



Addendum # 1



Date: May 29, 2026
To: All bidders
From: Louis Joseph, Buyer
Solicitation Number: ITB# CDS/260751
Solicitation Title: **Residential Rehabilitation - Suggs**

SOLICITATION ADDITIONS, CLARIFICATIONS, AND CORRECTIONS

NOTE: ALL INSTALLATIONS OR REPLACEMENTS MUST INCLUDE NEW PRODUCTS OR MATERIALS.

ITEM 1-Roof

General:

Asbestos shall be mitigated in the area where work is being completed.

1. Delete line item 5 in the work write up. 5-V tin shall be replaced with shingles.
2. Replace the rear gable vent.
3. Install wood fascia around the front/back porch roofs, and cover porch eaves with the same aluminum soffit/fascia.

ITEM 5-Kitchen Cabinets

1. Install OTR microwave instead of range hood. The Microwave shall be 1.7 cu.ft./1000 watts.

ITEM 7-Interior Repairs

1. In 633, repair bathroom floors/interior walls. Insulate the wall then install drywall with water resistant drywall in the tub area.
2. In 633, Tub, toilet and lavatory shall be removed. Cap drains install new quarter turn valves.
3. In 633, remove kitchen cabinets, repair damaged walls as necessary. Cap drains install new quarter turn valves. Install missing cover plates for receptacles/switches.

ITEM 10-Exterior Repairs

1. Repair ex. Siding throughout. Add allowance of:
220lf of novelty siding, 100 2x4x8, 10 2x8x10(floor joist), 8 4x8x3/4(sub floor)
Add dryer receptacle to back porch
Wrap post on front porch w/fiber cement material or cedar material
Secure SW porch corner rim joist to pier

ITEM 11-Exterior Door

1. Replace back exterior door (633) and associated, jambs, casings, and trims.
2. Patch/repair damaged surrounding wall area.
3. Provide, Install, and properly seal new pre-hung, steel 6 panel door on rot-proof jambs, double-bored for entry locks and deadbolts. Confirm hinge and threshold colors will match lock sets. Ensure proper swing before ordering and that doors open and close smoothly and are fully sealed from exterior elements, light, water, air, etc. Ensure that new thresholds meet interior flooring in a neat and finished way or that an appropriate transition is installed to give a completed and "like new" appearance.
4. Provide and install new, rot resistant, exterior trim and new interior casing on front and back door. Match existing trim. Prime and paint (2 coats) doors, trim, and casing, interior and exterior, colors to match house trim or new color to be pre-approved by owner AND Rehab Specialist. Confirm dimensions, design, and door swing during Pre-bid Inspection for each door unit.
5. Provide and install Door Viewer, Model DS238, OR Equivalent, into each new Entry Door, at a height agreed to by owner. Color to match door hardware.
6. Provide and install matching Lever-Style, Kwikset "Smart Key" Entry Locksets with deadbolts, keyed alike, (key to owner keys) to front and back door. Provide "re-keying tool" and instructions to owner at Final. (Finish the color of lock hardware, hinges, and thresholds to be selected by owner following contract signing).

ITEM 12-Windows (631/633)

1. Contractors shall follow best practices when asbestos and/or lead are present in affected areas as per lead/asbestos reports.
2. Remove and properly dispose of all existing windows/SGD.
3. Provide new, Install and seal (Sashco – Big Stretch Elastomeric Caulk or Equal) new, ENERGY Star Certified (For Florida), vinyl or fiberglass, Single-Hung, clear, windows, insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Match, except where the code requires something different.
4. Bathroom windows shall be tempered and opaque.
5. Install new sliding glass door (if installed) (follow window specs).
6. Ensure units are properly fastened and completely sealed around frames per code.
7. Window color to be white unless the owner directs something different.
8. Provide and install new trim to the interior and if necessary, to the exterior (stucco patch, rot-proof trim, etc.), around window openings, as needed, to Ensure a clean and complete, "Like-New" (Matching) finished appearance.
9. If an electrical outlet is in such a location as to be affected by this requirement, it is the responsibility of the contractor to make necessary accommodations to properly relocate the outlet per code.

10. Repair openings (Interior and Exterior), sills (sills should match existing) when damaged or if/when opening must be modified for egress. If sills are missing/damaged, then install wood sills. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
11. Replace shutters if installed, sized for new windows as needed.
12. Paint (2 coats plus primer) any new exposed material to match the surrounding area. Use Sherwin-Williams "Super Paint Exterior Acrylic Latex" (or equal/better per data sheet)