

Work Write-up

Case#: 22-093

Job Total: \$ 91,800

Revised

Property Information

423 SW 5th Ave

Delray Beach
Florida

Owner Information

Howard K Jones

Delray Beach
Florida 33444

Bid Closing Date: _____

Bid Opening Date: _____

Contractor Information

Name: Dolly Giraldo

Address: 1604 Pennsylvania Ave Unit 2

Voice: (305)988-8042

Fax: _____

Email: contact@centerlineservices.us

☎ 561-271-1055



Note



QUOTE APPROVAL STATEMENT

The below owner signature hereby declares that the work write - up has been reviewed by the applicant. Furthermore, the owner understands the scope of work to be performed on the owner's property. The applicant understands that there will be no changes to the work write up specifications except to meet housing and or building code requirements. The owner is authorizing the City of Delray Beach to obtain quotes for the work contained in the write up.

Signed: Howard Keith Jones Date: 04/15/2025 2025

Signed: _____ Date: _____ 2025

The below quote's signature hereby declares he/she has received a copy of the Neighborhood Services Division's Instructions to Bidders which includes General Conditions, Parts I and II as well as Special Conditions. By signing this proposal, the bidder is asserting he/she has made a full examination of the existing condition of the location of where the scope of work on this project is to be performed. The bidder hereby also declares that in order to complete the full scope of work he/she agrees to furnish, unless otherwise provided, all implements, machinery, equipment, transportation, tools, materials, supplies, labor and all other necessary items which are to be included in the quote amount submitted above within the following time frame:

The successful bidder will start permit process within three (3) days of the date on the Notice to Proceed. The notice establishes that the work be completed within sixty (60) days from issuance of permit. The bidder understands that the right is reserved by the property owner and the City of Delray Beach, Neighborhood Services Division to reject any and all quotes."

Signed: _____ Date: _____ 2025

Signed: _____ Date: _____ 2025

Single Family - | Single Family - | Whole Unit - Roof | Roof -

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
1	0070030019	1.00	All	1.00	-	\$500

Task: Install Hurricane Clips

Remove sheathing, planking to expose truss/wall connection, prepare area and install Simpson hurricane clips "HGA10" or equal with a minimum 520 lb up lift on side of truss. replace sheathing, re-nail to 2023 Florida Building Code 8th edition and install secondary water barrier and cover with new felt, tin tag, and roofing material to match existing as close as possible when needed.

Note: Inspector must be called when clips are installed before opening is closed. Or the contractor will be responsible for the cost exposing clips and re-closing opening as determined by the inspector.

2	0070010008	650.00	SF	1.00	-	\$ 10000
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Task: Install 4-ply Built Up Roof

All roofing work must be performed by a roofing contractor who holds a current CC/RC licence with the State of Florida.

Remove entire flat deck roof covering. Replace damaged sheathing, repair/replace damaged rafters and related roof components. Replace defective or damaged soffit venting/screening to match existing as needed. **Contractors shall include in their bid replacing up to 48 lf of rafter/trusses top chords, and up to "5" full sheets of sheathing or 160 sq ft of exposed planking if needed Damage in excess of "5" Sheets of sheathing or 160 sq ft of planking and up to 48 lf of rafter/truss top chords shall be addressed in a change order.** Replacement sheathing shall be minimum 19/32" plywood but may be thicker to match existing sheathing. In instances where the sheathing is an exposed ceiling, replacement sheathing shall match existing and may be planks.

Contractors shall submit the installed unit cost for change order material above the covered damage as follows:

Sheet of plywood sheathing (each) above the covered 5 sheets	\$	
Square foot of planking above the covered 160 sq ft	\$	
Liner foot of rafter/trusses top chords above the covered 48 lf	\$	

All roof sheathing/decking nailing shall be brought up to meet the 2023 Florida Building Code 8th edition. Existing fasteners may be used to partially satisfy this requirement and additional nailing shall consist of the required ring shank nails. Plywood sheathing joints shall be covered with a secondary water barrier.

Install a 4 ply built up roof system consisting of 75# fiberglass base sheet, 3 ply's of hot mopped fiberglass finishing with a hot mopped mineral surfaced modified fiberglass cap sheet. New 3"x 3" metal drip edge (see note below) and flashing shall be installed throughout the entire roof system. The entire new roof system shall conform to the 2023 Florida Building Code 8th edition

Note 1: Contractor shall replace existing 1"x 2" build-out for the drip edge at the top of fascia. If no 1"x 2" exists at the top of the fascia, the contractor shall install all new 1"x 2" primed and painted to match existing fascia color.

Note 2: The metal drip edge shall be a minimum 3"x 3". Fastening of the drip edge shall be with nails placed into the sheathing, roof rafter, truss, or sub-fascia. No fasteners shall penetrate into the fascia or 1 x 2 wood drip edge nailer.

Note 3: Plywood sheathing joints shall be covered with a 4"-6" self-adhering bitumen secondary water barrier applied directly to the plywood sheathing. If planks Two layers of 30# felt will be used. Contractor shall submit photos of the secondary water barrier when requesting payment for this item.

Single Family - | Single Family - | Sidewalls - | Walls -

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
3	0010100001	10.00	NO	1.00	-	\$14000

Task: Install Impact Windows

Remove **ALL** existing windows. Replace windows with new missile resistant single hung windows with aluminum framed screen. Bathrooms shall have obscure glass. One egress window shall be installed in each sleeping room. Replace/repair damaged window sills with marble sill(s) or match existing finish. Provide Modifications to openings and move electric outlets or switches as necessary to accommodate the new windows.

Note 1: Contractor shall submit 2023 Florida Building Code 8th edition approvals, stamped by the City of Delray Beach Building Department, with this Project's close-out package.

Note 2: Patch holes and touch up the paint patches and discolored finish resulting from the removal of existing window(s) to match existing as close as possible. The inspector shall be responsible for determining if the touch-up paint matches as close as possible.

4	0010090006	2.00	EA	1.00	-	\$ 4300
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Task: Install Prehung Exterior Impact Door

Remove the existing front and rear door(s) and jamb(s), prepare sufficient door buck(s). For front door install a prehung fiberglass 1/2 top impact glazed glass window, rear door install a pre-hung metal clad six (6) panel door(s). The doors must be Hurricane Impact Test Rated and meet or exceed 2023 Florida Building Code 8th edition standards. Patch to match interior and exterior walls, install new interior wood casing and exterior wood brick mold. Prepare new door assembly for painting by washing with TSP and a light sanding then apply one (1) coat of acrylic primer/sealer and two (2) coats of acrylic semi-gloss paint to match existing finishes.

Door installation shall include keyed entry lockset with lever handle both sides, "Schlage", Flair F51 and matching deadbolt or approved equal, deadbolt keyed one side to the lockset, vinyl bubble weatherstripping, wind crash chain stop, and aluminum threshold with peep hole on the front door

Note 1: Door paint color choice shall be by owner in accordance with deed restrictions, homeowner's association, and building code of jurisdiction. Contractor shall comply with manufacturer recommended time intervals between coats of paint and shall deliver a smooth full paint coverage. Roller and brush marks, runs, orange peels, and other defective paint application **shall not be accepted**.

Note 2: Touch-up paint affected finishes resulting from the replacement of the door(s) to match existing as close as possible. Inspector shall be responsible for determining if the touch-up paint matches as close as possible.

Note 3: Contractor shall submit Impact Resistant Rated Florida Building Code product approvals, stamped by the Delray Beach Building Division, with this Project's close-out package. Door assembly shall meet current 2023 Florida Building Code 8th edition product approval without using interior slide bolts.

Note 4: A landing is required according to code. In the absence of a landing, Contractor shall construct a concrete landing in front of the door as required by code, (or where a landing exists, Contractor shall re-construct/modify the existing landing in order to meet code.)

5	0010090030	1.00	ea	1.00		\$400
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Task: Replace Existing Screen Door

Remove the existing Screen Door unit. Provide and install a new white, prefinished alum. screen door with all hardware (Larson or approved equal). Swing to be in swing and complement exterior door. Caulk where necessary.

6	0100020001	1125.00	SF	1.00		\$3900
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Task: Paint House Complete

Pressure clean with water, fill all cracks and holes, and prepare for paint by scraping off loose and peeling paint, and light sanding of all the exterior wood including, fascia, soffit, doors, garage door, trim, and columns. Contact the rehabilitation inspector and request an inspection (24 hour notice to inspect will be made available). Upon an approval given of pressure cleaning, proceed and apply one (1) coat of acrylic primer/sealer and two (2) coats of acrylic exterior grade paint. Masonry grade paint or wood grade paint, as appropriate, shall be applied. Primer and paint shall be of the same manufacturer, Sherwin Williams or equal. Include all trim and shutters with complete house painting.

Note #1: Paint color choice shall be by owner in accordance with deed restrictions, homeowner's association, and building code of jurisdiction.

Note #2: Masonry surfaces painted with a spray applicator shall be back-rolled to ensure complete coverage.

Note #3: Contractor shall comply with manufacturer recommended time intervals between coats of paint.

Note #4: Contractor shall deliver a smooth full paint coverage over the average substrate finish. Roller and brush marks, runs, orange peels, and other defective paint application shall not be accepted.

Single Family - | Single Family - | Soil - Site | Floor - Site

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
7	0080020022	1.00	Lump Sum	1.00		\$ 500

Task: Survey

Prior to start of work, contractor shall obtain a property survey from a licensed survey firm on behalf of owner. A minimum of three (3) copy's of survey is needed, two (2) for permit process, and one (1) to owner.

8	0020040012	370.00	SF	1.00		\$ 8900
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Task: Pour Concrete Driveway

Remove existing driveway, existing concrete walkway and dispose of properly. Provide all sub grade fill required for application of a concrete driveway. Provide all forming, pour, and finish 6" (min.) deep x 14' width x 25' length and shall have thickened edges on all sides and shall consist of 3000 p.s.i. concrete. Reinforce driveway concrete with 6x6 10/10 wire mesh and/or Fiber Crete to building code of Delray Beach.

New driveway is to be a minimum of 5' from North property line.

All surveys, and plans needed by building department is the contractors responsibility. Bid accordingly

- The thickened edge where the apron meets the street shall be 9" (inches) thick and extend back 2' (feet).
- The rest of the apron and driveway shall be 6" (inches) thick, this includes the sidewalk.
- If side walk is less than 6" (side walk is to be removed and poured as part of the driveway).
- Concrete shall be 3000 P.S.I. with reinforcing fibers embedded in the mix.

NOTE: Include the "Apron and sidewalk" area which shall be included in this scope of work.

NOTE: Cut Sheet can be attained at the Delray Beach Building Department

9	0080020022	1.00	NO	1.00		\$ 4000
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Task: Install Irrigation

Provide and install all necessary pipes and zone lines, sprinkler heads, back flow preventer, timer with rain sensor for a new irrigation system. All work to follow code, have proper inspections and meet irrigation design standards. System to be connected to city service. Include new electric digital zone sprinkler controller (use "Genie" or pre-approved equal determined by Rehabilitation Inspector) with a 24 hour, 14 day controller.

Do not use an index valve set up

NOTE: Contractor shall install new electrical circuit with wiring complete for the "Timer" controller in accordance with the building code of jurisdiction.

10	0080020005	945.00	SF	1.00		\$ 1500
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Task: Install Sod

Grade, level front and side yards. Provide and install sod and water until turned over to owner. (Front of house to street, sides to property line).

11	0080020008	1.00	NO	1.00		\$ 1000
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Task: Install Tree (Gumbo Limbo)

Provide and install One (1) Gumbo Limbo tree with a minimum height of 12 feet.

Location: Centrally between the new driveway and south property line and front of house and street.

Single Family - | Single Family - | Whole Unit - | Floor - Interior

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
12	0010090001	2.00	NO	1.00		\$ 2000

Task: Install Interior Door

Remove existing doors, jamb, and casing. Replace door assembly with a pre hung 1 3/8" hollow core door, casing, and lever - both sides - privacy lockset. Fill all nail holes and apply one (1) coat of acrylic primer/sealer and paint with two (2) coats of semi-gloss acrylic enamel paint.

Locations: Bedroom and bathroom doors

Note 1: Door paint color choice shall be by owner. Contractor shall comply with manufacturer recommended time intervals between coats of paint and shall deliver a smooth full paint coverage. Roller and brush marks, runs, orange peels, and other defective paint application shall not be accepted.

Note 2: Touch-up paint affected finishes resulting from the replacement of the door(s). to match existing as close as possible. Inspector shall be responsible for determining if the touch-up paint matches as close as possible.

13	0010030001	16.00	LF	1.00		\$ 7000
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Task: Install Base and Wall Cabinets and Countertop

Provide and install new mid-line series "Kraft Maid", "Kitchen Kompact", "American Woodmark", or approved equal base and wall cabinetry. See attached Kitchen layout, this line item will include a pantry type cabinet. All work to be level, plumb and true. Cabinets are to be attached to studs in the wall. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. (Cabinet fronts are to be made of the flat panel/rail design vs. the raised panel type, and wood fronts vs. particleboard fronts)

Install Formica or Wilsonart laminated counter tops, securely attached to cabinets. All work to be level, plumb, and true. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. Also attach cabinets to studs in walls. Caulk all seams where counter top meets walls

14	0090010002	10.00	SF	1.00	\$ 400
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Task: Repair Drywall

Remove damaged wall covering and dispose of properly and install insulation as needed. Patch wall and ceiling area using similar materials, and match to the average existing finish tape all joints and finish with 3 coat process. The contractor may patch with drywall, tape and finish in the 3-coat process. Apply acrylic primer/sealer and paint corner-to-corner with two coats to match as close as possible.

Location: As needed

15	0100010018	1125.00	SF	1.00	\$ 4800
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Task: Prepare Walls and Paint Interior Complete

Prepare for painting kitchen by cleaning walls and ceilings in kitchen with a "De-greaser Solvent" such as TSP to remove built-up 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 semi-gloss enamel on kitchen walls/ceilings and bathroom walls/ceilings, doors and trim. On all other rooms walls and ceilings apply one(1) coat of acrylic primer/sealer and paint with two (2) coats of flat washable paint.

Note 1: Paint color choice shall be by owner. Contractor shall comply with manufacturer recommended time intervals between coats of paint and shall deliver a smooth full paint coverage. Roller and brush marks, runs, orange peels, and other defective paint application **shall not be accepted.**

Note 2: Inspection of paint preparation area is required prior to application of primer/sealer paint. 24 hours advance notice is required.

Single Family - | Single Family - | Bathroom - | All Walls - Bathroom

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
16	0130040011	1.00	NO	1.00		\$1000

Task: Install Kitchen Sink

All Plumbing work must be performed by a plumbing contractor who holds a current CF and RF license with the State of Florida.

Install new stainless steel double bowl sink with Moen single lever faucet with sprayer if equipped. Include assembly, trap, new shut off valves, new supply lines, basket, and caulk seal at counter top.

17	0130040007	1.00	NO	1.00	\$ 1200
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Task: Install Vanity w/Sink

All Plumbing work must be performed by a plumbing contractor who holds a current CF and RF license with the State of Florida.

Remove vanity and existing lavatory. Replace with a new vanity of the same dimensions, constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; finish covering must be wood veneer or plastic laminate. Counter top and 4" back splash shall be a minimum of 5/8" plywood with drop in sink or cultured marble with integral bowl cast in the counter top. Install new water supply valves, supply lines, and escutcheons, strainer assembly, p-trap and tail assembly, and single handle washerless faucet, Moen or equal quality.

Locations: Bathroom

Owner to have a choice in style and color.

18	0130040023	1.00	NO	1.00	\$ 800
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Task: Install Toilet

All Plumbing work must be performed by a plumbing contractor who holds a current CF and RF license with the State of Florida.

Remove the existing toilet, supply water valve and tubing. Replace the toilet with an American Standard "Renaissance", or approved equal, elongated 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.

19	0130040019	1.00	EA	1.00	\$ 6500
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Task: Install Shower

All Plumbing work must be performed by a plumbing contractor who holds a current CF and RF license with the State of Florida.

Remove existing shower down to framing, including removal of south wall. Remove wall materials affected by framing of the new shower. Replace damaged studs, and install new studs / furring as required. Install wood backing to fasten handicap bars and prepare for cementitious tile backer for the new shower. Relocate hot and cold water supply line to west wall. Install new **Moen washer-less single handle diverter assembly** faucet valves with screwdriver stops. Install new water saving shower head. Reinforce existing floor/sub-floor as necessary and install Delta Foundation 32" X 32" corner shower pan with center drain or equal per 2023 Florida Building Code 8th edition. New shower pan shall be built up with concrete/mortar and positively pitched to new drain location and allowed to completely dry, and water test. Install new water saving shower head. Install cementitious tile backer and propitiatory fasteners as per manufacturers recommendations. Cementitious tile backer shall be equal to or better than "Wonderboard". Install new ceramic tile, new tile to be 12" x 24" white or bone in color. Install new bull nose trim around perimeter. Tile to finish will be to the ceiling.

Install Delta 32" W x 71" H corner shower enclosure in chrome with clear glass, or equal. Accessories shall include a ceramic shower nook placed in the same setting material used for the ceramic tile. Color choice shall be white or bone in color as chosen by the home owner.

Install (2) two stainless steel covered flange grab bars, one on west and north tile wall each side (1) one 18" and (1) one 36" Installed per manufactures specifications.

Location: Bathroom

Note 1: Place wood backing to fasten handicap bars prior to hanging cementitious tile backer.

Note 2: Inspections needed during process Rough, Topout, Framing, Plumbing Final

Attention: This work will require a framing inspection from the building code of jurisdiction.

20	0130060014	1.00	NO	1.00	\$ 1200
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Task: Relocate Hot Water Heater

Remove hot water heater off rear porch. New location on ground against south exterior wall. Properly clear and level area for concrete pad. Provide and install new water heater metal enclosure to house new water heater.

21	0130060001	1.00	NO	1.00	\$ 1600
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Task: Install Hot Water Heater

All Plumbing work must be performed by a plumbing contractor who holds a current CF and RF license with the State of Florida.

Remove existing water heater, electrical pig tail, and water supply valves. Install a new energy efficient water heater of same size, and Drain Pan with dual 250 volt, 2500 watt heating elements, water supply valves, and pressure relief valve with 3/4" copper piped to the exterior or the new drain pan. Sweat solder copper fittings to connect the new water heater. The electrical connection shall be hard wired and meet current 2023 Florida Building Code 8th edition.

22	0130060014	1.00	EA	1.00	\$ 1000
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Task: Inspect Plumbing Waste and Drain Lines

All Plumbing work must be performed by a plumbing contractor who holds a current CF and RF license with the State of Florida.

Check all waste lines, building drain lines and sewer lines for stoppages and clean out as necessary. Inspect all shower pans, sinks, lavatories and water closets for leaks and fix as necessary.

Single Family - | Single Family - | Whole Unit - Electrical | All Walls - Electrical

S.No	WorkItem Code	Units	Unit Type	Cost Factor	Priority	Item Cost
23	0110040012	3.00	ea	1.00		\$ 300

Task: Carbon Monoxide / Smoke Detector w/ Arc Fault

Install UL approved Combination Carbon Monoxide/Smoke Detectors, wired 115 volt with battery backup. Place in accordance with the electrical and building code of jurisdiction. Contractor shall run a new Arc Fault protected circuit to energize all smoke detectors.

Note: Jurisdiction may require two smoke detectors in hallway and in each bedroom.

24	0110010006	1.00	Each	1.00		\$ 10000
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Task: Upgrade Electric to (150) Amp Service

Install a new minimum 150 Amp electrical service complete with breaker panel box with all circuits labeled and balanced. Replace mast and weather head if insufficiently sized. Panel shall be sufficiently sized to accommodate four (4) additional circuits.

Install **GFCI** protection in the kitchen and bathroom(s) and exterior of home. Disable non protected electrical outlets in existing light fixture(s) Disable and place covers on receptacles in light fixtures in the kitchen and bathroom that are not GFCI protected.

Note: Repair/restore surfaces affected to match existing finishes.

25	0110040003	2.00	NO	1.00		\$ 600
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Task: Install Exterior Light Fixtures

Install new exterior light fixture over front and rear doors. Homeowner is to be given a choice of style by contractors supplied options.

Note: Fixture cost shall not exceed \$50.00

26	0110020007	1.00	NO	1.00		\$ 1000
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Task: Repair Electrical Service

Inspect entire electrical system from service in. Replace all existing duplex receptacles with tamper resistant duplex receptacles, and all switches and cover plates. Install **GFCI** protection in the kitchen and bathroom(s) and exterior of home and install one (1) in each bathroom according to code.

27	0120050010	1.00	EA	1.00		\$ 3400
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Task: Install Ductless Mini Split A/C

Install new Ductless Mini Split A/C energy efficient, SEER2 rating up to (specify size). Install Per the manufactures Instructions

Install a new dedicated electrical circuit complete with hook up at panel and receptacle for the new A/C unit location. Size as specified per A/C system Manufactures instructions. Install to meet NEC, and any local, or State codes

Job Total Cost: \$ 91800



22-093 Howard Jones
423 SW 5th Ave
Delray Beach, FL

Drawing Not to Scale