

**Columbia County ARPA
HOUSING REHABILITATION PROGRAM
WORK WRITE-UP/BID FORM**

OWNER: William Walker & Hattie Hawkins

ADDRESS: 852 NE Joe Coney Ter. Lake City FL32055

PHONE #: 386-697-0877

DATE: April 2022

Home Built in: 1960.

- Lead Base Paint Safe Construction Actions Do Apply:
- ACM Actions May Apply:
- Mold Actions May Apply:

If this unit was constructed prior to 1979, Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are no attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.

Note	System	Description of Work	Location	Price	Contractor Initials
A.	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/Mold reports regarding Lead Base Paint, Asbestos, and/or Mold. Any recommendations included in the reports regarding such material shall become part of the Work.	Unit	N/A	DG
B.	SITework	Rehabilitation of unit shall include as applicable: 1. Re-connects all existing TV & Phone Jacks. Install 911 addressing as required. 2. Disconnect and re-connect to community water/sewer systems if required by code or specification within this document. 3. Demolition and safe, legal, disposal of all materials, removal of all construction and replacement debris. Note: An on-site dumpster shall be maintained on site.	All/Site	\$ _____:	DG

THIS PAGE MUST BE INCLUDED WITH THE BID FOR IT TO BE VALID

All work to be performed in a workmanlike manner, in accordance with the ARPA Program Specifications, Florida Building Code, local codes, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be 90 Business days (Mon-Sun) from the date of contract execution and acceptance.

This document may not be altered in any manner. The scope of work set forth in this document may not be changed without the written consent of Guardian CRM, Inc. under direct authorization from Columbia County and/or its official representatives.

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the ARPA program. I also agree that change orders above the original contract amount shall only be paid for with ARPA funds to correct documented code violations or to meet Section 8 Housing Quality Standards. Change orders must be approved by the homeowner or his/her representative, the contractor, and local government prior to any initiation of work based on that change order.

Contractor's Name (Print Name): Donald Gerratt, CEO of DSW Homes, LLC

Contractor's Signature: 

Contractor's Address: 1650 E Winding Way Dr., Bldg. B, Friendswood, TX 77546

Contractor's Phone Number: 409-744-3400

**SCOPE OF WORK
("SOW")
(Work Listed Below)**

ARPA: Scope of Services

NOTICE TO BIDDING GENERAL CONTRACTORS

No contractor shall, without prior written approval from the Housing Specialist or ARPA Program Manager, deviate from any product recommendations listed within this Scope of Work (SOW). A notice of "or equal" exchange shall be provided to the Inspector within forty-eight (48) hours of the proposed "or equal" substitution. This notice shall contain:

- 1) The names of both the SOW recommended product and proposed substitute product specification
- 2) Comparable manufacturer specifications list, included but not limited to price, warranty information, consumer review reports
- 3) Any additional information requested by the ARPA Program or its agents.
- 4) All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, ECT... affected by construction.
- 5) The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility. Daily clean-up within and around the home is required.
- 6) All measurements and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.
- 7) All change order must be approved through the ARPA office prior to any change order work can begin.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will **NOT** be granted under any circumstance on or after the fact basis.

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors.

Donald Gerratt, CEO of DSW Homes, LLC

Printed Name

Signature

08/31/2022

Date

1. General Construction and Operational:**1a. General Construction and Operational:**

- The contractor shall be responsible for and provide all applications, permits, plans, engineering, or other required federal, state, and local documentation.

○ To Include all applicable Plans, Fees, Engineering, Drawings, and Permitting \$ 2,000 1040

1b. Manuals and Specifications:

- The contractor shall supply, at the time of the final ARPA Program inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to do so will result in a failed final ARPA Program Inspection.

○ To Include all applicable Plans, Drawings, and Permits, & approved building department docs \$ N/A

2. HVAC & Electrical:

Preface: All electrical work shall be completed by a legal and appropriately licensed electrical firm. At the conclusion of the work the electrical company shall conduct a review of the electrical system and provide an affidavit stating that all work was completed to all specification and/or code requirements and provide notice that the units electrical system is in safe and code compliant working order. Any deficiencies found by the electrical contractor shall be provided to the GC listing any additional repairs needed above what is listed in the SOW. The Contractor understands that failure to provide this affidavit may result in nonpayment of this item and agrees that the owner, the County, and any of its agents will not be held liable due to contractor negligence in providing all required documentation needed for payment.

2a. HVAC (Complete Unit):

- Remove the existing HVAC system and all non-operational components. Install new complete HVAC unit (tonnage to be calculated based on required energy calcs), minimum 14 SEER central heating and air conditioning system. Rheem Classic Series or approved equal in value and quality.

The system is to include infrastructure to ensure service to all habitable rooms, including, cleaning, and adjusting the ducts/plenums to ensure maximum air flow. Installation shall also include new return grill, air handler, piping Electrical service connects/disconnects, programmable thermostat and all other infrastructure and components necessary for a complete working system.

Exterior compressor must be installed on a minimum 3X3 concrete pad and bolted to the pad. The contractor must provide a written statement from the HVAC firm performing the duct/plenum cleaning that the ducts have been cleaned in accordance with all governing regulations.

Line-Item Notes:

NOTE 1: Contractor shall provide drawings, preliminary manual J calculations/documents as required to perform the SOW.

NOTE 2: All interior vents shall be checked and adjusted to ensure max airflow inside each room.

○ HVAC (1 complete unit; spot ceiling repair/repaint) \$ 9,000 6600

3. Interior Rehabilitation: Bath and Electrical

INTRO: All electrical work shall be completed by a legal and appropriately licensed electrical firm. At the conclusion of the work the electrical company shall conduct a review of the electrical system and provide an affidavit stating that all work was completed to all specification and/or code requirements and provide notice that the units electrical system is in safe and code compliant working order. Any deficiencies found by the electrical contractor shall be provided to the GC listing any additional repairs needed above what is listed in the SOW. The Contractor understands that failure to provide this affidavit may result in nonpayment of this item and agrees that the owner, the County, and any of its agents will not be held liable due to contractor negligence in providing all required documentation needed for payment.

3a. Bathroom #1 -Toilet:

- Remove existing and Install a new white, elongated, comfort height/handicapped (18"), maximum 1.6 gallon per flush toilet, including all required hardware and components to ensure complete installation and operational order. Recommended product American Standard or equal in quality and value)

Line-Item Notes

NOTE 1: Where the toilet and components cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, etc. affected by the replacement(s).

○ Bathroom #1Toilet (1-Unit) \$ 800 468 4890
630 3090

3b. Bathroom #1 (Tub/Shower):

- Remove existing/damaged tub/shower assembly (including fixtures, electrical connections and surround), and prepare for cementitious tile backer for the **new Tub and shower assembly**. Repair and modify existing floor/subfloor to accommodate the installation of a new steel tub (Kholer Villager or approved equal) and shower assembly to the building code/UPC of jurisdiction. Remove existing diverter and replace with new washer-less single handle diverter assembly, faucet valves with screwdriver stops, Moen "chateau" or equal. Install new low-flow (2gpm or less) water saving extendable shower head, and shower curtain bar. Electrical shall be by appropriately qualified contractor.

Install new tub, and cementitious tile backer per manufacturer's recommendations in the footprint of removed wall covering. Cementitious tile backer shall be equal to or better than "Wonderboard". Install new minimum 6"x6"x8mm ceramic tile with appropriately sized bull nose trim around the tub/shower perimeter. Wall tile to start from top of the tub and extend to the ceiling on all three (3) walled sides of the tub/shower enclosure.

Accessories shall include a shower curtain rod, ceramic soap dish and towel bar placed in the same setting material used for the ceramic tile. Color choice shall be by owner. (See Notes below).

Line-Item Notes:

NOTE 1: Bid to include stripping, prepping, sealing, priming, and repaint of all non-tiled bathroom walls and ceilings. Paint shall be applied in accordance with normal ARPA requirements for interior wall repair/repaint.

- Bathroom #1 Bathtub & Shower Assembly/Enclosure (Full Enclosure)

\$ 5,000

3000 40%
7000 20%

3c. Bathroom #1 Vanity:

- Remove existing (including electrical connections) and install new complete vanity (in existing footprint and dimensions of removed unit) complete with 3 bar light fixture-including LED bulbs). **Vanity height should be at a height accessible to the owner.** The vanity unit must be constructed with solid wood frame on the doors and cabinet face, the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate counter top and 4" laminate back splash and under mount or drop-in level set sink cast in the counter top. Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly. Installation to include all other required hardware and components (center set, low flow duel lever faucet and fixtures/drain stop) to ensure for complete installation. (Recommended product Pegasus vanity set or equal in quality and value)

Line Item Notes:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc affected by the replacement(s).

NOTE 2: This line item does not include removal or replacement of the existing vanity mirror.

- Bathroom #1 Vanity and Components (1 Unit & Set)

\$ 1,500

1000/34.4%
\$1250/16.7%

3d. Hot Water Heater:

- Remove existing hot water heater and replace with new, electric, 40 Gallon hot water heater with dual 250volt, 4500-watt heating elements, water supply valves, pressure relief valve with 3/4" copper piped to the exterior, drip pan. Sweat solders the copper fittings to connect the new water heater. Ensure that the new heater is in optimal operating order and is able to service
- the housing unit in the most efficient manner in accordance with the current code/UPC. Installation shall be to manufacturer's specifications and shall include all required hardware and components. (Recommended Product: Whirlpool or equal in value and quality)

Line Item Notes:

NOTE 1: Bid to include expansion tank and all associated components.

Hot Water Heater (1 unit) GAS

\$ 2,000

11170
11170
1180 410%
1,560 22%

4. Structural and Interior Flooring Components:

4a. Interior Flooring and Components:

- Remove any existing floor covering and subfloors in the areas Listed below:

Rear Living Area; Master Bedroom; Bedroom #2

- Properly dispose of the existing floor covering in the areas of the home listed above. Make all appropriate modifications to prepare the underlying floor to accept new tile flooring (Scrape and clean the floor to ensure that it is free of all debris and protrusions. Repair (with like code/compliant materials) and patch all cracks and uneven sub-floor leveling in all affected areas to ensure a smooth uniform surface).

Install new low maintenance, easy clean 12x12 ceramic floor tiles in the listed areas of the home. Installation to be complete and include all required components, to ensure proper installation to manufacturers specifications. *Exact dimensions and square footage to be determined by contracting firm.* (Recommended tile product: American Olean or equal in quality and value) Owner to determine color. Installation to include threshold strips at all exposed joints between rooms and/or at door openings.

Line-Item Notes

NOTE 1: Bid Line item to include removal and replacement of all existing door thresholds and all baseboard in the footprint of the removed material. New Baseboard shall be painted white.

NOTE 2: Owner shall be provided color selection for the new flooring material.

Flooring Repairs and Components- (As Listed including all components)

\$ 5,000

2900 42%
3,150 25%

GAS
Connection
Replace w/ GAS

-END SOW-