BID FORM

REHABILITATION CONSTRUCTION PROJECT FOR

PROPERTY OWNER: **ERICA LUFT** OWNER PHONE NUMBER: (239**) 671-6121**

ADDRESS: **4961 NEAL RD FORT MYERS FL 33905**
Contractors are required to call and schedule an appointment to view the home.

BID DUE DATE: **on March 30th, 2026, 12:00 p.m.**

The bid submitted is based on the structure being: ☒ Occupied ☐ Unoccupied by the Tenant/Owner during construction.

BID LIFE FORTY-FIVE (45) CALENDAR DAYS

RETURN TO: Lee County Human and Veteran Services
2440 Thompson Street
Fort Myers, FL 33901
(239) 533-7930

Pursuant to and in compliance with the Invitation to Bidders and the proposed Contract Documents as Defined in the Instructions to Bidders relating to the Rehabilitation Construction Project referenced above, including any Addenda, the undersigned, having become thoroughly familiar with the terms and conditions affecting the performance and cost of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and *agrees to fully perform the work within* ***180*** *calendar days* from the date the Notice to Proceed is issued, and in exact accordance with the proposed Contract Documents, including furnishing of any and all labor and materials and to do all the work required to construct and complete said work in accordance with the Contract Documents, for the following sum of money:

Total prices are to include all labor, materials, services and equipment necessary for completion of the work as shown on Schedule of Work and General Specification attached hereto:

BASE BID: $_____

BID ADDENDA, (IF APPLICABLE): $_____

TOTAL BASE BID INCLUDING ALL ADDENDA (IF APPLICABLE): $_____

TOTAL BID ALTERNATES, (IF APPLICABLE): $_____

SCOPE OF WORK: . Client will not be residing in home during the work, but onsite. Rehab will consist of roofing, windows, painting, electrical, plumbing, hvac, cabinetry, flooring, demolition, septic, and misc. other items as required. Contractors will be required to call client and schedule an appointment to view the home.

This project requires the Contractor to have the following license(s) to perform the specified scope of work: **General Contractor's License**

Ordering Instructions: Official Bidding Documents may be examined at and **must** be obtained from the **Lee County Human and Veteran Services 2440 Thompson Street, Fort Myers, FL 33901, phone 239-533-7900 or online at:** http://www.leegov.com/dhs/partner/openbids

Please Note: Bids will not be accepted by the County if the Official Bidding Documents are not obtained from Lee County Human and Veteran Services. Any substitutes for the Lee County Official Bidding Documents will not be accepted.

It is mandatory that the contractor or his representative attend all Pre-Bid Meetings *(if required)*. Failure to attend will result in forfeiting the right to bid on this project. All pages of the bid package must be submitted.

As required, contractors will abide by Lee County and the CDC guidelines as it relates to COVID-19 including wearing mask and gloves, and maintaining social distancing of six feet.

SEALED BIDS TO BE SUBMITTED
BY March 30th, 2026 at 12:00 P.M,

TO: LEE COUNTY HUMAN AND VETERAN SERVICES
2440 THOMPSON STREET, FORT MYERS, FLORIDA

BID OPENING:
LEE COUNTY HUMAN AND VETERAN SERVICES
2440 Thompson Street, Fort Myers, FL 33901
DATE/TIME: March 30th, 2026 at 12:00 p.m.

INSTRUCTIONS TO BIDDERS

1. DEFINITIONS

1.1"COUNTY" is defined as the Board of County Commissioners of Lee County, Florida, or its duly authorized representative(s).

1.2"BIDDER" is defined as one who submits a bid directly to the COUNTY in response to this Solicitation.

1.3 "SUCCESSFUL BIDDER" is defined as the lowest, qualified, responsible, and responsive bidder to whom the Board of County Commissioners makes a written award, based upon evaluation criteria contained herein.

1.4"BIDDING DOCUMENTS" or "CONTRACT DOCUMENTS" is defined as document to be submitted with the bid proposal**:**

A. Signed **Bid Form** with ALL items completed.

B. **Schedule of Work** with lump sum prices for all **"Bid Items"**, "**Alternates",** and "**Addenda"** items, as applicable.

C. **Acknowledge Receipt of Addenda**, if applicable.

D. Vendor/Bidder Application –Applications require documentation of state registration and/or certified license, certificates of insurance, and local business tax. Information must be submitted prior to the Notice of Award. The application is available at: http://www.leegov.com/procurement/vendor-bidder-application.

NOTE: *Title, Subtitles, Headings, Running Headlines of Contents, and Indexes are used merely for convenience purposes.*

1.5 "SEALED BID" is defined as the form in which the bidding documents are to be submitted to the COUNTY.

A. Bidding Documents must be submitted in a sealed envelope no later than 12:00 pm on the date specified
B. Sealed envelope must be labeled **"Sealed Bid"**, and clearly state the CLIENT NAME, CLIENT ADDRESS, DATE AND TIME BID IS DUE, CONTRACTOR NAME, and CONTRACTOR ADDRESS.
C. All items in Section 1.4 of this package are to be included in the sealed envelope. *See example attached.*

2. BIDDER EXAMINATION/INVESTIGATION OF SITE

2.1 EXAMINATION OF SPECIFICATIONS AND ATTENDANCE AT PRE-BID MEETING

Before submitting a bid, each bidder shall carefully examine the drawings (if applicable), read the specifications, general conditions, and all other contract documents and **ATTEND THE PRE-BID MEETING (*if required)*.** Each bidder shall fully inform himself prior to bidding as to all existing conditions and limitations under which the work is to be performed and he shall include in his bid a sum to cover the cost of all items necessary to perform the work as set forth in the contract documents. No plea of ignorance of conditions or difficulties that may be encountered in the execution of the work pursuant to this bid package may be made. Failure to make the necessary examinations and investigations will not be accepted as an excuse for any failure or omission on the part of the successful BIDDER. Successful BIDDER must fulfill all of the requirements of the Contract Documents. Failure or omission on the part of the successful BIDDER will not be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time. The submission of a bid shall be construed as conclusive evidence that the bidder has made all necessary examinations and investigations.

2.2 Lee County may rely upon Consultants to prepare drawings and specifications for testing of surface and latent physical conditions at the site or otherwise affecting the cost, progress or performance of the work detailed in the scope. COUNTY will make copies of such reports available to any BIDDER requesting them. These reports are not guaranteed as to their accuracy or completeness, nor are they part of the Contract Documents. Before submitting its Bid, each BIDDER will, at its own expense, make such additional investigations and tests, as the BIDDER may deem necessary.

2.3 BIDDER shall not be entitled to compensation beyond its bid price when required to incur expenses because of tolls, weight limits of trucks, access to the site, permanent or temporary power at the job site, delivery of materials, temporary utilities, or compliance with OSHA requirements when examination and/or investigation of the site conditions and access routes would have revealed the extra expense involved. The above list is intended to be illustrative and not all-inclusive.

3. PREPARATION OF BID

3.1 Each BIDDER shall submit the completed Bid Specifications and indicate the total lump-sum, total unit price base bid, and any total price(s) of any alternative(s) requested as part of the bid solicitation. BIDDER must furnish all requested information in the space provided in the Bid Specifications. The BIDDER is solely responsible for reading and completely understanding the requirements and the specifications of the items bid.

3.2 Signatures shall be required as follows:

A. Bids by a corporation must be manually executed in the corporate name, by the President or Vice President (or other corporate officer, accompanied by written evidence of authority to so sign). The corporate seal must be affixed and attested by the secretary or assistant secretary. The corporate address and State of incorporation must be shown below the signature. Non-resident corporations shall furnish to the COUNTY a duly certified copy of all required authorizations to transact business in the State of Florida along with the bid proposal.

B. Bids by a partnership must be manually executed in the partnership name and signed by a partner whose title must appear under the signature. The official address of the partnership must be shown below the signature.

C. Attorneys-in-Fact who sign bonds or other surety instruments must attach with each bond or surety instrument a certified and effectively dated copy of their power of attorney.

D. All names must be typed or printed below the signature.

3.3 The COUNTY will only consider bids meeting the exact specifications and requirements of the Bidding Documents.

3.4 Bid errors shall be handled as follows:

A. Where bids have erasures or corrections, each erasure or correction must be in ink and initialed in ink by the BIDDER prior to submitting.

B. In the case of lump sum price bids, if an error occurs in the extension of an item, the lump sum price in words (as shown in the bid) will govern.

3.5 Any blank spaces on the Bid Specifications, qualifying notes, exceptions, counter offers, lack of required submittals, signatures, or failure to submit a bid on the COUNTY'S form may cause BIDDER to be declared non-responsive.

3.6 Where required by the bid package, BIDDERS must submit (with their bid specifications) cuts, sketches, descriptive literature and/or complete specifications relative to the items proposed and offered.

3.7 The BIDDER shall comply with the Florida Sales and Use Tax Law as it may apply to this Contract. The Bid amount(s) shall include any and all Florida Sales and Use Tax payment obligations required by Florida Law of the successful BIDDER and/or its subcontractors or material suppliers.

4. COUNTY INTERPRETATION/ADDENDA

4.1 No interpretation or clarification of the meaning of the plans, specifications, or other contract documents will be binding if made to any BIDDER orally. Every such request must be in writing, addressed to LEE COUNTY HUMAN AND VETERAN SERVICES, **and received no later than three (3) calendar days (excluding Saturdays, Sundays, and Holidays), prior to bid opening date.**

4.2 All such interpretations or clarifications MUST be issued in writing by Lee County Human and Veteran Services. Information obtained directly from the homeowner of the property being rehabilitated will not control.

4.3 All interpretations, supplemental instructions, or modifications to the Bidding Documents will be issued as a written Addendum and made available to all known BIDDERS, not later than **three (3) calendar days** (excluding Saturdays, Sundays, and Holidays), prior to the bid opening date. Questions will not be accepted during the last **three (3) calendar days prior** to bid opening date, unless otherwise specified by Lee County Human and Veteran Services. All Bidders should check with Lee County Human and Veteran Services at least **three (3) calendar days** before the bid due date to verify information regarding Addenda. Failure to do so may result in rejection of the bid as non-responsive. Bidder shall acknowledge receipt of all Addenda by number and date on the Bid Specifications. Addenda information will be emailed to all contractors that attended the mandatory pre-bid meeting (if required) or posted on the Lee County Human and Veteran Services website. IT IS THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE HE/SHE OBTAINS INFORMATION RELATED TO ADDENDA. All Addenda shall become part of the Contract Documents.

5. INSURANCE REQUIREMENTS

5.1 CONTRACTOR'S LIABILITY, WORKER'S COMPENSATION AND AUTO INSURANCE POLICIES - The successful bidder shall deliver to Lee County Procurement Management, within **ten (10) calendar days** of the Notice of Award, certificates of insurance, which the successful bidder is required to purchase and maintain in accordance with Florida Law. If the successful bidder fails to furnish the required **certificates of insurance** with the ten (10) calendar days of the Notice of Award, Lee County Human and Veteran Services may annul the Notice of Award, and award the bid to the next lowest, responsible, and responsive bidder.

6. SUBMISSION OF BIDS

6.1 SUBMIT THE BID according to section 1.5 of this package IN A SEALED ENVELOPE, MAILED OR HAND CARRIED, to Lee County Human and Veteran Services, 2440 Thompson St, Fort Myers, FL 33901, PRIOR TO THE BID CLOSING TIME. The ENTIRE Bid Package must be stamped in received by Lee County Human and Veteran Services prior to the bid submittal deadline.

6.2 The proper delivery of the bid to Lee County is solely and strictly BIDDER'S responsibility. Lee County shall not be responsible for delays caused by the United States Postal Service or any other occurrence. Bids submitted by certified or registered mail, not received by Lee County Human and Veteran Services by the bid submittal deadline, will not be honored.

6.3 The bid submittal time will be **strictly** observed. Under ***no*** circumstances will bid proposals delivered after the specified submittal time be considered. It is the bidder's responsibility to ensure the bid is received by Lee County Human and Veteran Services prior to the opening date and time specified. Any bid received after the opening date and time will be promptly returned to the bidder unopened.

6.4 Bidder must submit his/her Lump Sum Bid on this Bid Form on the Schedule of Work. Any blank spaces on the Bid Form and Schedule of Work required in Instructions to Bidders or signatures may result in the Bid being declared as ***NON-RESPONSIVE.***

7. WITHDRAWAL, TRANSFER OR MODIFICATION OF BIDS

7.1 Bids may be withdrawn at the request of the BIDDER. The request to withdraw may be made via writing, faxing, or emailing in time for delivery during the normal course of business, but prior to the time scheduled for the opening of the bid proposal. Such requests must have confirmed documentation of any telegraphic withdrawal with the BIDDER'S signature, dated or postmarked prior to the scheduled time of bid opening.

7.2 If, within twenty-four (24) hours after Bids are opened (excluding Saturdays, Sundays and Holidays), any BIDDER providing a signed, written notice to the COUNTY and demonstrating to the reasonable satisfaction of the COUNTY that there was a material and substantial mistake in the preparation of its Bid, may withdraw its Bid without penalty. The BIDDER shall be disqualified from further consideration on the Work to be provided under that Project. Except as specified in this subparagraph, BIDDER may not withdraw its bid after the appointed bid opening time.

7.3 BIDDER may not modify its bid proposal at any time for any reason whatsoever.

8. BID OPENING

8.1 At the time and place fixed for the opening of bids every bid properly delivered within the time fixed for receiving bids will be opened and publicly read aloud, irrespective of any irregularities found therein. BIDDERS and other persons interested may be present, in person or by representative. An abstract of the amounts of the base bids and major alternates (if any) will be made available to BIDDERS after the opening of bids. Bids will be submitted and opened no earlier than 3:00 pm.

9. AWARD OF CONTRACT/REJECTION OF BIDS

9.1 Bids are being obtained pursuant to FS 255.20. The statutory criterion for award of a bid is to the "lowest qualified responsive and responsible bidder in accordance with the contract/bid documents". A bid meeting these statutory criteria is considered in the best interest of the COUNTY. The COUNTY reserves the right to exercise its discretion to reject any and all Bids, with or without cause, to waive informalities (e.g., not involving price, time or changes in the work), and to accept the bid that in its judgment will be in the best interest of Lee County. Discrepancies in the multiplication of units of work and lump sum prices will be resolved in favor of the lump sum prices. Minor mathematical errors will be corrected by Lee County Human and Veteran Services based upon stated criteria.

9.2 The COUNTY may conduct such investigations as the COUNTY deems necessary and appropriate to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of Bidders, proposed Subcontractors, Suppliers and other persons and organizations proposed by Bidder hereunder.

9.3 By submitting a bid, the BIDDER recognizes and accepts that the COUNTY may reject the bid based upon the exercise of its sole discretion. BIDDER waives any claim(s) it may have for damages or other relief resulting directly or indirectly from the rejection of its bid based on any grounds, including the disclosure of any pertinent information relating to the reasons for rejection of said bid.

9.4 All vendors will be evaluated on their past performance and prior dealings with Lee County (i.e., failure to meet specifications, poor workmanship, late delivery, etc.). Poor or unacceptable past performance may result in bidder disqualification.

9.5 The County reserves the right to exercise its discretion, to waive minor informalities in any bid; to reject any or all bids with or without cause; and/or to accept the bid that in its judgment will be in the best interest of the County of Lee.

10. EXECUTION OF WRITTEN CONTRACT

10.1 The COUNTY will issue a "Notice to Proceed" on the Project within **forty-five (45) calendar days** of the date of the Notice of Award.

10.2 In the event the Notice to Proceed has not been issued by the COUNTY within the **forty-five (45) calendar day** period above, the CONTRACTOR shall have the option, upon written notice, to rescind the Contract or continue with the Contract as originally bid, unless stated otherwise in Supplemental Conditions.

11. ACCEPTANCE

11.1 The materials and/or services delivered under the bid shall remain the property of the seller until a physical inspection and actual usage of these materials and/or services is accepted by the COUNTY and is deemed to be in compliance with the terms herein, fully in accord with the specifications and of the highest quality. In the event the materials and/or services supplied to the COUNTY are found to be defective or do not conform to specifications, the COUNTY reserves the right to cancel the order upon written notice to the seller and return such product to the seller at the seller's expense.

12. PUBLIC ENTITY CRIME AFFIDAVIT

12.1 Any person or affiliate as defined by statute who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid or a contract to provide any goods or services to the COUNTY; may not submit a bid on a contract with the COUNTY for the construction or repair of a public building or a public work; may not submit bids or leases of real property to the COUNTY; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with the COUNTY, may not transact business with the COUNTY in excess of $25,000 for a period of 36 months from the date of being placed on the convicted vendor list.

13. DRUG FREE WORKPLACE

13.1 Whenever two or more proposals, which are equal with respect to price, quality, and service, are received for the procurement of contractual services, a proposal received from a business that certifies that is has implemented a drug-free workplace program shall be given preference in the evaluation/award process. In order to have a drug-free workplace, a business shall comply with the requirements of Florida Statutes 287.087.

14. PERMITS AND LICENSES

14.1 The contractor must apply for **all** applicable permits within fourteen (14) calendar days after the notice to proceed is issued by the Lee County Human and Veteran Services. All permits, governmental fees and licenses necessary for the proper execution and completion of the work must be obtained prior to the commencement of any work required by job specifications, copies of such licenses and permits shall be provided to the rehab specialist upon receipt. Each contractor will submit, to the rehab specialist, a copy of job specifications that have been signed off by the building department certifying that all permits applicable to the work required have been applied for.

A notice of commencement will be filed on each job in conjunction with the issuance of notices to proceed and any other requirements of the Florida Mechanic's Lien Law shall be completed.

15. LABOR AND MATERIALS

15.1 The contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, etc., necessary for the proper execution and completion of the work.

16. IMMIGRATION LAWS

16.1 Lee County will not intentionally award COUNTY contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 a(e), Section 274A(e) of the Immigration and Nationality Act ("INA).

16.2 Lee County shall consider the employment by any Contractor of unauthorized aliens a violation of Section 274A(e) of the INA. Such violation by the recipient of the employment provisions contained in Section 274A(e) of the INA shall be grounds for unilateral cancellation of the contract by Lee County.

17. SECTION 3

17.1 It is the policy of Lee County Human and Veteran Services (LCHVS) to comply with the requirements of Section 3 of the Housing and Urban Development Act (HUD) of 1968 pursuant to 24 CFR 570.607 (b). This legislative directive provides preference to low-income residents, and businesses that substantially employ these persons, for new employment, training, and contracting opportunities resulting from HUD-funded projects. As such it is the intent of LCHVS to give, to the greatest extent feasible, (consistent with existing Federal, State, and local laws and regulations), employment, contracting and other economic opportunities arising in connection with a proposed project to low-income persons, Section 3 residents and business concerns in the local community, and that contracts be awarded to eligible business concerns which employ and/or are owned in substantial part by such low-income persons residing in Lee County.

17.2 In order for LCHVS to be considered in compliance with the regulation, LCHVS will make, to the greatest extent feasible, efforts to achieve the three annual minimum numerical goals as set forth at 24 CFR Part 135.30, for employment and contracting by: 1) awarding 10 percent of the total dollar amount of all covered construction contracts to Section 3 businesses; 2) offering 30 percent of new employment opportunities to Section 3 businesses; and 3) hiring 30 percent of new hires as Section 3 residents annually—i.e., one out of three new employees needed to complete a Section 3 covered project/activity shall be a Section 3 resident.

17.3 Efforts to ensure that these levels are achieved include: 1) requiring that all contractors post information at job sites in affected areas regarding employment opportunities and preference in hiring Section 3 employees and 2) advertising projects identifying contracting opportunities and the preference to utilize Section 3 businesses.

CERTIFICATION

I understand that Lee County Human and Veteran Services reserves the right to reject this bid, but that this bid shall remain open and shall not be withdrawn for a period of **forty-five (45) calendar days** from the date prescribed for its opening. If written Notice *of Award* of this bid is delivered to the undersigned within this timeframe after the date set for the opening of this bid, **or at any other time thereafter before it is withdrawn,** the undersigned will execute and deliver the Contract Documents to Lee County Human and Veteran Services in accordance with this bid as accepted and will also furnish and deliver to Lee County Procurement Management vendor/bidder application (if not on file), including proof of all required insurance coverage, within **ten (10) calendar days** after delivery of the *Notice of Award* of this bid.

Within forty-five (45) days of Contract Awards, Bidders agrees that prices, terms, and conditions in this proposal shall be honored. Likewise, all bids are subject to acceptance and issuance of a Notice to Proceed within the above stated timeframe, after the Contract Award.

Bidder must submit his/her Lump Sum Bid on this Bid Form and on the Schedule of Work. Any blank spaces on the Bid Form and Schedule of Work required in Instructions to Bidders or signatures may result in the Bid being declared as ***NON-RESPONSIVE.***

SEALED FORM, MODICATION, AND REVOCATION OF THE BID

As consideration for the undersigned bid to be acknowledged by the Property Owner in their Award of the Contract, the undersigned bidder hereby agrees that his/her bid shall be only on such forms as provided and shall be submitted prior to the scheduled time on which the bids are to be opened.

ANTI-COLLUSION STATEMENT

The below signed bidder has not divulged to, discussed or compared his bid with other bidders and has not colluded with any other bidder or parties to the bid whatsoever.

Notice of Award or request for additional information may be addressed to the undersigned at the address set forth below.

By signing below, I acknowledge that I have read and understood the information in this bid form.

FIRM: _____

BY: _____
(Printed)

BY: _____
(Signature)

TITLE: _____

ADDRESS: _____

_____

EMAIL: _____

PHONE NUMBER: _____

LICENSE NUMBER: _____

LICENSE TYPE: _____

SEALED BID ENVELOPE EXAMPLE #1 – PLACED IN DROP BOX

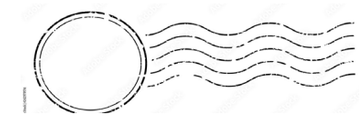
Contractor Name
Contractor Address
City, State Zip Code

SEALED BID

Client Name
Client Address
City, State Zip Code

BID DUE:
JANUARY 1, 2023
12:00 p.m.

Contractor Name
Contractor Address
City, State Zip Code



SEALED BID

Human and Veteran Services
2440 Thompson St
Fort Myers, FL 33901

Client Name
Client Address
City, State Zip Code

BID DUE:
JANUARY 1, 2023
12:00 p.m.

Bid Posted 03/09/2026
Bid due back 03/30/2026
By 12:00 PM

Lee County BoCC
Human and Veteran Services

Erica Luft 4961 Neal Rd, Fort Myers, Fl. 33905
Client Phone # (239) 671-6121
Rehab Specialist; George Effing, Phone # (239) 533-7959

Contractor will have 180 days to complete the work

All construction shall be in compliance with the current requirements, 2020 or 2023 Florida Building Code, Building, Residential, Existing Building, Plumbing, and Mechanical with Supplements. The 2011 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 Human and Veteran 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 Human and Veteran Services prior to commencement of any work. Permits will cover all work to be completed under this schedule of work.
Leave entire interior and exterior premises clean and free of debris. 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.

SCHEDULE OF WORK

DESCRIPTION OF EXTERIOR

1. **Shingle Roofing**: On 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 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 Human and Veteran 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. All vent pipes and other roof penetrations shall be properly flashed with approved lead sleeve type flashing, pitch pans or other approved methods. All flashing will be done in accordance with the 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.

$ _____

2. **Venting**: Install 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.**

$ _____

3. **Gutters and Downspouts**: Install pre-finished seamless aluminum storm gutter on front fascia to replace the existing damaged gutters. Gutters will be completed with properly located downspouts for water run off. **Color will be of owner's choice from readily available stock.** Gutters and downspouts shall be caulked at all joints where a connection is made. No seams shall be allowed over entry to structure. All work will be completed in a workmanlike manner.

$ _____

4. **Windows Replace**: Remove and replace all windows located in the home. In all bedrooms, install one egress window to code. Egress window shall have a minimum clear height of 24" and have a minimum clear width of 20" with a minimum clear open area of 5.7 sq. ft. with a sill height 44" or less. Egress window shall be a single hung style hinged if necessary to accommodate existing opening. All replaced windows will be aluminum single hung or horz slider style windows (white or bronze). All bath window replacement shall have obscure glass. If windowsill height in tub surround is less than 60" off finish standing surface, window shall receive template glass. Prior to installation of new windows in existing openings, all grooves, offsets and projections on the sides, heads, jambs and sills shall be finished flush and new window shall be sized to accommodate existing opening. New window shall be certified with weather-strips, nylon bushings, locking hardware, and fiberglass screen. New windows shall be installed in the prepared opening to manufacturer's specifications (N-U air or equal). Frames must be caulked and made weather tight, operate easily and glass cleaned. Contractor shall repair any area affected by the installation of window to match the surrounding finish. All work will be completed in a workmanlike manner.

$ _____

5. **Storm Panels:** Provide and install storm panels to exterior openings on the home as required for wind protection. Panels shall be installed as per manufacturers' recommendations. Panels shall be 24-gauge galvanized steel panels equal to those as manufactured by Bertha Storm Panels, an Eastern Metal Supply, Inc. Panels shall be sized and secured by manufactures hardware. All work shall be completed in a workmanlike manor.

$ _____

6. **Exterior Elastomeric/Waterproofing Paint**: Prepare surface and apply paint as per manufacturer's specifications **to all exterior surfaces of dwelling with a minimum of 2 coats.** All ceilings of exterior porch, entry, or other drywall finishes shall be painted with exterior grade paint. The filling and patching of all holes and cracks as per the paint manufacturers requirements. Caulking of all trim and window/doors shall be a part of surface preparation prior to finish paint. All caulking on the exterior of home shall be an elastomeric polymer based product, latex caulk is not allowed. Exterior doors and trim will be painted. All new or raw wood and siding will be primed prior to the application of paint. All sides and edges of exterior door(s) shall be primed within 3 days of installation. Entire exterior of building, including soffit and fascia will be pressure washed 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 clean water. On completion, entire exterior of structure shall be free and clear of all chipping, peeling, and checkered paint. Paint will be Sherwin Williams Loxon XP, ICI Decra-Flex 300, Valspar Duramax Elastomeric Ext Masonry and Stucco, Behr Elastomeric Masonry, Stucco & Brick paint, or equal quality. All work will be completed in a workmanlike manner. **Any obstruction shall be pulled away from house to allow painting of entire wall surface from a minimum of 6" below grade. All fill to be placed back after approval from LCDHS, all rocks and debris shall be removed from site.**

$ _____

7. **Fireplace chimney Repairs**: Provide and install a new chimney cap on the existing

fireplace. Provide and install waterproofing around the fireplace chimney flu at the flat cap area. All work will be completed in a workmanlike manner.

$ _____

8. **Well and Pump Equipment**: Relocate the existing water filters and equipment away from the existing bedroom window. Window shall not be blocked for emergency egress.

$ _____

DESCRIPTION OF ELECTRICAL

1. **Service and Distribution**: Check entire existing electrical service, including outlets and switches. Service shall be complete with main disconnect and all necessary circuit breakers. Service shall have a separate 220 V circuit for water heater, electric range, clothes dryer, washer combination in wall heat-air unit, Central HVAC or heating unit with disconnect. All 220V receptacles will **amped per mfg. specifications**, circuits complete with proper ground. Verify that the existing circuit for the drop in cook top will meet the requirements of a slide in free standing range. The wall between the kitchen and the entry shall be removed, relocate outlets as required. All additional newly wired receptacles will be a minimum 15 amp circuit with ground. GFI will be required in bath/kitchen receptacles servicing the countertop surface and exterior receptacles. Exterior receptacles shall have "in use" covers installed if missing. Install clients supplied lights in the bathrooms and the laundry room. **Direct wire smoke detectors with battery back-up to be located in all bedrooms and central to all bedrooms will be required as per current code**. Removed circuits or dead shall have breaker removed and a blank plate installed. All work will be completed in a workmanlike manner.

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DESCRIPTION OF MECHANICALS

1. **Central Heat and Air Service**: Provide a complete hvac service to include cleaning inside and outside of air handler and compressor units. All electrical connections checked, all exposed refrigerant lines secured with insulation if missing, clean drain lines, install p trap if missing, all exposed wires secured, all coils cleaned, heater checked, running temps checked, new return filters installed, and refrigerant added if needed. All work shall be completed in a workmanlike manner.

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2. **Bathroom Exhaust Fans**: Remove all existing exhaust fans and replace with new units. New units shall be wired and connected to existing connections. All work will be completed in a workmanlike manner.

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DESCRIPTION OF PLUMBING

1. **Cabinet Lavatory**: Remove existing lavatory tops in all 3 baths. Replace lavatory with new cabinet lavatory top sized to the existing with same number of drop in sink bowls. Installation will comply with standard plumbing code and be completed in a workmanlike manner.

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2. **Water Closet Replacement**: In all baths, remove existing water closets and replace with new free standing, surface mount (American Standard or equal). Unit will be complete with new water shut off, donut, wax ring, hold down bolts and seat color white. All work will be completed in a workmanlike manner with no leaks.

$ _____

3. **Plumbing Hardware Replacement**: Replace all plumbing hardware in all 3 baths and kitchen with new good quality (Moen Chateau, Delta, Briggs or equal). Tub/showers and shower will have new diverter valve, spout and standard shower head. Owner shall have choice of either single lever/flow type sink faucet or individual hot/cold handled hardware. All hardware will have new supply lines and waste lines to wall. Installation shall comply with all standard plumbing codes. New shut-offs will be installed on all supply lines to all sinks and water closets.

All work will be completed in a workmanlike manner.

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4. **Kitchen Sink**: Replace kitchen sink with a new, standard size (32" X 21"), 2-compartment stainless steel sink, (Dayton, Kingford) or equal. Sink shall be complete with stainless steel basket strainer. All work will be completed in a workmanlike manner.

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DESCRIPTION OF INTERIOR

1. **Demolition**: Remove the wall between the kitchen and the entry area to create an opening to the entryway. The pantry closet shall remain in place, no change to the size or location. This is to be dismantled in an orderly fashion with as little damage to the remaining structure as possible. When this work is completed, make sure the structural integrity of the remaining structure is not in doubt. Clean up this area of work immediately and make sure no potential hazard exists. Contractor will be responsible for repairs to existing structure caused by the demolition. All work will be completed in a workmanlike manner.

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2. **Gypsum Wallboard**: Install new, repair or replace any missing, damaged or deteriorated sheet rock and joints throughout entire dwelling to include front and rear porch. Sheet rock all newly framed wall or removed walls. All new, repaired, or replaced sheetrock and green board will be finished to match existing texture. All joints and internal angles will be finished using tape joint system. Galvanized or plastic corner beads shall be applied to all external corners. Use water resistant concrete board on all walls in tub/shower and shower wet walls in bathrooms. All damaged sheetrock will be removed until solid, undamaged sheetrock is reached, missing sheet rock or green board will then be entirely replaced, including wall areas behind all replaced kitchen and bathroom cabinets All work will be completed in a workmanlike manner.

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3. **Ceramic Wall Tile**: **In master bath,** remove existing bathtub and all wall covering in bathtub surround. Install a new 5' long, non-porous, reinforced polyester/resin and glass molded bathtub. Unit will be stain, rust and mildew resistant. Replace with ceramic tile with color of owner's choice from readily available stock. New ceramic wall tile will be installed as per the existing areas, and be finished with matching trim tile. Tile will be installed in a workmanlike manner with grout lines plumb and level. Adhesive will be in accordance with manufacturer's specifications. All bathrooms will require a matching ceramic fixture set including a soap dish and towel bar in tub surround, paper holder and one additional towel bar. All work will be completed in a workmanlike manner.

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4. **Ceramic Wall Tile**: **In bath #2,** remove existing bathtub and all wall covering in bathtub surround. Install a new 5' long, non-porous, reinforced polyester/resin and glass molded bathtub. Unit will be stain, rust and mildew resistant. Replace with ceramic tile with color of owner's choice from readily available stock. New ceramic wall tile will be installed as per the existing areas, and be finished with matching trim tile. Tile will be installed in a workmanlike manner with grout lines plumb and level. Adhesive will be in accordance with manufacturer's specifications. All bathrooms will require a matching ceramic fixture set including a soap dish and towel bar in tub surround, paper holder and one additional towel bar. All work will be completed in a workmanlike manner.

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5. **Ceramic Wall Tile**: **In bath #3,** remove all wall covering in shower surround. Replace with ceramic tile with color of owner's choice from readily available stock. New ceramic wall tile will be installed as per the existing areas, and be finished with matching trim tile. Shower curb will not be a wood frame sub base, concrete only. Curb cap will be a solid one piece marble sill from wall to wall. Tile will be installed in a workmanlike manner with grout lines plumb and level. Adhesive will be in accordance with manufacturer's specifications. All bathrooms will require a matching ceramic fixture set including a soap dish and towel bar in tub surround, paper holder and one additional towel bar. If accessories are to be replaced (Color

shall be white). All work will be completed in a workmanlike manner.

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6. **Lavatory Base Cabinet**: In all baths, remove existing lavatory base cabinet and replace with a new good quality lavatory base cabinet properly sized to existing lavatory cabinet. (American Woodmart, Brandum, Merillat or equal). New cabinet shall be clad with mica on all sides, shelves, base and doors. **Owner's choice of type, style and color from readily available stock**. Unit will be installed in a workmanlike manner and be level and plumb.

$ _____

7. **Kitchen Cabinets**: **NOTE: The existing drop in cook top will not be used, instead a free standing electric range shall be in the area. The cabinets will not be replaced on the wall between the kitchen and the entry, wall is being removed, SEE DEMOLITION NOTE.** Replace existing kitchen wall mount cabinets and existing kitchen base cabinets with new good quality pre-finished cabinets, clad with mica on all interior and exterior areas of all doors, sides, base and shelves. New cabinets will be mid-range quality and price (American Woodmart, Brandum, Merillat or equal). Color, finish and style of new kitchen cabinets to be chosen by owner from appropriate selection supplied by contractor **(solid color or woodgrain).** All door and drawer pulls selected by owner from readily available stock will be included in the cabinet installation costs. All base cabinets shall be installed plumb, level and scribed to fit floors and walls. Seal all joints in an approved manner. Wall cabinets will be hung with proper clearance between base cabinets and ceiling and be plumb and level. (Contractor shall repair any area affected by removal or replacement of any existing cabinets). All work will be completed in a workmanlike manner and meet manufacturer's specifications.

$ _____

8. **Kitchen Countertops**: Install mica laminated countertops over new base cabinets. Top should be 25" in width with a 4" back splash or mica "curve-a-top" style. Countertops shall be fastened down per manufacturer's specifications. Owner will be consulted as to color of countertops from appropriate selection supplied by contractor **(Wilsonart Series 60 or similar)**. All work will be completed in a workmanlike manner and be to manufacturer's specifications.

$ _____

9. **Bath Medicine Cabinets**: Install new medicine cabinet in baths to replace existing with a recessed mounted, single good quality glass mirrored door. Installation will be completed in a workmanlike manner.

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10. **Base Molding**: Replace all deteriorated or missing base molding. Match new base molding as closely as possible to existing. All work will be completed in a workmanlike manner.

$ _____

11. **Interior Paint**: Prepare surface and apply paint as per manufacturer's specifications to all painted interior surfaces of unit. The filling and patching of all holes and cracks and the caulking of all trim shall be a part of surface preparation. Raw wood and new drywall will be primed prior to application of paint. Wall paint will be interior latex satin high hiding interior wall paint to include bathrooms and kitchen. Interior doors and trim will be painted with interior latex semi-gloss. **Owner's choice of color**. All interior paint shall be off white, eggshell or antique white. Paint will be Flex Bon, Sherwin Williams, Glidden or equal quality. Walls will be clean and free of any damaged, peeling, chipping or checkered paint. All work will be completed in a workmanlike manner.

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Septic System

1. **Septic System**: Pump out existing septic tanks. Install a new primary drainfield system type shall be in compliance with State Health Department regulations, Permit # 36-SN-4079386. Machine grade all disturbed areas of yard that is used for access to drainfield. All work will be completed in a workmanlike manner and be to all State Code requirements per State specification.

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DESCRIPTION OF PERMITS AND MISCELLANEOUS

1. **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 Human and Veteran 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.

$ _____

TOTAL BASE BID

$ _____

ALTERNATE BID

1. **Licensed Termite Inspection**: A licensed termite inspector shall inspect property for termite infestation and other WDO damage. Copies of inspection reports for work will be submitted to the Lee County Human and Veteran Services after inspection has been completed. Contractor shall receive a $150.00 allowance for termite inspection.

$ $150.00 - add to total below

2. **Additional Roof Decking**: If additional roof decking is required, the cost will be per square foot for plywood sheathing installed. **Do <u>not</u> include in bid price.**

$ Per Sq Ft

3. **Exterior Entry Door**: Adjust and repair existing exterior doors to make weather tight and in proper working order. Exterior doors on completion will be weather tight, in good working order and be repaired in a workmanlike manner.

$ _____

4. **Interior Entry and Closet Doors:** Adjust and repair existing doors to function correctly. All work will be completed in a workmanlike manner.

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5. **Ceramic Floor Tile**: Provide and install ceramic floor tile in the entire inside of the home not limited to the following rooms; living room, dining area, hallways, kitchen, all bedrooms and closets, master bathroom, bath #2, bath #3, utility room, and entry. Remove existing floor covering above designated rooms. Installed tile shall be minimum 16” x 16” or as selected by the client. Size, color and pattern selection shall be owner’s choice within manufacturer’s availability. Installation adhesive and other application material shall be those as recommended specifically by the manufacturer. All work will be completed in a workmanlike manner.

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TOTAL ALTERNAT BID

$ _____

TOTAL BASE BID

$ _____

TOTAL BID

$ _____

Authorized Contractor's Signature: _____

Contractor’s name: _____

Company name: _____

Contractor’s Address: _____

Contractors’ Phone: _____

___Additional Notes;