

Work Write-Up 23156  
Manatee Children's Services Inc. – Project # 2

\* EXHIBIT 1 \*

Dated: 3/17/2025

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**CUSTOMER INFORMATION**

**Manatee Children's Services Inc.**

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**PREPARED BY**

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\* NOTE \*

THE CUSTOMER AND CONTRACTOR MUST SIGN THE BOTTOM OF EACH PAGE ONLY IF

- 1) THIS WORK WRITE-UP BECOMES PART OF A CONSTRUCTION CONTRACT
- 2) THE UNDERSIGNED CUSTOMER AND CONTRACTOR HAVE REVIEWED, APPROVED AND AGREED TO THE WORK AND PRICES DESCRIBED IN THIS WORK WRITE-UP

## Location: General Requirements

Exterior Walls	Quantity	Units	Total
<b>1 - CONTINGENCY</b> (Specification ID:0 Estimated Qty:)			

Bid 10% contingency

General Requirements	Quantity	Units	Total
<b>2 - Wind Mitigation and 4 Point</b> (Specification ID:1.00150 Estimated Qty:1)			

Contractor is to supply both a Wind Mitigation report and a 4 point inspection with all required pictures and paperwork. Should the insurance company require additional pictures or paperwork the contractor will supply what is required to complete the inspections.

<b>3 - PERMITS AND LICENSES</b> (Specification ID:1.00250 Estimated Qty:1)			
Contractor shall obtain, pay for and post on site all permits and licenses necessary to complete this project. Contractor and subcontractors must have current licenses required by the State, County and City.			

#### 4 - PLACE A JOB SIGN IN FRONT YARD

(Specification ID:1.01250 Estimated Qty:1)

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Contractor must securely position a project sign in the front yard and within view of the street. It is the Contractor's responsibility to pick a sign up from, and return it to, the Program Administrator. Signs to be returned in good condition.

#### 5 - GENERAL WARRANTY

(Specification ID:1.02250 Estimated Qty:1)

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Materials installed and work performed shall have a one year Contractor warranty from the date of final acceptance of the work by the Homeowner and Program Administrator. Refer to project Contract for specific requirements concerning warranty.

6 - PROTECT HOUSE CONTENTS FROM DAMAGE DURING WORK

(Specification ID:1.03250 Estimated Qty:0)

Contractor shall take steps to protect house and contents from damage during project. Contractor is advised to use drop cloths to protect furniture, appliances, entertainment systems and other house contents and components. Contractor shall move furniture and appliances out of and back into work areas once work is complete. Contractor not to leave furniture, appliances, clothing or other house contents unprotected outside house during job.

7 - GENERAL CLEAN-UP

(Specification ID:1.05000 Estimated Qty:0)

Contractor to provide clear and safe passage ways in and around structure during project. Contractor to remove debris and building materials from in and around structure being repaired to legal dump site regularly and at the end of the project. In progress and final clean-up to include--but is not limited to--damp wiping, sweeping, mopping and vacuuming.

Subtotal for General Requirements

Location: Site Work

Site Work	Quantity	Units	Total
8 - TRIM TREE OVERHANGING ROOF (Specification ID:20.00750 Estimated Qty:0)		Ea	

Trim tree limbs overhanging roof so that a vertical clearance of about 15 feet exists between the roof plane and any remaining tree limbs. Clean leaves and debris from roof. Remove debris to legal dump site.

9 - CUT TREE DOWN

(Specification ID:20.01000 Estimated Qty:1)

Cut tree down to grade line and remove tree parts to legal dump site. See Homeowner or Program Administrator for location of tree that is to be cut down.  
NOTE: The tree roots have lifted the pool decking and will need to be removed from under the pool decking and this will require you to remove part of the pool decking. The replacement of the pool decking will be a separate bid item.

Subtotal for Site Work

## Location: Exterior Walls

Exterior Walls	Quantity	Units	Total
<b>10 - CLEAN OUTDOOR FACING SURFACES OF MASONRY WALL</b> <i>(Specification ID:30.02000 Estimated Qty:0)</i>		SF	
Clean brick walls using cleaning agents approved for brick cleaning. Follow manufacturer's instructions for application and clean-up.			
<b>11 - PAINT OUTDOOR FACING SURFACES OF MASONRY WALLS</b> <i>(Specification ID:30.02250 Estimated Qty:0)</i>			
Wet scrape or pressure wash paint off outdoor surfaces of masonry walls. Make minor repairs to surfaces prior to painting. Apply one coat of masonry primer and one coat of satin masonry paint to all masonry walls. Primer and paint to have a 10 year manufacturer's warranty. Homeowner may select up to two colors. Leave unused paint with homeowner.			
<b>12 - PREPARE AND PAINT EXTERIOR WOOD COMPONENTS</b> <i>(Specification ID:30.10000 Estimated Qty:0)</i>		LF	
Wet scrape loose paint from all wood components, including but not limited to, trim, casing, window sashes, roof overhangs, cornice, etc. Pressure washing is not permitted. Renail loose material and caulk all cracks prior to applying primer. Reglaze windows where glazing is missing or loose. Apply appropriate primer on bare wood and as required elsewhere prior to applying two coats of acrylic latex paint to all non-pressure treated wood surfaces, windows and doors. Primer and paint to be applied using a roller or brush--spray painting not permitted. Call Program Administrator for compliance inspection between primer and paint coats. Primer and paint to high quality and have a 10 year manufacturer's warranty. Homeowner may select up to three colors. Leave unused paint with Owner.			
<b>Subtotal for Exterior Walls</b>			

## Location: Roof

Roof & Attic	Quantity	Units	Total
<b>13 - ALUMINUM FASCIA &amp; SOFFIT</b> <i>(Specification ID:35.03000 Estimated Qty:0)</i>			
Install new Aluminum Fascia & Vynil or Aluminum Soffit as per manufacture's specifications and to the local jurisdiction's codes. Customer to pick color. <b>**NOTE** THERE ARE TO BE NO EXPOSED NAILS ON VERTICAL SURFACE.</b>			

**14 - INSTALL NEW METAL ROOFING***(Specification ID:35.08250 Estimated Qty:41)*

Sq

Remove existing shingle roof down to decking. Repair all defective decking and re-nail all roof decking. You will install a secondary water barrier underlayment. Install a new 5V crimp minimum 26ga roof.

NOTE: Your bid is to include a minimum 5 sheets of plywood decking.

NOTE: You will need to take pictures of the nailing, Underlayment and all slopes of roof for the wind and 4point reports.

**15 - INSTALL NEW GUTTER SYSTEM MOUNTED TO FASCIA BOARD***(Specification ID:35.14000 Estimated Qty:0)*

Install a new fascia mounted aluminum gutter system at all eaves. Sizing of gutter system and locations of downspouts to permit proper drainage and to meet manufacturer's suggestions and building code requirements. New gutter system to have at least 5" 27 gauge seamless aluminum gutters, downspouts, leaders, drops and accessories including a splash block at each downspout. Gutter system to have a baked on enamel finish. Owner to select "standard" color. **\*\*NOTE\*\* ALL DOWNSPOUTS MUST DISCHARGE AT LEAST 2 FEET FROM THE BUILDING AND ON A PERMEABLE SURFACE.**

**Subtotal for Roof & Attic****Location: Garage****Doors****Quantity****Units****Total****16 - REPLACE EXISTING GARAGE DOOR***(Specification ID:45.12050 Estimated Qty:1)*

Replace existing garage door with a new door rated for wind load of area located. New door to include all new hardware, track, rollers, springs, cables, trim and labor. Homeowner to choose from standard door style with NO GLASS and standard colors.

**Electrical System****Quantity****Units****Total****17 - GENERAL ELECTRICAL WORK***(Specification ID:80.00000 Estimated Qty:2)*

Install new LED 8' low profile ceiling fixtures include wiring and switch.

**18 - REPLACE EXISTING WALL LIGHT FIXTURE WITH A NEW FIXTURE EXTERIOR***(Specification ID:80.02550 Estimated Qty:2)*

REPLACE EXISTING WALL LIGHT FIXTURE WITH A NEW LIGHT FIXTURE. Install a new wall mounted energy star rated LED or Compact fluorescent bulb light fixture. Customer to pick style and color using a \$75 purchase allowance.

## 19 - INSTALL A NEW SAFETY PLUG-IN AND WIRING EXTERIOR

(Specification ID:80.06750 Estimated Qty:1)

Install a new GFCI safety receptacle at counter height in location required by electrical code. Use new wiring that includes a ground wire. Run new wiring behind building surface materials unless otherwise approved by Program Administrator. Materials and method of installation must also meet with approval of electrical inspector. **\*\*NOTE\*\* PERMIT IS REQUIRED**

### Subtotal for Electrical System

## Location: Windows

Windows	Quantity	Units	Total
<b>20 - INSTALL A NEW IMPACT RESISTANT ENERGY START-RATED WINDOW</b> (Specification ID:50.05500 Estimated Qty:12)		Ea	

Install a new impact energy star-rated aluminum or vinyl frame window, with lock and fiberglass screen, to meet energy and building codes. If windows are located in a bedroom, at least one window must meet egress requirements. If window is located in a bathroom, it must be obscured glass. Window can be single hung, casement or horizontal slider. Contractor will repair, texture, and paint area damaged by window installation. Texture and paint to match existing as close as possible. Homeowner to pick frame color from standard colors.

## Location: Doors

Doors	Quantity	Units	Total
<b>21 - INSTALL A NEW HURRICANE RATED PREHUNG 6-PANEL INSULATED DOOR WITH LOCKS</b> (Specification ID:45.03750 Estimated Qty:5)		Ea	

Install a new impact rated prehung 6-panel insulated fiberglass door unit including jamb, casing, hinges, striker plate, threshold and weather-stripping. Install a new entry and single cylinder deadbolt lockset keyed alike and manufactured by Kwikset, Yale, Weiser or approved equal. Allow \$30 for entry lock and \$25 for deadbolt lock. Install a hinge or wall mount door stop. Caulk, fill and sand nail holes, prime and apply two coats of high quality semi-gloss paint on door, jamb and casing. Owner to select lockset finish and paint color. **\*\*NOTE\*\* ALL EXTERIOR DOOR JAMS TO BE COMPOSITE MATERIAL.**

**22 - INSTALL A PREHUNG SOLID CORE WOOD DOOR WITH A NEW LOCKSET***(Specification ID:45.07250 Estimated Qty:6)*

Ea

Install a new 1-3/8" thick prehung solid core door with a split jamb, casing and a new lockset. Lockset to be appropriate for door type--privacy or passage. Lockset to be manufactured by Kwikset, Yale, Weiser or approved equal using a \$20 allowance. Caulk, prime and apply two coats of high quality acrylic latex semi-gloss paint on door, jamb and casing. Owner to select lockset finish and paint color.

**Subtotal for Doors****Location: HVAC**

HVAC & Gas System	Quantity	Units	Total
<b>23 - REPLACE CENTRAL ELECTRIC HEATING AND COOLING SYSTEM</b> <i>(Specification ID:85.05000 Estimated Qty:1)</i>			

Install a new replacement UL listed electric heat pump meeting the SEER 2 rating and sized to properly heat and cool the house. Provide material necessary to connect heat pump to existing duct system. Install new thermostat. Provide electrical connections. Material and method of installation to comply with mechanical and electrical code requirements. Remove and dispose of old unit. Provide written manufactures warranty to owner.

**Location: Kitchen**

Cabinets	Quantity	Units	Total
<b>24 - INSTALL NEW BASE CABINET AND COUNTER TOP</b> <i>(Specification ID:70.01250 Estimated Qty:0)</i>			

INSTALL NEW BASE CABINETS AND COUNTER TOP. Field measure and install high quality medium-priced, standard -stock cabinet and counter top. Cabinets shall be built by a professional cabinet maker or cabinet manufacturer. Homeowner shall make selection of color and style from within the offered group of medium-priced, standard-stock cabinets and/or countertops. Price to include all labor, material, and hardware. ALL SQUARE EDGE COUNTER TOPS ENDING AT/OR NEAR A DOOR OR WALK WAY WILL HAVE RADIOUS CORNER.

**25 - INSTALL NEW WALL CABINET 42" TALL***(Specification ID:70.02250 Estimated Qty:0)*

INSTALL NEW 42" WALL CABINET. Field measure and install high quality medium-priced, standard-stock wall cabinets built by a professional cabinet maker or cabinet manufacturer. Homeowner shall make selection of color and style from within the offered group of medium-priced, standard-stock cabinets. Price to include all labor, material, and hardware.

**Subtotal for Cabinets**



Ceilings	Quantity	Units	Total
<b>26 - GENERAL CEILING WORK</b> <i>(Specification ID:65.00000 Estimated Qty:0)</i>			

Remove existing soffit. Install all needed framing and drywall to match existing ceiling surface. Paint ceiling with two coats of ceiling white.

Electrical System	Quantity	Units	Total
<b>27 - INSTALL NEW CEILING RECESSED LIGHT</b> <i>(Specification ID:80.02100 Estimated Qty:6)</i>		Ea	

Install a new ceiling recessed light fixtures. Fixture installation to include new wiring and a new wall switch. Installation must meet Electrical code for local jurisdiction. **\*\*NOTE\*\* A PERMIT IS REQUIRED**

## Location: Bathroom 1

Walls	Quantity	Units	Total
<b>28 - GENERAL WALL WORK</b> <i>(Specification ID:60.00000 Estimated Qty:0)</i>			

Delete window and infill opening, match exterior surface and interior surface. The area where the window is removed may become a Niche.

## Location: Bathroom 2

Cabinets	Quantity	Units	Total
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29 - INSTALL NEW VANITY CABINET AND PREFORMED SINK AND SOLID SOLID SURFACE COUNTER TOP COMBINATION

(Specification ID:70.00150 Estimated Qty:1)

Field measure and install a high quality bathroom vanity base cabinet. All visible wood surfaces to be protected with water resistant coating. Install a cultured marble counter top with back splash and end splashes. Apply a bead of mildew resistant caulk where top of splashes meet wall surfaces. Owner to select color of cabinet , style and top color from contractors samples. **\*\*NOTE\*\* ALL NEW VANITIES ARE TO INCLUDE A NEW FAUCET, STOPS AND WATER LINES FROM STOPS TO FAUCET. OWNER TO SELECT FAUCET USING A PURCHASE ALLOWANCE OF \$75.**

Location: Florida room

Floors & Stairs	Quantity	Units	Total
30 - GENERAL FLOOR & STAIR WORK (Specification ID:55.00000 Estimated Qty:0)			

R&R existing flooring so the subfloor can be leveled using a self leveling cement. The floor slopes in the outer left of room.

Walls	Quantity	Units	Total
31 - INSTALL NEW BASEBOARD SIMILAR IN STYLE AND DIMENSION TO ORIGINAL (Specification ID:60.08750 Estimated Qty:0)			

Install baseboard that is similar in dimension and style to baseboard found throughout room or house. Use finish nails to install baseboard. Fill and sand ALL nail and joints. Paint baseboard with 2 coats of semi-gloss acrylic latex paint.

Location: Pool Area

Porches & Entrances	Quantity	Units	Total
32 - GENERAL POOL AREA WORK (Specification ID:40.00000 Estimated Qty:0)		Ea	

Pool Cage Framing Repair. Repair pool cage framing and rescreen.

33 - GENERAL POOL AREA WORK (Specification ID:0 Estimated Qty:-)			
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Pool Equipment Building. Remove existing siding on equipment building, repair all framing and install Hardi siding to framing. Paint Harding siding with two coats of exterior paint. Owner to pick Hardi siding and paint color.

**34 - GENERAL POOL AREA WORK***(Specification ID:0 Estimated Qty:)*

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Pool Shower. Install a new light for the pool shower. Owner to select light.

**35 - GENERAL POOL AREA WORK***(Specification ID:0 Estimated Qty:)*

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There is an area off the pool area that has a screeded roof. Repair or replace framing and rescreen roof. Repair all stucco in this area and make ready for paint.

**Subtotal for Porches & Entrances****Location: Livingroom**

Ceilings	Quantity	Units	Total
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**36 - GENERAL CEILING WORK***(Specification ID:65.00000 Estimated Qty:0)*

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Repair ceiling in Livingroom

**37 - PAINT CEILING SURFACE WITH FLAT PAINT***(Specification ID:65.05500 Estimated Qty:0)*

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Apply 2 coats of ceiling white paint on ceiling surfaces and, if applicable, 2 coats of semi-gloss acrylic paint on any wood ceiling trim. Use stain killer and primer if necessary. Wet scrape any defective paint and make any minor repairs to ceiling surfaces prior to painting. Owner to select color.

**Subtotal for Ceilings**

Total
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**OWNER ACCEPTS SCOPE OF WORK**

I have read the contents of this work write up and received a copy. I fully understand the repairs to be made to my property.

x \_\_\_\_\_  
Owner:

\_\_\_\_\_  
Date

**CONTRACTOR ACCEPTS SCOPE OF WORK**

I have read the contents of this work write up and agree to perform all work called for in accordance with the bid submitted on \_\_\_\_\_.

x \_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

x \_\_\_\_\_

Construction Specialist

\_\_\_\_\_

Date