

ESCAMBIA COUNTY CDBG HOUSING REHABILITATION

OWNER: Cellestine Locke
ADDRESS: 1224 W. Maxwell Street
Pensacola, Florida 32501
PHONE: 850-356-1331 Son, James

JOB #: NED C-R-2020-2
DATE PREPARED: 01/24/2020
OPENING DATE: 01/31/2020
CLOSING DATE: 02/14/2020
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

\$ _____
ASSOCIATED LEAD BASED PAINT COST

TITLE

\$ _____
TOTAL JOB COST

FIRM

FIRM PHONE NUMBER

BID OPENING DATE: _____
 ACCEPTED REJECTED

BID COMMITTEE REPRESENTATIVE

REQUIRED PERMITS: Electrical, Plumbing, Mechanical, Windows and Doors, Siding and Septic Abandonment.

All measurements are for reference only and should be confirmed by the bidder
Mandatory on Site Pre-Bid Conference: February 07, 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. Siding Color-1 choice
2. Fascia Color-1 choice
3. Interior Trim, Satin or Semi-Gloss Latex-1 choice
4. Interior Walls, Eggshell Latex-1 choice
5. Carpet Color-1 choice
6. Vinyl Color-1 choice
7. Cabinet 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.

Replace existing water heater with a on demand gas water heater as per Escambia County Code that meets Florida Energy Efficiency Rating.

Install new washer box as per Escambia County Code.

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

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 a new Delta kitchen faucet with sprayer model 400-SS-DST-A or equivalent.

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.

Install a walk in shower in hall bath with surround model Aquatic AX160304PST-WH or equivalent.

Install three 1-1/4” diameter grab bars in shower area as per ADA recommendations.

Install a new double bowl stainless steel sink with minimum 7” deep bowls.

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.
Install a new pedestal sink in bathroom.
Rework gas lines to accommodate the new water heater and the relocation of range.

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/co2 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, one on front and one on the back, consult homeowner for location.

Lighting Schedule:

Living room and bedrooms, Hampton Bay Glendale ceiling fan model AM212ORB.

Kitchen, Lithonia Lighting model FMFL30840SATLBZ.

Storage/laundry, Hampton Bay FZP8012A.

Hallway, Hampton Bay model FZP8012A.

Bathroom, Volume Lighting model V1124-79. Tub room, FZP8012A.

Exterior entry, Newport Coastal model 7974-01B.

In each light fixture install 60-watt equivalent led light bulbs.

Blocking for ceiling fans will be required and a separate switch is required to operate the fan and light kit at all locations where there are existing fans. If there aren't any existing fans, the above-mentioned blocking and switches are to be installed in all bedrooms and living room.

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

Contractor will not be responsible for the alarm system, there will be a \$250.00 allowance for a service call on the alarm system that the contractor will pay to the alarm provider after repairs to home are completed.

Electrical total \$ _____

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MECHANICAL:

Remove existing gas heater and vent system, removing gas line above floor grade and cap off.
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.

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 ½” 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 exhaust fan rated at a minimum of 70 CFM and Energy Star Qualified in bathroom vented to the atmosphere as per Escambia County code.

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 dispose.

Install approximately 30 linear feet of upper and lower cabinets with at least 1 drawer stack.

This includes cabinet footage after moving gas range from the north wall to east wall.

Install approximately 16 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.

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 ½” plywood top, bottom and sides.

Back is to be of 3/16” plywood with ½” hanger rails. Toe kick is ½” 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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WINDOWS AND EXTERIOR DOORS:

There are ten (10) existing windows that are to be replaced with new retrofit custom windows (windows that are built specifically to fit existing openings). Does not include laundry windows. The new windows are to be vinyl framed, insulated (double glazed) single hung window units with low E and 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 will include but not limited to opening size, drywall repair, framing, masonry repairs with interior and exterior trim work.

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

Front door is to have a peep hole.

Detach and reset storm door at front entrance.

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

Install hurricane protection on windows as per Escambia County Code.

Protection may be of the metal or fabric type.

Window and door total \$ _____

KITCHEN 9'6"x9':

Remove window on north wall between kitchen and laundry area, repairing walls to match existing surrounding areas as close as possible.

Replace door unit between kitchen and laundry including threshold, weather stripping and trim.

Install new dead bolt and lock set that is keyed to match new exterior door units.

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

Install new 3-1/4" wood base and shoe moulding or 1/4 round.

Kitchen total \$ _____

BATH 7'8"x5'6":

Remove existing walls and insulate exterior wall with R-13 rated insulation.

Remove existing window, and prep for new shower.

Remove existing underlayment and sub-floor to access plumbing.

Reconfigure plumbing drains as required to locate new shower to the east wall along with the re-location of the toilet and sink.

Install new sub-floor and underlayment to grade.

Re-frame bath entry to accommodate a larger door, install new door with trim and lockset.

Install drywall and finish to paint.

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

Install new 3-1/4" wood base and shoe moulding or 1/4 round.

Install a new 24" X 36" mirror above sink.

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

Bath total \$ _____

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BACK BEDROOM 13'6"X5'4"+11'X9'6"+ CLOSET 2'x9'6":

Repair floor between spaces to bring to grade.

Drywall walls and ceiling of closet.

Install wood base as required.

Install 9'6" of closet rod and shelf, new shelf can be of wood or vinyl coated metal.

Back bedroom total: \$ _____

MASTER BEDROOM 13'6"X11':

Insulate exterior walls.

Master bedroom 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 \$ _____

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 \$ _____

TOTAL REHABILITATION COST:

\$ _____

(TO FRONT COVER)

ASSOCIATED LBP REPAIRS:

LIVINGROOM 12'X13'4":

Install drywall ceiling, finish to paint.

Insulate ceiling.

Install ceiling moulding.

DINING ROOM 12'X9'4':

Install drywall ceiling, finish to paint.

Insulate ceiling.

Install ceiling moulding.

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MASTER BEDROOM 13'6"X11':

Install drywall walls and ceiling, finish to paint.
Insulate ceiling.
Install 3-1/4" wood base.
Install door unit with trim and hardware from bedroom to hall.
Install trim on remaining openings.

FRONT ELEVATION 27'X8'4":

Install new vinyl siding over fan fold insulation with associated trim over existing wood siding.
Install new metal fascia and vented vinyl soffit with associated trim.
Install new 3 inch house numbers in a contrasting color on the front of the house.

LEFT ELEVATION 43'X8'4":

Install new vinyl siding over fan fold insulation with associated trim over existing wood siding 26'x8'4".
Install new metal fascia and vented vinyl soffit with associated trim.

REAR ELEVATION 35'X8'4" + GABLE 10'x2':

Install new vinyl siding over fan fold insulation with associated trim over existing wood siding 20'x8'4"+10'x2'.
Install new metal fascia and vented vinyl soffit with associated trim.

RIGHT ELEVATION 33'X8'4" " + GABLE 24'x2':

Install new vinyl siding over fan fold insulation with associated trim over existing wood siding 24'x8'4"+24'x2'.
Install new metal fascia and vented vinyl soffit with associated trim.

TOTAL ASSOCIATED LBP COST:

\$ _____
(TO FRONT COVER)

TOTAL JOB COST:

\$ _____
(TO FRONT COVER)

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ALTERNATES:

OPTION 1:

Do not include this option in your TOTAL JOB COST

CARPET FLOOR COVERING:

Remove existing carpet and pad in all carpeted areas.

Install new carpet and pad in living room, dining room, hallway, bedrooms and closets allowing \$30.00 per square yard for labor and material.

Option 1 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 including 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 2 total \$ _____