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**CITY OF FORT LAUDERDALE
HOUSING OPPORTUNITIES for PERSON with AIDS (HOPWA) PROGRAM**

AMENDMENT #002 TO THE FY2014-FY2015 PARTICIPATION AGREEMENT

WITH

Broward House, Inc., a non-profit corporation organized under the laws of Florida whose usual place of business is 1726 SE 3rd Avenue, Fort Lauderdale, FL 33316.

THIS is second AMENDMENT, entered into on July 8, 2015, to the Participation Agreement (the "Agreement") dated October 1, 2014 by and between the City of Fort Lauderdale (also known as the "City") and Broward House (also known as the "Participant").

WHEREAS, the City receives Housing Opportunities for Persons with AIDS (HOPWA) funding from the U.S. Department of Housing and Urban Development (HUD) to undertake particular activities, including the provision of housing and support services to eligible individuals; and

WHEREAS the City issued Request for Proposal (RFP) #825-11034 seeking qualified non-profit organizations to provide housing and certain supportive services to eligible persons under the HOPWA grant; and

WHEREAS, Participant submitted a response to the RFP to provide activities including the provision of housing and services to eligible individuals in response to the RFP ("Proposal") which is on file with the City Housing and Community Development (HCD) Division and is incorporated herein as if fully set forth;

WHEREAS, the City and Participant entered into a Participation Agreement on October 1, 2014 and under the Agreement, the City may extend the term for no more than two (2) one year terms based on availability of funds and other criteria;

WHEREAS, pursuant to Public Hearing (PH-1) CAM 14-0775 on July 1, 2014, the City Commission of the City of Fort Lauderdale approved the 2014-2015 Annual Action Plan of the 2010-2015 Consolidated Plan for HOPWA.

WHEREAS, pursuant to CAM #15-0712, PH-5 the City Commission approved awarding additional funding under the 2014/2015 Annual Action Plan for the Participant and approved this Amendment to the Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Paragraph 2.1 is deleted and replaced with the following:

The Participant will provide eligible persons with HIV/AIDS the appropriate Housing Assistance and/or Support Services for HOPWA Programs as described in the detailed scope of services in Exhibit "A". The Participant understands that, without the City's written approval, the Participant may not be reimbursed for its use of Funds for purposes other than those described in Exhibit "A".

2. Paragraph 5.1 is deleted and replaced with the following:

The term and effective date of this Agreement shall be from October 1, 2014 through September 30, 2015. The City may approve the extension of this Agreement for one (1) one-year period based upon Participant's performance, ability to achieve stated outcomes and funding availability. The request for an extension will be presented to the City Commission as part of the Annual Action Plan process. The Community Services Board (CSB) and HCD will discuss the performance of each agency and present a recommendation to the City Commission.

3. Paragraph 6.1 is deleted and replaced with the following:

The Funds provided under this Agreement for Fiscal Year 2014-2015 shall not exceed \$3,663,333.27. All Funds must be expended during the term of the agreement. Any remaining funds shall be de-obligated by the City of Fort Lauderdale as appropriate. For purposes of this Agreement, the base HOPWA award is the amount provided in the Agreement for the 2014-2015 fiscal year. Any additional funds provided to the Participant in subsequent years do not increase the base amount of funding for future years. Additional funds awarded that exceed the \$3,256,233.27 contract amount are provided on a year-to-year basis and are not guaranteed in future years.

Budget modifications / revisions shall be submitted annually through P.E. on or before October 15th. Once the Participant has submitted their final budget revisions, they should notify the Housing & Community Development Division of their request.

4. Unless modified herein, all other terms and conditions of the Agreement remain unchanged.

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals the 24 day of July 2015

PARTICIPANT

WITNESSES:

Broward House

[Signature]

By [Signature]
Stacy Hyde, CEO

Mary Schuch
[Witness print name]

[Signature]

Urboth Anne
[Witness print name]

ATTEST:

(CORPORATE SEAL)

[Signature]
Secretary

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 24 day of July 2015 by Stacy Hyde and Jennie Poore as CEO and Secretary of _____, a non-profit corporation, on behalf of the corporation. Who are personally known to me or have produced _____ as identification.

[Signature]
Notary Public, State of Florida (Signature)

(SEAL) Notary taking Acknowledgment)

Mirka Eichenholtz
Name of Notary Typed, Printed or Stamped

My Commission Expires: 03.17.17

Commission Number: EE884588

CITY



Exhibit A

Facility Based Housing (FBH)

(A.1 - A.8)

FACILITY BASED HOUSING (FBH)

- A.1 Community Based Housing the provision of housing in a multi-person, multiunit residence designed as a residential alternative to institutional care; to prevent or delay the need for such care; and to provide a transitional setting with appropriate supportive services.
- A.2 Participant must provide supportive services that include but are not limited to:
Health, mental health assessment, housing placement, intensive alcohol abuse treatment and counseling, daycare, nutritional services, intensive care when required, case management and assistance in gaining access to local, state and federal government benefits and services. Participant must provide safe and sanitary housing that is in compliance with all applicable state and local housing codes, licensing requirements, and any other requirements in the jurisdiction where the housing is located.
- A.3 Participant must provide access to up to three balanced and complete meals per day. The meals can be prepared and provided at the residential facilities. Participant must document periodic inspection and approval from a certified nutritionist/dietician. Participant must provide access to coffee, juice, snacks, etc.
- A.4 Each client may only stay on the program for 365 days. If the client requires a longer stay, the agency must submit extension request on 335 day of stay to COFL. Requesting an extension does not mean an extension will be given. COFL may grant a maximum of two 6 month extensions.
- A.5 Each resident must have a housing plan. Housing plan needs incorporate measurable tasks that will transition the client to another subsidy or self-sufficiency. Measurable tasks at 0-60 days to stable client, 60-180 days, 181-240 days, 241-270 days (at this point, client should planning for transition) on day 365 transition of to another subsidy or private housing.
- A.6 Participant will provide this housing at the following location:

417 S.E. 18 Ct., Fort Lauderdale, Florida
- A.7 The Funds provided under this Activity shall not exceed **\$1,072,500**. All funds for this activity must be expended by the expiration of this contract. Participant agrees to provide CBH services for 32-36 persons per day.
- A.8 Participant agrees that each person receiving assistance under this program or residing in any housing assisted under this program, must pay as rent an amount determined in

WITNESSES:

CITY OF FORT LAUDERDALE

Mario DeSantis
Mario DeSantis

By *Jonathan Brown*
Jonathan Brown, Housing & Community
Development Manager

Avis A. Wilkinson
Avis Wilkinson

By *Lee R. Feldman*
Lee R. Feldman, City Manager

Date _____

Approved as to form: *[Signature]*
Assistant City Attorney

accordance with Section 3(a) of the United States Housing Act of 1937 and Section 8 Housing guidelines. Under these authorities according to 24CFR§574.310(d), each resident must pay as rent the higher of:

1. Thirty percent (30%) of the family's monthly adjusted income (adjustment factors include the age of the individual, medical expenses, size of the family and child care expenses);
2. Ten percent (10%) of the family's monthly gross income; or the family is receiving payments for welfare assistance from a public agency and a part of the payment, adjusted in accordance with the family's actual housing costs, is specifically designated by the agency to meet the family's housing costs, the portion of the payment that is designated.
3. Participants must assure that funds will not be utilized to make payments for a service that will be provided for under another third-party benefits program or by an entity that provides services on a prepaid basis.

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Exhibit A

Project-Based Rent (PBR)

(B.1 - B.6)

PROJECT BASED RENTAL (PBR) ASSISTANCE

B.1 Project Based Rent is the provision of housing support whereas rental subsidies are provided to residents of certain units with a specific building. When residents move, the rental subsidy remains with the unit to be used by the next eligible client. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

B.2 Participant must provide supportive services that include but are not limited to:

Health, mental health assessment, housing placement, intensive alcohol abuse treatment and counseling, daycare, nutritional services, intensive care when required, case management and assistance in gaining access to local, state and federal government benefits and services. Participant must provide safe and sanitary housing that is in compliance with all applicable state and local housing codes, licensing requirements, and any other requirements in the jurisdiction where the housing is located.

B.3 Participant will provide this housing at the following location(s):

Hollywood Apartments
2329 Monroe Street, Hollywood, FL 33020
1br/1ba – 10 units
2br/1ba – 3 Units
2br/2ba – 3 Units

Sailboat Bend
719 SW 4th Court, Fort Lauderdale, FL 33312
1br/1ba – 7 Units
2br/2ba – 2 Units

Green Leaf Ind
408 SE 18th Court, Fort Lauderdale, FL 33316
1br/1ba – 4 Units

Parkside Ind
421 SE 21st St., Fort Lauderdale, FL 33316
1bd/1ba- 5 Units

Fort Lauderdale Apt.
505 SE 18th Court, Fort Lauderdale, FL 33316
1br/1ba – 2 units
2br/1ba – 8 Units
2br/2ba – 2 Units

Orange Blossom Apt.
508 SE 18th Court, Fort Lauderdale, FL 33316
1br/1ba – 6 units
2br/2ba – 1 Unit

Tropic Breeze Apt.
401 SE 18th Court, Fort Lauderdale, FL 33316
1br/1ba – 8 Units
2br/1ba – 1 Unit

Fort Lauderdale Duplex
500/502 SE 18th Street, Fort Lauderdale, FL 33316
2br/1ba – 2 Units

7 Unit Fort Lauderdale Building
3731 SW 1st St, Fort Lauderdale, FL 33312
Efficiency- 2 Units
1br/1ba- 4 Units
2br/2ba- 1 Unit

3 Bedroom Deerfield House
611 NE 39th St, Deerfield, FL 33064
3br/2ba house

- B.4 The Funds provided under this activity shall not exceed **\$749,335.06**. All funds for this activity must be expended by the expiration of this contract. Participant agrees to provide PBR services for **68** or more unduplicated clients per month for the term of this agreement.
- B.5 Participant agrees the rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units. 24 CFR 574.320 (3) and is not over the established Fair Market Rent as established by HUD.
- B.6 Participant agrees that each person receiving assistance under this program or residing in any housing assisted under this program, must pay as rent an amount determined in

accordance with Section 3(a) of the United States Housing Act of 1937 and Section 8 Housing guidelines. Under these authorities according to 24CFR§574.310(d), each resident must pay as rent the higher of:

1. Thirty percent (30%) of the family's monthly adjusted income (adjustment factors include the age of the individual, medical expenses, size of the family and child care expenses);
2. Ten percent (10%) of the family's monthly gross income; or the family is receiving payments for welfare assistance from a public agency and a part of the payment, adjusted in accordance with the family's actual housing costs, is specifically designated by the agency to meet the family's housing costs, the portion of the payment that is designated.
3. Participants must assure that funds will not be utilized to make payments for a service that will be provided for under another third-party benefits program or by an entity that provides services on a prepaid basis.

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Exhibit A

Tenant Based Rental Vouchers (TBRV) Programs

(C.1 - C.7)

TENANT BASED RENTAL VOUCHERS (TBRV)

- C.1 Tenant Based Rental Voucher provide lower-income HIV/AIDS persons or families rental assistance to live in private, independent apartment units. The rental subsidies that are provided to the clients are to be used in any eligible unit chosen by the client. If the client moves, the rental subsidy remains with the client to be used in another eligible unit.
- C.2 Participant must provide Housing Quality Standard (HQS) inspections for every unit contracted under this program at least annually and upon certification of clients and/or as needed.
- C.3 Participant must provide supportive services that include but are not limited to:
 - Health, mental health assessment, housing placement, intensive alcohol abuse treatment and counseling, daycare, nutritional services, intensive care when required, case management and assistance in gaining access to local, state and federal government benefits and services. Participant must provide safe and sanitary housing that is in compliance with all applicable state and local housing codes, licensing requirements, and any other requirements in the jurisdiction where the housing is located.
- C.4 Participant will provide this housing assistance at the following location:
 - Broward County
- C.5 The Funds provided under this activity shall not exceed **\$ 1,483,820.61**. All funds for this activity must be expended by the expiration of this contract. Participant agrees to provide TBRV services for **146** unduplicated clients per month for the term of this agreement.

When a vacancy opens, Agency must contact COFL HOPWA Administrator before filling.
- C.6 Participant must determine the price per month for services that are not over the Fair Market Value of housing as provided by HUD.
- C.7 Participant agrees that each person receiving assistance under this program or residing in any housing assisted under this program, must pay as rent an amount

determined in accordance with Section 3(a) of the United States Housing Act of 1937 and Section 8 Housing guidelines. Under these authorities according to 24CFR§574.310(d), each resident must pay as rent the higher of:

1. Thirty percent (30%) of the family's monthly adjusted income (adjustment factors include the age of the individual, medical expenses, size of the family and child care expenses);
2. Ten percent (10%) of the family's monthly gross income; or the family is receiving payments for welfare assistance from a public agency and a part of the payment, adjusted in accordance with the family's actual housing costs, is specifically designated by the agency to meet the family's housing costs, the portion of the payment that is designated.
3. Participants must assure that funds will not be utilized to make payments for a service that will be provided for under another third-party benefits program or by an entity that provides services on a prepaid basis.

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Exhibit A

Fort Lauderdale Housing
Development Authority
1000 NE 1st Street
Fort Lauderdale, FL 33304

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Renovations and Rehabilitation

(D.1 – D6)

RENOVATIONS and REHABILITATION

D.1 Before the Participant can solicit bids, Participant must work with HCD's Construction Review Specialist to develop specific scope of work (Exhibit K) and must receive written approval from Construction Review Specialist to rehabilitate and renovate designated building and associated units.

All applicable permits must be pulled and certificate of completion for item must be issued for reimbursement. Once the work passes inspection, the COFL Housing Inspector is required to perform a final inspection for payment. The agency can schedule an inspection through COFL HOPWA Administrator mariod@fortlauderdale.gov. Make sure to include the work that requires inspection, location of inspection and if applicable, the number of units involved.

D.2 Participant will follow the approved scope of services. If the scope needs to be amended, the Construction Review Specialist must approve any changes to scope of work before work can be started.

D.3 Participant will be required to sign new restrictive covenant and mortgage document.

D.4 Participant must notify the COFL Administrator if expenditure for the specified item exceed 10% of the estimate. This is to ensure all the approved renovations/rehabilitation can be completed.

D.5 Reimbursement of Work

Using PE system, bill under the renovations contract and complete the required fiscal data elements in PE plus scan legible:

1. Itemized invoice of work provided that includes the location and units where the work took place;
2. Certificate of completion for applicable work; and
3. COFL Housing Inspector final inspection approval.

Once a correctly completed invoice is submitted to City, payment should be issued within 30 days of the submission.

D.6 The Funds provided under this activity shall not exceed **\$357,500**. All funds for this activity must be expended by the expiration of this contract.

EXHIBIT K

**City of Fort Lauderdale
Department of Sustainable Development
Housing & Community Development Division (HCD)
HOPWA Program
Scope of Work**

Agency Ownership of HOPWA Properties: Broward House

Hollywood Apartments
2329 Monroe Street, Hollywood, FL 33020
1br/1ba – 10 units
2br/1ba – 3 Units
2br/2ba – 3 Units

Parkside Ind
421 SE 21st St., Fort Lauderdale, FL 33316
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Tropic Breeze Apt.
401 SE 18th Court, Fort Lauderdale, FL 33316
1br/1ba – 8 Units
2br/1ba – 1 Unit

Fort Lauderdale Apt.
505 SE 18th Court, Fort Lauderdale, FL 33316
1br/1ba – 2 units
2br/1ba – 8 Units
2br/2ba – 2 Units

1. Agency must use their procurement process to select general contractor to do the work.
2. Agency must meet with HCD Construction Specialist to ensure scope of work for items for 1a-1e for identified properties is correct and final scope of work must be approved by HCD Construction Specialist before solicitation of bids.
 - a. Stair Railing,
 - b. Exterior Painting
 - c. Impact Windows and Impact Doors
 - d. Energy efficient central AC units,
 - e. Energy efficient stoves and refrigerators and
 - f. Any other items identified to HUD regulations and requirements
3. Once the general contractor is select, in accordance with the agencies procurement process must obtain a minimum of three bids for approved scope of work items.
4. The total bid amount supplied by the bidder shall be acknowledged as the Contract bid amount irrespective of any error in the computation of line items. Bids that contain computation errors may be disqualified.
5. The bid amount shall include for the consideration sum to secure all required all required permits, rehabilitating the building as specified, passing inspections and obtaining a CERTIFICATE OF OCCUPANCY (if applicable) from the City of Fort Lauderdale Building Services Division or the city/county where the property resides.
6. The bid amount shall include for all work to be done in a workmanlike manner with good construction practices, and materials of good quality and free of any and all defects.

7. The bid amount shall include for the Contractor to keep the site clean and free of construction debris and waste at all times. ALL construction waste and debris must be disposed of in a timely fashion as per local, state and federal regulation
8. The bid amount shall include for the Contractor to make a reasonable and conscientious effort to exclude unauthorized personage from the site/work area by the use of barriers, signage and/or any other reasonable means of exclusion.
9. The bid amount shall include for attendance, overhead and profit and must be included in all line item amounts.
10. The bid amount must include for a firm and realistic construction period to be submitted with this bid. The selected Contractor must submit a written work schedule representing this construction period before the Contractor can be awarded. Written work schedule must be submitted to HCD within five (5) business days of request. Failure to provide the appropriate documentation will result in automatic forfeiture and project will be awarded to the next successful bidder. **Contractor shall complete the project within FIFTY (50) working days from the date of Building Permit Approval.**
11. If not otherwise stated the bidder shall include, as a separate item, any task or provision not specified in the work write-up, but that he may deem to be necessary for the successful completion of the project.
12. Contractor is required to provide all required insurance certificates (including subcontractor) to HCD within five (5) business days of award. Failure to provide the appropriate insurance documentation will result in automatic forfeiture and project will be awarded to the next successful bidder.
13. HCD will only provide funds equal to the lowest **most responsive** bid. Most responsive bid means same items and scope of work are the same. If the property owner selects any bid above the lowest priced bid, homeowner is required to pay the selected Contractor the difference and proof of payment must be provided to HCD from both the Homeowner and Contractor within five (5) business days of the award. If proof of payment is not received, the project will be cancelled and the Homeowner must repay any costs incurred for the project to HCD.
14. Reimbursement form COFL HOPWA Program

Before the agency can request COFL reimbursement:

- i. Work must pass inspection by the governing city/county entity that approves the work. Agency must have certificate of completion and/or certificate of occupancy.
- ii. Once certificate is obtained, must schedule an inspection with COFL Construction review Specialist Jason Marous jmarous@fortlauderdale.gov.
- iii. Itemized invoice of work provided that includes the location and units where the work took place.

Using PE system, Participant will bill under the renovations, location, unit(s) and item. Agency must complete the required fiscal data elements in PE plus scan legible:

4. Itemized invoice of work provided that includes the location and units where the work took place;
5. Certificate of completion and/or Certificate of Occupancy for applicable work; and
6. COFL Housing Inspector final inspection approval.

1. PERMIT FEES

Allow Provisional Sum of \$1,000 dollars to be used to pay for all costs associated with permit and inspection fees as assessed by the City of Fort Lauderdale Building Department. The contractor shall provide the HCD C.R.S. with all receipts from the Building Department for said project. The provisional sum will be used to pay /offset these receipts. The contractor will be reimbursed through a Change Order if additional Permit Fee's /inspection fees are required.

2. ROOFING

Remove existing defective roof covering at sloped and flat roof areas, including metal vent collars, continuous metal drip at perimeter and all flashing. Contractor must inform Construction Review Specialist of any structural defects found, including roof framing, sheathing, fascia and soffits. Clean all areas of debris and properly dispose of according to Local, State and Federal regulations. Prepare existing sheathing to receive new roof cover. Supply and install new flashing, roof vents, continuous galvanized metal drip and all other fittings necessary to achieve a sound waterproof roof. Price must include for minimum of 100 Sq. Ft. of replacement of decking or sheathing, 10 L.F. of fascia & 10 L.F. of the roof soffit. Sloped roof - Supply & install new asphalt base sheet and 235 lb. U.L listed 25 year warranty composite fiberglass 3 tab sq. butt self-sealing light colored roof shingles. Flat roof -supply & install new 3 ply built up white smooth surface modified bitumen roofing. Provide continuous Galvanized Metal drip, flashings, vent caps and pipe vent collars, flashings & all fittings, accessories & appurtenances to achieve a sound waterproof roof. All work as per 2010 F.B.C. Provide homeowner with manufacturer's warranty.

3. EXTERIOR PAINTING

Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials. Prepare existing trim surfaces specified for stabilization prior to paint application by securing, replacing or repairing all loose, broken, rotted, or deteriorated materials to provide a sound surface for paint application. Use a 25-year or better paintable low-VOC caulk matched for color to fill all cracks, voids, holes, etc. prior to painting. Apply a compatible exterior Low-Zero VOC primer to all bare areas. Apply two coats of quality exterior Low -Zero VOC paint to specified trim. Walls are to have a flat finish, soffit to have an Eggshell or satin finish, Fascia board and exterior doors/trim use a semi-gloss paint. Use Sherwin-Williams or approved equal best grade paints and primers. Paint shall be of light colors selected by the homeowner. Paint and primer must meet the Green Seal GS-11 Environmental Standard. The Green Seal Certification Mark must appear on packaging.

4. EXTERIOR DOOR

Remove existing door, saddle and frame from opening and dispose of. Supply & install 2 new impact resistant 1-3/4" thick formed raised panel pre-hung insulated metal door as per 2010 F.B.C. complete with interior/exterior casings, saddle, 3 # ¾" x 4" S.S. hinges & Schlage professional grade security series double cylinder deadbolt keyed lever handled lockset. Complete with all fittings and accessories including door bumpers and peep hole. Install in accordance to established industry standards. Adjust to operate smoothly, quietly, close effortlessly & snugly. Note: front door shall have decorative rectangular impact resistant glass insert.

5. WINDOWS

Remove existing windows and properly dispose of. Clean area of debris and prepare to receive new window. Supply and install new aluminum framed Single Hung or Horizontal Sliders complete with impact resistant glass, mull bars as needed, cultured marble sills, fabric screens, and all other

fixtures and accessories necessary for a complete and industry accepted installation. Windows specifications must comply with applicable 2010 FBC regulations. Complete the installation with UV resistant caulk/seal around the perimeter of all windows to make air/water tight. All windows shall be white with tinted glass. Bathroom window shall be obscured. Total ten (10) windows in ten (10) openings. Remove Jalousie window separating living room and carport enclosure. General Contractor to verify all window opening sizes.

6. INTERIOR PAINTING

Patch any found wall blemishes. All wall's and ceiling's shall be primed. Use two coats of non-toxic Low-Zero VOC eggshell finish latex paint to walls. Doors, trim & baseboards use semi-gloss paint. Ceiling shall receive two coats of non-toxic Low-Zero VOC flat white ceiling latex paint for uniform appearance. Maximum use of two colors shall be selected by the homeowner. Use Sherwin-Williams or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard.

7. RANGE/OVEN

Energy efficient replacement that is the appropriate size for the apartment unit. Range to may include electronic clock and timer, dual element bake, self-cleaning oven, glass window in door and all fittings and accessories necessary for a complete installation and operation. Supply Homeowner with manufacturer's warranty.

8. KITCHEN APPLIANCE

Energy efficient replacement refrigerator and microwave that is the appropriate size for the apartment unit.

9. BATHROOM WATER CLOSET

Supply & install American Standard 1.28 gallons per flush Compact Cadet 3 FloWise 2403.128 elongated vitreous white china clay toilet 17-19" high or HCD Approved Equal. Water closet to have a maximum flow rate of 1.3 GPF and shall score 800 or better on the MaP Flush Performance test (which tests the grams of solid waste removed in a single flush) Secure to flange in floor complete with all fittings and accessories including supply pipes and shut off valves.

10. BATHROOM VANITY

Supply & install new 36" high x 18" deep x +/-20" wide plastic laminate over ½" thick plywood vanity cabinet with +/- 2 doors and shelf (No Therma-Foil products). Complete with concealed metal hinges, pulls & all other fittings for a complete finish. Level, align & secure cabinets to existing wall. Adjust doors for smooth operation & to close tightly and snugly. Supply & install new cultured marble countertop with integral sink, with new Moen "Banbury" series 4" centered chrome plated bathroom sink faucet with pop-up drain, fittings & accessories. Complete installation with plumbing supply lines, shut-off valves & drain assembly. Level vanity, secure & align with wall and floor finishes.

11. HOT WATER HEATER (ELECTRIC)

Remove existing defective water heater and properly dispose of. Supply and install new 40 gal glass lined energy efficient electric water heater connected to existing utilities. All work as per 2010 FBC and accepted industry standards. Supply homeowner with all warranty.

12. H.V.A.C. SPLIT SYSTEM

Remove existing air handler and condenser unit and evacuate all CFC's. Recycle all metal components. Supply & install new factory rated 16.0 S.E.E.R. split system delivering +17.5 or greater S.E.E.R. Use Trane, Rheem, Ruud brands or approved equal brands. Include for new air registers, transfer grills, programmable digital thermostat, all necessary plumbing, and electrical services, to cause for a quiet & efficient method of controlling the temperature. Provide new ducts/drops for new master bedroom, bathroom and walk in closet. Ensure easy access and replacement of air filter. Condenser unit shall be installed-secured to Approved concrete pad. All work done shall comply with F.B.C./ F.M.C. 2010.

The size can be adjusted to the apartment size.

13. ELECTRICAL

Remove existing receptacles from Kitchen & bathroom and install new GFI receptacles. Supply and install new interconnected smoke detectors in bedrooms, hallway and den as needed. Remove and replace exterior light fixtures at front and rear of house.

In kitchen supply and install new fluorescent light fixture. Supply and install new ceiling fan and light in master bedroom. Remove and replace existing ceiling fans in living room, den and bedroom no. 2. Remove and replace light fixture in dining area and hallway. Make good all areas disturbed by this task.

14. FUMIGATION

Provide material, labor and supervision to exterminate and to prevent termite infestation of property by means of tenting residence or use of dry chemical treatment. All works are to be done as per applicable local, state and federal codes and regulations