clad insulated 6 panel colonial door units with thresholds, weather stripping and trim.

Replace laundry/storage room door with an outswing metal clad insulated 6 panel colonial door unit with threshold, weather stripping and trim.

Rear entry door is to have a peep hole.

Detach and reset storm door at front entrance.

Install new dead bolts and lock sets that are keyed alike on new exterior door units.

Window and door total \$ _____

ROOF REPLACEMENT 57'x16'x2+25'x3'x1+ 30'x1'x1+ low pitch 30'x18'x1:

Remove existing roof covering to the decking and replace any deteriorated or damaged decking with like, kind and quality of existing materials (figure 400 sq. ft.).

Remove existing gas vents on roof, no longer in use.

Re-frame area above storage/laundry and carport area as required.

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

Install self-adhering granulated modified bitumen roll roofing as per manufacturer specifications on low slope area.

Flash chimney as required and install flue cap on chimney.

Install new slant-back vents.

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

Install approximately 20 linear foot of new shingle over ridge vent.

Trim any trees over hanging roof to clear roof by approximately 10'.

Remove tree trimming debris from premises.

Roof total \$ _____

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EXTERIOR REPAIRS:

Repair/replace wood as required and prep to install new metal fascia and freeze on main house.

Install new metal fascia, freeze and vented vinyl soffit with associated trim on house.

Repair/ replace wood ceilings as required and prep to install new solid vinyl soffit on carport and porch ceiling with associated trim.

Paint exterior of new door units with exterior grade paint.

Detach and reinstall all data cables as required to perform the above described work.

Exterior total \$ _____

**TOTAL REHABILITATION COST: \$ _____
(TO FRONT COVER)**

ALTERNATES:

OPTION 1

Do not include this option in your TOTAL JOB COST

KITCHEN 16'X7'8"X8:

Prep floor and install new vinyl floor allowing \$30.00 per square yard for labor and material.

Install wood base and shoe moulding or 1/4 round.

Kitchen total \$ _____

OPTION 2

Do not include this option in your TOTAL JOB COST

INTERIOR PAINT WORK:

Prep, caulk and paint the walls, trim, openings, doors and ceilings (all painted surfaces) of the entire house excluding closets. Walls will be one color in all rooms with an eggshell finish and woodwork will be a contrasting color in all rooms with satin or semi-gloss finish that homeowner has selected.

Ceilings will be white. Seal as required.

Option 3 total \$ _____