

Desoto County

Housing Department Owner Occupied Rehabilitation Program
Work Write-Up/Bid Form

Owner: Luna, Maria

Address: 1350 NE Sugar Babe Rd.

Phone:

Codes and Standards: All work to be performed shall be in accordance with all applicable codes, laws, regulations, and rules such as: The 2023 Florida Building Code- Residential, Federal, State, and Local Codes, Manufacturer's Specifications for Installation, Title X Standards for Lead Base Paint and Statute 469 Regarding Asbestos.

This is a mobile home that will be demolished to
A new house (ADA) will be constructed on this site
This home is in a flood zone

Item #001 Demolition: Demolition and safe, legal disposal of all materials and clean up of jobsite for the construction of the new house. Special attention should be directed to any attached reports regarding asbestos containing materials and lead based paint. Landfill receipts must be provided to housing dept. at time of first draw request.

Bid price for item # 001. \$ 9,000.00

Item # 002 Site Work: Provide site survey and site plan by a licensed surveyor. Preparation of site for new construction shall include fill, grading, compacting and testing necessary for this house including curb cuts, driveway aprons, and sod required. Must provide termite treatment. Finish floor elevation shall meet the requirements of the 2023 FBC Residential which is one foot above curb of the road or however high it takes to gravity feed the plumbing into the septic tank. Any site in a flood zone shall be constructed at least one foot above base flood elevation. When the property is located in a flood zone the required certificate of elevation shall be the responsibility of the contractor. The finish grade around the house is to be sloped at a maximum of 4 to 1 unless approved by housing because of space constraints.

Bid price for item # 002. \$ 16,000.00

Homeowner's Signature: _____

Contractor's Signature: Jeru [Signature]

Item # 003 New Structures: Site built home shall consist of the following: 1000 sq ft. 2 bedroom, 1- bath, and kitchen- living room combination. Must be monolithic slab on grade, CMU walls, cementitious finish, dimensional shingled 4/12 hip roof minimum with aluminum soffit, fascia and ridge vents. Install lead boots on all plumbing stacks through the roof. Drip edge shall be no less than 2". Trusses on plans to include tails to provide for a 30" x 4' wide minimum coverage over each exit door. Out swing screen doors with guards on bottom portion of door. Exterior shall be painted with one main color and one trim color (2 coats minimum) to be determined by homeowner. The soffit and fascia can be considered the trim color in this determination. R30 insulation in attic and R5 in walls. **Engineered plans and energy calculations in compliance with this work write up must be provided by the contractor.** **Permit fees and plan review fees are to be paid for by the contractor.** The plans are to be designed in conjunction with the homeowner as much as possible. In the event there is a conflict or discrepancy between the two, the housing department shall be notified and have final say.

Bid Price for Item # 003 46,000.00

Item #004 Electrical, Appliances, and HVAC: Minimum 150 amp service and wiring for entire house to meet the current NEC. Electric service shall be located on side or rear of house. Panel must be installed in laundry room or per plans. Electric to pump and equipment at the well must be wired to current code. Any out buildings must have wiring to feed building to code.

Provide Energy Star Appliances & Hot Water Heater, new 4 burner electric stove, new 40 gal. min. water heater, new range hood, new min. 18 cu. ft frost free refrigerator. Provide new, all electric fixtures, switches, and other items necessary for a complete house in move-in condition. All bedrooms and living room are to have ceiling fans installed. Bulbs are to comply with energy code.

HVAC system shall be new central electric heating and air conditioning (**15 seer**) with service to all habitable rooms. Include all ductwork, air handler closet (not in attic), piping, electrical and other items necessary for a complete system installed. Energy calculations will include type of glazing, insulation values needed throughout home, and any credits necessary to meet required energy standards. Dryer vents are to terminate to the exterior wall not the roof.

Bid Price for item #004 27,000.00

Item #005 Interior: Provide drywall walls and ceilings, (ceilings and walls are to be texture finish) Flooring is to include vinyl in the bathroom, entries and kitchen area and carpet in the rest of rooms. Install transition molding where carpet meets vinyl. All walls and ceilings are to be painted one color (2 coats minimum).

Include all interior and exterior doors, screen doors, and closet doors necessary. Both exterior doors are to be in swing doors and include handles and deadbolts keyed alike.

Bid Price for item #005 24,000.00

Homeowner's signature: _____

Contractor's signature: Jene H

Item # 006 Septic System: Bid for new tank and drainfield. For bidding purposes, provide price for an elevated tank and drainfield. (no sump pumps are to be allowed unless approved by the housing department). Bid to include abandonment of existing septic tank and drainfield. These prices are to include any fees required by the Health Dept. Bid to connect to public sewer where available. These fees are to include the dirt work to complete installation. Final price will be adjusted out of final payment based on the actual system required by the health dept. and system installed.

Bid price for item # 006 14,000.00

Item #007 Plumbing: New plumbing fixtures shall include tub with tile, bathroom vanity and double bowl stainless steel kitchen sink. Install washer and dryer hook-ups, and 2 exterior hose bibbs. Where public water is available bid to connect to system, otherwise bid to connect to existing well.

Bid price for item #007 8,000.00

Item #008 Windows: Windows shall be **impact resistant**, glazing as required on energy calculations with screens. Number, size, and location to be as follows: 1-2/3 window over kitchen sink or in kitchen, 1-2/5 window in each bedroom, and 2-2/5 windows in the living room area.

Bid price for item #008 8,000.00

Item #009 Cabinets (kitchen and Bathroom): Provide a minimum 10 linear feet of formica (or better) base cabinets with counter tops to include backsplash and 8 linear feet in the kitchen and a minimum 2' vanity in the bathroom.

Bid price for item #009 8,000.00

Item #010 Misc: Provide minimum of 2 towel bars in bathroom, toilet paper holder, shower curtain rod, medicine cabinet (minimum size 18" X 24"), mirror over vanity, Add 15 feet of sod around perimeter of home. Install 911 addressing as required. Install a 3' wide ramp from main door to a 3' x 5' level landing at the bottom. Install 2 grab bars in shower and 1 behind the toilet.

Bid price for item #010 4,900.00

Total site built bid: \$164,900.00

Home Owner's signature. _____

Contractor's signature. Jesse [Signature]

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

All work must be performed in a workmanlike manor, in accordance with the Housing Program Specifications, State/local codes, and manufacturer's specification. 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.

All items are to be cost itemized and signed by contractor in the space provided on each page or the bid will be rejected.

Work must be completed and approved within 120 days of the issuance of the contract. This means a certificate of occupancy is issued and approved by Housing dept.

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulations, and that I am eligible to participate in the Desoto County Housing Program. I also agree that change orders above the original contract amount shall only be paid for with Housing Program 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 Name (Print Name): Jesse Sterling

Contractor Signature: Jesse Sterling

Contractor Address: 4287 N.E. Bobay Rd

Arcadia, FL 34266

Contractor Phone Number: 863-558-1663

Official use only

Date submitted: _____ Date accepted: _____

Bid opened by: _____ Witnessed by: _____

Date opened: _____ Time: _____

Work write-up prepared by: _____ Date: _____