



Community Development

Neighborhood Services Division  
Housing Section  
1104 Martin L. King, Jr. Ave.  
Lakeland, FL 33805  
Phone (863) 834-3360 Fax (863) 834-6266

# NOTICE TO BIDDERS

## INVITATION TO BID

November 15, 2021

**Rehabilitation of a single-family residence owned by  
Doris Welch  
1329 Fairbanks St  
Lakeland FL, 33805  
The property will be Occupied**

**For inspection call: 863-937-3197**

Sealed bids will be received by the Neighborhood Services Division's Housing Section, 1104 Martin L. King, Jr. Avenue, **until 4:00 p.m. Monday November 29th, 2021**, at which time and place the bids received will be publicly opened.

Bid documents may be obtained by visiting our website at <http://www.lakelandgov.net/commdev/Housing.aspx> or by calling the Housing Section at (863) 834-3360.

**THE SERVICES OF A QUALIFIED, EXPERIENCED AND LICENSED GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED ADMINISTRATION, MATERIALS, TOOLS, LABOR AND SUPERVISION TO PROVIDE A TOTAL TURN-KEY JOB AS PER THE PROJECT SCOPE OF WORK DOCUMENTS.**

**THE HOMEOWNER SIGNATURE IS REQUIRED ON THE REHABILITATION BID DOCUMENT.**

For any further technical information please contact:

Philip Large, Housing Rehabilitation Specialist  
(863) 834-3364 or [philip.large@lakelandgov.net](mailto:philip.large@lakelandgov.net)

CASE NO: 1510252  
INSTRUCTIONS TO BIDDERS  
REHABILITATION PROGRAM

1. Sealed Bids will be received by: HOUSING REHABILITATION MANAGER  
Suite "C", Coleman-Bush Building  
1104 Martin Luther King, Jr. Avenue  
Lakeland, Florida 33805

until 4:00pm the 29th day of November, 2021 after which time Bids will be opened and read aloud in public.

Bids are invited by the City of Lakeland, Florida, acting as Agent on behalf of Doris Welch, the Owner of the premises located at 1329 Fairbanks Street, Lakeland, FL 33805, for supplying all materials and performing all labor for the construction of said premises as listed on the enclosed Work Write-Up. The Bid Package consists of:

- A. Invitation to Bid
- B. Standard Work and Material Specifications
- C. Work Write-Up for the Proposed Construction Work incorporated herein for the Bidder's examination
- D. Bid Form
- E. Attached plans, if applicable

Bids may be held by the City of Lakeland for a period not to exceed thirty (30) days from the opening of Bids for the purpose of reviewing the Bids and investigating the qualifications of Bidders prior to awarding of the Contract.

2. GENERAL CONTRACTOR

Only General Contractors, Class A, B and C are invited to bid. Contractors must be licensed and in good standing with the City of Lakeland Building Inspection Department, Housing Division and lending institution who may be lending funds on home.

3. SIGNATURE OF BIDDERS

Proposals must be signed by the Bidder with his signature in full. When a partnership is a Bidder, the Proposal shall be signed in the name of the firm by one or more of the partners. When a corporation is a bidder, the corporate officer shall sign his name in full beneath and give the title of his office. Anyone signing the Proposal as agent must file with it, legal evidence of his authority to do so.

4. COMMENCEMENT OF WORK

The City shall issue a written order to proceed within fifteen (15) calendar days from the date of acceptance of the Contractor's Bid and Proposal. No work shall be commenced by the Contractor whose Bid is accepted until receipt of such order. The Contractor must commence work within fifteen (15) calendar days after issuance of the proceed order.

5. COMPLETION OF WORK

The Contractor must satisfactorily complete the work within 100 consecutive days after commencement. If, at the expiration date of this Contract, the Contractor fails, neglects, refuses, or is unable to perform his part of the Contract, the City may notify the Contractor by Certified Mail within five (5) calendar days after the expiration date of the Contract, therein requesting the said Contractor to fulfill the Contract according to its terms and conditions.

The Contractor is, accordingly, allowed a period of ten (10) working days from the date of receipt of the Notice of Failure, in which to perform the Contract, and a failure to fulfill the terms and specifications of the Contract within that ten (10) day period shall be grounds for termination of the Contract by the City.

If the Contractor fails to complete the Construction Work Contract by the date as written on the "Notice to Proceed", he/she will reimburse, by check or money order to the City of Lakeland Housing Division, the actual cost of any unauthorized temporary relocation expense, before release of final check.

In addition to the reimbursement of unauthorized temporary relocation expense, an additional \$25.00 per day penalty will be assessed the Contractor beginning on the 11th day after expiration date of the Contract or Amended Contract date until the Certificate of Occupancy is issued by the appropriate City of Lakeland office.

## 6. PAYMENT

The Contractor will be paid the Contract price in one lump sum amount after the work is satisfactorily completed, unless progress payments are specifically contracted for. The Housing Rehabilitation Specialist will, within three (3) calendar days after receipt of application for Payment, either indicate his approval of payment or return the Application to the Contractor, indicating in writing the necessary corrections and resubmit the Application. The City or lender will, within fifteen (15) calendar days of presentation of an Application for Payment, pay the Contractor the amount approved. Release of Lien must be signed by all Suppliers and Subcontractors before payment.

## 7. PUBLIC LIABILITY INSURANCE

The Contractor is required to maintain comprehensive general liability insurance in the amount of \$300,000 Bodily Injury each occurrence and \$100,000 Property Damage each occurrence; and comprehensive automobile liability insurance in the amounts of \$50,000 each person up to \$100,000 each occurrence for Bodily Injury and \$50,000 Property Damage.

## 8. WORKER'S COMPENSATION

The Contractor shall at all times during the life of this Contract, comply with the Workers' Compensation laws of the State of Florida which have statutory limits and shall include employer's liability with a limit of \$100,000 each accident, \$500,000 disease policy limits, \$100,000 disease limit each employee. ("All States" endorsement is required where applicable). If exempt from Worker's Compensation coverage, as defined in Florida Statute 440, the contractor will provide a copy of State Workers' Compensation exemption. All subcontractors shall be required to maintain Worker's Compensation.

## 9. PERMITS AND LICENSES

The Contractor shall obtain and pay for all permits and licenses necessary for the completion and execution of the work and labor to be performed, before commencement of work.

## 10. COMPLIANCE WITH LOCAL LAW

The Contractor shall perform all work in conformance with applicable local codes and requirements unless otherwise contained in the Specifications.

## 11. MAINTENANCE OF PREMISES

During the course of the work, the Contractor shall keep the premises in a safe condition, clean and orderly and shall remove all debris at the completion of the work. Materials, equipment and supplies placed on-site by the Contractor or his agents are the responsibility of the Contractor. Any loss incurred from theft or damage will be borne by the Contractor.

## 12. GUARANTEE OF WORK

The Contractor shall guarantee the work performed for a period of one year from the date of final acceptance of all the work required by the Contract and furthermore furnish the Owner, in care of the Housing Rehabilitation Manager, with all manufacturer and supplier written guarantees and warranties covering material and equipment furnished under the Contract.

## 13. INSPECTION OF WORK

Inspectors as designated by any governmental agency having jurisdiction over the subject matter of the Contract shall be authorized to inspect all work, books, documents, papers and records at reasonable times, or at such other times as may be necessary in an emergency, to perform any duty imposed on them by this Contract.

## 14. USE OF EXISTING UTILITIES BY CONTRACTOR

The Contractor shall be responsible for all utilities necessary to the carrying out and completion of the work.

## 15. OCCUPANCY OF PREMISES (IF APPLICABLE)

The premises will be (occupied/unoccupied) during the course of the construction. When occupied, the Owner shall cooperate with the Contractor to facilitate the performance of the work, including the removal and replacement of rugs, coverings and furniture, as necessary.

## 16. SUBCONTRACTORS

Subcontractors shall be bound by the terms and conditions of this Contract insofar as it applies to their work, but this shall not relieve the General Contractor from the full responsibility for the proper completion of all work to be executed under this Agreement. Nor shall the Contractor be released from this responsibility by the Subcontractual Agreement he may make with others.

#### 17. CHANGES IN THE WORK

(A) Without invalidating the Agreement, the City may, with the consent of the Owner, at any time or from time to time, order additions, deletions or revisions in the work. These will be authorized by Amendments to the Rehabilitation Work Contract signed by the City and the Owner. Upon receipt of an Amendment to the Rehabilitation Work Contract, the Contractor shall proceed with the work involved. All such work shall be executed under the applicable conditions of the Contract documents. If any Amendment causes an increase or decrease in the Contract price, or an extension or shortening of the Contract time, an equitable adjustment will be made in the Contract price.

(B) The City may authorize minor changes or alterations in the work not involving extra cost and not inconsistent with the overall intent of the Contract documents. These may be accomplished by a Field Order.

(C) Additional work performed by the Contractor without authorization of an Amendment will not entitle him to an increase in the Contract price or an extension of the Contract time.

(D) The Housing Rehabilitation Specialist may issue an Amendment to extend the Contract time when he has also issued an Amendment in paragraph (A) above, All Amendments require the approval of the Housing Rehabilitation Director, Homeowner, Rehabilitation Specialist and Contractor.

#### 18. SECTION 3 CLAUSE

(See Attachment for Section 3 Clause, Page 3, or Rehabilitation Work Contract which is incorporated herein by this reference).

#### 19. CONTRACTOR'S SUPERVISION

The Contractor will keep on the work at all times during its progress a competent Supervisor. The Contractor shall supply the Housing Rehabilitation Specialist with the name and address of Supervisor within five (5) calendar days of commencement. Said Supervisor shall not be replaced without written notice to the City except under extraordinary circumstances. The Supervisor will be the Contractor's representative at the site and shall have authority to act on behalf of the Contractor. All communications given to the Supervisor shall be as binding as if given to the Contractor.

#### 20. CONTRACTOR'S CONTINUING OBLIGATION

The Contractor's obligation to perform the work and complete the project in accordance with the Contract documents shall be absolute.

Neither approval of any progress or final payment by the City, nor any payment by the City to the Contractor under the Contract documents, nor any correction of defective work by the City shall constitute an Acceptance of work which is not in accordance with the Contract documents.

#### 21. ADDENDA AND INTERPRETATIONS

No interpretation of the meaning of the plans, specifications, or other Contract documents will be made to any Bidder orally. Every request for such interpretation must be in writing, addressed to the City of Lakeland Housing Division. To be given consideration, such requests must be received at least ten (10) calendar days prior to the date fixed for the opening of Bids. Any and all such interpretations and any supplemental instructions will be in the form of a written addendum. Notice will be sent by Certified Mail, with return receipt requested, to all prospective Bidders at their respective addresses furnished for such purposes, not later than three (3) days prior to the date fixed for the opening of Bids. If requested, a copy will be delivered to the prospective Bidder's representative at the office of Housing Division and receipted by said Bidder's representative. Failure of any Bidder to receive any such addendum or interpretation shall not relieve said Bidder from any obligation under his Bid as submitted. All addenda so issued shall become part of the Contract documents.

#### 22. PREVAILING FEDERAL AND STATE WAGE RATES DO NOT APPLY

#### 23. OWNER - CONTRACTOR AGENT

The Contract shall consist of an Agreement between the Owner and the successful Contractor, and shall incorporate by reference, the General Specifications, the Work Write-Up and the Drawings, if any, and the Bid or Proposal of the Contractor.

#### 24. INFORMATION SUPPLIED BY CONTRACTOR

Contractor must provide to the Housing Rehabilitation Office before Commencement of work: (1) Name of Foreman on the job; (2) Names of workers employed by the Prime Contractors; (3) Names of the Subcontractors and Material Suppliers.

Any changes must be approved by the Housing Rehabilitation Director. Failure to comply will delay payment.

#### 25. SELECTION OF BIDDER OTHER THAN LOW QUALIFIED BIDDER

Upon receipt of the Bids, the City will award the Contract to the lowest qualified Bidder. If the Homeowner selects a qualified Bidder who is not the low Bidder, the Homeowner must escrow with Housing Division, the difference between the low Bid and the selected Bid.



**NEIGHBORHOOD SERVICES DIVISION  
AFFORDABLE HOUSING OFFICE**  
1104 MARTIN L. KING, JR. AVENUE  
LAKELAND, FLORIDA 33805  
Phone 863.834.3360 | Fax 863.834.3369

### **Section 3**

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

CITY OF LAKELAND  
NEIGHBORHOOD SERVICES DIVISION  
HOUSING SECTION

INVITATION TO BID

BID OPENING DATE: November 29, 2021

PROJECT NAME: Doris Welch

PROJECT ADDRESS: 1329 Fairbanks Street

**BID WINDOW PERCENTAGE:** 30.00% **G.C. %:** 30.00%

I/We, the undersigned, hereby affirm that I/We have examined the site of the project; have become fully informed relative to local conditions which may affect work; that I/We have examined all of the Contract Documents for this project; and have a thorough and satisfactory conception of all work to be performed.

I/We propose to furnish all plant, facilities, equipment, materials, labor and services required for construction of this project in accordance with the Contract Documents for this project, and will complete work for Owners' beneficial occupancy within 100 days (contractor to fill in number of days required to complete work), after execution of Agreement by Owner.

BASE BID: \_\_\_\_\_ \$ \_\_\_\_\_  
(Write or Print Amount)

SUBMITTED BY \_\_\_\_\_

DATE SUBMITTED \_\_\_\_\_ DBA: \_\_\_\_\_

**NOTE TO PLUMBING ELECTRICAL CONTRACTORS: HOMEOWNER SIGNATURE IS NOT REQUIRED**

HOMEOWNER STATEMENT

A REPRESENTATIVE FROM THE ABOVE NAMED CONTRACTOR HAS INSPECTED MY HOME.

DATE INSPECTED: \_\_\_\_\_ (HOMEOWNER)  
Rehab-D5 (10/99)

OWNER'S APPROVAL: /

SPECIFICATIONS AND BID PROPOSAL FOR REHABILITATION

SPECIFICATION DESCRIPTION OF ANY NUMBER FOUND IN LEFT HAND COLUMN WILL BE FOUND IN THE GENERAL SPECIFICATIONS SUPPLIED TO ALL QUALIFIED BIDDERS. QUANTITIES, AMOUNTS AND MEASUREMENTS ARE PROVIDED FOR DESCRIBING WORK ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE EACH JOB AND DETERMINE SAME.

DATE: 11-02-2021

CASE No.: 1510252  
OWNER(S): WELCH, DORIS

ADDRESS: 1329 FAIRBANKS ST  
CITY: LAKELAND  
TELEPHONE: 863-937-3197

LEGAL DESCRIPTION

GOLDEN NORTHGATE UNIT ONE PB 48 PG 21 SEC 2/11 T 28 R 23 BLK D LOT 6  
PARCEL ID: 23-28-11-036100-004060

SPECS WRITER: PML  
FUNDS AVAILABLE: \$0.00  
BID DATE: TERM:  
APPROX. AGE OF HOUSE: 0 LIFE EXP.: 0

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	ASBESTOS REMEDIATION TO OCCUR BEFORE ANY REHAB WORK BEGINS.			
	MOST DRYWALL & FLOORING WILL BE REMOVED BY REMIDIATORS PRIOR TO REHAB START.			
	1.00 DEMOLITION / INFORMATION	=====	=====	=====
	1.01 ALL SERVICES (PHONES, CABLE ETC.) EXISTING AT THE START OF REHAB WILL BE IN PLACE AND OPERATIONAL AT THE COMPLETION OF REHABILITATION.	1	COMPLETE	
	1.02 WORK WRITE-UPS WILL/MAY INCLUDE ESTIMATE QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL QUANTITIES TO COMPLETE THE PROJECT PER WORK WRITE UP. *GET GOOD FIELD MEASUREMENTS*	1	INFORMATION	
	1.03 REMOVE SEPARATION WALLS AT KITCHEN/LIVING ROOM LOCATION AND FRONT OF DEN. REMOVE OLD IN WALL HEATERS.	1	COMPLETE	
A	2.00 DUMPSTER FEES / CLEANUP / PERMITS	=====	=====	=====
	2.01 THE CONTRACTOR SHALL CLEAN THE HOUSE PRIOR TO THE PUNCH INSPECTION-WINDOWS, FLOORS ETC. ALL TRASH AND CONSTRUCTION MATERIALS WILL BE REMOVED FROM THE JOB SITE.	1	COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
2.02	PROVIDE ALL NECESSARY PERMITS NEEDED FOR PROPER COMPLETION OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRIC AND WATER IF THE HOMEOWNER MOVES OUT DURING WORK.	1 EA	PERMITS / ELECT. & WATER	
2.03	THE CONTRACTOR WILL HAVE THE TREES TRIMED TO WITHIN FIFTEEN (15) FEET OF ANY PORTION OF THE ROOF.	1	COMPLETE	
2.04	PROVIDE A DUMPSTER & PORT-A-LET AS REQUIRED BY THE CITY BLDG DEPT. IN LIEU OF A PORT-A-LET, THE CONTRACTOR MAY KEEP A TOILET OPERATIONAL DURING THE REHABILITATION PROCESS.	1 EA.	DUMPSTER FEE / CLEANUP	
2.05	THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL ITEMS LEFT IN THE HOUSE AFTER THE MOVE OUT, TO INCLUDE THE FLOOR COVERING.	1	COMPLETE	
2.06	THE GENERAL CONTRACTOR WILL PROVIDE A KEY-LOCK BOX ON ALL PROJECTS. COMBINATION TO BE GIVEN TO HOUSING.	1	COMPLETE	
D	3.00 CONCRETE	=====	=====	=====
	3.01 PATCH CONCRETE CRACKS FRONT & REAR. V-CUT AND PATCH WHERE NEEDED. ADD SOD AND FIL DIRT AT REAR SLAB WHERE ERODED.		CONC. SLABS LABOR & MAT.	
A-G	4.00 POST & BEAMS	=====	=====	=====
	4.01 REPAIR DAMAGE AT FRONT PORCH POSTS.	15 LF	4X4 PT	
	5.00 SOFFIT & FASCIA	=====	=====	=====
	5.01 INSTALL VENTED VINYL SOFFIT SYSTEM TO INCLUDE ALUMINUM FASCIA. REMOVE EXISTING SOFFIT AND OR FREEZE BOARDS PRIOR TO THE VINYL INSTALLATION.	200 LF	VINYL SOFFIT/ALUM.FASCIA	
	6.00 WINDOWS	=====	=====	=====
	6.01 INSTALL/ REPLACE EXISTING WINDOWS WITH WHITE FRAMED ALUMN. WINDOWS TO BE PGT SA7600A OR EQUAL. INCLUDE SCREENS. STANDARD SINGLE HUNG UNITS ONLY.	11 EA	WINDOW / MASONARY CONST.	



SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	6.02 NUMBER OF WINDOWS GIVEN IS NUMBER OF HOLES FOR ESTIMATING PURPOSES.		INFORMATION	
G	7.00 EXTERIOR DOORS / HARDWARE	=====	=====	=====
	7.01 ALL EXTERIOR DOORS ARE TO RECEIVE KWIKSET SIGNATURE SERIES OR SCHLAGE G1 SECURITY GRADE LOCKS & DEADBOLTS ONLY. WARRANTY MUST BE SUBMITTED TO HOUSING.	3	COMPLETE	
	7.02 INSTALL A FIBERGLASS ENTRY PRE-HUNG UNIT COMPLETE AT THE FRONT REAR AND UTILITY RM. LOCATIONS. ALL EXTERIOR LOCKS ARE TO BE KEYED ALIKE.	3 EA.	6-PANEL FIBERGLASS ENTRY	
	7.03 INSTALL WIDE ANGLE 180 DEG. VIEWFINDERS IN ALL EXTERIOR SOLID DOORS WITH EXCEPTION OF THE UTILITY ROOM. SET LOCATION HEIGHT TO ACCOMMODATE HOMEOWNERS.	3	COMPLETE	
	7.04 INSTALL COLONIAL TRIM AT INTERIOR OF DOORS, BRICK MOULD AT EXTERIOR.	3	COMPLETE	
	7.05 REPLACE SLIDING GLASS DOOR AT REAR WITH NEW.	1	COMPLETE	
	7.06 BUILD 4'X'4 LANDING AT INTERIOR OF EXTERIOR SIDE DOOR TO DEN. MATERIAL TO BE Poured CONCRETE, FINISH TO BE SUFFICIENT TO RECEIVE THE PLANK FLOORING.		COMPLETE	
	8.00 GABLE ENDS / EXTERIOR CEILINGS	=====	=====	=====
	8.01 INSTALL VINYL OVER HOUSE WRAP. SECURE / REPLACE ANY LOOSE OR DAMAGED SIDING PRIOR TO THE VINYL INSTALLATION.	175 SQ FT	VINYL SIDING	
A	9.00 ACCESS OPNGS.	=====	=====	=====
	9.01 PROVIDE ATTIC ACCESS OPENING AND TRIM AT EXISTING. ACCESS TO BE MADE OF DRYWALL TO MATCH SURROUND PER COLOR SPEC.	1	ACCESS OPNGS.	

SPEC. NO	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
I	10.00 DRYWALL ( NEW INSTALLATION )	=====	=====	=====
	10.01 50+ / INSTALL 1/2" DRYWALL AT ALL WALLS. TAPE AND BED ALL JOINTS. NOTE: SQUARE FOOTAGE GIVEN IS FLOOR AREA OF ENTIRE HOUSE FOR ESTIMATING ONLY, NOT ACTUAL BOARD FEET.	1400 SQ FT	1/2" DRYWALL 50+ BOARDS	
	10.02 ALL INTERIOR WALLS AND CEILINGS TO HAVE A LIGHT KNOCK DOWN TEXTURE.	1	INFORMATION	
	10.03 CEILINGS TO HAVE 5/8 BOARD THROUGHOUT.		COMPLETE	
	11.00 TUB, SHOWER WALLS / KITS / CERAMIC TILE & ACC.	=====	=====	=====
	11.01 BUILD OUT SHOWER OF CERAMIC TILE OVER DURAROCK TO CEILING. 4" THRESHOLD CAPPED BY MARBLE. ALL GROUT TO BE SEALED. INCLUDE SOAP SHELF. PROVIDE ANY FURRING AND DEADWOOD.	1 EA	WALK-IN SHOWER	
	11.02 INSTALL A FULL BATH ACC. SET- NO LOW END CHEAP CHROME OR WOOD SETS WILL BE ACCEPTED.	1 EA	TILE ACCESSORY SET	
	12.00 WINDOW SILLS	=====	=====	=====
	12.01 INSTALL MARBLE WINDOW SILLS.	35 LF	WINDOW SILLS (MARBLE)	
G	13.00 INTERIOR DOORS & HARDWARE	=====	=====	=====
	13.01 INSTALL 6 PANEL MASONITE UNITS, SIZE & LOCATION AS PER EXISTING INCLUDE ALL HARDWARE AND DOOR STOPS.	5 EA	6 PANEL MASONITE PRE HUNG	
	13.02 INSTALL 6 PANEL MASONITE BI-FOLD DOORS, SIZE AND LOCATIONS AS PER PLANS.	4 SETS	BI-FOLD DOOR	
	13.03 ALL INTERIOR PRIVACY AND PASSAGE SETS TO BE KNIKSET MAX. SECURITY UDO BED/BATH LEVER SETS & HALL/CLOSET LEVER SETS. HINGE PIN TYPE DOOR STOPS ARE NOT ALLOWED.	1	INFORMATION	

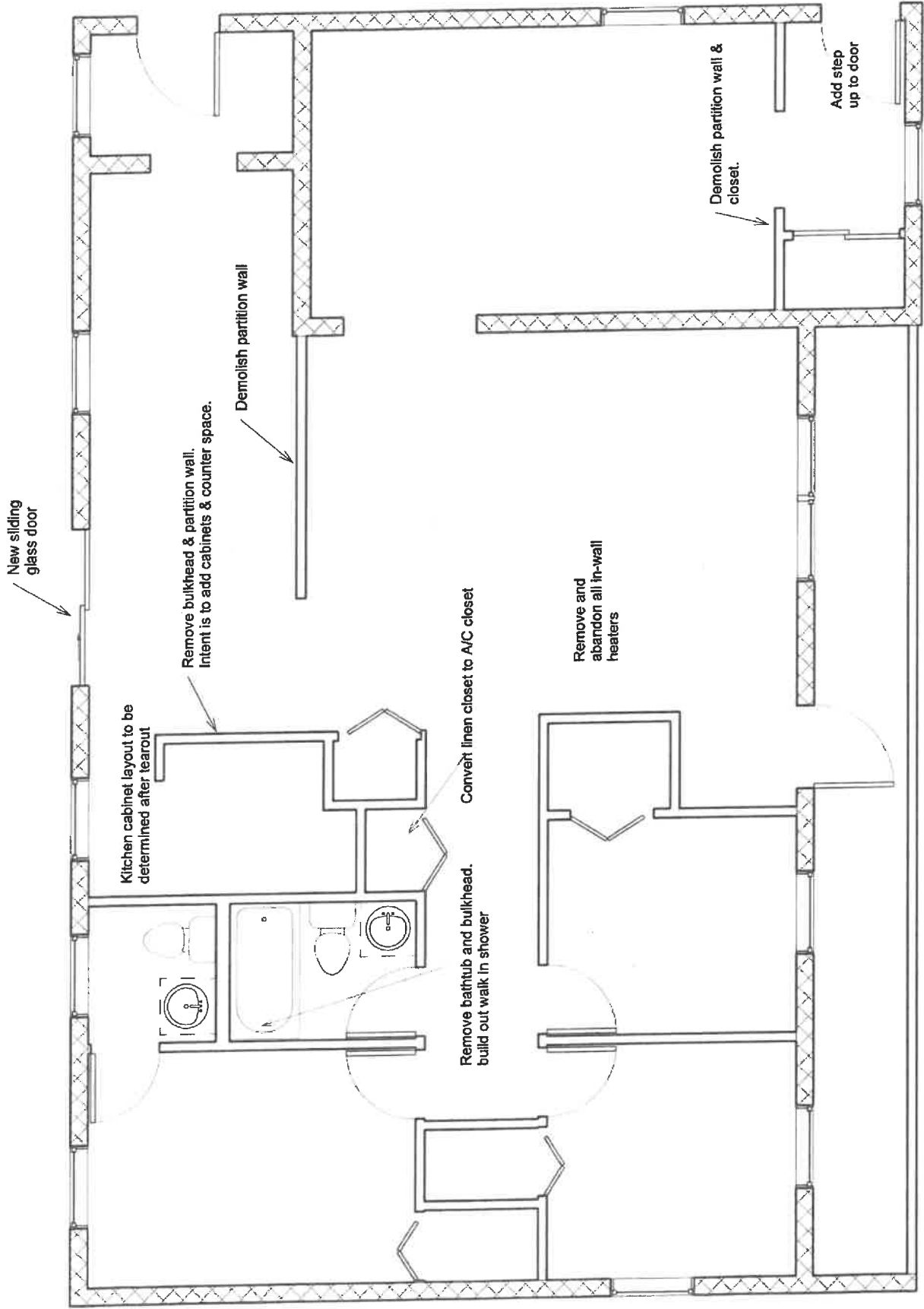
SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
G	14.00 TRIM MOLDINGS	=====	=====	=====
	14.01 REPLACE EXISTING / INSTALL 9/16 x 3-1/4" COLONIAL BASE MOLD.	600 LF	9/16x3-1/4" COL. BASE MLD	
	ALL LOCATIONS THROUGHOUT.			
G	15.00 SHELVING	=====	=====	=====
	15.01 SHELF LOCATIONS: BEDROOM CLOSETS, PANTRY, ABOVE WASHER/DRYER		INFORMATION	
	LOCATIONS.			
	PANTRY TO BE 4 LEVELS.			
	15.02 INSTALL VINYL/WIRE SHELVING MOUNTED TO A 1X4 BAND.	25 LF	VINYL SHELVING	
	CENTER SUPPORTS MUST BE USED ON ANY SHELF 48" OR LONGER.			
	BED ROOM CLOSET TO HAVE CLOTHING RODS.			
J	16.00 PAINTING	=====	=====	=====
	16.01 APPLY TWO COATS OF SEMI GLOSS ENAMEL TO ALL WALLS AND	1	INFORMATION	
	CEILINGS. TRIM MOLDING TO RECEIVE A PRIMER & TWO COATS OF			
	ACRYLIC SEMI GLOSS ENAMEL.			
	16.02 PAINT INTERIOR AND EXTERIOR AS PER WRITE UP AND	1400 SQ FT	PAINTING (FRAME BLDG.)	
	SPECIFICATIONS. - COMPLETE - SQ. FOOTAGE GIVEN IS THE AREA			
	UNDER ROOF FOR ESTIMATING PURPOSES.			
	17.00 CABINETS	=====	=====	=====
	17.01 REPLACE BASE & UPPER CABINETS BID AT 40LF. LAYOUT TBD. CABS	40	COMPLETE	
	TO BE HOME DEPOT AMERICAN WOODMARK REF. # S01 OR EQUAL.			
	COUNTERTOP & BACKSPLASH TO BE FORMICA COVERED PLYWOOD.			
	17.02 SPACE WILL BE LEFT IN CABINETS FOR THE FUTURE INSTALLATION		INFORMATION	
	OF A DISH WASHER.			

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	18.00 COUNTER TOPS	=====	=====	=====
	18.01 REPLACE EXISTING COUNTER TOPS. TOPS AND BACKSPLASH TO BE FORMICA COVERED PLYWOOD.	15 LF	FORMICA COUNTER TOPS	
	19.00 VANITIES / MED. CAB.	=====	=====	=====
	19.01 INSTALL FORMICA VANITIES AS PER PLAN. BASE BOTTOM AND TOP TO BE PLYWOOD.	4 LF	VANITY	
	19.02 INSTALL A RECESSED STAINLESS STEEL TRIM, MIRRORED MEDICINE CABINET TO SIDE OF VANITY. INSTALL MIRROR ABOVE VANITY.	2 EA	MEDICINE CABINET	
A	20.00 CENTRAL H & A.	=====	=====	=====
	20.01 INSTALL A 15 SEER HEAT PUMP SYSTEM PACKAGE SYSTEM. IF GOODMAN OR AMANA EQUIPMENT IS USED THE EVAPORATOR COIL MUST BE THE UPGRADED COATED COIL - PROVIDE DOCUMENTATION.	1 EA.	15 SEER HEAT PUMP SYSTEM	
	20.02 HVAC SYSTEM TO HAVE A 10 YR. PARTS WARRANTY & A 1 YR. LABOR WARRANTY. HVAC CONTRACTOR TO REGISTER THE SYSTEM IN THE HOMEOWNERS NAME AND PROVIDE DOCUMENTATION TO HOUSING.	1	COMPLETE	
	20.03 REPLACE ALL DUCT WORK AND REGISTERS. SEAL ALL BOOTS TO THE DRYWALL. INCLUDE ANY WIRING/OUTLETS AS NEEDED FOR CODE COMPLIANCE.	1	COMPLETE	
	20.04 CONVERT HALL LINEN CLOSET TO AN A/C CLOSET. INCLUDE 1/2 DOOR WITH RETURN BELOW.		COMPLETE	
K	21.00 FLOOR COVERING	=====	=====	=====
	21.01 SHAW DYERSEBURG OR EQUAL CARPET TO BE USED VA-FHA SPECS FOR CARPET & PADDING MUST BE MET. PROVIDE DOCCUMENTATION. INSTALL AT ALL BEDROOMS.	50 LF	CARPET & PAD	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	21.02 INSTALL SHAW SUMPTER VINYL PLANKS PER MANUF.	1350 SF	VINYL PLANKS	
	INSTRUCTION TO INCLUDE PROPER FLOOR PREP, TRANSITION PCS.& TRIM ITEMS. ALL LOCATIONS EXCEPT BEDROOMS.			
	21.03 ALL HARD FLOORING TO HAVE PROPER FLOOR/SUBFLOOR PREP BEFORE INSTALLATION OF FLOOR SYSTEM. TO INCLUDE, BUT NOT LIMITED TO ACID CLEANING, LEVELING, SCRAPING, ETC.	1	INFORMATION	
A	22.00 INSULATION	=====	=====	=====
	22.01 INSTALL R-38 BLOWN INSULATION IN THE ATTIC.	1400 SF	R-38 BLOWN INSULATION	
	22.02 INSTALL FI-FOIL AT ALL EXTERIOR WALLS COMMON TO THE LIVING AREAS.	1100 SQ FT	FI-FOIL INSULATION	
	23.00 PEST CONTROL	=====	=====	=====
	23.01 PEST CONTROL WILL BE PROVIDED BY THE GENERAL CONTRACTOR. TENTING TO TAKE PLACE AFTER THE HOMEOWNER HAS MOVED BACK INTO THE HOUSE. FOUNDATION TO BE TREATED FOR SUBTERRANEANS.	1 EA	PEST CONTROL	
	24.00 APPLIANCES	=====	=====	=====
	24.01 INSTALL NON-VENTED RANGE HOOD. BROAN RL6330WH OR EQUAL.		RANGE HOOD NON VENT	
	24.02 PROVIDE AND INSTALL A HAIER 21 CF REFRIGERATOR ENERGY STAR UNIT WITH ICE MAKER OR EQUAL.	1 EA	REF. 21 CF WITH ICE MAKER	
	24.03 PROVIDE & INSTALL A WHIRLPOOL 30" ELECTRIC RANGE MODEL # WFB320MOAW/B OR EQUAL TO INCLUDE THE ANTI TIP DEVICE INSTALLED.	1 EA	30" ELECT. RANGE	
	25.00 MISCELLANEOUS	=====	=====	=====
	25.01 INCLUDE AN APPROPRIATE SHOWER CHAIR WITH WALK IN SHOWER BUILD OUT.		COMPLETE	

SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
A-L	26.00 PLUMBING	=====	=====	=====
	26.01 RE-PLUMB ENTIRE HOUSE. INCLDE ALL SUPPLY LINES, VALVES, CONNECTIONS, ETC. FROM METER, INC NEW SHUTOFF. SYSTEM TO BE CPVC *OR* PEX TO CODE. WASHER HOOKUP TO BE RECESSED BOX.	1	WHOLE HOUSE REPIPE.	
	26.02 SNAKE ALL WASTE LINES, ENSURE PROPER FLOW.	1	COMPLETE	
	26.03 PROVIDE A BAR MOUNTED (HEIGHT ADJUSTABLE) HAND HELD SHOWER HEAD WITH NEW VALVE ASSEMBLY. PROVIDE DRAIN & SUPPLY LINES FOR THE HC SHOWER.	1	COMPLETE	
	26.04 FURNISH & INSTALL A 33" X 22" SS DEEP WELL SINK WITH A SINGLE LEVER CONTROL DELTA OR EQUAL WITH SPRAYER. ***SINK TO ME A MINIMUM 7" DEEP.***	1 EA	KIT. SINK REPLACEMENT	
	26.05 FURNISH & INSTALL 19" STEEL LAVATORIES BRIGGS OR EQUAL MODEL #3002-130 WITH DELTA OR EQUAL SINGLE LEVER FAUCET.	2 EA	LAV. REPLACEMENT	
	26.06 FURNISH & INSTALL A GLACIER BAY DUAL FLUSH / 1.1 GAL FOR LIQUIDS & 1.6 GAL FOR SOLIDS- ADA HEIGHT COMMODE. HOME DEPOT # A215-583 OR EQUAL- PROVIDE DOCUMENTATION.	2 EA	WATER CLOSET-WATER SAVER	
	26.07 PROVIDE AND INSTALL A SHOWER CURTAIN ROD.	1 EA	SHOWER CURTAIN ROD	
	26.08 PROVIDE A 40 GAL 6 YR WARRANTY ENERGY EFFICIENT WATER HEATER RHEM XE50T06ST45U1 OR EQUIVALENT. INCLUDE ANY WIRING AS NEEDED. INCLUDE THERMAL EXPANSION TANK.	1 EA	ENERGY SMART WATER HEATER	
	26.09 INSTALL 3 GRAB BARS IN SHOWER AREA. 2X 36" BARS VERTICAL AT EACH SIDE OF SHOWER. 1X 48" ACROSS BACK SIDE OF SHOWER. INCLUDE DEAD WOOD AS NEEDED.	3 EA	GRAB BAR / WALL MNT.	

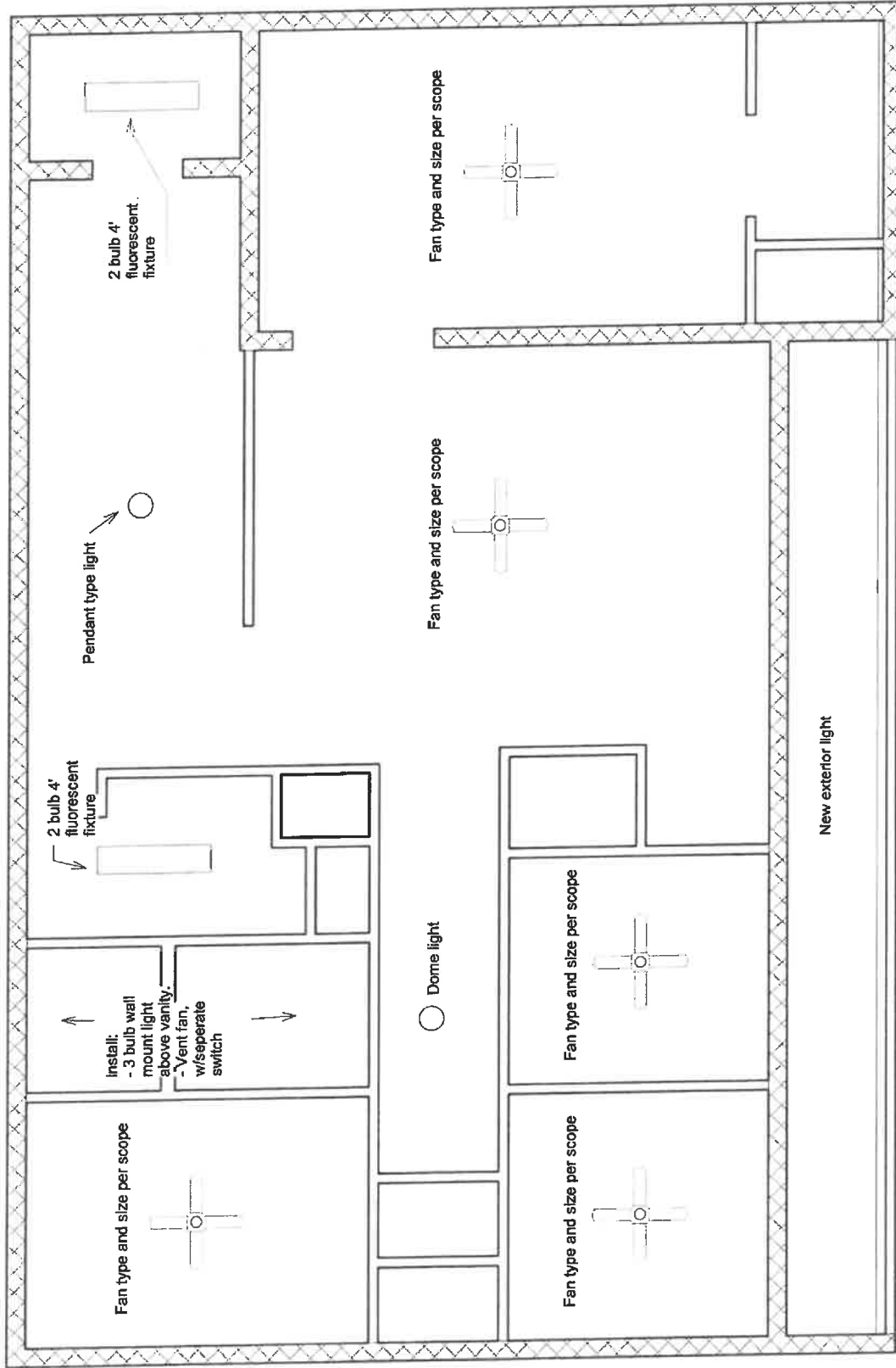
SPEC. NO.	DESCRIPTION OF LABOR	QUANTITY	MATERIAL	TOTAL
	26.10 SEWER LINE: FURNISH AND INSTALL A PVC SEWER LINE FROM THE RESIDENCE TO THE SEWER TAP LOCATION.	40 LF	SEWER LINE INSTALLATION	
A-M	27.00 ELECTRICAL	=====	=====	=====
	27.01 INSTALL HAMPTON BAY FANS WITH LIGHT KITS. 44"CLARKSTON IN BEDROOMS, 52" GLENDALE IN LIVINGROOMS, OR SIMILAR.DO NOT USE GLOBE LIGHTS.INSTALL NEW BOXES AS NEEDED	4 EA	CEILING FAN /WITH LIGHTS	
	27.02 INSTALL HARD WIRED WITH BATTERY BACK UP SMOKE DETECTORS UNITS TO BE INTERCONNECTED.	4 EA	SMOKE DET.	
	27.03 INSTALL A DOOR BELL SYSTEM COMPLETE.	1 EA	DOOR BELL SYSTEM	
	27.04 FULLY REWIRE HOUSE TO CONFORM WITH CURRENT ELECTRICAL CODE. INCLUDE ALL NEW BOXES, OUTLETS, SWITCHES,BREAKERS ETC...		COMPLETE	
	27.05 INSTALL A BATHROOM VENT FAN, NEWTONE MODEL # 672R OR EQUAL. ****SWITCH SEPERATE FROM LIGHT FIXTURE*****	2 EA	EXHAUST FAN (CEILING)	
	27.06 INSTALL A NEW LIGHTING FIXTURE PACKAGE COMPLETE- INCLUDE ALL BULBS. *****BULBS TO BE ENERGY STAR CFL OR LED TYPE.***** ALL LIGHT FIXTURES TO BE REPLACED. INSIDE AND OUT.	1 COMP	LIGHTING FIXTURE PACKAGE	
	27.07 ADD MOTION LIGHTS AT FRONT CORNERS OF OF THE EAVES.	2 EA	DUAL FLOOD LIGHTS	



Replace with new per scope:  
 - All windows  
 - All exterior doors



New exterior light



New exterior light

New exterior light

## SPECIFICATION AND BID PROPOSAL

OWNER(S): Doris Welch

PAGE NO:

APPROVED:

### NOTICE

**IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE REHAB SPECIALIST FOR INSPECTION PRIOR TO COVER UP OF THE FOLLOWING.**

1. FLOOR JOIST, PIERS AND PAD PLACEMENT OR REPAIRS.
2. EXTERIOR WALL FRAMING, PLACEMENT OR REPAIRS.
3. SUB FLOORS REPAIRS AND FLOOR UNDERLAYMENT.
4. INTERIOR WALL FRAMING PLACEMENT OR REPAIRS.
5. CEILING JOIST AND RAFTER PLACEMENT OR REPAIRS.
6. DECKING OR DECK REPAIRS PRIOR TO DRY IN.
7. DRY WALL INSPECTION PRIOR TO TEXTURE.
8. PAINT INSPECTION AFTER PRIME COAT AND PRIOR TO FINISH COAT.