

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

* EXHIBIT 1 *

Dated: 2/18/2026

CUSTOMER INFORMATION

Manatee Children's Services Inc.

Contact: Krista Post, M.A. | Development Director
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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

Customer:_____

Contractor:_____

Location: General Requirements

General Requirements	Quantity	Units	Total
1 - Wind Mitigation and 4 Point (Specification ID:1.00150 Estimated Qty:0)			

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.

2 - PERMITS AND LICENSES

(Specification ID:1.00250 Estimated Qty:0)

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.

3 - GENERAL WARRANTY

(Specification ID:1.02250 Estimated Qty:0)

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.

4 - 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.

5 - 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.

Customer:_____

Contractor:_____

6 - CONTINGENCY

(Specification ID:0 Estimated Qty:0)

Bid 10% contingency

Subtotal for General Requirements**Location: Security System**

Electrical System	Quantity	Units	Total
7 - GENERAL ELECTRICAL WORK SECURITY SYSTEM UPDATE (Specification ID:80.00000 Estimated Qty:0)			

You will be given the estimate for the new security and fire alarm system update. You will be scheduling the work and paying the subcontractor so you will add you OHP to the quote you are given at the info session.

Location: Plumbing

Appliances	Quantity	Units	Total
8 - GENERAL APPLIANCE WORK (Specification ID:95.00000 Estimated Qty:0)		Ea	

Supply and install new washer and dryer

Plumbing System	Quantity	Units	Total
9 - GENERAL PLUMBING WORK (Specification ID:75.00000 Estimated Qty:0)			

Camera sewer lines at the start of the project prior to any other work being started.

Customer:_____

Contractor:_____

10 - INSTALL A NEW SAME SIZE ELECTRIC WATER HEATER*(Specification ID:75.08750 Estimated Qty:2)*

2

Remove existing water heater and install same size new water heater per plumbing code requirements, unit to be high recovery glass lined R-7 insulated double element electric water heater with a minimum Energy Factor of .90 and a 5 year tank warranty. Water heater to be manufactured by , Hotpoint, Rudd or approved equal. Install a 3/4" TPR valve, 3/4" discharge tube and drip pan. Extend discharge tube at least 6" below floor joists or outside house. Install escutcheon plate or neatly caulk building surface tube penetrates. Also install new cut-off valves on water heater. Provide necessary electrical wiring, circuit and circuit breaker to make water heater operational.

Subtotal for Plumbing System**Location: HVAC**

HVAC & Gas System	Quantity	Units	Total
11 - GENERAL HVAC WORK <i>(Specification ID:85.00000 Estimated Qty:0)</i>			

Check duct work and if it is good do and FPL duct seal if it needs to be replaced we will credit this item back to the cost of the replacement.

12 - REPLACE CENTRAL ELECTRIC HEATING AND COOLING SYSTEM*(Specification ID:85.05000 Estimated Qty:0)*

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 manufacturer's warranty to owner.

Subtotal for HVAC & Gas System**Location: Exterior Walls**

Exterior Walls	Quantity	Units	Total
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Customer:_____

Contractor:_____

13 - CLEAN OUTDOOR FACING SURFACES OF MASONRY WALL

SF

(Specification ID:30.02000 Estimated Qty:0)

Clean brick walls using cleaning agents approved for brick cleaning. Follow manufacturer's instructions for application and clean-up.

14 - PAINT OUTDOOR FACING SURFACES OF MASONRY WALLS*(Specification ID:30.02250 Estimated Qty:0)*

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.

15 - PREPARE AND PAINT EXTERIOR WOOD COMPONENTS

LF

(Specification ID:30.10000 Estimated Qty:0)

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.

Subtotal for Exterior Walls

Roof & Attic	Quantity	Units	Total
16 - INSTALL NEW GUTTER SYSTEM MOUNTED TO FASCIA BOARD <i>(Specification ID:35.14000 Estimated Qty:0)</i>			

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.**

Customer:_____

Contractor:_____

Location: Interior Walls

Walls	Quantity	Units	Total
17 - PAINT WALL SURFACES, TRIM AND DOORS WITH PAINT (Specification ID:60.13500 Estimated Qty:0)			

Apply 2 coats of paint to wall surfaces and 2 coats of paint to trim which includes any baseboard; door slab; door casing and jambs; window casing, sills, stools, jambs and sashes. Where applicable, wet scrape defective paint; spot prime; seal water stains; and make any minor repairs to walls and baseboard. Make sure baseboard is securely fastened to wall. Caulk cracks in baseboard and at intersection with wall surfaces using mildew resistant caulk prior to painting. Owner to select one paint color for wall surfaces and one color for baseboard.

NOTE: You need to sand all baseboards, casing, doors and any other wood work to be painted. You need to check to see if existing paint is oil based paint and if so you need to prime with proper primer to ensure that the new paint does not peel off.

NOTE: OWNER TO CHOOSE COLORS FOR EACH ROOM YES THIS MEANS THEY CAN CHOOSE MORE THAN TWO.

Location: Windows

Windows	Quantity	Units	Total
18 - GENERAL WINDOW WORKLIVING ROOM (Specification ID:50.00000 Estimated Qty:0)		Ea	

Remove sliding glass door, infill opening with CMU and install precast window sill. Finish exterior to match existing exterior finish. Finish interior to match existing finish. Painting of both interior and exterior will be covered under the price for interior and exterior painting. You will install two impact windows in this opening and will include window treatments.

Customer:_____

Contractor:_____

19 - INSTALL A NEW IMPACT RESISTANT ENERGY START-RATED WINDOW

12

Ea

(Specification ID:50.05500 Estimated Qty:12)

Install a new impact energy star-rated aluminum or vinyl frame window, with lock and fiberglass screen, to meet energy and building codes. In some cases 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.

NOTE: The contractor is required to clean all windows inside and outside, remove all stickers after inspection, clean caulk from frames, glass, and sills and install plugs in mounting screw holes.

Subtotal for Windows**Location: Doors**

Doors	Quantity	Units	Total
20 - INSTALL A NEW IMPACT RATED PREHUNG 6-PANEL INSULATED DOOR WITH LOCKS <i>(Specification ID:45.03750 Estimated Qty:5)</i>	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.

21 - INSTALL A PREHUNG SOLID CORE WOOD DOOR WITH A NEW LOCKSET

6

Ea

(Specification ID:45.07250 Estimated Qty:6)

Install a new 1-3/8" thick prehung solid core lauan 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

Customer:_____

Contractor:_____

Location: Bathroom 2

Cabinets	Quantity	Units	Total
22 - INSTALL A NEW PLASTIC LAMINATED COUNTER TOP ON EXISTING CABINETS <i>(Specification ID:70.00750 Estimated Qty:0)</i>			

Install a post formed plastic laminated counter top with back and end splashes securely fastened to the existing base cabinets. Install end caps where end of counter tops exposed. Apply a bead of mildew resistant caulk between top of splashes and wall surface. Install trim along top of splashes prior to caulking if more than 1/4" gap exists between splash and wall. Owner to select counter top using a \$35.00 per lineal foot allowance.

Electrical System	Quantity	Units	Total
23 - INSTALL A CEILING VENT <i>(Specification ID:80.05750 Estimated Qty:0)</i>			

Install a new minimum 70 CFM vent fixture in ceiling with new switch and wiring. Remove any attic insulation from around fixture. Connect vent to roof vent. Material and installation method to meet with requirements of electrical and Mechanical inspector. ****NOTE** PERMIT IS REQUIRED**
NOTE: INSTALL A TIMER SWITCH.

Plumbing System	Quantity	Units	Total
24 - GENERAL PLUMBING WORK <i>(Specification ID:75.00000 Estimated Qty:0)</i>			

Move plumbing in wall as needed to spread the vanities apart. Install new stops and new lines to faucets in both vanities.

25 - INSTALL A METAL BATHROOM SINK BOWL <i>(Specification ID:75.01500 Estimated Qty:0)</i>			
Install a new round or oval metal sink bowl that has a baked on enamel finish in the vanity cabinet. Connect water lines, drain lines and vents that are necessary for sink bowl to work properly and meet plumbing code requirements. Apply a bead of mildew resistant caulk between edge of bowl and counter top. Repair any damaged work areas with appropriate materials. Owner to select sink bowl using a \$85 allowance.			

Customer:_____

Contractor:_____

26 - INSTALL A NEW BATHROOM SINK FAUCET*(Specification ID:75.02750 Estimated Qty:0)*

Install a new washerless bathroom sink faucet with pop-up valve. Faucet to have a maximum flow rate of 2.5 gallons per minute. Install new stop valves and supply lines from stop valves to faucet. Faucet to have at least a 2 year warranty. Owner to select faucet.

27 - CONVERT EXISTING TUBE TO TILE SHOWER*(Specification ID:75.03850 Estimated Qty:0)*

Remove existing tub and wall material down to studs. Install new pan liner, curb, Hardi backer board, backing for grab bars, drain, floor tile and wall tile. Install two corner shelves for soap and shampoo. Homeowner to choose color of wall and floor tile. ****NOTE**** INSTALL BACKING FOR GRAB BARS PER ADA CODE, EVEN IF YOU ARE NOT INSTALLING GRAB BARS AT THIS TIME

Subtotal for Plumbing System

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

Remove window and close opening with CMU. Match exterior texture with existing. Interior will be done with new shower.

29 - GENERAL WALL WORK*(Specification ID:60.00000 Estimated Qty:0)*

You will need to remove the vanities and some of the wall material to access the plumbing for the staff bathroom shower and to move the plumbing for the vanities in bath 2 so the vanities can be further apart to allow for a trash can between them..

You will replace the drywall and match the texture to existing. Paint work will be included in the interior paint price.

30 - INSTALL BATH TOWEL BAR, HAND TOWEL BAR, TOILET PAPER HOLDER, SOAP DISH AND TOOTH BRUSH HOLDER*(Specification ID:60.15500 Estimated Qty:0)*

Securely install 2 full size towel bar, 2 hand towel ring, toilet paper holder, soap dish and tooth brush holder.

Customer:_____

Contractor:_____

31 - INSTALL MIRROR ON WALL*(Specification ID:60.16000 Estimated Qty:0)*

Securely mount a minimum 3' tall mirror just above back- splash of bathroom vanity cabinet or sink. Mirror to be as wide as cabinet or sink.

Subtotal for Walls**Location: Bathroom 3**

Electrical System	Quantity	Units	Total
32 - INSTALL A CEILING VENT <i>(Specification ID:80.05750 Estimated Qty:0)</i>			

Install a new minimum 70 CFM vent fixture in ceiling with new switch and wiring. Remove any attic insulation from around fixture. Connect vent to roof vent. Material and installation method to meet with requirements of electrical and Mechanical inspector. ****NOTE** PERMIT IS REQUIRED**
NOTE: INSTALL TIMER SWITCH

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

Remove sliding glass door and close opening with CMU. stucco exterior to match existing and dry wall and texture interior to match existing. Paint for both exterior and interior will be included with whole house paint line item.

Location: Garage

Cabinets	Quantity	Units	Total
34 - GENERAL CABINET WORK <i>(Specification ID:70.00000 Estimated Qty:0)</i>			

They want to remove the cabinets that existing and install a larger shelve setup with no doors. for bid use 6'w x 30" H

Doors	Quantity	Units	Total

Customer:_____

Contractor:_____

35 - REPLACE EXISTING GARAGE DOOR*(Specification ID:45.12050 Estimated Qty:0)*

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
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36 - GENERAL ELECTRICAL WORK*(Specification ID:80.00000 Estimated Qty:0)*

Install 2 8ft LED low profile ceiling fixtures include wiring and switch

37 - GENERAL ELECTRICAL WORK*(Specification ID:80.00000 Estimated Qty:0)*

Check electrical panel and advise.

They have removed the pool and some other items and we need to know if the panel is marked correctly (this means that if the breaker is marked living room receptacles when you flip that breaker there should be no power to the living room receptacles)

38 - REPLACE RECEPTACLES AND SWITCHES*(Specification ID:80.00050 Estimated Qty:0)*

REPLACE RECEPTACLES AND SWITCHES. Re place ALL interior and exterior receptacles and switches. Owner to pick from white or beige

39 - REPLACE EXISTING WALL LIGHT FIXTURE WITH A NEW FIXTURE EXTERIOR*(Specification ID:80.02550 Estimated Qty:0)*

REPLACE EXISTING WALL LIGHT FIXTURE WITHE 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.

40 - INSTALL A NEW SAFETY PLUG-IN AND WIRING*(Specification ID:80.06750 Estimated Qty:0)*

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**

2 at front exterior of garage and 1 inside garage

Customer:_____

Contractor:_____

Subtotal for Electrical System

Location: Kitchen

Cabinets	Quantity	Units	Total
41 - INSTALL NEW BASE CABINET AND COUNTER TOP (Specification ID:70.01250 Estimated Qty:0)			

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 RADIUS CORNER.

42 - INSTALL NEW 42" TALL WALL CABINET (Specification ID:70.02250 Estimated Qty:0)			
INSTALL NEW 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
43 - GENERAL CEILING WORK (Specification ID:65.00000 Estimated Qty:0)			

Remove existing existing soffit and panels. Frame ceiling and install drywall. Texture to match ceiling in other area off the garage side of kitchen. Paint with one coat of primer sealer and two coats of ceiling white.

Electrical System	Quantity	Units	Total

Customer:_____

Contractor:_____

44 - INSTALL NEW CEILING RECESSED LIGHT FIXTURE IN SHOWER

6

Ea

(Specification ID:80.02100 Estimated Qty:6)

Install a new ceiling recessed light fixture in the shower. Light fixture must be for wet area and energy star rated LED or compact fluorescent light fixture. Fixture installation to include new wiring and a new wall switch. Installation must meet Electrical code for local jurisdiction. ****NOTE** A PERMIT IS REQUIRED**

Floors & Stairs	Quantity	Units	Total
45 - INSTALL NEW RESIDENTIAL GRADE FLOATING VINYL PLANK FLOORING <i>(Specification ID:55.04250 Estimated Qty:0)</i>			

INSTALL A NEW RESIDENTIAL GRADE 5.9"WX48"L FLOATING VINYL PLANK FLOOR 4mm THICK WITH 12 mil WEAR LAYER. Install using manufacturer recommended installation instructions. Vinyl plank to be stain and scratch resistant with protective urethane layer and a 25 year limited warranty. Install shoe mold if vinyl planks do not fit snugly under baseboard. Caulk all door jams to floor with color match caulk. Customer to pick color from contractor's samples. Cost allowance = #3.15 per square foot material only. ****NOTE** CONTRACTOR IS TO VERIFY MEASUREMENTS. INSTALL VINYL SHOE MOLDING FOR NEW VINYL FLOORING, COLOR TO MATCH OF FLOOR NOT WHITE**

Location: Florida room

Floors & Stairs	Quantity	Units	Total
46 - GENERAL FLOOR & STAIR WORK <i>(Specification ID:55.00000 Estimated Qty:0)</i>			

R&R existing flooring so the sub floor can be leveled using a self leveling cement. The floor has a bad slope in the outer left by the bathroom door.

Walls	Quantity	Units	Total

Customer:_____

Contractor:_____

47 - 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.

NOTE: OWNER TO SELECT BASEBOARD STYLE.

Location: Bathroom 1

Cabinets	Quantity	Units	Total
48 - INSTALL NEW VANITY CABINET AND PREFORMED SINK AND SOLID SOLID SURFACE COUNTER TOP COMBINATION <i>(Specification ID:70.00150 Estimated Qty:0)</i>			

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**

Electrical System	Quantity	Units	Total
49 - INSTALL A CEILING VENT <i>(Specification ID:80.05750 Estimated Qty:0)</i>			

Install a new minimum 70 CFM vent fixture in ceiling with new switch and wiring. Remove any attic insulation from around fixture. Connect vent to roof vent. Material and installation method to meet with requirements of electrical and Mechanical inspector. ****NOTE** PERMIT IS REQUIRED**

NOTE: INSTALL A TIMER SWITCH

Plumbing System	Quantity	Units	Total

Customer:_____

Contractor:_____

50 - CONVERT EXISTING TUBE TO TILE SHOWER*(Specification ID:75.03850 Estimated Qty:0)*

Remove existing tube and wall material down to studs. Install new pan liner, curb, Hardi backer board, backing for grab bars, drain, floor tile and wall tile. Install two corner shelves for soap and shampoo. Homeowner to choose color of wall and floor tile using a purchase allowance of \$1.50 sf and \$125.00 for shower valve. ****NOTE**** INSTALL BACKING FOR GRAB BARS PER ADA CODE, EVEN IF YOU ARE NOT INSTALLING GRAB BARS AT THIS TIME

Total

Customer:_____

Contractor:_____

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.

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 _____.

Contractor

Date

Construction Specialist

Date