

Bid Posted 05/13/2015
Bid due back 05/22/2015
By 3:00 PM

Lee County BoCC
Human Services

Name: Israel and Virginia Garcia
Address: 1514 E. 9th St.
City, State Zip: Lehigh Acres, Fl. 33972
Client Phone #: 239-440-4286
Strap #: 22-44-27-14-00047.0160
Date: 05/4/2015
Rehab Specialist: Bob Betrus; 239-533-7952

Contractor will have 30
days to complete the work.

All construction shall be in compliance with the 2010 Florida Building Code, Building, Residential, Existing Building, Plumbing, and Mechanical with 2009 Supplements. The 2008 National Electrical Code. All Lee County Ordinances. And all current Florida State Statues, to include # 553.844 and #553.885.

Contractors shall be responsible for all dimensions, locations, and quantities. All color samples shall be submitted and approved by this office prior to work commencing.

Note: No deviation from this specification will be permitted without written and signed authorization by Lee County Department of Human Services.

Contractors *must* obtain ALL NECESSARY PERMITS and all necessary documents from Federal, State and Local governmental agencies prior to commencement of any work, and furnish copies of permits to Lee County Department of Human Services prior to commencement of any work. Permits will cover all work to be completed under this schedule of work.

SCHEDULE OF WORK

DESCRIPTION OF EXTERIOR

1. Shingle Roofing: On the entire roof remove existing shingles, roofing felt and drip edge. Remove and replace all deteriorated or partially deteriorated lumber pertaining to roofing components; sheathing, planking, rafter tails fascia, etc. All exposed lumber replacement shall be P.T. lumber. Provide new lumber to existing size and to meet local building codes. No splicing of any rafters will be acceptable. When rafter tails are to be replaced they may be cut back no more than flush with exterior walls and new tails nailed into place with a minimum 2' overlap. All fascia replacement shall have a length sufficient to reach minimum of 3 rafter ends. Roof shall be swept clean prior to installation of any roof covering. Provide new one ply 30# felt, 240 lb., 30 year, dimensional, class A fungus resistant fiberglass shingles and pre-painted aluminum drip edge. Shingles shall be (Owens Corning, Elk, G.A.F. or equal). Contractor shall call Rehabilitation Specialist for inspection of roof prior to application of felt. This roof, on completion, will be in first class condition and all roofing shall be in compliance with the 2010 Florida Building Code Standards. Owner will be furnished with the standard manufacturers warranty and a minimum two year contractors warranty on labor upon completion. Copy to Lee County Department of Human Services. **Owner to choose color of shingles and drip edge from readily available stock.**

Flashing: All valleys, chimneys and all flashed areas shall be replaced with minimum 26 gauge standard galvanized metal flashing to local code. Pre-painted aluminum or baked pre-finished galvanized drip edge will extend back a minimum of 2" from edge of roof and have a 1" x 2" P.T. spacer if wood fascia board is exposed. All vent pipes and other roof penetrations shall be

1. Shingle Roofing (cont):

properly flashed with approved lead sleeve type flashing, pitch pans or other approved methods. All flashing will be done in accordance with the 2010 Florida Building Code Standards and be completed in a workmanlike manner. **(Color of drip edge will be owners choice from available stock).** **Note: All re-roofing shall comply with Section 553.844 of the Florida State Statutes for existing site built and single family residential structures.**

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- a. **Additional Roof Decking:** If additional roof decking is required, the cost will be per square foot for plywood sheathing installed and per board foot for planking installed. **THIS IS NOT TO BE ADDED INTO THE TOTAL COST.**

\$ Plywood _____

\$ Plank _____

2. Venting: Install approximately (same as existing or as required by code) LF of ridge vent along roof ridge. Installation will be of Alcoa Vent-A-Ridge or equal. Venting will be to manufacturer's specifications and installed in a workmanlike manner. **Owner to choose color from readily available stock.**

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3. Exterior Paint: On lanai ceiling prepare surface and apply paint as per manufacturer's specifications to exterior surface of lanai ceiling. The filling and patching of all holes and cracks and the caulking of all trim shall be a part of surface preparation. All new or raw wood, siding, gypsum (drywall) and stucco/masonry will be primed prior to the application of paint. Paint will be Flex Bon, Sherwin Williams, Glidden, or equal. Surfaces to be painted will be washed (pressure washed if applicable) prior to application of paint. If mold or mildew remains after washing, clean with a mixture of 2 oz. T. S. P. and 8 oz. Clorox to one gallon of warm water. Rinse with clear water. **Color will be of owner's choice.** On completion, entire lanai ceiling shall be free and clear of all chipping, peeling, and checkered paint. **Note:** See attached for HUD paint specification. All work will be completed in a workmanlike manner.

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DESCRIPTION OF INTERIOR & LANAI

1. Gypsum Wallboard: Repair or replace damaged or deteriorated sheet rock and joints on the **ceiling** in the kitchen/nook area, left (viewed as facing front to back) rear bedroom and lanai. All repaired or replaced sheetrock and green board (lanai) will be finished (to match existing). All joints and internal angles will be finished using tape joint system (as applicable). Galvanized or plastic corner beads shall be applied to all external corners (as applicable). All sheet rock will be same thickness as existing. All damaged sheetrock will be removed until solid, undamaged sheetrock is reached, missing sheet rock or green board will then be entirely replaced. All work will be completed in a workmanlike manner and shall be in compliance with the 2010 Florida Building Code Standards.

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2. Interior Paint: In the areas that the damaged interior ceiling was repaired (as specified above) prepare surface and apply paint as per manufacturer's specifications to ceiling interior ceiling repairs. The filling and patching of all holes and cracks and the caulking of all trim shall be a part of surface preparation. New drywall will be primed prior to application of paint. Ceiling paint will be provided by the homeowner from the same paint lot used to paint the ceiling previously. All work will be completed in a workmanlike manner. **Note:** See attached for HUD painting specifications.

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DESCRIPTION OF PERMITS AND MISCELLANEOUS

1. Misc.: If utilities are not currently in use by the property owner the contractor shall provide all temporary services required to complete project, including temporary electric pole, porta-a-let, and/or temporary water if necessary. If utilities are currently in use by the property owner, the property owner shall permit the contractor to use at no additional cost, existing utilities such as light, heat-A/C, power and water necessary to carry out the completion of the work specified herein and any work related to the completion of the specifications/contract.

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2. Clean Up: Leave entire interior and exterior premises clean and free of debris. No debris shall be burned on site. All surplus materials to be removed shall become the property of the contractor unless otherwise stipulated. Clean up will be completed in a timely and workmanlike manner, including the removal of all equipment.

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3. Permits: Contractor must submit the entire work schedule to building department to ensure all proper permits are obtained. Obtain all necessary permits and all necessary documents (Con-currency Requirements, etc.) from Federal, State and Local governmental agencies prior to commencement of any work. Furnish copies of permits and all necessary documents to Lee County Department of Human Services prior to commencement of any work. Permits will cover all work completed under schedule of work for general, electrical, plumbing, HVAC, and roofing. All fees shall be paid by contractor for permits required by application. All inspection scheduling shall be the responsibility of the general contractor. **Submit Lee County permit package to Tracey Berry or Karen Myers. The plan reviewer if necessary shall be Linda Ramsey.**

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TOTAL BASE BID

\$ _____

Authorized Contractor's Signature: _____

Contractors name: _____.

Company name: _____.

Contractors Address: _____.