

REQUEST FOR QUOTE [RFQ] FOR PROFESSIONAL SERVICES PERTAINING TO HUD 24 CFR PART 58 ENVIRONMENTAL REVIEW & ASSESSMENT

The Alachua County Housing Authority (ACHA) is looking for an Environmental Firm to complete an Environmental Review (ER) on two properties in Waldo Florida. The ACHA looks to demolish said properties through a De Minimis Demolition application through the Department of Housing and Urban Development (HUD). As a requirement of the application, an ER must be completed using the guidelines set forth in 24 CFR Part 58 (or 50). ACHA looks to contract with a firm that has experience in completing the review and will work with ACHA on the submittal to HUD.

The two properties represented in this ER are located in Waldo Fl. Each was burned through arson with one having already been removed due to exigent safety hazards related to the structure. The other is currently boarded up. Both properties will need to be included in the ER. ACHA has additional documentation from the Insurance provider, land surveys and flood zone information related to one of the properties. This information will be made available to the awarded firm to assist in the ER.

Submittals will be reviewed and evaluated by ACHA. At any point in the selection process, the service provider may be requested to submit information supplemental to its submittal. If deemed necessary, personal interviews will be conducted with representatives of some or all of the service providers providing responses to this request. Criteria to be used in evaluating the submittals will include qualifications, experience, size of operations that can be committed to work, reputation, references, judgment of timeliness and quality of prior work, if any, for the ACHA.

A. Experience and qualifications:

Experience and qualifications of the firm, as well as of key personnel to be assigned to the project, with projects of similar scope for clients of similar description. Quality and relevance of the identified client references. Any conflicts of interest between the firm and/or key personnel and ACHA. Whether the firm has the financial wherewithal to perform the services anticipated by the RFQ. Value: up to 30 points.

B. Unique strengths of the potential service provider:

Exceptional, value-added features or capabilities of the firm and/or individuals that would be assigned to the project/client; identifiable differentiation(s) between the firm and its competition. Unique strengths of the response submittal. Value: up to 10 points.

C. Turnaround time of deliverables:

Anticipated turnaround time of project deliverables coupled with available staff capacity. Value: up to 10 points

D. Thoroughness and quality of response submittal:

Thoroughness and degree of responsiveness of the response submittal to the entire procurement solicitation. Degree to which the response submittal conveys an understanding of ACHA's needs. Degree to which the response submittal describes the likely results of ACHA accepting the respective response submittal and whether those results would address ACHA's purpose and objective. Value: up to 20 points.

E. Pricing:

Any proposed pricing shall include all equipment, labor, materials, permit(s), freight and required insurance to render the specified service(s). Value: up to 30 points.

In addition to addressing the evaluation criteria above noted above, the following information shall be included to be considered responsive:

A. Experience and qualifications:

1. Qualifications of firms selected: Firms submitting responses to this RFQ shall include information on the following topics:

- i. Number of years the firm has been under the same ownership as the current ownership.
- ii. Number of years the firm has offered and provided environmental review/assessment services and reports on HUD funded residential and/or community development projects.
- iii. Whether the firm has provided the required services to other HUD funded Responsible Entity clients and, if so, which ones and over what period.

B. Thoroughness and quality of response submittal:

1. Provide evidence that you understand ACHA's service needs as anticipated in the RFQ.
2. Affirm that you have responded thoroughly to the RFQ, including the companion documents that, with the RFQ, comprise the entire procurement solicitation.
3. Indicate whether those results would address ACHA's purpose and objective.

Questions related to this RFQ are due via email to ron@acha-fl.com by Monday January 24, 2023 at 12:00 noon EST in order to provide an answer to all potential respondents.

Quotes are due by Friday January 27, 2023 at 12:00noon EST. Quotes may be emailed, mailed or dropped off at the ACHA. ACHA is not responsible for delays in your quote regardless of the form of delivery.

Documentation as follows:

- Property Appraiser listings and Insurance Reports
 - Parcel ID 17077-001-020 aka 15457 NE 141st St Waldo, FL 32694
 - Parcel ID 17077-001-005 aka 13973 NE 151st Ln Waldo, FL 32694
- HUD required form Table 5.1 of HUD Procurement Handbook 7460.8 Rev 2
- Insurance Requirements for Contractors

- Before award of this procurement by ACHA, the successful firm (that is, the vendor who is recommended be awarded the purchase) shall provide one or more unexpired certificates of insurance providing evidence of the minimum types and limits of insurance coverage as noted below:

Type of Coverage	Limits of Coverage	Certificate of Insurance
Workers Compensation (not required of an individual or of a firm with fewer than five (5) persons)	Statutory limits	Certificate Holder only
Professional Liability	\$1,000,000 Per Occurrence \$2,000,000 Annual Aggregate	Certificate Holder only

➤ Legally Required Statement and Provisions Regarding Access to Records

The Alachua County Housing Authority would like to thank you in advance for your participation in this Request for Quote. If your firm is not able to participate, please let us know.

Sincerely,

Ronald W. Hall

Ronald Hall
 Director of Operations
 703 NE 1st Street
 Gainesville, FL 32601
 Phone 352-372-2549 ext 512
 Fax 352-3734097
 Email ron@acha-fl.com



[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 17077-001-020
Prop ID 96095
Location Address 15457 NE 141ST ST
WALDO, FL 32694
Neighborhood/Area (313500.99)
Subdivision PINETREE TERRACE
Brief Legal Description* PINETREE TERRACE PB H-36 LOT 20 OR 804/350
(Note: *The Description above is not to be used on legal documents.)
Property Use Code CTY INC NONMUNI (08600)
Sec/Twp/Rng 14-08-21
Tax District SUWANNEE (District 0300)
Millage Rate 19.6865
Acreage 0.280
Homestead N

[View Map](#)

Owner Information

ALACHUA COUNTY HOUSING, AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$62,015	\$77,399	\$78,324	\$79,250	\$45,800
Land Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$63,015	\$78,399	\$79,324	\$80,250	\$46,800
Assessed Value	\$63,015	\$62,290	\$56,628	\$51,480	\$46,800
Exempt Value	\$63,015	\$62,290	\$56,628	\$51,480	\$46,800
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$16,109	\$22,696	\$28,770	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.00	1	0	0	A

Building Information

Type	SINGLE FAMILY	Heat	GAS
Total Area	1,338	HC&V	FORCED AIR
Heated Area	1,236	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	1.5-Baths
Interior Walls	DRYWALL	Bedrooms	4 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1900
Floor Cover	VINYL TILE	Effective Year Built	1971

Type	SOH MISC	Heat	
Total Area	300	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1980

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,236	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	102	3	0100	SINGLE FAMILY

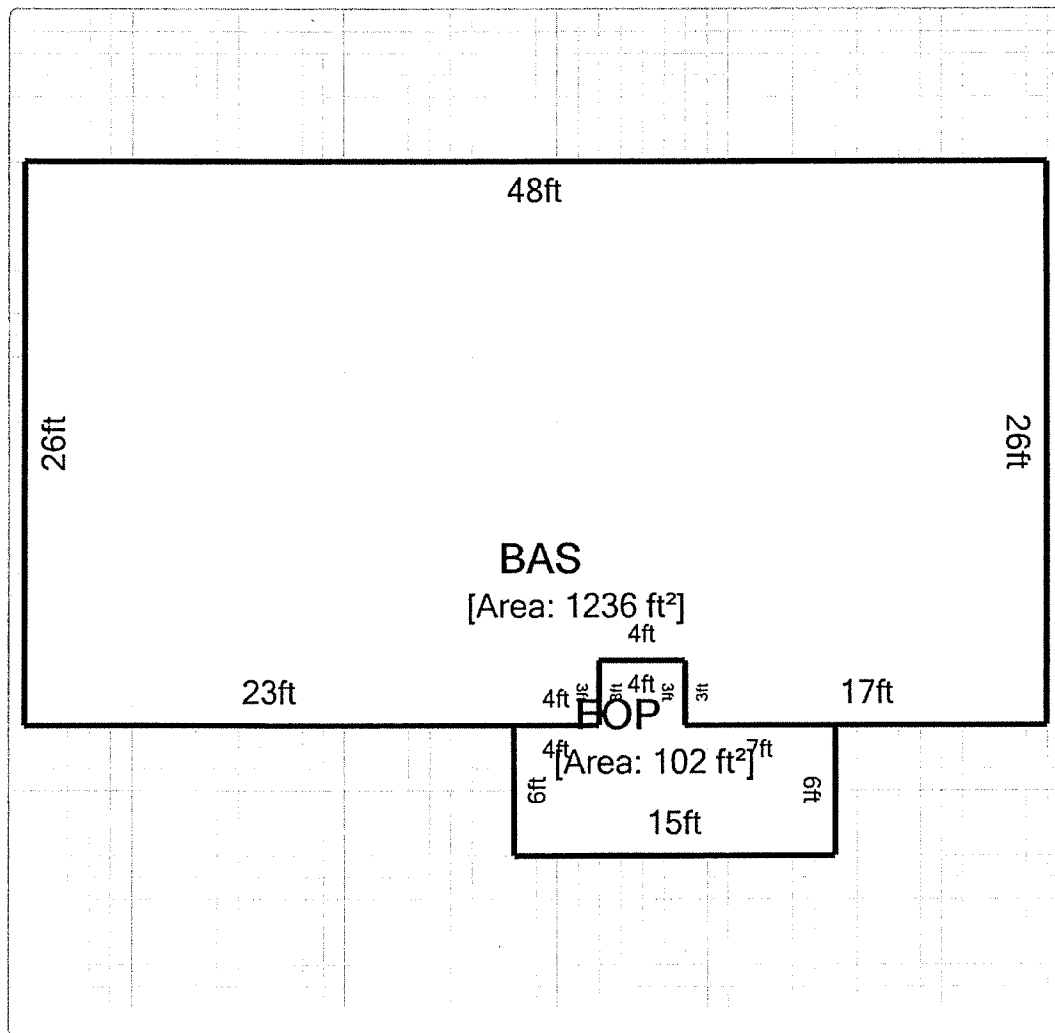
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	300		C1	COMM

Permits

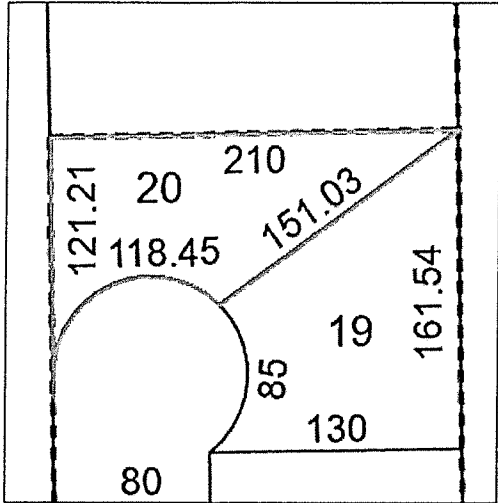
Permit Number	Type	Primary	Active	Issue Date	Value
2015050227	ROOFING	Yes	No	5/15/2015	\$2,450
2010080092	RES. ALTER./REPAIR	Yes	No	8/9/2010	\$3,885

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Sales, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.237



Madsen, Kneppers & Associates, Inc.

Construction Consultants & Engineers

100% Employee Owned Company (U.S.A.)

550 N. REO STREET, SUITE 303
TAMPA, FL 33609
[T] 813.288.8881 :: [F] 813.288.8989
WWW.MKAINC.COM

FLORIDA CONTRACTOR LICENSE: CGC054353

April 13, 2017

Mr. Christopher Hatcher
GALLAGHER BASSETT SERVICES, INC.
5405 Cypress Center Drive, Suite 205
Tampa, Florida 33609

Sent via email to: christopher_hatcher@gbtpa.com

**Subject: ALACHUA COUNTY HOUSING AUTHORITY
SINGLE FAMILY RESIDENCE
15457 NE 141ST STREET, WALDO, FL 32694
CLAIM NO. 010684-001526-RB-01
MKA PROJECT NO. 2017.0962**

Dear Mr. Hatcher:

In response to your request, *Madsen, Kneppers and Associates, Inc. (MKA)* has performed an evaluation of claimed damage to a single family residence owned by *Alachua County Housing Authority*. The property is located at 15457 NE 141st Street in Waldo, Florida. The purpose of this evaluation was to determine the extent of damage, as a result of a fire that took place at this residence, on March 27, 2017. A site visit was performed on March 31, 2017. The investigation was of a visual nature only and no destructive testing was undertaken.

Property Description

The subject property is a single family ranch style residence. There are no attached garage or carport structures. The approximate footprint is 48 feet wide by 26 feet deep. The exterior walls are constructed of concrete masonry units (CMU). The roof is comprised of a 3/12 wood truss system with gable ends and dimensional asphalt shingles.

Observations

The interior of the residence was heavily damaged by fire, particularly the living room and the kitchen area. Roof trusses were heavily charred above these spaces. Fire damage was observed on all roof trusses except the six (6) or so western most trusses (see Photos No. 1 through 6).

USA OFFICES

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ORLANDO :: PENSACOLA :: PHOENIX :: PORTLAND :: PRINCETON :: SACRAMENTO :: SAN DIEGO :: SAN FRANCISCO :: SEATTLE :: SPOKANE :: TAMPA





Madsen, Kneppers & Associates, Inc.

Construction Consultants & Engineers

(100% Employee-Owned Company (U.S.A.))

Mr. Christopher Hatcher

MKA Project No.: 2017.0962

April 13, 2017

Page 2 of 2

Per your instruction, we prepared an unpriced scope of repairs for your use in obtaining bids. The scope of work should be considered conceptual in nature (*see Exhibit – Unpriced Scope of Work Spreadsheet*).

Limitations

This report has been prepared for *Gallagher Bassett Services, Inc.* to be distributed as they deem fit.

Reliance upon information, observations or opinions contained in this report should not be made by any party except the intended recipients.

Please do not hesitate to call if you have any questions.

Sincerely,

Madsen, Kneppers & Associates, Inc.

George E. Kiesel
Project Consultant

GEK:kyr
Enclosures



Photographs

MKA PHOTO RECORD

PROJECT: ALACHUA COUNTY HOUSING AUTHORITY
MKA PROJECT No.: 2017.0962



MKA

Madsen, Kneppers & Associates, Inc.
Construction Consultants & Engineers



PHOTO NO.

1

PHOTO BY

TPS

PHOTO DATE

3/31/2017

15457 NE 141st Street

Waldo, Florida

LOCATION: Front elevation

COMMENTS:

NOTES:



MKA

Madsen, Kneppers & Associates, Inc.
Construction Consultants & Engineers



PHOTO NO.

2

PHOTO BY

TPS

PHOTO DATE

3/31/2017

15457 NE 141st Street

Waldo, Florida

LOCATION: Rear elevation

COMMENTS:

NOTES:

MKA PHOTO RECORD

PROJECT: ALACHUA COUNTY HOUSING AUTHORITY
MKA PROJECT No.: 2017.0962



PHOTO NO.

3

PHOTO BY

TPS

PHOTO DATE

3/31/2017

15457 NE 141st Street

Waldo, Florida

LOCATION: Living room

COMMENTS: View of fire damage

NOTES:



PHOTO NO.

4

PHOTO BY

TPS

PHOTO DATE

3/31/2017

15457 NE 141st Street

Waldo, Florida

LOCATION: Kitchen

COMMENTS: View of fire damage

NOTES:

MKA PHOTO RECORD

PROJECT: ALACHUA COUNTY HOUSING AUTHORITY
MKA PROJECT No.: 2017.0962



PHOTO No.

5

PHOTO BY

TPS

PHOTO DATE

3/31/2017

15457 NE 141st Street

Waldo, Florida

LOCATION: Living room

COMMENTS: Charred wood trusses

NOTES:



PHOTO No.

6

PHOTO BY

TPS

PHOTO DATE

3/31/2017

15457 NE 141st Street

Waldo, Florida

LOCATION: Bathroom

COMMENTS: View of fire damage

NOTES:

Exhibit

Alachua County Housing Authority

Unpriced Scope of Work

April 13, 2017
Prepared by GEK

Single Family Residence - Fire Loss Renovation						
15457 NE 141st Street						
Waldo, FL 32694						
	Verify dimensions and quantities prior to ordering materials.					
	All work to be completed, in compliance, with the Alachua County Building Department building code.					
	All trade items to include labor and material to install.					
ITEM #	TRADE ITEM	LOCATION	QUANTITY	UNIT	COST	SUBTOTAL
1	DIVISION 2 - SITE CONSTRUCTION					
2	DEMOLITION AND CLEAN-UP					
3	PLEASE TAKE NOTE OF THE FOLLOWING : Interior stud walls, HVAC condensing unit, gas meter, electric meter box, weather head, cable box, sidewalks, CMU walls or columns, concrete slabs, TO REMAIN IN PLACE.	Project Site				
4	PRIOR TO DEMOLITION - MAKE BUILDING SAFE: Confirm that electric, gas and water are turned off and locked out and all demolition permits have been received. Post caution signage and make building safe from trespassers.	Project Site	1.00	Lump Sum	\$	-
5	Remove / demo the following and dispose of debris at the proper facilities. Remove all drywall, insulation, furring strips on CMU. Remove cabinets, doors and windows electrical wiring, load center, plumbing fixtures, floor finishes, HVAC equipment/duct work. Demo shingles, sheathing and truss system.	Project Site	1.00	Lump Sum	\$	-
6	Site clean-up and landscaping.	Project Site	1.00	Lump Sum	\$	-
8	DIVISION 6 - WOODS AND PLASTICS					
9	ROUGH CARPENTRY					
10	Gable Truss System: 3/12 wood truss, 24" o/c, 29'-0" in length, includes 1'-6" over-hang on each end of truss. Coordinate truss design and layout, for a complete truss package. Please refer to existing floor plans and elevations. Includes (2) gable end trusses.	Roof System	16.00	Each	\$	-
11	Gable Truss System: 3/12 wood truss, 24" o/c, 34'-4" in length, includes 1'-6" over-hang on each end of truss. Coordinate truss design and layout, for a complete truss package. Please refer to existing floor plans and elevations.	Roof System	10.00	Each	\$	-
12	Truss engineering package, bearing plate/flashing, 2" X 6" fascia, gable look out/gable ladder, cedar gable sheathing, with (2) gable louvers.	Roof System	1.00	Lump Sum	\$	-
13	Roof Sheathing: 4' X 8', OSB/Plywood decking.	Roof System	58.00	Sheets	\$	-
14	Cedar soffit with soffit venting.	Building Envelope	1.00	Lump Sum	\$	-
16	FINISH CARPENTRY					
17	Provide and install paint grade, 2-1/2" FJ wood base.	Interior Walls	460.00	LF	\$	-
18	Provide and install paint grade, 2-1/2" FJ wood casing.	Interior Door Trim	360.00	LF	\$	-
19	Wood, paint grade window sills.	Window Units	48.00	LF	\$	-
21	CABINETS					
22	Raised panel, wood door cabinet fronts. Laminant post formed counter tops.					
23	30" base cabinet, with single drawer.	Kitchen	2.00	Each	\$	-
24	5'-0" post formed laminant top.	Kitchen	1.00	Unit	\$	-
25	30" Sink base cabinet.	Kitchen	1.00	Each	\$	-
26	30" Base cabinets, include fillers.	Kitchen	2.00	Each	\$	-
27	7'-9" laminant, post formed cabinet top, with sink cut-out.	Kitchen	1.00	Unit	\$	-
28	30" wide by 36" tall wall cabinets.	Kitchen	2.00	Each	\$	-
29	6'-6" wide by 8'-0" tall, paint grade, built in book shelves, located in CMU niche. (7) shelves, with divider in middle.	Living Room	1.00	Unit	\$	-
30	Wood linen closet shelves 20" wide X 24" deep, with wall cleats.	Linen Closet	4.00	Each	\$	-
31	Attic access.	Ceiling	1.00	Unit	\$	-
33	DIVISION 7 - THERMAL AND MOISTURE					
34	ROOFING					
35	Dimensional shingles, with 15# felt, 3/12 pitch.	Roof	19.00	Squares	\$	-
36	Drip Edge	Roof	173.00	LF	\$	-
37	Ridge vent.	Roof	46.00	LF	\$	-
38	Lead boots for vent stacks.	Roof	5.00	Each	\$	-
40	INSULATION					
41	Attic insulation - Fiberglass insulation	Roof	1150.00	SF	\$	-
42	Exterior walls, foil insulation.	Roof	173.00	LF	\$	-
44	DIVISION 8 - DOORS AND WINDOWS					
45	DOORS					
46	Entry hardware to be provided by the Alachua County Housing Authority and to be keyed by the ACHA.	Exterior Door Units				
47	Provide and install the following.	Door Units				
48	3/0 X 6/8, six panel, insulated steel exterior door, with aluminum threshold, weather stripping, passage set and dead bolt. Includes brick mold on exterior side and FJ 2-1/2" wood trim on interior side. Dead bolt to be keyed the same as rear door.	Front Entry	1.00	Each	\$	-
49	3/0 X 6/8 screen door with pneumatic door closer.	Front Entry	1.00	Each	\$	-
50	2/6 X 6/8, flush panel, insulated steel exterior door, with aluminum threshold, weather stripping, passage set and dead bolt. Includes brick mold on exterior side and FJ 2-1/2" wood trim on interior side. Dead bolt to be keyed the same as front entry door.	Rear Elev.	1.00	Each	\$	-
51	2/6 X 6/8 screen door with pneumatic door closer.	Rear Elev.	1.00	Each	\$	-
52	Pair of 1/6 X 6/8 prefinished metal bi-fold closet doors, with track and hardware.	Bedroom Closets	5.00	Each	\$	-
53	1/6 X 6/8 pre-hung, flush panel, solid core, wood door, with FJ wood trim and passage set.	Linen Closet	1.00	Each	\$	-
54	2/6 X 6/8 pre-hung, flush panel, solid core, wood door, with FJ wood trim and privacy set.	Bedroom Door	4.00	Each	\$	-
55	2/0 X 6/8 pre-hung, flush panel, solid core, wood door, with FJ wood trim and privacy set.	Bathroom Door	2.00	Each	\$	-
56	2/0 X 6/8 pre-hung, flush panel, solid core, wood door, with FJ wood trim and passage set, with 20" X 20" return air grille.	Air Handler Closet	1.00	Each	\$	-



Alachua County Housing Authority

Unpriced Scope of Work

April 13, 2017
Prepared by GEK

ITEM #	TRADE ITEM	LOCATION	QUANTITY	UNIT	COST	SUBTOTAL
57	2/0 X 6/8 pre-hung, flush panel, solid core, wood door, with FJ wood trim and passage set, with 20" X 20" return air grille.	Air Handler Closet	2.00	Each		\$ -
58	2/4 X 6/8 pre-hung, flush panel, solid core, wood door, with FJ wood trim and passage set.	Laundry Room	1.00	Each		\$ -
60	WINDOWS					
61	Confirm window units in bedrooms meet egress requirements.					
62	Provide and install the following, white insulated window units.	Window Units				
63	2/0 X 5/6 aluminum single hung window.	Left Elev.	2.00	Each		\$ -
64	3/0 X 3/0 aluminum single hung window.	Right & Rear Elev.	3.00	Each		\$ -
65	Double 3/6 X 3/0 aluminum single hung window.	Front & Rear Elev.	3.00	Each		\$ -
66	Double 3/0 X 3/0 aluminum single hung window.	Rear Elev.	1.00	Each		\$ -
67	Double 3/0 X 5/0 aluminum single hung window.	Front Elev.	1.00	Each		\$ -
68	2/0 X 2/0 aluminum single hung window, obscure glass	Left Elev.	1.00	Each		\$ -
69	Provide and install stainless steel security screens for all windows. Bedroom windows must have one egress compliant, security screen.	Windows	1.00	Lump Sum		\$ -
71	DIVISION 9 - FINISHES					
72	DRYWALL & INTERIOR FRAMING					
73	1/2" gypsum board on walls and 5/8" FC on ceilings.					
74	8'-0" tall framed wall with 1/2" MR drywall on one side. Existing framed walls in place.	Interior	13.00	Sheets		\$ -
75	8'-0" tall wall with 1/2" drywall on furring strips. Labor and material to hang/finish drywall on 1" X 2" PT furring strips, install new PT furring strips @ 16" o/c.	Interior	38.00	Sheets		\$ -
76	8'-0" tall wall with 1/2" MR drywall on furring strips. Labor and material to hang/finish drywall on 1" X 2" PT furring strips, install new PT furring strips @ 16" o/c.	Interior	4.00	Sheets		\$ -
78	TILE					
79	4" Ceramic wall tile, at shower surround. Five feet high from top of tub unit.	Bath Room	50.00	SF		\$ -
80	4" Ceramic tile base.	Bathroom and Half Bath	30.00	LF		\$ -
81	12" X 12" vinyl composite tile (VCT). Clean and prep floor.	All Flooring	1150.00	SF		\$ -
83	PAINT					
84	Paint to be based on Sherwin Williams Promar 400. Semi-gloss finish for interior drywall and trim. Colors to be selected by owner.					
85	Interior Paint - Paint/encapsulate existing interior stud walls and CMU walls with appropriate primer/paint.	House Interior	1.00	Lump Sum		\$ -
86	Exterior Paint - Complete exterior paint job, that includes but is not limited to the following: concrete block, fascia / soffit, gable ends. Includes the prepping and/or priming of surfaces, caulking at junction of dissimilar materials; doors and windows to CMU, wood trim to CMU, etc.	House Exterior	1.00	Lump Sum		\$ -
87	Interior Paint - Complete interior paint job, that includes but is not limited to the following: Drywall walls and ceiling, all doors and wood trim, built-in book case & shelving, linen closet shelving, closet shelving. Includes the prepping and/or priming of surface, caulking at junction of dissimilar materials. Caulk windows, counter tops to walls, wood trim to walls.	House Interior	1.00	Lump Sum		\$ -
89	DIVISION 10 - SPECIALTIES					
90	ACCESSORIES					
91	Semi-recessed medicine cabinet, with mirror.	Bath Rooms	2.00	Each		\$ -
92	Soap dish	Bath Rooms	2.00	Each		\$ -
93	Tooth brush holder	Bath Rooms	2.00	Each		\$ -
94	Paper holder	Bath Rooms	2.00	Each		\$ -
95	24" Towel bars	Bath Rooms	3.00	Each		\$ -
96	Shower rod	Bath Room	1.00	Each		\$ -
97	24" Grab bar	Bath Room	1.00	Each		\$ -
98	42" Grab bar	Bath Room	1.00	Each		\$ -
99	Closet rod/shelf, 5 foot	Bedroom Closet	2.00	Each		\$ -
100	Closet rod/shelf, 7 foot	Bedroom Closet	1.00	Each		\$ -
101	Closet rod/shelf, 9 foot	Bedroom Closet	1.00	Each		\$ -
102	Vertical blinds for 2/0 X 5/6 window unit.	Left Elev.	2.00	Each		\$ -
103	Vertical blinds for 3/0 X 3/0 window unit.	Right & Rear Elev.	3.00	Each		\$ -
104	Vertical blinds for double 3/6 X 3/0 window unit.	Front & Rear Elev.	3.00	Each		\$ -
105	Vertical blinds for double 3/0 X 3/0 window unit.	Rear Elev.	1.00	Each		\$ -
106	Vertical blinds for double 3/0 X 5/0 window unit.	Front Elev.	1.00	Each		\$ -
108	DIVISION 11 - EQUIPMENT AND APPLIANCES					
109	APPLIANCES					
110	16 CF GE Refrigerator with freezer on top.	Kitchen	1.00	Each		\$ -
111	30" four burner, natural gas / propane range.	Kitchen	1.00	Each		\$ -
113	DIVISION 15 - PLUMBING AND HVAC					
114	HVAC					
115	Air Handling Unit (AHU) / heat pump, to match existing condensing unit. New ductwork, supply registers and return air.	AHU Closet & Attic Space	1.00	Each		\$ -
116	Bath exhaust fans and metal duct.	Bath Room & Half Bath	2.00	Each		\$ -
117	Kitchen range exhaust fan, with metal duct.	Kitchen	1.00	Each		\$ -
119	PLUMBING					
120	Double bowl SS kitchen sink, with single handle Delta faucet and sprayer unit. Connect to existing water and drainage. Counter top to be provided and installed, by others.	Kitchen	1.00	Each		\$ -
121	Connect gas range to gas service.	Kitchen	1.00	Each		\$ -
122	Provide and install Insta-Hot gas water heater. Connect to existing gas/water supply lines and service laterals.	Laundry Room	1.00	Each		\$ -
123	Provide and install wall hung bath room sink, with single handle faucet and plunger stop. Connect sink to existing water supply lines and drainage.	Half Bath	1.00	Each		\$ -



Alachua County Housing Authority

Unpriced Scope of Work

April 13, 2017
Prepared by GEK

ITEM #	TRADE ITEM	LOCATION	QUANTITY	UNIT	COST	SUBTOTAL
124	18" wide, white foil faced vanity cabinet, with cultured marble top/sink. Includes single handle Delta faucet and plunger stop. Connect sink to existing water supply lines and drainage.	Bath Room & Half Bath	2.00	Each		\$ -
125	Install new fiberglass tub unit and new anti-scald, Delta shower valve.	Bath Room	1.00	Each		\$ -
127	DIVISION 16 - ELECTRICAL AND LIGHTING					
128	ELECTRIC					
129	New code compliant electrical system. New service feed from weather head to new load center, new branch circuitry and devices. Code compliant GFC's and smoke detectors. See light fixtures listed below.	Whole House	1.00	Lump Sum		\$ -
130	18" wall mounted medicine cabinet light.	Bath Rooms	2.00	Each		\$ -
131	10" round ceiling mounted light fixture, in hall way and each room, excluding bathrooms.	Ceiling Lights	10.00	Each		\$ -
132	Exterior wall mounted light fixture, adjacent to exterior door.	Entry Door and Ext. Laundry Rm	2.00	Each		\$ -
133	TOTAL COST					\$ -
135	ALTERNATE PRICING					
136	Up-charge, to provide and install interior solid core pre-hung doors, in lieu of hollow core pre-hung interior door units.	Interior Doors	1.00	Lump Sum		\$ -
137	Up-charge, to provide and install 5/8" gypsum board on walls in lieu of 1/2" gypsum board.	Interior Walls	1.00	Lump Sum		\$ -
138	Cost difference to install aluminum fascia and perforated soffit in lieu of wood fascia/soffit.	Soffit	1.00	Lump Sum		\$ -
139	TOTAL COST					\$ -



[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 17077-001-005
Prop ID 96080
Location Address 13973 NE 151ST LN
 WALDO, FL 32694
 (313500.99)
Neighborhood/Area
Subdivision PINETREE TERRACE
Brief Legal Description* PINETREE TERRACE PB H-36 LOT 5 OR 804/350
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code CTY INC NONMUNI (08600)
Sec/Twp/Rng 14-08-21
Tax District WALDO (District 9700)
Millage Rate 26.0865
Acreage 0.210
Homestead N

[View Map](#)

Owner Information

[ALACHUA COUNTY HOUSING, AUTHOR](#)
 701 NE 1ST ST
 GAINESVILLE, FL 32601

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$40,404	\$27,742	\$28,351	\$28,958	\$30,200
Land Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$41,404	\$28,742	\$29,351	\$29,958	\$31,200
Assessed Value	\$31,616	\$28,742	\$29,351	\$29,958	\$31,200
Exempt Value	\$31,616	\$28,742	\$29,351	\$29,958	\$31,200
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$9,788	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.00	1	0	0	RESMED

Building Information

Type	SINGLE FAMILY	Heat	GAS
Total Area	841	HC&V	FORCED AIR
Heated Area	816	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	1.0-Baths
Interior Walls	DRYWALL	Bedrooms	2 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1900
Floor Cover	VINYL TILE	Effective Year Built	1971

Type	SOH MISC	Heat	
Total Area	300	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1980

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	816	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	25	3	0100	SINGLE FAMILY

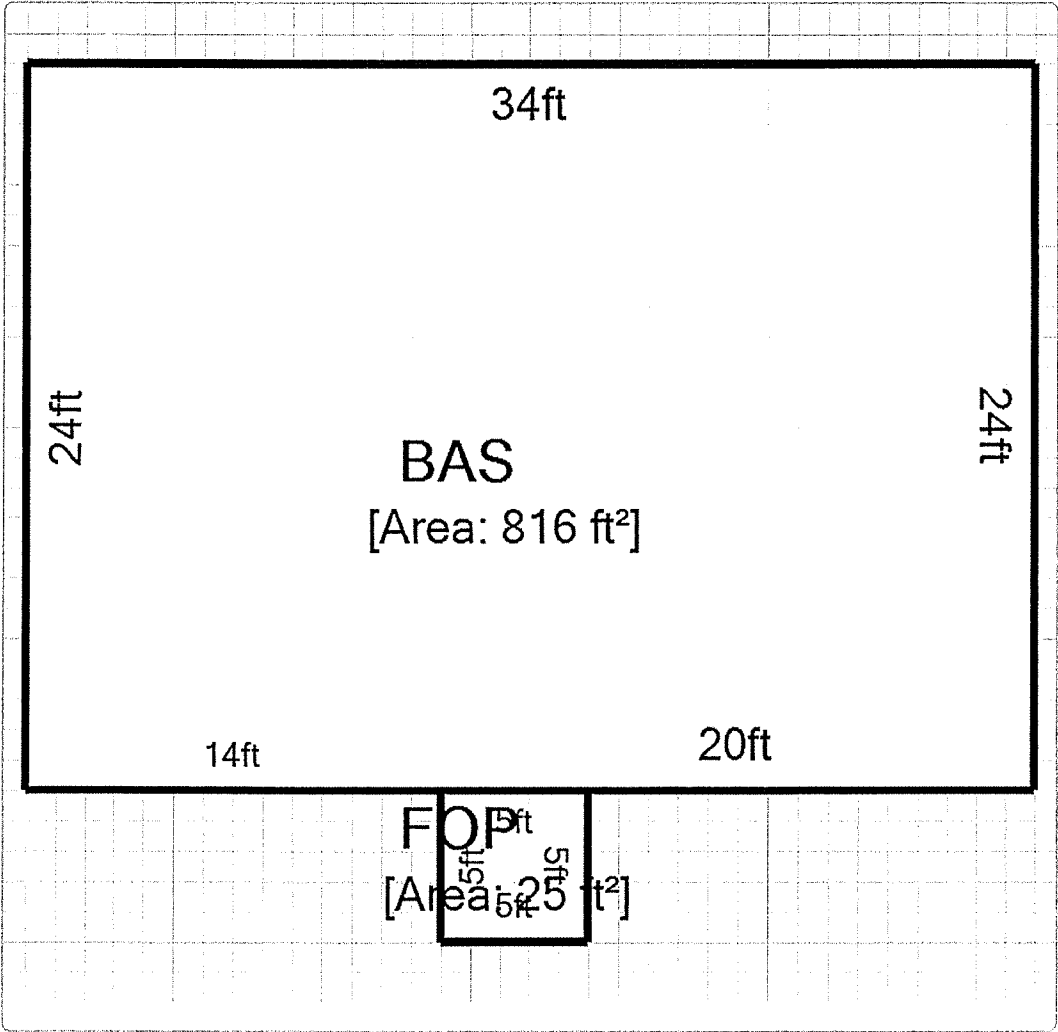
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	300		C1	COMM

Permits

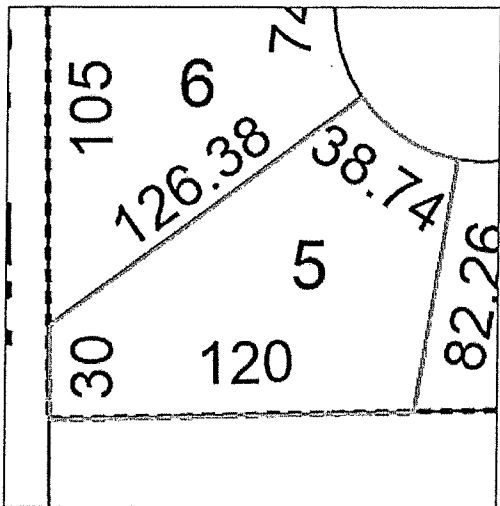
Permit Number	Type	Primary	Active	Issue Date	Value
138	MECHANICAL	Yes	No	1/16/2001	\$1,500
128	MECHANICAL	Yes	No	12/28/2000	\$1,587

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Sales, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

[Last Data Upload: 1/10/2023, 7:41:20 AM](#)

Developed by



Version 2.3.237

Gary Dounson & Associates, Inc.

January 3, 2020

Alachua County Housing Authority
Attn: Ronald Hall, Director of Operations
703 NE 1st Street
Gainesville, FL 32601

Re: 13973 NE 151st Lane
Waldo, Florida

Dear Ron,

In accordance with your request, on Friday, January 3, 2020 we performed an inspection of the fire damaged home at the above referenced location, see Photo 1. The purpose of the inspection was to determine the nature and extent of fire damage to the roof structure and make recommendations for repair. The inspection was based on visual observations of readily accessible areas of the roof structure as observed from ground level.



Photo 1 – Front View of Residence

**2830 NW 41st. Street, Unit D, Gainesville, Florida 32606
(352) 375-8593**

The residence is single story concrete masonry structure approximately 24 feet wide by 34 feet long. The roof consists of metal plate connected pre-fabricated wood roof trusses covered with plywood sheathing and asphalt shingles. The approximate roof slope is 4:12. The fire reportedly started in the exterior of the residence at the door to the utility room, Photo 2.



Photo 2 – Rear View of Residence

The most severe damage was concentrated over the utility room where the fire started. Roof trusses in this area were destroyed beyond repair, Photo 3.



Photo 3 – View of Damaged Destroyed Roof Trusses Over Utility Room

Based on our observations during the site visit it appears 6 to 8 roof trusses are damaged beyond repair and must be replaced. These trusses consist of the trusses directly over the utility room and the first truss inside the bedroom and the first truss inside the kitchen (approximately 6 to 8 trusses total). There may be some justification to consider replacement of the remaining roof trusses due to visible signs of water damage and mold however this decision should be based on a closer inspection of truss condition once all ceiling covering has been removed. Contractor shall field verify all as-built dimensions of existing trusses prior to ordering new replacement trusses. Existing roof truss anchors embedded in the masonry bond beam may be reused to anchor the new replacement trusses, Photo 4. Anchor trusses with existing straps using a minimum of (3) 0.148" x 1.5" long nails (Simpson N10). If insufficient holes exist in straps additional holes may be drilled. Trusses may bear directly on masonry per R802.6 which will allow new trusses to match the existing installation conditions. A Simpson TSS truss seat may be used as a moisture barrier.

Roof sheathing should be replaced over the trusses being replaced and a minimum of 4' beyond. Consideration should be given to replacement of all roof sheathing due to water damage, and potential for mold. Again, this decision should be based on a closer inspection of the roof sheathing once all ceiling material and insulation has been removed. New roof sheathing shall be a minimum of 15/32" Exposure I, plywood sheathing nailed with 8d ring shank nails at 6" on center edges and 12" on center intermediate supports.

Nail gable sheathing to gable end trusses at 4" on center. Stagger all plywood joints.
All work shall comply with the 2017 Florida Residential Code.

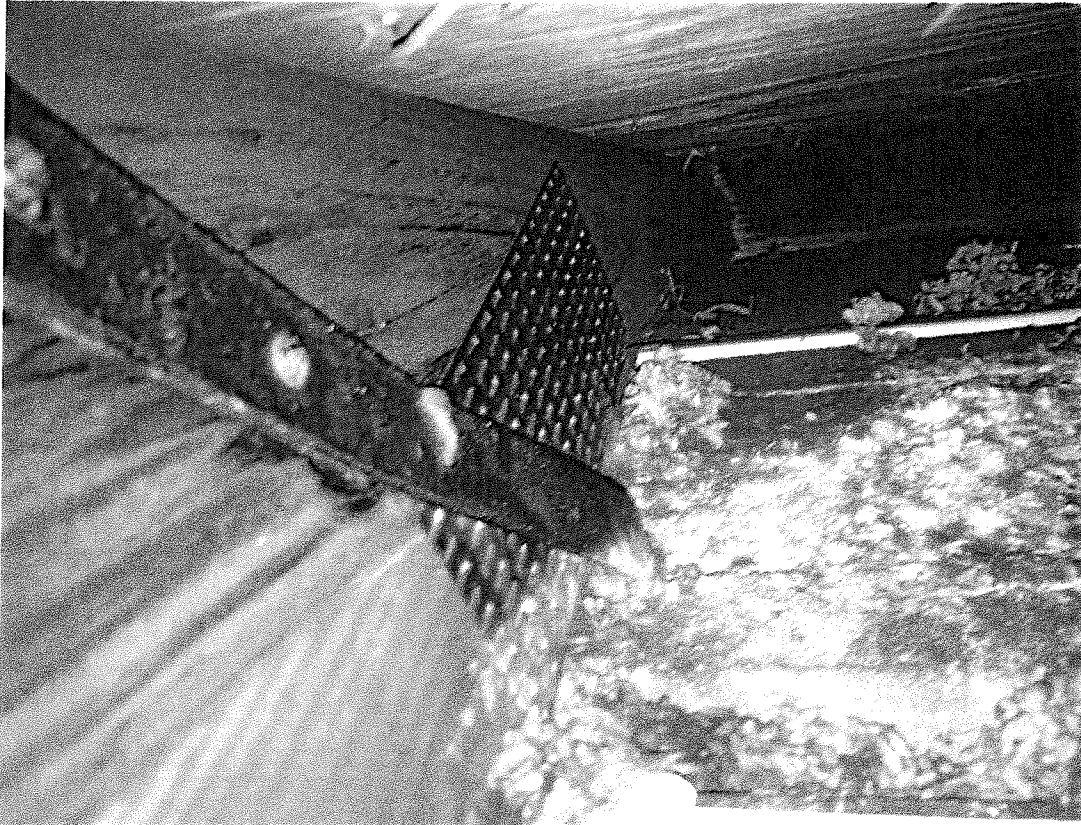


Photo 4 - Existing Embedded Truss Anchors

If additional structural damage is discovered during the building repair, please notify our office for further evaluation. If you have any questions, please do not hesitate to contact us.

Sincerely,

Gary Dounson

Gary Dounson, P.E.
President

TABLE 5.1 of HUD Procurement Handbook 7460.8 REV 2

**MANDATORY CONTRACT CLAUSES FOR SMALL PURCHASES OTHER THAN
CONSTRUCTION**

The following contract clauses are required in contracts pursuant to **24 CFR 85.36(i) and Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act**. HUD is permitted to require changes, remedies, changed conditions, access and records retention, suspension of work, and other clauses approved by the Office of Federal Procurement Policy. The PHA and contractor is also subject to other Federal laws including the U.S. Housing Act of 1937, as amended, Federal regulations, and state law and regulations.

Examination and Retention of Contractor's Records. The PHA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

Right in Data and Patent Rights (Ownership and Proprietary Interest). The PHA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials, and documents discovered or produced by Contractor pursuant to the terms of this Contract, including, but not limited to, reports, memoranda or letters concerning the research and reporting tasks of the Contract.

Energy Efficiency. The Contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

Procurement of Recovered Materials

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

(b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded

TABLE 5.1 of HUD Procurement Handbook 7460.8 REV 2

**MANDATORY CONTRACT CLAUSES FOR SMALL PURCHASES OTHER THAN
CONSTRUCTION**

with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

Termination for Cause and for Convenience (contracts of \$10,000 or more).

(a) The PHA may terminate this contract in whole, or from time to time in part, for the PHA's convenience or the failure of the Contractor to fulfill the contract obligations (cause/default). The PHA shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the PHA all information, reports, papers, and other materials accumulated or generated in performing the contract, whether completed or in process.

(b) If the termination is for the convenience of the PHA, the PHA shall be liable only for payment for services rendered before the effective date of the termination.

(c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (cause/default), the PHA may (1) require the Contractor to deliver to it, in the manner and to the extent directed by the PHA, any work described in the Notice of Termination; (2) take over the work and prosecute the same to completion by contract of otherwise, and the Contractor shall be liable for any additional cost incurred by the PHA; and (3) withhold any payments to the Contractor, for the purpose of set-off or partial payment, as the case may be, of amounts owned by the PHA by the Contractor. In the event of termination for cause/default, the PHA shall be liable to the Contractor for reasonable costs incurred by the Contractor before the effective date of the termination. Any dispute shall be decided by the Contracting Officer.

Insurance Requirements for Contractors

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of or failure to perform the work hereunder by the Contractor, its agents, representatives, employees, or sub-contractors.

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (*occurrence form CG 0 01 10 01*).
2. Insurance Services Office Additional Insured form (*CG 20 37 or CG 20 26*).
3. Insurance Services Office form number CA 00 01 06 92 covering Automobile Liability Code 1 (*any auto*), [*require if scope of work includes driving on Authority property*].
4. Workers' Compensation insurance as required by state law and Employer's Liability Insurance.
5. Builder's Risk insurance coverage for all risks of loss (*in compliance with HUD guidelines*).

MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for Bodily Injury, Personal Injury, and Property Damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the project/location or the general aggregate limit shall be twice the required occurrence limit.

NOTE: If this contract deals with hazardous materials or pollutants (i.e. lead based paint, asbestos, etc.) the Contractor shall carry Contractor's Pollution Liability insurance to cover the pollution exposures. The Authority shall be named as Additional Insured on the policy.

2. Automobile Liability: \$1,000,000 per accident for Bodily Injury and Property Damage.
3. Workers' Compensation (*statutory*) and Employer's Liability: \$1,000,000 per accident for Bodily Injury or Disease.
4. Builder's Risk: Completed value of the project.

NOTE: These limits can be attained by individual policies or by combining primary and umbrella policies.

DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by the Authority. At the option of the Authority, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Authority, its officers, officials, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the Authority guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

OTHER INSURANCE PROVISIONS

The General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions:

1. The Authority, its officers, officials, employees, and volunteers are to be covered as additional insured with respect to liability on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and with respect to liability arising out of work or operations performed by the Contractor; or arising out of automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General Liability coverage can be provided in the form of an appropriate endorsement to the Contractor's insurance or as a separate Owner's policy.
2. For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the Authority, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Authority, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance.
3. Each insurance policy required by these specifications shall be endorsed to state that coverage shall not be cancelled or materially changed, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Authority.
4. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract by the Contractor.

Builder's Risk policies shall contain the following provisions:

1. The Authority shall be named as loss payee.
2. The insurer shall waive all rights of subrogation against the Authority, its officers, officials, employees and volunteers.

ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A. M. Best's rating of no less than B+:VI. Bidders must provide written verification of their insurer's rating.

VERIFICATION OF COVERAGE

Contractor shall furnish the Authority with original certificates and amendatory endorsements effecting coverage required by these specifications. The endorsements should conform fully to the requirements. All certificates and endorsements are to be received and approved by the Authority in sufficient time before work commences to permit Contractor to remedy any deficiencies. The Authority reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

SUB-CONTRACTORS

Use of sub-contractors must be pre-approved by the Authority. Contractor shall include all sub-contractors as insureds under its policies or shall furnish separate insurance certificates and endorsements for each sub-contractor in a manner and in such time as to permit the Authority to approve them before sub-contractors' work begins. All coverages for sub-contractors shall be subject to all of the requirements stated above.

NOTE: If a subcontractor will be hired to perform hazardous material remediation, that sub-contractor will name the Authority, its officers, officials, employees and volunteers as additional insureds on its Pollution Liability insurance policy by endorsement. Such policy will provide coverage for the hazardous material work and other hazardous material operations.

NOTE: The General Contractor's Commercial General Liability insurance should not include CG 2294 or CG 2295 as these endorsements will eliminate the General Contractor's insurance coverage for its work where the damaged work or the work out of which the damage arises was performed by a sub-contractor.

Legally Required Statement and Provisions Regarding Access to Records

The Parties acknowledge and agree that the statement and provisions below are required by Florida Statute to be included in this Agreement. The inclusion of this statement and provisions below shall not be construed to imply that the VENDOR has been delegated any governmental decision-making authority, governmental responsibility, or governmental function or that the VENDOR is acting on behalf of the ALACHUA COUNTY HOUSING AUTHORITY as provided under Section 119.011(2), Florida Statutes, or that the statement or provisions are otherwise applicable to the VENDOR. As stated below, the VENDOR may contact the ALACHUA COUNTY HOUSING AUTHORITY'S Custodian of Public Records with questions regarding the application of the Public Records Law; however, the VENDOR is advised to seek independent legal counsel as to its legal obligations. The ALACHUA COUNTY HOUSING AUTHORITY cannot provide the VENDOR advice regarding its legal rights or obligations.

IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

- i) Ronald Hall
- ii) 352-372-2549 ext 512
- iii) Ron@acha-fl.com
- iv) Alachua County Housing Authority
703 NE 1st Street
Gainesville, FL 32601

If, under this Agreement, the VENDOR is providing services and is acting on behalf of the ALACHUA COUNTY HOUSING AUTHORITY as provided under Florida Statutes Section 119.011(2), the VENDOR shall comply with public records laws, and specifically shall comply with the following:

- i) Keep and maintain public records required by the ALACHUA COUNTY HOUSING AUTHORITY to perform the services.
- ii) Upon request from the ALACHUA COUNTY HOUSING AUTHORITY'S custodian of public records, provide the ALACHUA COUNTY HOUSING AUTHORITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in

Chapter 119 Florida Statutes or as otherwise provided by law.

- iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the VENDOR does not transfer the records to the ALACHUA COUNTY HOUSING AUTHORITY.
- iv) Upon completion of the Agreement, transfer at no cost to the ALACHUA COUNTY HOUSING AUTHORITY, all public records in possession of the VENDOR or keep and maintain public records required by the ALACHUA COUNTY HOUSING AUTHORITY to perform the service. If the VENDOR transfers all public records to the ALACHUA COUNTY HOUSING AUTHORITY upon completion of the Agreement, the VENDOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the VENDOR keeps and maintains public records upon completion of the Agreement, the VENDOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the ALACHUA COUNTY HOUSING AUTHORITY, upon request from the ALACHUA COUNTY HOUSING AUTHORITY'S custodian of public records, in a format that is compatible with the information technology systems of the ALACHUA COUNTY HOUSING AUTHORITY.

Failure of the VENDOR to comply with Chapter 119, Florida Statutes, and/or the provisions set forth above, where applicable, shall be grounds for immediate unilateral termination of this Agreement by the ALACHUA COUNTY HOUSING AUTHORITY.