

**Affordable Homeownership Foundation  
5264 Clayton Court, Suite 1  
Fort Myers, FL 33907  
239-689-4944**

**Transitional House Rehab  
Project**

**Request for Proposal (RFP)**

**Address: 1316 SE 34<sup>th</sup> Street  
City, State Zip: Cape Coral FL 33904  
Phone # 239-689-4944  
Strap # 06-45-24-C2-00523.019  
Date 07/2/2019**

**180 Day Job**

**I. Summary**

Affordable Homeownership Foundation is a not-for-profit corporation who builds and rehabs rental homes for very low, low income individuals that are Seniors, disabled, Veterans and Youth that have aged out of Foster Care.

Affordable Homeownership Foundation constructed and now manages 5 existing group homes, located at 220 SE 27<sup>th</sup> Street, Cape Coral, FL 33904 and a Duplex located at 2456 & 2458 Jackson St, Fort Myers, FL 33901, 995 Hyacinth St, N. Ft. Myers, FL 33903 and 202 Felix Ave. N. Lehigh Acres, FL 33971 . Affordable Homeownership Foundation has been awarded grant funding in order to rehab a third group home to be located at 1316 SE 34<sup>th</sup> Street, Cape Coral, FL 33904. This RFP is being issued for the purpose of obtaining proposals for the rehab of the sixth group home. The funding for this project is provided by the Lee County Human & Veteran Services (“Lee County Human & Veteran Services”) which is responsible for the execution and implementation of a United States Department of Housing and Urban Development (HUD) CDBG grant program pursuant to Title 1 of the Housing and Community Development Act of 1974 (amended). FUNDING requirements are applicable to this solicitation and entire process. This project will require rehab of a Transitional Home in manner to comply with all local building codes. The Scope of the work is as follows:

**All construction shall be in compliance with the 2014 Florida Building Code, Building, Residential, Existing Building, Plumbing, and Mechanical with 2009 Supplements. The 2011 National Electrical Code. All City of Cape Coral 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 Affordable Homeownership Foundation.**

**Documentation and photos shall be provided for all Energy Star Qualified materials and products installed.**

## **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. Upon removal of existing roof coverings, any damaged framing shall be photographed and notify the **Affordable Homeownership Foundation representative** immediately. 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 layer of peel and stick type "Ice and Water Shield" that meets insurance and building code requirements to qualify for the secondary water protection discount.** Upon completion of dry-in material an inspection must be performed by Affordable Homeownership Foundation listed above prior to the installation of the final roofing material. **Dry-in must be wrinkle free upon completion of installation.** Provide and install 30 year, dimensional, class A fungus resistant fiberglass shingles and pre-painted aluminum drip edge. **Shingles shall be CertainTeed Solaris Gold, GAF Timberline Cool Series, Owens Corning Duration Premium Cool Shingles or equal.** Shingles shall be **Energy Star Qualified** with a minimum of .25 SR or 25% solar reflective. 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 2014 Florida Building Code Standards. Affordable Homeownership Foundation will be furnished with the standard manufacturer's warranty and a minimum two year contractors warranty on labor upon completion.

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 properly flashed with approved lead sleeve type flashing, pitch pans or other approved methods. All flashing will be done in accordance with the 2014 Florida Building Code Standards for Existing Buildings and be completed in a workmanlike manner. Site will be free of any trash or debris from the roofing contractor. Site will be rolled with magnetic sweeper daily during the reroofing process. **NOTE: Owners representative must inspect the roof after dry-in and before installation of shingles to ensure proper materials used for dry-in.**

**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. **Attic Venting, Ridge Vent:** Install approximately 30 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.

\$ \_\_\_\_\_

3. **Fascia and Soffit:** Repair as needed to the existing material. All deteriorated or partly deteriorated lumber shall be replaced with lumber to meet size and code requirements prior to application of new material. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

4. **Gutters and Downspouts:** Remove existing material and replace with new pre-finished seamless 5" aluminum gutters. Replacement to existing material only. Gutters shall be attached to fascia with 1- aluminum hidden gutter hanger located every 24" O.C. Gutters will be complete with properly located 3" x 4" downspouts for water runoff, approximately 1 downspout per 20' of gutter. Downspout extensions of 16" shall terminate into splash blocks.

Splash blocks are required at extensions to prevent erosion of soil. Gutters and downspouts shall be sealed at all joints where a connection is made. No seams shall be allowed over entryways into the structure. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

5. **Exterior Entry Doors:** Install new exterior insulated fiberglass pre-hung doors in Front entry and door to garage. Doors will be a six panel style without window panels having a threshold as an integral part of the frame (JELD-WEN, Therma Tru or equal) Exterior doors shall be **Energy Star Qualified**. New doors size, swing and location shall be as per existing. Prior to installation of new exterior doors, all deteriorated lumber pertaining to the sills, heads, jambs, casings, brick molding and frames shall be removed and new lumber shall be provided to meet local codes. Caulk and paint all sides and edges of exterior doors within 3 days of installation. Contractor shall repair any area affected by this door installation to match the surrounding finish. Dead bolt and knobs shall be provided for install by LCDHS, hardware shall be replaced prior to the start of rehab and shall be reused. Exterior doors on completion will be weather-tight, in good working order and be installed in a workmanlike manner.

\$ \_\_\_\_\_

6. **Windows (Repair):** Lubricate all windows and sliding glass doors throughout unit with Teflon Silicone lubricant. Repair windows located in home to function properly. Remove all damaged or deteriorated weather-strips, bushings, hardware, locks, etc., and replace with new. Fasten any loose frames and caulk all frames. Repair any bent or damaged frames. Paint touch up on any scratched frames. Remove and replace all chipped, cracked, broken or missing glass. Replace any damaged or missing window screens. Windows, frames, and screens when overhauled will be in weather tight, cleaned and in like new condition. All work will be completed in a workmanlike manner. **Note: Replace existing garage window to match existing style and finish.**

\$ \_\_\_\_\_

7. **Porch Rescreening:** Furnish and install new screen panels on rear porch area. There shall be two (2) screen doors on either end of the porch. Color and mesh to match existing screen. Provide for all hardware (including closer) to make doors close tightly and work properly as designed. Include bug sweep. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

8. **Pour In Place Concrete:** Pour 2 - 4' x 4' pads outside of screen doors on rear porch. Concrete shall be no less than 2500 PSI at 28 days, 4" thick with 6/6 10/10-wire mesh reinforcing or fiber mesh. Concrete shall be poured over compacted and treated soil free of foreign material. When pouring for a habitable area a barrier of 6 mill visqueen is required. Visqueen and wire shall have a 6" overlap. New concrete shall be floated and troweled to a broom finish. All work will be completed in a workmanlike manner. **Note: provide sloped entrance for wheelchair at front entrance.**

\$ \_\_\_\_\_

9. **Concrete Footing:** Pour concrete footings for support of new 6" x 6" posts as replacements for the 4" x 4" aluminum posts. All engineering shall be the responsibility of the contractor and submitted with permit application to the City of Cape Coral. Footings shall be installed in a workmanlike manner.

\$ \_\_\_\_\_

10. **Wood post replacement:** Replace existing aluminum posts on rear porch with 6" x 6" wooded posts. Furnish all engineering as required by the City building department. Attachments shall be to code for uplift. Posts will be wrapped with concrete board as a finished product. Posts will be installed in a workmanlike manner.

\$ \_\_\_\_\_

11. **Exterior Stucco:** Make repairs to exterior walls as needed . Stucco will be a three- (3) coat system over diamond mesh lathe. Finished stucco will be no less than 5/8" in thickness. When installing stucco over any wood material, apply 15# felt prior to the application of wire lathe.

Pressure wash entire structure prior to stucco application if stucco application will be over masonry walls. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

12. **Spray deck finish:** Furnish and install a spray deck finish onto existing **rear porch**. Clean up all river rock and pressure wash prior to installation of new material. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

13. **Exterior Paint:** Prepare surface and apply paint as per manufacturer's specifications to all exterior surfaces of dwelling minimum, 2 finish 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 and the 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 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 Flex Bon 14-1 series, Sherwin Williams Builder Select, ICI 2250 Speed Wall, Glidden 5300 series or equal quality. All work will be completed in a workmanlike manner. New 3" high address numbers shall be placed onto front of house. **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. New address numbers shall be placed onto the front of house after completion of paint.**

\$ \_\_\_\_\_

14. **Garage Door and Opener:** Remove and replace existing garage door and all components required for installation. Garage door shall be a raised panel style equal to or better in quality than a Raynor Charleston Classic meeting all current wind loading requirements. Provide a new garage door opener installed with all necessary wiring, one remote control for single and two remote controls for double car garage and wall mounted control should be included in the price. All work will be completed in a workmanlike manner and meet manufacturer's specifications.

\$ \_\_\_\_\_

15. **Demolition:** Remove and haul away pool shell and deck, pool screen enclosure, cut existing rear porch slab as marked on site. Remove all river rock decking material from existing porch slab. Remove knee wall in laundry, cap plumbing lines for laundry tub. Remove damaged drywall. Remove kitchen and bath cabinets and countertops. 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 to be completed in a workmanlike manner and be to all local codes.

\$ \_\_\_\_\_

### **DESCRIPTION OF ELECTRICAL**

**All work will comply with the 2011 National Electrical Code and Florida State Statute 553.885.**

1. **Service and Distribution:** Check existing amp electrical service. Service shall be complete with amp main disconnect and all necessary circuit breakers. If exteriorly located, panel box shall be weatherproof. 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. All additional newly wired receptacles will be a minimum 15 amp circuit with ground. New direct wire smoke detectors with battery back-up to be located (in all bedrooms) and central to all bedrooms are required to be replaced. GFI will be required in bath/kitchen receptacles servicing the countertop surface and one centrally located exterior receptacle if existing. To be completed in a workmanlike manner.

\$ \_\_\_\_\_

2. **Switches, Receptacles, Fixtures:** All interior and exterior switches and receptacles are to be replaced. **Furnish new GFCI outlets as needed.** All fixtures are to be checked out throughout the structure and repaired as needed to operate properly. Install all new and/or replace interior and exterior light fixtures to be provided by contractor, see list provided below for selection and the quantity. All work to be completed in a workmanlike manner. **All illegal wiring will be reported to Affordable Homeownership Foundation Inc.**

\$ \_\_\_\_\_

### Electrical Fixture List

**Standard electrical fixtures to be supplied and installed. All light fixtures shall have Compact Fluorescent Lamps installed. Each fixture shall have correct type and style of Compact Fluorescent Lamps installed.**

**All existing recessed light fixtures and light fixtures not being replaced shall be cleaned and have Compact Fluorescent Lamps installed.**

**All new fixtures shall be Energy Star Compliant for energy efficiency.**

**All documentation of fixtures shall be provided to Affordable Homeownership Foundation Inc prior to installing any fixtures.**

.....

#### Exterior Lighting

Wall mounted lights; \_\_\_\_\_ Number required 4 .

Unit shall be made of cast aluminum, clear glass, and must accept standard base lamps.

Unit must be **Energy Star compliant for energy efficiency.**

Ceiling mounted lights; \_\_\_\_\_ Number required 1 .

Unit shall be made of cast aluminum, clear glass, and must accept standard base lamps.

Unit must be **Energy Star compliant for energy efficiency.**

#### Interior Lighting

Living Room, Family room and Bedrooms; \_\_\_\_\_ Number required 5 .

Ceiling fan and light combo. 52" 5-blade, finish shall be in brushed nickel finish with 3 speed reversible control. Unit must be able to mount on flat and vaulted ceilings. Fans located on vaulted or high ceilings shall have extension rods installed. Light kit must accept standard base lamps. Ceiling fan and light unit must be **Energy Star compliant for energy efficiency.**

Kitchen/ Laundry room; \_\_\_\_\_ Number required 2 .

18" x 48" fluorescent ceiling fixture. Unit shall use 3 or 4 T8 lamps. Unit shall be white with crown-molding frame trim with white finish.

Unit must be **Energy Star compliant for energy efficiency.**

Dining Room; \_\_\_\_\_ Number required 1 .

Ceiling fixture shall be height adjustable with chain or down rod. Color and style to match other fixtures to be provided and installed.

Unit must be **Energy Star compliant for energy efficiency.**

Hall/Closet; Number required 3

Surface mounted ceiling and/or wall fixture. Color and style to match other fixtures to be provided and installed.

Unit must be **Energy Star compliant for energy efficiency.**

Garage; Number required 1

18" x 48" fluorescent ceiling fixture. Unit shall use 3 or 4 T8 lamps.

Unit must be **Energy Star compliant for energy efficiency.**

Bathrooms; Number required 2

Provide a 4-light semi-flush mounted light fixture for vanities 30" and less.

Provide a 6 light semi-flush mounted light fixture for vanities 30" and wider.

Color and style to match other fixtures to be provided and installed.

Unit must be **Energy Star compliant for energy efficiency.**

### **DESCRIPTION OF PLUMBING**

**All work will comply with the 2014 Florida Plumbing Code and applicable local codes.**

1. **Water Closets Replacement:** In baths 1 & 2, remove existing water closets and replace with new free standing, elongated surface mount toilets (American Standard or equal). Unit will be complete with new water shut off, donut, wax ring, and hold down bolts and seat color white. Toilet shall have an ADA height toilet bowl and unit shall be a high efficiency and ultra-low consumption, certified in **EPA WaterSense™ program**. To be completed in a workmanlike manner with no leaks.

\$ \_\_\_\_\_

2. **Roll in shower:** In bath 1 and 2, remove existing bathtub units and provide for roll in shower (no curb) system. Reinforcement as needed to install grab bars. All work will be completed in a workmanlike manner. Location per existing.

\$ \_\_\_\_\_

3. **Plumbing Hardware Replacement:** Replace all plumbing hardware in bath 1, 2 and kitchen with new good quality (Moen Chateau, Delta, Briggs or equal single handle) and certified in **EPA WaterSense™ program. Material shall be approved by Affordable Homeownership Foundation Inc prior to installation.** Lavatory will have new pop-up drain stops and shower will have new diverter valve, trim, spout and shower head. All hardware will have new supply lines, aerator and tailpiece. New shut-offs will be supplied on all supply lines to sinks, lavatories, water closets, and ice maker lines. Hot water shut off shall be supplied under the kitchen sink for future dishwasher. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

4. **Water and Drain Lines, Interior:** Check all existing plumbing for leaks. Replace all water lines both hot and cold. Installation shall be CPVC where all size, type, grade and connections will comply with all standard plumbing codes on completion. Drain attachment shall be provided for future dishwasher. All plumbing will operate properly with no leaks and be completed in a workmanlike manner.

\$ \_\_\_\_\_

5. **Kitchen Sink:** Replace kitchen sink with a new 4-hole double basin 22 gauge stainless steel top mount sink, min size is 33" length x 22" width x 8" deep. Undercoated for sound and condensation control is required. Sink shall be complete with stainless steel basket strainer and trim. Moen, Elkay, or Franke is acceptable. **Selection shall be approved by Affordable Homeownership Foundation prior to installation.** All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

6. **Bath Vanity Sinks:** Replace vanity sinks in bathroom 1 and 2 with a new (Porcelain-on-steel or China) white oval self rimming drop in sink. Sink shall be pre drilled at 4" center faucet holes. Sink shall have front overflow. **Selection shall be approved by Affordable Homeownership Foundation prior to installation.** All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

7. **Water Heater Replacement:** Provide and install a new glass lined, quick recovery, electric water heater. Heater shall be equipped with a high limit safety cut off, pan, and pressure relief valve piped per code requirements. Heater shall be 220 volts, double element, 4500 watts with minimum of five- (5) year guarantee with a minimum 0.90 energy factor. Size shall be a 50 gallon capacity regular (A.O. Smith, State, Rudd, Rheem, Whirlpool) or equal style. All work to be completed in a workmanlike manner. All electrical wiring and plumbing shall comply with the 2014 Florida Building Code Standards for plumbing and 2005 NEC. **Reliance brand shall not be acceptable.**

\$ \_\_\_\_\_

### **DESCRIPTION OF MECHANICALS**

**ACCA manual J, ACCA manual N, ASHRAE Handbook Guidelines, DOE Energy Plus, or other approved equivalents shall be submitted to Affordable Homeownership Foundation Inc. prior to installation of new units. New units shall be designed for the house.**

1. **Central Heat and Air with New Duct work:** Provide and install a new electric central heating and cooling system with a minimum 16.0 seer rating. New system will be **Energy Star Listed Product**. System will be complete with new duct work (min R-6 value) vented to all living areas and all equipment necessary to complete new system. Existing ceiling or wall boxes shall be completely enclosed in mastic inside and out. Use of mastic and/or UL-181 tape is required. On completion, newly installed system will be adequate for all living areas to be cooled and heated. Main return grill shall be a filtered user replaceable type. Every sleeping room shall have a filtered return. All existing supply and return grills shall be replaced with new grills. All penetrations in ceilings and/or walls shall be properly sealed. Replace existing thermostat with a 7 day programmable type. Thermostat shall be hard wired and battery backup powered. Condenser pad shall be furnished if none is existing. New system will be installed to all manufacturers' specifications with warranty submitted to DHS at prior to final payments. All work shall be completed in a workmanlike manner with no exposed interior duct work.

\$ \_\_\_\_\_

### **DESCRIPTION OF INTERIOR**

1. **Gypsum Wallboard:** Install new, repair or replace any missing, damaged or deteriorated sheet rock and joints throughout entire dwelling. Sheet rock all newly (framed walls and all furred walls) throughout dwelling. All new, repaired, or replaced sheetrock and green board will be finished to match existing. 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 Dura rock or Hardi board on walls of tub and or shower surrounds behind all tile areas. Green board is acceptable on wet wall areas in kitchen. 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 cabinets. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

2. **Attic Access:** Open existing attic access located in garage to meet local code requirements of not less than 22" W X 36" long. Supply and install pull down stair for attic access. New access

will be installed between existing ceiling joists and will in no way be cut into any existing joists. Framing ties between joists will be of existing joist dimensions. Attic access will be trimmed with case molding mitered at 45 degrees at each corner. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

- Handicapped Grab Bars:** In bathroom 1 and 2, provide stainless steel grab bars with non slip grip texture located at side wall in shower surround and side wall near water closet. The grab bars shall be located, sized, and installed as per ADA requirements. All work to be completed in a workmanlike manner and shall be in compliance with the 2014 Florida Building Code Standards.

\$ \_\_\_\_\_

- Ceramic Wall Tile:** In bath 1 and 2, remove all wall and floor covering in bathtub/shower stall surround. Install new roll in shower in each bathroom. Supply shower pan liner and system to accommodate the roll in shower design. **No curb.** New backer board shall be Durarock or Conc board material, drywall or green board shall not be allowed. Installation shall be as per manufacturer, to include fastening and joint finish. New ceramic wall tile will be installed to the ceiling in the surround and be finished with matching trim tile. **Color and style selection to be made by Affordable Homeownership Foundation Inc.** If window exists in the surround, window will be completely trimmed in ceramic tile to match new tile work. 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.

\$ \_\_\_\_\_

- Interior Entry Door(s):** Install new pre-hung entry doors in existing openings. New doors will be a colonial style with wood stiles and rails, pre-hung, hollow core doors respectively. Doors will open as existing or as per drawing, be hung plumb and be in good working order. Provide and install all new brass plated hardware and passage latches (privacy lock sets for all bath(s) and bedroom(s). Provide and install brass plated, base mounted spring doorstops for all entry doors. All work will be completed in a workmanlike manner. **Note: Make all bedroom doors 36" wide**

\$ \_\_\_\_\_

- Interior Closet Doors:** Install all new closet doors. New doors will be colonial style and match existing openings. Doors will be hung plumb and be in good working order. Provide all new hardware. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

- Lavatory Base Cabinet:** In bath 1 and 2, remove existing lavatory base cabinet and replace with a new good quality lavatory base cabinet to the same size as the existing unit in width. No ready to assemble or out of the box type allowed. New cabinet shall be clad with mica on all sides, shelves, base and doors. Unit will be installed in a workmanlike manner and be level and plumb. **Colors and selections shall be provided to Affordable Homeownership Foundation for selection and approval prior to installation.**

\$ \_\_\_\_\_

- Cabinet Lavatory Top:** Remove existing lavatory in bath 1 and 2. Replace lavatory with new cabinet lavatory on new cabinet. To be completed in a workmanlike manner. **Colors and selections shall be provided to Affordable Homeownership Foundation for selection and approval prior to installation.**

\$ \_\_\_\_\_

- Kitchen Cabinets:** 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.



No ready to assemble type allowed. Color, finish and style of new kitchen cabinets to be **(solid color or wood grain)**. All door and drawer pulls selected 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. **Colors and selections shall be provided to Affordable Homeownership Foundation for selection and approval prior to installation.**

\$ \_\_\_\_\_

10. **Kitchen Countertops:** Install mica laminated countertops over new base cabinets. Top should be 25" in width with a 4" back splash. Countertops shall be fastened down per manufacturer's specifications. Mica countertop color shall be selected from samples provided by general contractor (**Wilsonart Series 60 or similar**). All work will be completed in a workmanlike manner and be to manufacturer's specifications. **Colors and selections shall be provided to Affordable Homeownership Foundation for selection and approval prior to installation.**

\$ \_\_\_\_\_

11. **Bath Medicine Cabinet(s):** Install new medicine cabinet in bath 1 and 2 with a recessed mounted glass mirrored door with same size. Size will be a minimum of 18". Installation will be completed in a workmanlike manner.

\$ \_\_\_\_\_

12. **Shelving:** Remove all existing shelving material and install new shelving with wire type. Size shall be 12" for cloth closets, 16" or 18" for pantry/laundry areas as manufactured by Lee/Rowan or equal. Bedrooms shall receive 1 -12" shelf and pantry/linen closets shall have 5 shelves installed. Laundry areas shall receive 1 shelf above the washer and dryer space. Wire shelving shall be complete with all components to ensure a complete system. Installation shall be as per manufacturer's recommendation. All work shall be done in a workmanlike manner.

\$ \_\_\_\_\_

13. **Blown Attic Insulation:** Install blown insulation throughout the entire attic space of structure to include garage attic space. Insulation to be same as the existing, fiberglass or approved cellulose. New insulation is to be blown over existing if any, to a minimum insulation factor of R-30. Insulation shall not cover soffit venting or hamper air circulation in any manner, if needed additional vent chutes are to be added. Existing knee walls in attic shall have batt insulation added to equal R-30 and secured with mesh. All existing attic access openings shall have a minimum of ½" plywood attached around opening to create an insulation damn of at least the same depth of insulation. Access cover shall have a minimum of R-30 insulation installed on cover. All work will be completed in a workmanlike manner and meet all local codes. Attach manufacturer installation as per Insulation Contractors of America Association (ICCAA) standards to ceiling truss or rafter and send a copy to **Affordable Homeownership Foundation.**

\$ \_\_\_\_\_

14. **Base Molding and Door Trim:** Replace all molding. Install base molding prior to ceramic tile or carpet installation. Base shall be held approx ¼" off existing concrete floors. New trim material shall be "colonial" style. Base molding shall be a minimum of 3 ½". All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

15. **Interior Paint:** Prepare surface and apply paint as per manufacturer's specifications to all painted interior surfaces of home to include interior walls and ceiling of garage. The filling and patching of all holes and cracks and the caulking of all trim shall be a part of surface preparation. Wall paint will be an interior satin high hiding interior wall paint. Interior trim and doors will be painted with semi-gloss. All interior paint colors shall be selected by LCDHS staff. All ceilings shall be painted in standard flat ceiling white. Paint will be (**Flex Bon 14-1, ICI Ultra 1250, Sherwin Williams Promar 700** or equal quality). Painted raw wood will be primed prior to application of paint. Walls will be clean and free of any damaged, peeling,

chipping or checkered paint. All work will be completed in a workmanlike manner. **Colors and selections shall be provided to Affordable Homeownership Foundation for selection and approval prior to installation.**

Walls:

Trim and doors:

Ceilings:

\$ \_\_\_\_\_

### **DESCRIPTION OF FLOORING**

1. **Ceramic Floor Tile:** Provide and install ceramic floor tile in:
  - a. Living room.
  - b. Dining area.
  - c. Family room
  - d. Hallway.
  - e. Kitchen.
  - f. Bedroom #1 with closet.
  - g. Bedroom #2 with closet.
  - h. Bedroom #3 with closet.
  - i. Bath #1.
  - j. Bath #2.
  - k. Utility room.
  
2. Remove existing floor covering throughout above designated rooms. Installed tile shall be nominal 18" x 18", or 24" x 24" with a minimum thickness of 1/4". Tile shall be (Color Tile quality or equal). 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. Prior to installation of any floor tile, the bare concrete floors shall be evaluated for use of a crack isolation membrane such as Mapeguard 2 by Affordable Homeownership Foundation representative. All work will be completed in a workmanlike manner. **Colors and selections shall be provided to Affordable Homeownership Foundation for selection and approval prior to installation.**

\$ \_\_\_\_\_

### **DESCRIPTION OF PERMITS AND MISCELLANEOUS**

1. **Misc.:** Provide all temporary services required to complete project, including temporary electric pole, porta-a-let, and/or temporary water if necessary.

\$ \_\_\_\_\_
  
2. **Clean Up:** Leave entire interior and exterior premises clean and free of debris on a daily basis. All materials shall be stacked safely and neatly. No debris shall be burned and or buried 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. A final cleaning of the interior and exterior shall be required, cleaning to include all items on the work specs. **Note: Include pressure washing of the garage floor and driveway.**

\$ \_\_\_\_\_
  
3. **Permits:** 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 **Affordable Homeownership Foundation Inc** 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.

\$ \_\_\_\_\_

4. **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 **Affordable Homeownership Foundation Inc** after inspection has been completed. Contractor shall receive a \$150.00 allowance for termite inspection.

\$ \$150.00 - add to total below

5. **Site work/fill/grading: Pool and Rear back yard area.** Contractor shall provide and haul in necessary clean fill. Provide fill and proper compaction to bring the pool and deck area up to proper height. Grade the area to meet existing drainage requirements. Site shall drain per City requirements. Contractor shall provide Bahia sod to cover all of the areas of the site not landscaped. **All site work shall comply with all local and state codes. Note: Contractor shall locate all existing underground services prior to any excavation.**

\$ \_\_\_\_\_

6. **Appliances:** Remove all existing appliances from kitchen and dispose properly.

\$ \_\_\_\_\_

**TOTAL BASE BID**

\$ \_\_\_\_\_

Authorized Contractor's Signature: \_\_\_\_\_

**ALTERNATE BIDS**

1. **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.**

\$ \_\_\_\_\_

2. **Windows (Replace):** Remove and replace all windows. 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 white aluminum style windows. 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 windows shall have weather-strips, nylon bushings, locking hardware, and fiberglass screen. All windows shall be **Energy Star Qualified**. New windows shall be installed in the prepared opening to manufacturer's specifications. 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.

\$ \_\_\_\_\_

3. **Sliding Glass Doors:** Install new sliding glass door units. Door shall be complete with both head, sill, jamb fiberglass screens and locking hardware as part of door system (Alcan, NU-Air, or equal). Frame shall be white aluminum free from defects. New doors shall be installed in the prepared opening to manufacturer's specifications. Frames must be caulked and made

weather tight, operate easily and glass cleaned. New unit shall be **Energy Star Qualified**. All glass shall be Low-E tempered glass. Contractor shall repair any area affected by the installation of door to match the surrounding finish. All work will be completed in a workmanlike manner.

\$ \_\_\_\_\_

4. **Storm Panels:** Provide and install storm panels to all exterior openings. Panels shall be installed as per manufactures 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.

\$ \_\_\_\_\_

**TOTAL ALTERNATE BID**

\$ \_\_\_\_\_

**TOTAL BASE BID**

\$ \_\_\_\_\_

**TOTAL BID (TO INCLUDE ALTERNATE AND BASE)**

\$ \_\_\_\_\_

Authorized Contractor's Signature: \_\_\_\_\_

Contractors name: \_\_\_\_\_.

Company name: \_\_\_\_\_.

Contractors Address: \_\_\_\_\_.

\_\_\_\_\_.

**II. Contractor Statement-of-Work (SOW)**

1. Rehab a Transition Home to bring the home into safe, habitable condition
2. Assure complete removal and clean-up of all materials and scraps during the installation process and upon completion of the work.
3. Provide and post all required permits and licenses, and obtain all required building inspection approvals.
4. Bid guarantee (5% of bid price), 100% payment bond and 100% performance bond are required for this project.
5. Provide Certificates of Insurance naming Affordable Homeownership Foundation and Lee County Human & Veteran Services Board of County Commissioners as additional insureds.
6. Other contractual requirements:
  - a. Provide details of the warranty.
  - b. Provide a major milestone schedule for the project and maintain a current version of the milestone progress and projection; completion milestones must include inspection and acceptance by General Contractor and government entities as required.
  - c. Invoices must be accompanied by proof of successful completion of inspections.
  - d. Comply with the requirements of Section 3 of the Housing and Urban

Development Act of 1968 [12 U.S.C. 1701u and 24 CFR Part 135] including for new employment, training, or contracting opportunities resulting from the proposed project.

- e. The Disadvantaged Business Enterprise (DBE) goal for this project is 10%. Proposals must provide information on how this goal will be met; or in the alternative, why this goal is not possible.
  - f. Prime Contractor must take the affirmative steps listed in paragraphs (1) through paragraphs (1) through (5) of 2 CFR 200.321 and solicit to appropriate Section 3 and DBE/MBE/WBE vendors on list (to be provided).
  - g. Any products or materials purchased with contract funds shall be procured in accordance with the provisions of Chapter 403.7065, Florida Statutes, which refers to the procurement of products or materials with recycled content.
  - h. There will be a Direct Materials Purchases Agreement between owner, General Contractor and all subs for material purchases over \$2,500.
  - i. Comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Act (EPA) at 40 CFR part 247, including construction material in §247.12, that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000.
7. This is a “Turn-Key” procurement – it is intended for the General Contractor to be responsible for provision of all aspects of the project and to assure compliance with all Lee County Human & Veteran Services and U.S. Government regulations and reporting procedures. Oversight, coordination and inspection of the work will be conducted by the General Contractor, with final inspection and acceptance of the work by the Project Manager and Lee County Human & Veteran Services.

### III. Government Contract Requirements

1. Procurement Standards 2 CFR 200 – Attachment A.
2. Sub-contractor flow-down (all requirements applicable to the Prime Contractor).
3. Required HUD documentation packet – Attachment B.
  - i. Contract Provisions
  - ii. Equal Employment Opportunity, Civil Rights and Section 3 Certification
  - iii. Section 3 Business Certificate of Eligibility and Preference
  - iv. Section 3 Plan Statement of Commitment
  - v. Section 3 Employment Plan and Business Utilization Plan
  - vi. New Hire Compliance Report
  - vii. Certification for a Business Seeking Section 3 Preference in Contracting and Demonstration of Capability (if applicable)
  - viii. Schedule D – Disadvantage Business Enterprise Participation
  - ix. Disadvantaged Business Enterprise Participation Certification
  - x. Anti-Lobbying Certification
  - xi. Disclosure of Lobbying Activities
  - xii. Conflict of Interest Disclosure.

### IV. Contract Type, Progress Payments and Other Provisions

1. **Type: Firm-Fixed Price (FFP)**
2. **Payment to Contractor:**
  - a. Payment shall be made upon completion, inspection and acceptance of work; proposals shall include completion milestones.
  - b. Retainage of 10% of all payments to be released to contractor upon satisfactory completion of the project (certificate of occupancy).
3. **Indemnification**

The company selected to perform this contract (Contractor) shall protect,

defend, reimburse, indemnify and hold Lee County Human & Veteran Services and Affordable Homeownership Foundation Inc. harmless from and against any and all claims, liability, expense, loss, cost, damages or causes of action of every kind or character, including attorney's fees and costs. Whether at trial or appellate levels or otherwise, arising during the performance of the terms of the contract, or due to the acts or omissions of Lee County Human & Veteran Services or Affordable Homeownership Foundation Inc.

**V. Proposal Content and Submission**

1. **Mandatory Pre-bid conference to be held on July 16, 2019 at 9:30 am (EST) at 1316 SE 34<sup>th</sup> Street, Cape Coral, FL 33904**
2. All inquiries, suggestions or requests concerning interpretation, clarification or additional information pertaining to the solicitation shall be made in writing, submitted and received at least eight calendar days prior to the date proposals/bids are due. Responses will be in the form of an Addendum posted on AHF's website the address is as follows: [www.ahf.today](http://www.ahf.today).
3. Submit product specifications and financial proposal in conformance with the SOW. The submission will a one-time "Best and Final" offer.
4. In the event that there is a discrepancy between unit prices and total quoted amount, the unit price will prevail and the corrected sum will be considered the quoted price.
5. 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.
6. Submit manufacturers and/or contractor literature describing components and warranties. If brand names are specified, the proposal must state "brand name or equal". Alternate brands must be submitted 10 days prior to the bid due date. If rejected, the bidder will have an opportunity to adjust their quote.
7. Submit a statement certifying an understanding of the government requirements and agreement to comply and a certification that debarment by any government agency has not occurred.
8. Description of relevant experience with projects of this type and scope.
9. Three references from current or prior customers for whom you completed projects of a similar nature (rehab of a Transitional Home, projects funded by HUD, Lee County Human & Veteran Services, etc.)
10. Submit the required HUD documentation, attached as Attachment B and listed in section 3 of this RFP (see above).
11. Proposals are due by 4:00pm (EST) August 12th 2019. Submit four hard copies and one electronic copy on a flash drive or CD. All proposal content must be submitted in a sealed envelope by the deadline to Affordable Homeownership Foundation Healy AHF 5264 Clayton Ct., Suite 1, Fort Myers, FL 33907

**VI. Late proposals will not be accepted or opened. Incomplete proposals will be considered nonresponsive.**

1. Sealed bids will be opened at 5:00pm (EST) August 12th 2019 at Affordable Homeownership Foundation 5264 Clayton Court, Suite 1, Fort Myers, FL 33907.
2. Proposals shall be valid for 120 days from the date of submission.

**VII. Selection Criteria**

1. Procurement by sealed bids (formal advertising). Bids are publicly solicited and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price.
2. Affordable Homeownership Foundation Inc., reserves the right to reject any and all bids at any time, unconditionally, and without cause and reserves the right not to proceed with the procurement.

**VIII. Contract Award and Execution Plan**

1. Announcement of the contract award – August 13<sup>th</sup> 2019
- IX. Contract signing – August 14<sup>th</sup> 2019
1. Release of RFP Approved by: Affordable Homeownership Foundation  
Healy/Debbie Paxton