

Work Write-Up & Line Item Bid Form

The Community Land Trust of Palm Beach County, Inc.

128 Vanessa Street Palm Springs, Florida

Prepared by: Zabik & Associates, Inc.

August 6, 2020

It is the intent of these specifications to outline the tasks required to rehabilitate this home. Any variations from the specifications outlined below must maintain or exceed the quality level, grade, functionality and fit described. Contractor is responsible to coordinate **complete operational installation**, including but not limited to: pigtails, utility connections, water and electric connections and drains, proper fit and installations of appliances in cabinetry, and provide any necessary modifications to complete proper installation. All installations are to be code compliant. The house is to be cleaned to move-in condition at completion. Install new lamps in all lighting fixtures for final inspection. Contractors shall provide all labor, material, equipment, drawings and sketches to acquire permits as required by the building department of jurisdiction to perform the following line items:

APPLIANCES

All appliances must carry the Energy Star Certification and be UL Listed. All appliances are to be furnished in a standard color to be selected by the owner.

	Description	Qty	Bid Amount
CLEANING			
1	Interior	All	\$
Clean entire interior to a Professional clean, not Contractor clean. Includes: Cabinets, Floors, Counters, Bathrooms, Walls, Doors, Garage and all other surfaces.			
APPLIANCES			
2	Stand-Up 30 Inch Electric Range	1	\$
Properly dispose of existing range and install a new Kenmore, General Electric, Whirlpool, or equal. Range shall have four (4) burners; two (2) large and two (2) small, oven for baking and broiling, continuous cleaning oven, clock, and timer. Owner to select color and/or style from contractors supplied source(s). Make all necessary connections to make range operable.			

	Description	Qty	Bid Amount
3	Laundry Dryer Machine	1	\$
<p>Install a new laundry drying machine, a minimum 7.0 cu ft. capacity, 14 cycles and 4 temperatures. Model #WED4815EW or pre-approved equal. Provide material, components, circuitry and devices to place the clothes dryer into operation as designed by the manufacturer. Price (Contractor's Cost) shall not exceed \$400.00. Connect dryer vent hose</p> <p>Color to be selected by owner.</p>			
4	Laundry Washing Machine	1	\$
<p>Install a new washing machine with Energy Star rating, minimum capacity of 4.3 cu. ft. High Efficiency Top Load washer with quick wash in white, 12 cycles. 12 separate wash actions custom caters to each fabric detected, Pre-soak option.</p> <p>Model #WTW5000DW or pre-approved equal top loader. Provide material, components, circuitry and devices to place the washer machine into operation as designed by the manufacturer. Plumbing connections shall be with stainless steel braided reinforced hoses. The price of the washer machine shall not exceed \$525.00</p> <p>Color to be selected by owner.</p>			
5	Microwave/Range Hood, Non-Ducted	1	\$
<p>Remove and properly dispose of existing microwave/range hood and install a new Energy Star range hood charcoal filtered non-ducted exhaust fan. Range hood exhaust fan shall be two (2) speeds with light. Make all necessary connections to make microwave/range hood operable.</p> <p>Color to be selected by owner.</p>			
6	Under Counter Dishwasher - Energy Star Compliant	1	\$
<p>Install a new dishwasher which shall be Energy Star rated and have the following features: self-cleaning filter, gentle cycle, delay wash, no heat drying, pot scrubber, removable silverware basket, stainless steel tub material, with a "Quiet Package" which shall not exceed 58 DBA.</p> <p>Color to be selected by owner.</p>			

	Description	Qty	Bid Amount
ELECTRICAL			
7	Smoke/CO Detector -	All	\$
Replace all smoke detectors. Test for operation.			
8	Interior Light Fixtures	All	\$
Replace interior light fixtures in all areas with new to match. Owner to approve style.			
9	Security Wires	All	\$
Demo all wires for security systems and remove camera on exterior front wall.			
10	Receptacle Covers	All	\$
Replace all with white Decora style.			
DOORS			
11	Front Entrance Door	1	\$
Paint door with color selected by owner. Hinge to be adjusted. Remove/Replace with new door hardware.			
12	Master Bedroom Door	1	\$
Remove/ Replace door and frame in style to match existing.			
13	Door Stops	All	\$
Remove/ Replace door stops on all doors.			
BATHROOMS			
14	Toilets	1	\$
Remove the existing toilet in Master bath, supply water valve and tubing. Replace Master Bath toilet with an American Standard "Renaissance", or approved equal, elongated low-flow (1.3 Gal) toilet with water saver tank, complete with new seat, bullock, water supply valve, escutcheon and tubing. Note: Toilet shall be grouted where the base meets the floor.			
15	Bathroom Light Fixtures	2	\$
Remove and Replace guest bathroom vanity light fixtures with new, 4 bulb bar style fixtures. Style to be selected by owner. Price NTE \$100. Remove and replace master bathroom vanity light fixture with new, 6 bulb bar style fixtures. Style to be selected by owner. Price NTE \$125.			

	Description	Qty	Bid Amount
16	Re-caulk	All	\$
Bathtub, Vanities, Tile at base in both baths.			
17	Master Bath Sink		
Remove/Replace with new in style to match existing.			
18	Master Bath Shower Floor	1	\$
Remove/Replace tile floor. Owner to select.			
19	Mirrors	2	\$
Remove/Replace mirrors in both bathroom with similar style.			
20	Shower Fixtures	2	\$
Remove/Replace shower heads in both baths. Owner to select style.			
PAINTING			
21	Paint Complete Interior; Caulk, Patch	Lot	\$
<p>Remove all nails in screws in walls. Patch all damaged drywall, closets and ceilings. Patch all drywall necessary as a result of electrical, plumbing and a/c work. Prepare for painting kitchen by cleaning walls in kitchen with a "De-greaser Solvent" such as TSP to remove a built-up of grease on walls and ceiling. For the entire house: Preparation shall include filling all holes and patching to match the average finish of the existing wall surface and caulking at base boards and door casing. Apply one (1) coat of acrylic primer/sealer and paint with two (2) coats of acrylic satin on living space and kitchen walls. Apply (1) coat acrylic primer/sealer and paint with 2 coats semi-gloss on bathroom walls/ceilings, doors and trim. On all other ceilings apply one (1) coat of acrylic primer/sealer and paint with two (2) coats of standard white ceiling paint.</p> <p>Remove/Replace curtain rods in all areas. Owner to select style.</p> <p>Note 1: Homeowner shall choose color(s) of paint which shall be limited to two (2) different colors.</p> <p>Note 2: Contractor shall comply with manufacturer recommended time intervals between coats of paint and shall deliver a smooth full paint coverage. Roller and brush mark, runs, orange peels, and other defective paint application shall not be accepted.</p> <p>Note 3: Clean all registers.</p>			

	Description	Qty	Bid Amount
KITCHEN			
22	Countertops	All	\$
Remove/Replace all countertops with laminate. Owner to select color and style.			
23	Cabinet Bar Base Panel	All	\$
Correct water stains on exterior of bar panel. Finish to match existing.			
FLOOR COVERING			
24	Clean Floor Tile and Color Seal Grout	All	\$
Clean all floor tile and color seal grout. Include 10-year color seal warranty.			
CARPENTRY			
25	Guest Bathroom	1	\$
Remove metal plate on wall, replace with drywall and paint.			
26	Closet Bi-fold doors	All	\$
Adjust doors in all areas.			
EXTERIOR			
27	Pressure Wash Driveway and Front Porch	All	\$
Pressure wash all concrete slab on driveway and front porch.			
28	Re-Sod Yard/ Clean up Vegetation	All	\$
Re-sod front and back yard and remove all debris, dead vegetation. Clean up and trim existing trees and bushes as necessary.			
29	Removal of Stumps	2	
Remove stumps in back yard.			
30	Patio	1	\$
Reinstall patio screen. Extra is located in the garage. Replace ceiling fan and light fixture.			
31	Fascia Replacement	All	\$
Replace deteriorated fascia with wood to match existing fascia. Saw cuts shall have a tight fit into the existing fascia. A minimum 6 feet must be maintained between joints or corners. Fill all nail holes in all affected wood, seal with caulking the seams of joints of wood where they meet the soffit and prepare for paint. Paint to match existing			

	Description	Qty	Bid Amount
32	Paint Fence	1	\$
Paint brown section of fence to match the white sections.			
33	Painting- Exterior Wall, & Trim		
<p>Pressure clean thoroughly with water. Fill all cracks and holes to match average existing finish, and lightly sand ALL WOOD. Contact the assigned rehabilitation inspector and request an inspection (24hour notice to required) Upon inspector's approval, proceed and apply one (1) coat of acrylic primer/sealer and two (2) coats of acrylic exterior grade paint. Apply masonry grade flat paint on masonry, and semi-gloss wood grade paint on wood siding and wood trim. Primer and paint shall be of the same manufacturer, Sherwin Williams or equal. Include all doors, trim, and shutters. Repair any cracked stucco.</p> <p>Attention: Paints Shall be of Low Volatile Organic Compounds (VOC)</p> <p>Note #1: Paint color choice shall be by owner in accordance with deed restrictions, homeowner's association, and building code of jurisdiction.</p> <p>Note #2: Masonry surfaces painted with a spray applicator shall be back-rolled to ensure complete coverage.</p> <p>Note #3: Contractor shall comply with manufacturer recommended time intervals between coats of paint.</p> <p>Note #4: Contractor shall deliver a smooth full paint coverage over the average substrate finish. Roller and brush mark, runs, orange peels, and other defective paint application shall not be accepted.</p> <p>Note #5: Contractor shall excavate soil and apply paint to a minimum 6" below grade along the accessible perimeter of the structure. After paint has dried, refill and place back the soil excavated</p>			
34	Mailbox	1	\$
Remove/ Replace mailbox with similar style.			
35	Gate	1	\$
Remove/Replace gate with similar style.			
36	Light Fixture	1	\$
Remove and Replace front light fixture. Owner to select style.			
37	Demo Satellite Dish	1	\$
Remove and dispose of satellite dish. Repair or replace fascia. Paint to match existing.			
38	Irrigation System	All	\$
Replace all missing components, make necessary repairs to ensure operational system. Install new pump compatible with system installed.			

	Description	Qty	Bid Amount
WINDOWS			
39	Windows/Shutters	All	\$
Evaluate. All windows to be serviced, tracks cleaned, repair latches, and replace balancers as needed to ensure smooth operation. Verify all shutters and hardware are onsite.			
40	Window Screens	All	\$
Evaluate. Replace missing window screens and frames. Rescreen any damaged screens. Screen and frame material shall match existing.			
41	Sliding Doors	2	\$
Remove and Replace pin in both doors. Ensure smooth operation, clean tracks.			
MISCELLANEOUS			
42	Extermination/Termite	All	\$
Contractor to secure the services of a professional licensed exterminator to treat interior for insects.			
TOTAL BID		All	\$

Firm Name: _____

Authorized Signature: _____ **Date:** _____

Printed Name: _____