

PALM BEACH COUNTY DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

INVITATION TO BID: ARPA Rehabilitation Program

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

Property Owner(s): Jennifer Anderson

Property Address: 3830 Dunes Road, Palm Bach Gardens, Florida 33410

Property Control Number: 00-43-41-31-01-006-0200

PRE-BID MEETING: There will not be a pre-bid meeting

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 **March 22, 2024 until 4:00 PM.**

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: October 22, 2024
PROJECT CLOSEOUT DATE: November 22, 2024

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 employee or agent must accompany the bid.

Each bid must be enclosed in a sealed envelope which shall be clearly labeled with the words "Bid
Page 1 of 4

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.

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.
3. Copy of the quote from the solar panel company.



PALM BEACH COUNTY
Jennifer Anderson
3830 Dunes Road
Palm Beach Gardens, Florida 33410
ARPA Rehabilitation Specifications

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 1 - General Requirements			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 1 General Requirements						
1	2	SUBMITTAL OF SCOPE OF WORK WITH PERMIT APPLICATION This Scope of Work shall be submitted in its entirety with the permit application. It shall fully disclose the Scope of Work to be performed, permitted, and inspected. One permitted copy, stamped by the Building Department of Jurisdiction, shall be submitted to the Compliance Inspector/Project Coordinator with the final pay application. Contractor shall provide all labor, material, equipment, drawings and sketches to acquire permits as required by the Building Department of Jurisdiction.	1.00	GR	n/a	n/a
2	7	GREEN COMMUNITIES INITIATIVE-GEN REQ This project is designed to meet the 2020 Enterprise Green Communities (EGC) Criteria created by Enterprise Community Partners. The EGC Criteria may be found at https://www.greencommunitiesonline.org/introduction/ The following requirements and other requirements described in specifications must be strictly adhered to: * All paints and primers must meet the Green Seal G-11 Environmental Standard https://greenseal.org/wp-content/uploads/GS-11-Standard-Ed-4.0_09.2021.pdf * Adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. - http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1168.pdf * All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District https://www.baaqmd.gov/~media/dotgov/files/rules/reg-8-rule-51-adhesive-and-sealant-products/documents/rg0851.pdf and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases. * All composite wood (particleboard, MDF, etc.) and plywood comply with California 93120 (formaldehyde content) or all	1.00	GR	n/a	n/a

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	exposed edges must be sealed with a low-VOC sealant.				
3	8				
	SELECTIVE DEMOLITION--GENERAL REQUIREMENTS	1.00	EA	n/a	n/a
	Demolition activities shall comply with the requirements of 29CFR Part 1926.850 through 1926.860, at a minimum or as feasibly as possible.				
	The discovery of hazardous materials shall be communicated to the owner and project coordinator immediately. All demolition workers shall wear Personal Protective Equipment (PPE) in full accordance with OSHA Standards. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site. Debris shall be removed to a legal landfill as required by EPA and local regulations.				
	Contractor shall inspect the building interior, attic basement, crawl space and all other safe, accessible floors, rooms, closets or other interior areas of the building for debris and garbage, furniture, any hazardous materials, universal wastes, fuel oil tanks, household hazardous waste, batteries, CFC-containing canisters, propane or butane cylinders, fuel oil lines, computer monitors, mercury-containing bulbs, switches, gauges, PCB/DEHPcontaining ballasts, transformer liquids, hydraulic liquids, motor oils, and white goods, etc. to ensure that they have been removed prior to demolition.				
	Definitions:				
	a. Remove: Detach items from existing construction and legally dispose of them off-site per the requirements of Federal, State and Local jurisdictional requirements, unless indicated to be removed and salvaged or removed and reinstalled.				
	b. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.				
	Contractor shall submit a Schedule of Selective Demolition Activities. The schedule shall indicate detailed sequence of selective demolition and removal work, with starting and ending dates for each activity, interruption of utility services and locations of temporary partitions and means of egress.				
	Contractor shall maintain access to existing walkways, drives, and other adjacent occupied or used facilities. Do not close or obstruct walkways, drives, or other occupied or used facilities without written permission from authorities having jurisdiction. Owner assumes no responsibility for condition of areas to be selectively demolished. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. If utility services are required to be removed, relocated, or abandoned, provide temporary utilities before proceeding with selective demolition that bypass area of selective demolition and that maintain continuity of service to other parts of site and adjacent buildings. Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways,				

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 1 - General Requirements		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 1	General Requirements					
	and other adjacent occupied and used facilities. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations. Protect existing site improvements, appurtenances, and landscaping to remain. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.					
4	24	MANUFACTURER'S SPECS PREVAIL	1.00	GR	n/a	n/a
	All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.					
5	35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR	n/a	n/a
	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 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.					
6	36	BUILDING PERMIT REQUIRED	1.00	EA	n/a	n/a
	The contractor is responsible for submitting all required documentation including this prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.					
7	37	ELECTRICAL PERMIT REQUIRED	1.00	EA	n/a	n/a
	Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.					
8	38	PLUMBING PERMIT REQUIRED	1.00	EA	n/a	n/a
	Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.					
9	55	WORK TIMES	1.00	GR	n/a	n/a
	Contractors and their Subcontractors shall schedule working hours between 8:00am and 5:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the owner and/or the HOA.					
10	73	DISALLOWED MATERIALS AND METHODS	1.00	GR	n/a	n/a
	The following construction materials and methods are prohibited from any job sponsored by this agency: lead paint, lead solder in drinking water supply, burning of construction debris, explosives in excavation.					

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 1 - General Requirements		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 1 General Requirements						
11	77	NEW MATERIALS REQUIRED	1.00	GR	n/a	n/a
		All materials used in connection with this work write-up are to be new, of first quality and without defects - unless otherwise stated in the work write-up or pre-approved by Change Order.				
12	78	WORKMANSHIP STANDARDS	1.00	GR	n/a	n/a
		All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate/avoid damage.				
13	79	WORKMANSHIP-CONTRACTOR DAMAGE	1.00	GR	n/a	n/a
		The Contractor shall be held solely responsible for any damage or cause of additional repairs to existing structures (exterior and interior), systems, equipment and/or site caused by the Contractor or its employees and/or subcontractors and shall repair or replace the affected areas to its original condition at the Contractor's expense. Damages include, but not limited to, stucco, painting (to match as close as possible), soffit, wall surfaces, adjacent surfaces, windows and doors.				
14	86	HOLD HARMLESS	1.00	GR	n/a	n/a
		The contractor will defend, indemnify and hold harmless the County, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.				
15	115	PERIODICALLY REMOVE DEBRIS	1.00	DU	n/a	n/a
		The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.				
16	120	FINAL CLEAN	1.00	RM	n/a	n/a
		Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.				
17	9008	ENVIRONMENTAL REHAB--RRP REQUIREMENTS	1.00	GR	n/a	n/a
		Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.				
Trade: 9 Environmental Rehab						
18	9002	APPLICABLE LEAD-SPECIFIC DEFINITIONS	1.00	GR	n/a	n/a
		Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards. CFR - The Code of Federal Regulations:				

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	<p>De minimus - Safe work practices and clearance are required when more than:</p> <ul style="list-style-type: none"> - 20 SF on exterior - 2 SF per interior room - 10% of small component <p>is deteriorated or will be disturbed by renovation.</p> <p>Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.</p> <p>Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property.</p> <p>Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320. When required, the contractor is responsible for obtaining all required clearance reports.</p> <p>See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.</p>				
19	9003.5 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES LEAD BASED PAINT GENERAL CONDITIONS <p>EPA's Lead Renovation, Repair and Painting Rule (RRP) Rule requires that Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 be certified by EPA per §745.89, use certified renovators for abatement who are trained by EPA-approved training providers and follow lead-safe work practices. Contractor certification is a key requirement to ensure the training of individuals and the use of lead-safe work practices.</p> <p>No Lead Based Testing has been conducted on this house. The execution of all work in the Scope of Work shall comply with all applicable federal, state, and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Safety and Health Regulations for Construction (OSHA); 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead-Based Paint Poisoning Prevention in Certain Residential Structures in particular 24 CFR 1330 and 24 CFR 1350; Residential Lead-Based Paint Hazard Reduction Act of 1992; HUD Guidelines for the Evaluation and Control of Lead Hazards in Housing. The contractor shall at all times implement safe work practices during rehabilitation work in accordance</p>	1.00	GR	n/a	n/a

Address: 3830 Dunes Road		Unit: Unit 01			
Location: 3 - Exterior		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
	an Adjust-A-Gate bracket, EASY GATE No-Sag Gate bracket, or approved equivalent. Replace all gate hardware with similar hardware or approved equivalent. All gate hardware and latches to be sized to accommodate the size and weight of the gate so no sagging occurs. All hardware to be weather resistant and rust resistant.				
Trade: 7	Masonry				
25	1230	MASONRY--REPOINT	20.00	SF	
	Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar to match existing as best as possible. Reinstall and/or replace any required flashing. Fill any holes as best as possible. Mortar to be high strength and tool concave joints and clean brick face.				
	Locations:				
	Front of House				
	1. Right Front Window - Top Right, Top Left				
	2. Middle Front Window - Top Right, Top Left				
	3. Left Front Window - Top Right, Top Left				
	Left Side of House				
	1. Left Window - Top Right				
	Rear of House				
	1. Left Window - Bottom right, Below left				
	2. Bathroom Window - Top Left				
Trade: 10	Carpentry				
26	2967	WINDOW--ALUMINUM CUSTOM	7.00	EA	
	A. GENERAL INFORMATION				
	1. Replace windows with new single hung aluminum impact windows that meet current Florida Building Code and current applicable code requirements for product approval. All provided windows must meet the required wind rating. All existing openings to be examined for attachment requirements per manufacturer's requirements and Building Code of Jurisdiction. New windows are to be of similar size to existing windows. ALL FENESTRATION MUST COMPLY WITH THE FLORIDA ENERGY CODE.				
	B. PROJECT CONDITIONS				
	1. Remove and dispose of all existing windows to be replaced; Clear room and/or cover all surfaces prior to beginning work; Remove and dispose of properly, all damaged drywall, insulation, and framing. Where security system wiring exists, the Contractor shall preserve the security system as it pertains to the windows. This may include replacing contacts and repairing the security system circuitry affected by replacing the windows.				

Address: 3830 Dunes Road	Unit: Unit 01
---------------------------------	----------------------

Location: 3 - Exterior	Approx. Wall SF: 0	Ceiling/Floor SF: 0
-------------------------------	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

C. PRODUCTS

1. Impact Windows to be PGT, CGI, or approved equal, single hung aluminum windows with insect screens similar to existing windows.
2. All Bathroom windows to be obscure glass.
3. Color selection may be limited due to supply availability and/or time constraints required to complete the construction.

D. INSTALLATION

1. Install all windows per manufacturer's requirements, NOAs, and Building Code of Jurisdiction and form a watertight installation with drip at head. Seal all joints.
2. Repair all exterior/interior damage to match existing as best as possible. Replace all damaged and deteriorated exterior window trim with similar size and type of material. Properly seal and prep all replaced exterior window trim and paint to match existing as best as possible.

Homeowner and Contractor signed product approval required.

Locations:

Florida Room - 3 Windows with 2 mullions

Storage Room - 2 Windows

Master Bathroom - 1 Window, Obscured

Guest Bathroom - 1 Window, Obscured

Trade: 19 Paint & Wallpaper

27	5680	PREP & PAINT EXTERIOR WOOD--LOW VOC	1,400.00	SF		
----	------	--	----------	----	--	--

Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials. Prepare all existing wood surfaces prior to paint application by securing, replacing or repairing all loose, broken, rotted, or deteriorated materials to provide a sound surface for paint application. Following paint manufacturer's recommendations prepare all wood surfaces by removing all loose paint. Use a 25-year or better paintable Low VOC caulk matched for color to fill all cracks, voids, holes, and proper seal all areas prior to painting. Apply a an exterior Low VOC primer to all wood areas. Apply two coats of quality exterior LOW VOC paint to all wood areas to be painted. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD). Color is the choice of the owner from 3 stock colors for house and color choice by owner from 3 stock colors for window trim if existing. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 3 - Exterior		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 19 Paint & Wallpaper						
Trade: 22 Plumbing						
28	6617	PLUMBING--WATER SOFTENER SYSTEM-Remove	1.00	SYS		
Verify the flow of water through the water softner system. Remove Upon verification of water flow, remove the existing non working water softner system and dispose of properly. Properly reconnect water supply lines after removal of the water softner system preserving proper water flow through the water pipes. Cap any unused water lines. Repair/restore surfaces affected to match average finishes of existing areas. Contractor shall provide drawings and diagrams as required to secure permits.						
29	7133	HOSE BIBB--REPLACE	1.00	EA		
Remove the existing hose bib and replace with a new leak free hose bib similar to the existing contractor to install a brass ball valve1/4 turn shut off valve.						
Trade: 23 Electric						
30	7584	RECEPTACLE--GFCI EXTERIOR	2.00	EA		
Replace existing exterior outlet(s) with a GFCI duplex receptacle with a new weather proof cover. Color of new GFCI and new cover plate to match existing color. GFCI to be 15 amp if on a 15 amp circuit breaker or 20 amp if on a 20 amp circuit breaker. All GCI outlets to be protected by proper waterproof covers. Locations: Front of the house Rear covered porch						
Location Total:						
Location: 4 - Front Door		Approx. Wall SF: 0		Ceiling/Floor SF: 0		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 10 Carpentry						
31	3171	Hurricane Rated Exterior Doors	1.00	EA		
A. GENERAL INFORMATION: 1. All new exterior doors to be impact rated doors and must have hurricane protection to meet current Florida Building Code and current applicable code requirements for product approval. All provided doors must meet the required wind ratings. All existing openings to be examined for attachment requirements per manufacturer's requirements and Building Code of						

Address: 3830 Dunes Road		Unit: Unit 01			
Location: 4 - Front Door		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	<p>Jurisdiction. ALL FENESTRATION MUST COMPLY WITH THE FLORIDA ENERGY CODE.</p> <p>B. PROJECT CONDITIONS</p> <p>1. Remove and dispose of all existing exterior doors to be replaced; Clear room and/or cover all surfaces prior to beginning work; Remove and dispose of properly, all damaged drywall, insulation, and framing. Where security system wiring exists, the Contractor shall preserve the security system as it pertains to the doors. This may include replacing contacts and repairing the security system circuitry affected by replacing the doors.</p> <p>B. Products:</p> <p>1. Door to be Impact resistant steel or fiberglass door with frame assembly. Steel or fiberglass exterior door by Jen Weld, PGT, or approved equal with Florida Product Approval.</p> <p>2. If existing door has glazing, new door to have similar glazing unless otherwise specified below. Product approval required by Contractor and Homeowner(s) and must be signed.</p> <p>3. Lever hardware with keyed deadbolt; must match impact approved door hardware.</p> <p>4. Provide weather stripping, doorstop, and threshold.</p> <p>5. All egress doors to be 32" minimum and/or sized to current opening.</p> <p>6. Color selection may be limited due to supply availability and/or time constraints required to complete construction.</p> <p>D. Installation:</p> <p>1. Install all doors per manufacturer's requirements, NOAs, and Building Code of Jurisdiction.</p> <p>2. Repair all exterior/interior damage to match existing as best as possible, including any exterior and interior trim.</p> <p>NOTE: Remove and dispose of properly the old screen door framing properly trim and seal exterior of door.</p> <p>Front Door to have Half Moon Glazing unless changed by homeowner and product approval signed by homeowner required for change.</p>				
Location Total:					

Location:	5 - Carport Storage Door	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
32	3171	Hurricane Rated Exterior Doors	1.00	EA	
<p>A. GENERAL INFORMATION:</p> <p>1. All new exterior doors to be impact rated doors and must have hurricane protection to meet current Florida Building Code and current applicable code requirements for product approval. All provided doors must meet the required wind ratings. All existing openings to be examined for attachment requirements</p>					

Location: 5 - Carport Storage Door

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

per manufacturer's requirements and Building Code of Jurisdiction. ALL FENESTRATION MUST COMPLY WITH THE FLORIDA ENERGY CODE.

B. PROJECT CONDITIONS

1. Remove and dispose of all existing exterior doors to be replaced; Clear room and/or cover all surfaces prior to beginning work; Remove and dispose of properly, all damaged drywall, insulation, and framing. Where security system wiring exists, the Contractor shall preserve the security system as it pertains to the doors. This may include replacing contacts and repairing the security system circuitry affected by replacing the doors.

B. Products:

1. Door to be Impact resistant steel or fiberglass door with frame assembly. Steel or fiberglass exterior door by Jen Weld, PGT, or approved equal with Florida Product Approval.
2. If existing door has glazing, new door to have similar glazing unless otherwise specified below. Product approval required by Contractor and Homeowner(s) and must be signed.
3. Lever hardware with keyed deadbolt; must match impact approved door hardware.
4. Provide weather stripping, doorstop, and threshold.
5. All egress doors to be 32" minimum and/or sized to current opening.
6. Color selection may be limited due to supply availability and/or time constraints required to complete construction.

D. Installation:

1. Install all doors per manufacturer's requirements, NOAs, and Building Code of Jurisdiction.
2. Repair all exterior/interior damage to match existing as best as possible, including any exterior and interior trim.

NOTE: Carport door to have similar glazing unless otherwise changed and approved by homeowner. Signed approval needed for change.

Location Total: _____**Location: 6 - Rear Patio French Door**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

33	3202	French Door(s) - Hurricane Impact Rated	1.00	EA	_____	_____
		Remove and dispose of existing door and frame. Prep door opening and prepare a sufficient door buck. Install a Hurricane Impact Rated french door(s), similar to existing door(s), and jamb per manufacturer's requirements, NOAs, and Building Code of Jurisdiction including locking door hardware, similar to existing, and interior casing. Repair all interior and exterior damage to match existing finishes. ALL FENESTRATION MUST COMPLY WITH THE FLORIDA ENERGY CODE.				

Address: 3830 Dunes Road	Unit: Unit 01
---------------------------------	----------------------

Location: 6 - Rear Patio French Door	Approx. Wall SF: 0	Ceiling/Floor SF: 0
---	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

Homeowner and Contractor signed product approval required.

Color selection may be limited due to supply availability and/or time constraints required to complete construction.

Location Total: _____

Location: 7 - Roof	Approx. Wall SF: 0	Ceiling/Floor SF: 0
---------------------------	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				

34	4511	ROOF-- LOW SLOPE/FLAT DECK RE-ROOF	17.00	SQ	_____	_____
----	------	---	-------	----	-------	-------

Remove entire low slope/flat roof covering. Replace damaged sheathing/planking, repair/replace damaged truss/rafter chords and related roof components. Contractors shall include in their bid replacing up to 10% of sheathing/planking and up to 40 linear feet of rafter/truss chords. Damage in excess of 10% of sheathing/planking and in excess of 40 linear feet of rafter/truss chords shall be addressed in a change order. Prepare existing roof sheathing/planking and nailing per Building Code of Jurisdiction. Replacement sheathing/planking shall match with like material and thickness of the existing sheathing/planking. In instances where the sheathing/planking is an exposed ceiling, replacement sheathing/planking shall match existing. Contractor shall replace deteriorated portions of existing 1"x 2" drip edge at the top of fascia. If no 1"x 2" exists at the top of the fascia, the contractor shall install all new 1"x 2" drip edge.

All roof sheathing/decking nailing shall be brought up to meet the current Florida Building Code. Existing fasteners may be used to partially satisfy this requirement and additional nailing shall consist of the required ring shank nails.

Install a 3 ply roof system such as GAF Liberty Low Slope Roof System, Johns Manville DynaWeld, or OWENS CORNING DECK SEAL Low Slope Self-Adhered Roof System or equivalent per the manufacture's specifications and Building Code of Jurisdiction. New 3"x 3" metal drip edge and flashing shall be installed throughout the entire roof system. The entire new roof system, including transition into a separate roof shall conform to the Building Code of Jurisdiction.

As roof covering is being removed, the contractor shall remove a sufficient amount of plywood (a minimum 8' section) to expose truss/rafter to wall connections to determine the existence and type of roof to wall attachment. The contractor shall photograph the existing roof to wall attachments. The Contractor shall submit a report on, but not limited to, the type of roof to wall connectors, the condition of the roof to wall connectors, and if the existing roof to wall connectors meet current Florida Building Code and include all photos and submit

Address: 3830 Dunes Road			Unit: Unit 01		
Location: 7 - Roof		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	the report to the Project Coordinator/Compliance Inspector within 5 days of inspecting the connectors. All removed plywood shall not be reused and new plywood shall be installed in its place.				
35	4747 Solar Panels-Removal and Reinstallation The Contractor shall obtain a quote from the original installer of the roof solar panels to include Removal, Reinstallation, and all required permits to remove and reinstall the solar panels. Solar Contractor: US Solar Contact: Carolyn Rodriguez Phone Number: 1-800-351-3430 E-Mail: rodriguez@joinussolar.com Address: 2732 Broadway Center Blvd., Brandon, Florida 33510 Once the solar panels are removed, the contractor is to complete the roof per the roof specifications in this scope of work as time is of the essence. Once the roof is complete and all required inspections have been passed by the Building Department of Jurisdiction, the contractor will schedule with the Solar Panel Company above to have the Solar Panels re installed. The contractor is to obtain a copy of any warranties for the solar panel work in the homeowner's name. A copy of the warranties shall be given to the homeowner and the project coordinator. The contractor may add profit and overhead to the quote for the line item cost and a copy of the solar company's quote shall be submitted as part of the bid package submitted. A copy	1.00	DU		
36	4756 FASCIA Replace all defective/deteriorated fascia with pre primed fascia of similar material and of similar size and thickness. Properly dispose of all material. All new Fascia to be properly caulked and sealed. All new Fascia to be painted to match existing with 2 coats of latex exterior grade paint. Paint shall be of Low Volatile Organic Compounds (VOC). Known Locations: Left Rear Corner of house	4.00	LF		
37	4763 SOFFIT - Wood Replace all defective/deteriorated soffit with similar material and of similar size and thickness. Properly dispose of material. Replace/Repair all defective/deteriorated soffit vents with similar material or 4 x 12 Metal Soffit vents as required for proper ventilation or an approved equivalent. All new soffit to be properly caulked and sealed. All new soffit to be painted to match existing with 1 coat of acrylic primer/sealer and 2 coats of acrylic exterior grade paint.	6.00	LF		

Address: 3830 Dunes Road			Unit: Unit 01		
Location: 7 - Roof		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
Paint shall be of Low Volatile Organic Compounds (VOC). Known Locations: Left Rear of house. Right Rear of house					
Location Total:					
Location: 8 - Kitchen		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
38	6815 FAUCET--KITCHEN	1.00	EA		
Remove and properly dispose of the existing faucet, supply lines, p-trap plumbing, and supply valves. Install a similar faucet as the existing such as Moen, Glacier Bay, Delta, or approved equal with a 15 year drip-free warranty and maximum flow of 2 gallons per minute. Install new supply lines, p-trap plumbing, and supply valves. Seal all penetrations in the wall and cabinet back. Include escutcheon plates on all penetrations.					
Homeowner and Contractor signed product approval required.					
Trade: 23	Electric				
39	7554 ELECTRICAL CIRCUITS--INSPECT	1.00	RM		
ELECTRICAL CIRCUIT SCOPE OF WORK					
NOTE: All electric systems of the house, Interior and Exterior, shall be inspected. All repairs, corrections, and/or replacements shall meet the Florida Building Code and National Electric Code and be performed by a licensed electric professional.					
The scope of work in this item includes:					
a. Contractor shall have the wiring, fixtures, and devices located in the room inspected and tested for functionality.					
b. Defective electrical fixtures, ceiling light fixtures, receptacles and switches are to be replaced with new to meet the current code requirements via a change order to include an itemized quote.					
ATTENTION: The electrical contractor shall appraise the rehabilitation inspector of the electrical issues found during the inspection and how the issues are to be repaired and/or replaced "PRIOR" to submitting the change order for repairs and/or replacements.					
Repair/restore surfaces affected to match average finishes of existing walls and ceilings.					
Contractor shall provide drawings and diagrams as required to secure permits.					

Page 14 of 23

Address: 3830 Dunes Road	Unit: Unit 01
---------------------------------	----------------------

Location: 8 - Kitchen	Approx. Wall SF: 0	Ceiling/Floor SF: 0
------------------------------	---------------------------	----------------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

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.

NOTE: Outlet behind drawer left of sink needs to be relocated to under sink. Future use for disposal.

Possible open neutrals and grounds. Microwave and outlets used at same time trips breaker.

40	7631	RANGE Outlet - Relocate	1.00	EA		
		Relocate stove outlet as required for stove to be properly installed and close to back wall.				

Trade: 25	Appliances					
------------------	-------------------	--	--	--	--	--

41	8441	Glass Top Electric Stove - 30"	1.00	EA		
		Dispose of old stove. Install a 30" wide glass top electric stove including oven and electrical connections. Stainless steel or equivalent.				

Homeowner and Contractor signed product approval required.

NOTE: Stove to have front controls.

Location Total: _____

Location: 9 - Master Bedroom - Right Front	Approx. Wall SF: 0	Ceiling/Floor SF: 0
---	---------------------------	----------------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
---------------	-------------	-----------------	--------------	-------------------	--------------------

Trade: 23	Electric				
------------------	-----------------	--	--	--	--

42	7560	RECEPTACLE REPLACE/REPAIR	1.00	EA		
		Verify wiring for receptacle and repair or replace as required.				
		ALL COVER PLATES TO BE WHITE				
		Location: Outlet in Closet - possible open ground				

43	7675	REMOVE LIGHT SWITCH	1.00	EA		
		Verify light switch under window is in operable. Verify is switch can be converted to outlet. Outlet and cover plate to match existing outlets and cover plates. Abandon light switch if it cannot be converted to an outlet.				
		ALL COVER PLATES TO BE WHITE				

Location Total: _____

Location: 10 - Master Bathroom - Right Front	Approx. Wall SF: 0	Ceiling/Floor SF: 0
---	---------------------------	----------------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
---------------	-------------	-----------------	--------------	-------------------	--------------------

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 10 - Master Bathroom - Right Front			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing					
44	6645	SHUT-OFF VALVE - Toilet Install a new shut-off valve and water supply line similar to existing.	1.00	EA		
45	6900	VANITY--24" COMPLETE Install a 24" plywood vanity with a cultured marble top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops 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 eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA		
			Location Total:			
Location: 11- Guest Bedroom - Left Rear			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
46	7560	RECEPTACLE REPLACE Verify wiring for existing outlets. Replace all receptacles and cover plates with new receptacles and cover plates. Color to match existing. Receptacles to be to per current NEC code and Building Code of Jurisdiction. ALL COVER PLATES TO BE WHITE	4.00	EA		
			Location Total:			
Location: 12 - Guest Bedroom - Left Front			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
47	7560	RECEPTACLE REPLACE Verify wiring for existing outlets. Replace all receptacles and cover plates with new receptacles and cover plates. Color to match existing. Receptacles to be to per current NEC code and Building Code of Jurisdiction. Homeowner prefers all new outlet covers to be white. ALL COVER PLATES TO BE WHITE	4.00	EA		
			Location Total:			
Location: 13 - Guest Bathroom			Approx. Wall SF: 0		Ceiling/Floor SF: 0	

Address: 3830 Dunes Road	Unit: Unit 01
---------------------------------	----------------------

Location: 13 - Guest Bathroom	Approx. Wall SF: 0	Ceiling/Floor SF: 0
--------------------------------------	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

48	6645 SHUT-OFF VALVE-Toilet Install a new shut-off valve and water supply line similar to existing.	1.00	EA	_____	_____
49	6916 TUB--Replace Tub Drain Remove existing tub drain and dispose of properly. Install a new Chrome Foot Lock Pop-Up drain such as Danco, PF WaterWorks, or approved equivalent. Drain to be properly sealed, verify new drain works as intended and is free of leaks. Homeowner and Contractor signed product approval required.	1.00	EA	_____	_____
50	7001 COMMODE - Replace Tank Parts and Lever Remove and dispose of all commode tank parts including the tank o-ring seal. Install a new lever and all tank parts including the tank o-ring seal with a fluid master kit/set or approved equivalent that properly fits the type of commode and tank.	1.00	EA	_____	_____

Trade: 23 Electric

51	7590 RECEPTACLE--GFCI BATHROOM Verify existing GCI outlet, possible open ground and operates via switch. Remove GCI from being switched and in necessary replace existing bathroom outlet(s) with a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate. Color of new GFCI and new cover plate to match existing color. GFCI to be 15 amp if on a 15 amp circuit breaker or 20 amp if on a 20 amp circuit breaker.	1.00	EA	_____	_____
----	---	------	----	-------	-------

Location Total: _____

Location: 14 - Hallway	Approx. Wall SF: 0	Ceiling/Floor SF: 0
-------------------------------	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

52	3375 DOOR--WOOD BIFOLD Remove hallway closet door including all hardware and trim. Hang a flush, solid core, wood bifold door including overhead track, all hardware and casing on both sides, plumb and centered within the opening. Install a new privacy lockset. Repair all disturbed surfaces created during removal and installation and prep for painting. Prep trim, doors, and all surrounding areas to be painted. Apply two coats of latex paint similar to existing areas to be painted. Colors to match existing colors of original door, trim, and surrounding areas. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule	1.00	EA	_____	_____
----	---	------	----	-------	-------

Address: 3830 Dunes Road	Unit: Unit 01
---------------------------------	----------------------

Location: 14 - Hallway	Approx. Wall SF: 0	Ceiling/Floor SF: 0
-------------------------------	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

51, of the Bay Area Air Quality Management District (BAAQMD).

Location Total: _____

Location: 15 - Laundry Closet/Hallway	Approx. Wall SF: 0	Ceiling/Floor SF: 0
--	--------------------	---------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 22 Plumbing

53	6721	TRAP--Replace/Repair P-trap-Washer Standpipe	1.00	EA	_____	_____
Remove existing p-trap on standpipe for washing machine and dispose of properly. Install a new and proper PVC P-trap and standpipe for then washing machine.						

Trade: 23 Electric

54	7554	ELECTRICAL CIRCUITS--INSPECT	1.00	RM	_____	_____
ELECTRICAL CIRCUIT SCOPE OF WORK						

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

The scope of work in this item includes:

a. Contractor shall have the wiring, fixtures, and devices located in the room inspected and tested for functionality.

b. Defective electrical fixtures, ceiling light fixtures, receptacles and switches are to be replaced with new to meet the current code requirements via a change order to include an itemized quote.

ATTENTION: The electrical contractor shall appraise the rehabilitation inspector of the electrical issues found during the inspection and how the issues are to be repaired and/or replaced "PRIOR" to submitting the change order for repairs and/or replacements.

Repair/restore surfaces affected to match average finishes of existing walls and ceilings.

Contractor shall provide drawings and diagrams as required to secure permits.

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

NOTE: Verify 3-way swith is working properly. Verify all outlets.

Address: 3830 Dunes Road	Unit: Unit 01
---------------------------------	----------------------

Location: 15 - Laundry Closet/Hallway	Approx. Wall SF: 0	Ceiling/Floor SF: 0
--	---------------------------	----------------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

Location Total: _____

Location: 16 - Florida Room	Approx. Wall SF: 496	Ceiling/Floor SF: 228
------------------------------------	-----------------------------	------------------------------

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				

55	5912	VINYL Planking FLOOR--Install	240.00	SF	_____	_____
		Install resilient vinyl planking flooring - Lifeproof 8.7 in. W x 47.6 in. L Resilient Vinyl Plank Flooring or equivalent. Vinyl Planking floor to be installed in same direction throughout the house with minimal transitions. Install proper transitions where required.				
		NOTE: Install 3/4" quarter round at bottom of existing base trim after floor install. All 3/4" quarter round to be properly preped, sealed, and painted to match existing trim.				

Trade: 23	Electric				
------------------	-----------------	--	--	--	--

56	7554	ELECTRICAL CIRCUITS--INSPECT	1.00	RM	_____	_____
		ELECTRICAL CIRCUIT SCOPE OF WORK				
		NOTE: All electric systems of the house, Interior and Exterior, shall be inspected. All repairs, corrections, and/or replacements shall meet the Florida Building Code and National Electric Code and be performed by a licensed electric professional.				
		IF REPLACEMENT IS NEEDED ALL COVER PLATES SHOULD BE WHITE				
		The scope of work in this item includes:				
		a. Contractor shall have the wiring, fixtures, and devices located in the room inspected and tested for functionality.				
		b. Defective electrical fixtures, ceiling light fixtures, receptacles and switches are to be replaced with new to meet the current code requirements via a change order to include an itemized quote.				
		ATTENTION: The electrical contractor shall appraise the rehabilitation inspector of the electrical issues found during the inspection and how the issues are to be repaired and/or replaced "PRIOR" to submitting the change order for repairs and/or replacements.				
		Repair/restore surfaces affected to match average finishes of existing walls and ceilings.				
		Contractor shall provide drawings and diagrams as required to secure permits.				
		All materials shall be UL approved and/or National Electrical				

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 16 - Florida Room			Approx. Wall SF: 496		Ceiling/Floor SF: 228	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
		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.				
		NOTE: Scone lights go off when left light bulb is removed.				
			Location Total: _____			
Location: 17 - Storage Room/Utility Room			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
57	7730	LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
		Remove existing light fixture and dispose of properly. Install a new Energy Efficient LED light fixture similar to existing or approved equal Energy Efficient LED light fixture. Light not switched, needs pull chain.				
			Location Total: _____			
Location: 18 - Carport			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry					
58	4305	MISC. CARPENTRY-Carport Ceiling	1.00	EA	_____	_____
		Remove old hot water heater pipes at carport ceiling. Seal holes as best as possible to match existing ceiling. Prep area for painting.				
		Any pipe penetrations through roof are to be removed and areas sealed during re-roof.				
Trade: 22	Plumbing					
59	7086	WATER HEATER--50 GAL. ELECTRIC	1.00	EA	_____	_____
		Dispose of existing water heater in legal dump. Install a 50 gallon, high recovery, glass lined, insulated to R-7, double element, exterior rated electric water heater with 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, overflow drain pan with connected drain pipe discharged to the outside, shut-off valve and hardwired electric supply. Hot water heater to be raised off the bottom of the overflow drain pan.				
		NOTE: Outlet at water heater needs to be upgraded to a GFCI with weatherproof cover.				
		Hot Water Heater must be exterior rated.				

Address: 3830 Dunes Road			Unit: Unit 01			
Location: 18 - Carport			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
60	7731	LIGHT FIXTURE--Remove and Cap Remove existing light fixture and dispose of properly. Properly terminal wiring and cover electrical box with a proper weatherproof cover.	1.00	EA	_____	_____
			Location Total: _____			
Location: 19 - Rear Covered Porch			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 23	Electric					
61	7584	RECEPTACLE--GFCI EXTERIOR Replace existing exterior outlet above the TV with a flush mounted, ground fault circuit interrupted duplex receptacle with cover plate. Color of new GFCI and new cover plate to match existing color. GFCI to be 15 amp if on a 15 amp circuit breaker or 20 amp if on a 20 amp circuit breaker. All GCI outlets to be protects by proper waterproof covers. Outdoor rated wire mold may be used for the wire runs and outlet/switch boxes.	1.00	EA	_____	_____
62	8015	CEILING FAN LIGHT FIXTURE-Rewire Remove existing ceiling fan and carefully store as to not be damaged as it will be re installed. Properly rewire wiring for ceiling fan for outdoor use. Outdoor rated wire mold may be used for wire runs and outlet/switch boxes.	1.00	EA	_____	_____
			Location Total: _____			
Location: 20 - Inspections and Reports			Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec		Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination					
63	8304	WDO INSPECTION & WDO REPORT General Information: 1. The WDO inspection is to be done by a Florida licensed extermination company licensed to provide inspection services. 2. All work to be done in accord with the provisions of Florida Statue, CHAPTER 482. 3. The WDO report to be submitted on the required form as determined by the Department of Agriculture and Consumer Services. 4. Contractor to submit the WDO report to the Project Coordinator/Compliance Inspector with the Mobilization Pay Application including all required documentation. Project Conditions:	1.00	DU	_____	_____

Location: 20 - Inspections and Reports

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination				
	1. Contractor to correct/repair any and all damages caused by the extermination company during the inspection.				
	Work Performance				
	1. Coordinate the inspection with the property owner.				
	2. Perform a full WDO investigation (Exterior and Interior) to determine the presence of WDOs and/or Termites.				
	3. Submit the findings (Positive or Negative) on the required Florida Department of Agriculture and Consumer Services Form.				
	4. The inspection report must include the following information and statements:				
	1. The licensee's name.				
	2. The date of the inspection.				
	3. The address of the structure inspected.				
	4. Any visible accessible areas not inspected and the reasons for not inspecting them.				
	5. The areas of the structure that were inaccessible.				
	6. Any visible evidence of previous treatments for, or infestations of, wood-destroying organisms.				
	7. The identity of any wood-destroying organisms present and any visible damage caused.				
	8. A statement that a notice of the inspection has been affixed to the property in accordance with subsection (4) or subsection (5) of Florida Statue 482 and a statement of the location of the notice.				
	5. A Copy of the WDO report is to be submitted to the Project Coordinator/Compliance Inspector within 2 days of the inspection for review.				

Trade: 35 Inspection Reports

64	651	WIND MITIGATION INSPECTION AND REPORT	1.00	AL		
		Contractor Shall perform a Wind Mitigation Inspection at the completion of the project and submit the required report, Citizens Wind Mitigation OIR-B1-1802 (Rev. 01/12) 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:				
		1. Architect				
		2. Engineer				
		3. General, Building, and/or Residential Contractor				
		4. Building Code Inspector				
		5. Florida Licensed Home Inspector				
65	652	4-POINT INSPECTION AND REPORT	1.00	AL		
		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:				

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 35	Inspection Reports				

1. Architect

2. Engineer

3. General, Building, and/or Residential Contractor

4. Building Code Inspector

5. Florida Licensed Home Inspector

Location Total: _____

Unit Total for 3830 Dunes Road, Unit Unit 01: _____

Address Grand Total for 3830 Dunes Road: _____

Bidder: _____

Contractor Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____



PALM BEACH COUNTY
Jennifer Anderson
3830 Dunes Road
Palm Beach Gardens, Florida 33410
ARPA Rehabilitation Specifications

Address: 3830 Dunes Road		Unit: Altnerates			
Location:	1 - Roof	Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
1	4746	ROOF TO WALL ATTACHMENTS	1.00	DU	
<p>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 obtain the Building Department of Jurisdiction's approval of the installation of the roof to wall connectors. If required, the contractor shall obtain the services of an Engineer to inspect, evaluate, and recommend roof to wall attachments as required by the Florida Building Code. The Contractor shall install the recommended roof to wall attachments per the Engineer's specifications. The Contractor shall submit the Engineer's report to the Project Coordinator/Compliance Inspector within 5 days of receiving 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 a sufficient amount of 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.</p> <p>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.</p> <p>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.</p>					
Location Total: _____					
Location:	2 - Extermination/Fumigation	Approx. Wall SF: 0		Ceiling/Floor SF: 0	

Location: 2 - Extermination/Fumigation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 24	Extermination				
2 8306	EXTERMINATION - FUMIGATION AND/OR SUBTERRANEAN General Information: 1. Termite treatment must be provided by a Florida Licensed Extermination Company. 2. All work to be done in accordance with the provisions of Florida Statue Chapter 482. 3. All fumigation and treatments to be done according manufactures instructions and EPA registered labeling instructions and requirements. 4. Extermination will take place when all construction work is 100% complete and Certificate of Completion has been issued by the Building Department of Jurisdiction. Project Conditions: 1. Contractor to correct/repair any and all damages caused by the the extermination company during the fumigation and/or treatment. 2. If drilling is required as part of the Pest Control Plan, the Contractor is required to fill ALL holes to match the existing surface with good quality filler as required by all regulations and codes. 3. The Contractor and/or the Extermination Company shall observe all safety precautions throughout the extermination process. 4. The Contractor and/or the Extermination Company shall comply with all applicable requirements of Federal, State, and Local laws and regulations. 5. The Contractor and/or the Extermination Company shall strive for practices and procedures that maximally protect the public, employees, and the environment, including, but not limited to, the posting of all required warning signs. Work Performance: 1. Upon a positive inspection report of evidence of WDO, a Pest Control Plan shall be submitted to the Project Coordinator/Compliance Inspector, o include, but not limited to, the inspection report, the cost for extermination, the type of chemical used, the type of application to be used, the quantity of the chemical to be used, the makeup of the chemical to be used, the manufacturer of the chemical, and the time it will take to complete the project. 2. Coordinate the fumigation and/or treatment with the property owner. 3. The Contractor and/or Extermination Company is required to educate, instruct, and if necessary, help the homeowner to prepare for treatment. 4. The Contractor and/or the Extermination Company shall submit a clearance report showing that the treatment is complete and the residence is safe for habitation.	1.00	DU		

Location Total: _____

Unit Total for 3830 Dunes Road, Unit Altnerates: _____

Alternate Total for 3830 Dunes Road, Unit Alternates: _____

Bidder: _____

Contractor Alternates Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____