



**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
WORK AUTHORIZATION AGREEMENT**

This Contract, entered into this 20 day of January, 2026, by and between the Hernando County Board of County Commissioners, hereafter called the COUNTY, and Seggie Custom Builders, LLC, 8494 Eldridge Rd, Spring Hill, FL 34608, hereinafter called the VENDOR/CONTRACTOR. Owner and Vendor/Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follow:

CONSTRUCTION SERVICES FOR PROJECTS UNDER \$500K - RFQ NO. 23-T00040/AP

Renovation and Repairs for Cypress Lakes Residence QUOTE NUMBER 44

ARTICLE 1 – CONTRACT DOCUMENTS

1.01 The Vendor/Contractor shall furnish all labor, equipment and materials and perform the work per Construction Project in strict accordance with the General Conditions, Special Conditions, Supplementary Conditions, Exhibits, Plans, Specifications, and other Contract Documents, all of which are made a part hereof and designated as follows:

A. The Contract Documents for ITB 23-T00040/AP consist of the following:

Solicitation-Offer-Award

Advertisement of Request for Qualifications

Definitions

Solicitation Document

General Conditions for Quotes

Special Conditions for Quotes

Construction Conditions

Scope of Work

Technical Specifications

Required Forms

Request for Quote – Renovation and Repairs for Cypress Lakes Residence QUOTE NUMBER 44

Work Authorization and Required Documents After Award

Construction Agreement and Required Documents After Award

Request for Quote Exhibits

Exhibit A – General Requirements and Technical Specifications

Exhibit B – Plans/Drawings

All addenda issued by the County prior to the receipt of Quotes and all supplementary drawings issued after award of the Contract become part of the Contract Document.

Amending and Supplementing Contract Documents:

The Contract Documents may be amended to provide for additions, deletions, and revisions in the work or to modify the terms and conditions thereof by Change Order.

The requirements of the Contract Documents may be supplemented, and minor variations and deviations in the work may be authorized, by one or more of the following ways:

1. A Field Order;
2. Engineer's approval of a shop drawing or sample; or -
3. Engineer's written interpretation or clarification per the provisions described in the Contract Documents.

In resolving such conflicts, errors and discrepancies, the documents shall be given preference in the following order: Agreement, Specifications, Drawings, Solicitation Instructions. Within the specifications the order of preference shall

be as follows: Addenda, General Conditions, Technical Specifications. Figure dimensions on drawings shall govern over scale dimensions, and the detailed drawings shall govern over general drawings. Any work that may reasonably be inferred from the specifications or drawings as being required to produce the intended result shall be supplied whether or not it is specifically called for. Work materials or equipment described in words which so applied have a well-known technical or trade meaning shall be deemed to refer to such recognized standards. In case of conflict the more stringent requirements shall take precedence and govern.

The Vendor/Contractor shall take no advantage of any error or omission in the plans or of any discrepancy between the plans and specifications, and the Engineer shall make such interpretation as may be deemed necessary for the fulfillment of the intent of the plans and specifications as construed by him and his decision shall be final.

All provisions required by law to be inserted in this Contract, whether actually inserted or not.

Exhibits to this Agreement (as follows):

1. Vendor/Contractor's Quote
 2. Documentation submitted by Vendor/Contractor after to Notice of Award:
 - a. Insurance Certificate
- B. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
1. Notice to Proceed
 2. Change Order(s)
- C. The documents listed in this Article are attached to this Agreement (except as expressly noted otherwise).
- D. There are no Contract Documents other than those listed in this Article.
- E. The Contract Documents may only be amended, modified, or supplemented as stated in Paragraph 33.

ARTICLE 2 - THE ENGINEER

2.01 Engineer in the administration of this Contract and any references to the Engineer or the Professional shall be deemed to mean **N/A**, for the plans and specifications. **Sam Burdin OR Carla Burmann** will act as the Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the work in accordance with their respective scope of work and the Contract Documents.

ARTICLE 3 - CONTRACT TIMES

3.01 Time of the Essence:

- A. All time limits for completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.02 Days to Achieve Substantial Completion and Final Payment:

- A. Vendor/Contractor agrees that the work will be substantially complete within **thirty days to substantial completion (30)** calendar days after the commencement date indicated in the Notice to Proceed and ready for final payment within **sixty days to final completion (60)** calendar days after the date indicated on the Notice to Proceed.

3.03 Liquidated Damages:

Vendor/Contractor and Owner agree for each consecutive calendar day that the work remains incomplete after the Contract date established for Substantial Completion and/or Final Completion, the County will retain from the compensation otherwise to be paid to the Vendor/Contractor the sum of **two hundred fifty Dollars (\$250.00)**. This amount is the minimum measure of damages the County will sustain by failure of the Vendor/Contractor to complete all remedial work, correct deficient work, clean up the project and other miscellaneous tasks as required to complete all work specified.

ARTICLE 4 – CONTRACT PRICE

4.01 Owner shall pay Vendor/Contractor for completion of the work in accordance with the Quote an amount in current funds equal to the sum of the amounts determined pursuant to the Paragraphs below:

A. For all work other than Unit Price Work, a Lump Sum of:

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Bathroom - Demo, Inspection & Rebuild	1	LS	\$14,129.52	\$14,129.52
2	Exterior and Structural Repairs	1	LS	\$3,243.75	\$3,243.75
3	Interior Wall Preparation and Painting	1	LS	\$8,670.83	\$8,670.83
4	Flooring - Removal and Installation of 5mm LVP with shoe molding & thresholds	1	LS	\$13,493.40	\$13,493.40
5	Cleaning (exterior and interior)	1	LS	\$1,700.00	\$1,700.00
6	Debris Management and Final Clean-Up	1	LS	\$2,584.72	\$2,584.72
				Subtotal	\$30,328.82
	ALTERNATE BID:				
7	Flooring - Removal and Installation of Commercial-grade (20mil+) glue-down LVP with shoe molding & thresholds (in place of standard LVP)	1	LS	\$13,908.54	\$13,908.54
				Grand Total	\$44,237.36

Forty-four thousand two hundred thirty-seven dollars and thirty-six cents (\$44,237.36)
 (words) (figure)

All specific cash allowances are included in the above price and have been computed in accordance with Paragraph 34.2.2.

B. For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in this Paragraph:

As provided in Paragraph 34.3, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Owner Designated Representative as provided in Paragraph 34.3. Unit prices have been computed as provided in Paragraph 34.3.

UNIT PRICE WORK

ITEM	QTY	DESCRIPTION	PART NO	UNIT PRICE	EXTENDED PRICE
n/a	n/a	n/a	n/a	n/a	n/a

\$0.00

- B. Vendor/Contractor has visited the site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, and performance of the work.
- C. Vendor/Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the work.
- D. Vendor/Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- E. Vendor/Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the work as indicated in the Contract Documents.
- F. Vendor/Contractor has correlated the information known to Vendor/Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- G. Vendor/Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Vendor/Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Vendor/Contractor.
- H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the work.

ARTICLE 8 – MISCELLANEOUS

8.01 Terms:

- A. Terms used in this Agreement will have the meanings stated in the Contract Documents.

8.02 Assignment of Contract:

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.03 Successors and Assigns:

- A. Owner and Vendor/Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, Agreements, and obligations contained in the Contract Documents.

8.04 Severability:

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Vendor/Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

- 8.05** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

ARTICLE 9 – CONTRACT PAYMENT

9.01 The County agrees to pay the Vendor/Contractor for the faithful performance under this Contract for the agreed amount of **forty-four thousand two hundred thirty-seven dollars and thirty-six cents (\$44,237.36)** and is based on the lump sum prices contained herein and subject to additions or deductions as modified.

IN WITNESS WHEREOF, Owner and Vendor/Contractor have signed this Agreement in two (2) copies. All portions of the Contract Documents have been signed, initialed, or identified by Owner and Vendor/Contractor.

OWNER:
HERNANDO COUNTY BOARD OF COUNTY
COMMISSIONERS
By: Carla Rossiter-Smith
Name: CARLA ROSSITER-SMITH
Title: Director of Procurement & Strategic Initiatives

VENDOR/CONTRACTOR
Seggie Custom Builders LLC.
By: John Seggie
Name: John Seggie
Title: President

[CORPORATE SEAL]
Melissa Brewer
Attest: Melissa Brewer
Title: Project Manager

Address for giving notices:
15470 Flight Path Dr.
Brooksville, FL 34604

Address for giving notices:
8494 Eldridge Road
Spring Hill, FL 34608

Agent for service of process:

(If Vendor/Contractor is a corporation or a partnership,
attach evidence of authority to sign.)

RENOVATION AND REPAIRS FOR CYPRESS LAKES RESIDENCE

23-T00040/AP Q 44

County of Hernando
15470 Flight Path Drive
Brooksville, FL 34604



County of Hernando
Renovation and Repairs for Cypress Lakes Residence

- I. Quote Instructions
- II. SCOPE AND SPECIFICATIONS
- III. Pricing Proposal
- IV. Vendor Questionnaire

Attachments:

A - Sample Work Authorization Agreement

B - Cypress House (CD) Plans updated 11-20-25

1. Quote Instructions

A. TIME OF COMPLETION:

- A. Vendor/Contractor agrees that the work will be substantially complete within days to substantial completion thirty (30) calendar days after the commencement date indicated in the Notice to Proceed and ready for final payment within days to final completion sixty (60) calendar days after the date indicated on the Notice to Proceed. Completion time includes material ordering lead times. Materials shall not be ordered by the Vendor/Contractor until the Notice to Proceed has been issued.

B. LIQUIDATED DAMAGES:

- A. Vendor/Contractor hereby agrees that time is of the essence and that a precise determination of actual damages which could be incurred by the County for delay in the completion of the work provided herein would be difficult to ascertain. Accordingly the parties agree that the liquidated damages for those items of damage not otherwise provided for by the Quote Documents, for each and every day that the time consumed in completing the work provided for herein exceeds the time allowed in achieving Substantial Completion and/or Final Completion therefore shall be in accordance with the two hundred fifty dollars (250.00) The parties specifically agree that the liquidated damages provided herein do not constitute a penalty. The amount of liquidated damages occasioned by the Vendor/Contractor's delay will be deducted and retained out of the monies payable to the Vendor/Contractor. If not so deducted the Vendor/Contractor and sureties for the Vendor/Contractor shall be liable thereof.

D. PERFORMANCE AND PAYMENT BOND: - Not Required if Quote is under \$200,000

- A. A Performance and Payment Bond issued in a sum equal to one hundred (100%) percent of the total awarded Contract amount by a surety company considered satisfactory by the County and otherwise authorized to transact business in the State of Florida will be required from the successful Bidder for purposes of insuring the faithful performance of the obligations imposed by the resulting Contract and for purposes of protecting the County from lawsuits for non-payment of debts as might be incurred during the successful Bidder's performance under such Contract. When applicable, the performance and payment bond form will be included in the Contract Documents and said form must be properly executed by the surety company and successful Bidder within fifteen (15) calendar days after notification by the County of the County's intent to award the Contract.

- B. If, within fifteen (15) calendar days after notification by the County of the County's intent to award a Contract, the successful Bidder refuses or otherwise neglects to execute the required written Contract or fails to furnish the required Performance and Payment Bond, the amount of the Bidder's Bid security (check or Bid Bond) shall be forfeited and the same shall be retained by the County. No plea of mistake in the Bid or misunderstanding of the conditions of forfeiture shall be available to the Bidder for the recovery of his Bid security or as a defense to any action based upon the neglect or refusal to execute a written Contract.

- C. The surety company must provide an "Increase Rider" to the Performance and Payment Bond or execute the "Consent of Surety and Increase of Penalty" form provided by the County if the Contract is increased by change order.

2. SCOPE AND SPECIFICATIONS

2.1. Scope of Work - General Requirements

The Contractor shall furnish all labor, materials, tools, equipment, transportation, and supervision necessary to complete the remodel work as specified herein in Attachment B-Cypress House (CD) Plans for the property located in Hernando County.

This structure is residential in nature, currently vacant and serves as a security building for the Cypress Lakes Preserve. The work location is: Cypress Lakes Residence, 32375 Cortez Blvd, Dade City, FL 33523.

All work shall be performed in accordance with the provided specifications and construction plans in Attachment B-Cypress House (CD) Plans. A permit is not required for the repairs outlined in this scope.

Contractor shall comply with all applicable OSHA safety requirements. All work shall comply with the latest editions of the Florida Building Codes.

Contractor shall supply a dumpster for the disposal of all construction debris and shall perform a final clean-up of all renovated areas to prepare the building for owner occupancy

2.2. Scope of Work

A. Bathroom – Demolition and Inspection

1. Contractor shall remove the following and existing items:
 - a. Toilet
 - b. Tub
 - c. Tiled walls
 - d. Shower valve
 - e. Sink and vanity
 - f. Any rotted or water-damaged subfloor
 - g. Inspect all exposed plumbing for water leaks.
 - h. Inspect floor joists for water damage or decay.

2. Bathroom floor joists may have damage from water leakage.
 - a. Contractor shall repair or replace floor joists as needed based on the extent of damage.
 - b. Remove any additional drywall that has been damaged by water, as necessary for proper repair.

3. Bathroom – Installation

Contractor shall install the following new components and all required accessories, fittings, and hardware:

- a. Subfloor
- b. Toilet
- c. Tub
- d. Shower valve
- e. Tiled walls
- f. Vanity
- g. Sink
- h. Faucet
- i. All related plumbing components

NOTE: If removal of drywall or flooring is required to access or assess damage, Contractor shall contact Owner before proceeding.

B. Exterior & Structural Repairs

1. Remove and replace all rotten or damaged siding, sills, and trim.
2. All replaced wood siding, sills, and trim must be painted to match the existing exterior color.
3. Porch: Remove and replace any rotted or broken deck boards.

C. Interior Wall Preparation & Painting

1. Prepare interior walls by filling or patching holes and cracks in drywall.
2. Re-texture walls as needed to blend repairs with existing finish.
3. Paint all interior walls excluding tiled walls, using:
 - a. Sherwin Williams ProMar 200, Satin Finish
 - b. Color to be selected by Owner
 - c. All walls shown with blue dashed line on the construction plans are to be painted.

C. Flooring – Removal & Installation

1. Remove all existing floor covering in areas shown with solid hatched pattern, totaling approximately \pm 976 sq ft.
2. Install new 5mm thick luxury vinyl plank (LVP) flooring throughout designated areas. Include installation of:
 - a. Shoe molding
 - b. Thresholds
 - c. Provide LVP samples to Owner for final color and style selection.
3. ALTERNATE BID:
 - a. Install commercial (20mil+) glue-down luxury vinyl plank flooring to include shoe molding and thresholds

D. Exterior and Interior Cleaning

1. Pressure wash entire exterior of the building
2. Pressure wash garage floor

E. Debris Management & Final Clean-Up

1. Contractor shall provide and maintain a dumpster for all construction debris.
2. Remove all waste materials, scrap, packaging, and demolition debris.
3. Perform a final clean-up of all renovated areas, leaving the building clean, safe, and ready for occupancy.

B.

3. Pricing Proposal

BASE BID

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Bathroom - Demo, Inspection & Rebuild	1	LS	\$14,129.52	\$14,129.52
2	Exterior and Structural Repairs	1	LS	\$3,243.75	\$3,243.75
3	Interior Wall Preparation and Painting	1	LS	\$8,670.83	\$8,670.83
4	Flooring - Removal and Installation of 5mm LVP with shoe molding & thresholds	1	LS	\$13,493.40	\$13,493.40
5	Cleaning (exterior and interior)	1	LS	\$1,700.00	\$1,700.00
6	Debris Management and Final Clean-Up	1	LS	\$2,584.72	\$2,584.72
TOTAL					\$43,822.22

ALTERNATE BID

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
7	Flooring - Removal and Installation of Commercial-grade (20mil+) glue-down LVP with shoe molding & thresholds (in place of standard LVP)	1	LS	\$13,908.54	\$13,908.54
TOTAL					\$13,908.54

HERNANDO COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS

CYPRESS HOUSE RENOVATION

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File: \\1.1.1\INFO\Hernando County Logo.pdf
Sheet: 1

COUNTY COMMISSIONERS

- DISTRICT 1 - RYAN AMSLER
- DISTRICT 2 - BRIAN HAWKINS
- DISTRICT 3 - JOHN ALLOCCO
- DISTRICT 4 - JERRY CAMPBELL
- DISTRICT 5 - STEVE CHAMPION

COUNTY ADMINISTRATOR - JEFF ROGERS

DRAWING INDEX

SHEET NUMBER DRAWING DESCRIPTION

- G-0 COVER
- A-1 EXISTING FLOOR PLAN
- A-2 BATHROOM DEMOLITION
- A-3 EXTERIOR REPAIRS & PRESSURE WASHING
- A-4 BATHROOM REPAIRS & PAINTING
- A-5 FLOORING



PROJECT LOCATION MAP - N.T.S.

PARCEL R04 12321 1100 0070 0110
HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY
B.O.C.C
FACILITIES DIVISION
1525 EAST JEFFERSON ST.
BROOKSVILLE FL. 34801

Project Location:
CYPRESS HOUSE

32375 CORTEZ BLVD.
DADE CITY, FL. 33523

Revisions:

No.	Description	Date:

Drawing Title:

COVER

Drawing Number:

G-0

Drawn by: SDB
Scale:

HERNANDO COUNTY
B.O.C.C
FACILITIES DIVISION
1525 EAST JEFFERSON ST.
BROOKSVILLE FL. 34801

Project Location:
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DADE CITY, FL. 33523

Revisions:

No:	Description	Date:

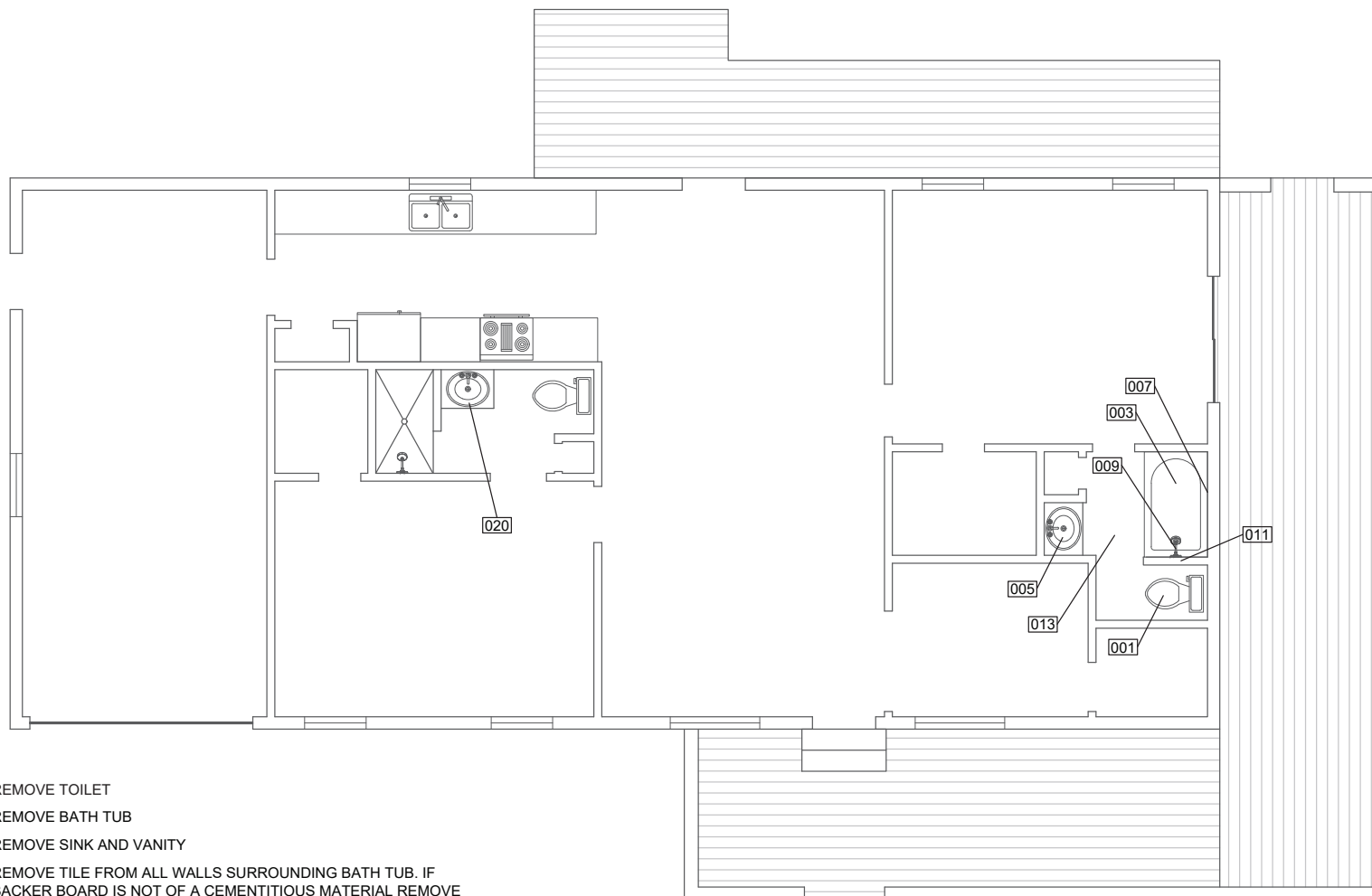
Drawing Title:

**BATHROOM
DEMOLITION**

Drawing Number:

A-2

Drawn by: SDB
Scale: 3/16" = 1'



- 001 REMOVE TOILET
- 003 REMOVE BATH TUB
- 005 REMOVE SINK AND VANITY
- 007 REMOVE TILE FROM ALL WALLS SURROUNDING BATH TUB. IF BACKER BOARD IS NOT OF A CEMENTITIOUS MATERIAL REMOVE OR IF CEMENTITIOUS MATERIAL IS DAMAGED REMOVE
- 009 REMOVE SHOWER VALVE AND SHOW HEAD
- 011 REMOVE WALL IF FRAMING HAS BEEN COMPROMISED BY WOOD ROT
- 013 REMOVE VINYL FLOOR COVERING AND AND SUB FLOOR THAT IS ROTTED
- 020 REMOVE SINK AND VANITY

ADDITIONAL NOTES

- BATHROOM (004) FLOOR JOIST MAY HAVE DAMAGE FROM WATER LEAKAGE INSPECT AND REPLACE AS NEEDED
- BATHROOM (004) REMOVE AS NEEDED ANY ADDITIONAL DRYWALL THAT HAS BEEN DAMAGE FROM WATER
- BATHROOM (011) SHOWS SIGNS OF WATER DAMAGE INSPECT FOR WATER LEAKS. IF REMOVAL OF DRYWALL OR FLOORING IS REQUIRED CONTACT OWNER BEFORE PROCEEDING

**HERNANDO COUNTY
B.O.C.C
FACILITIES DIVISION**
1525 EAST JEFFERSON ST.
BROOKSVILLE FL. 34801

Project Location:
CYPRESS HOUSE

32375 CORTEZ BLVD.
DADE CITY, FL. 33523

Revisions:

No.	Description	Date:

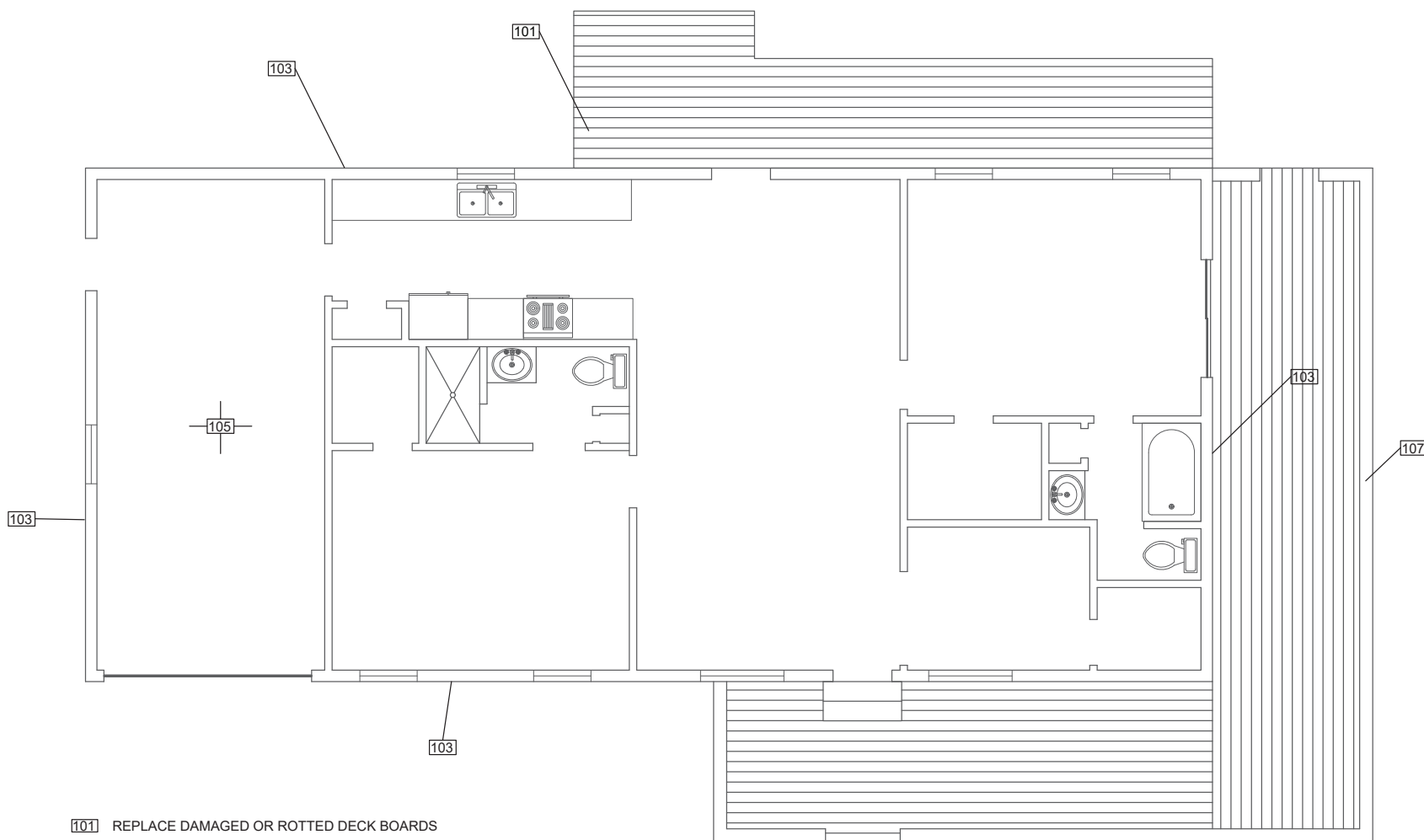
Drawing Title:

**EXTERIOR REPAIRS
& PRESSURE
WASHING**

Drawing Number:

A-3

Drawn by: SDB
Scale: 3/16" = 1'



- 101** REPLACE DAMAGED OR ROTTED DECK BOARDS
- 103** PRESSURE WASH EXTERIOR OF HOUSE
- 105** PRESSURE WASH GARAGE FLOOR WITH EMPHASIS ON REMOVING OIL STAINS ON CONCRETE
- 107** REPAIR/REPLACE ROTTED SIDING, SILLS, AND TRIM ON EXTERIOR PORTION OF SCREENED ROOM

ADDITIONAL NOTES

- ALL WOOD SIDING, SILLS, TRIM THAT HAS BEEN REPLACED MUST BE PAINT TO EXISTING EXTERIOR COLOR

**HERNANDO COUNTY
B.O.C.C
FACILITIES DIVISION**
1525 EAST JEFFERSON ST.
BROOKSVILLE FL. 34801

Project Location:
CYPRESS HOUSE

32375 CORTEZ BLVD.
DADE CITY, FL. 33523

Revisions:

No.	Description	Date:

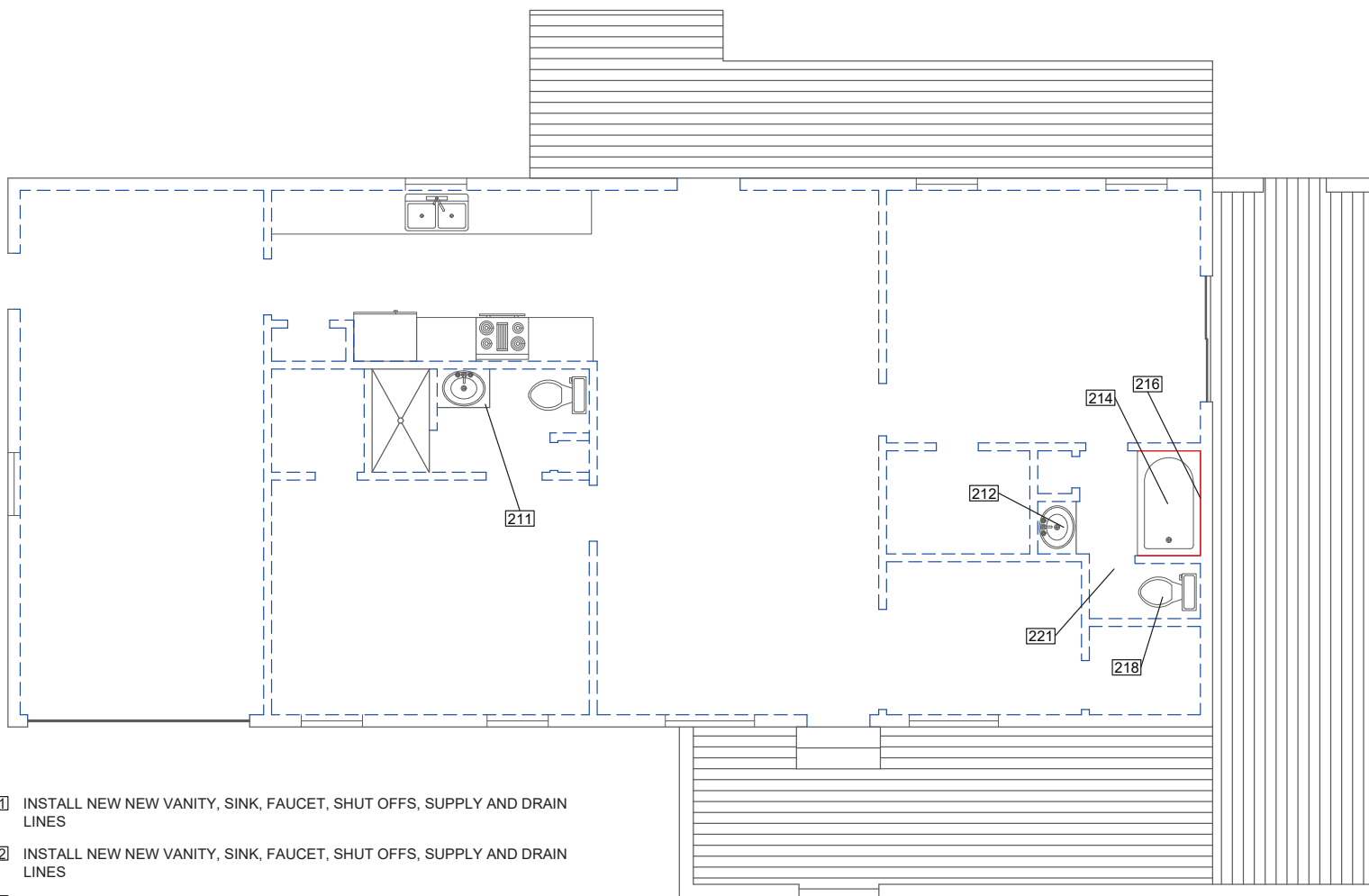
Drawing Title:

**BATHROOM
REPAIRS &
PAINTING**

Drawing Number:

A-4

Drawn by: SDB
Scale: 3/16" = 1'



- 211 INSTALL NEW NEW VANITY, SINK, FAUCET, SHUT OFFS, SUPPLY AND DRAIN LINES
- 212 INSTALL NEW NEW VANITY, SINK, FAUCET, SHUT OFFS, SUPPLY AND DRAIN LINES
- 214 INSTALL NEW NEW BATH TUB, SHOWER VALVE AND RELATED ITEMS
- 216 INSTALL NEW TILE WALLS IN BATH TUB AREA
- 218 INSTALL NEW TOILET AND RELATED ITEMS
- 221 INSTALL NEW SUB FLOOR (PLYWOOD) INCLUDING JOIST IF NEEDED

ADDITIONAL NOTES

RELATED ITEMS TO INCLUDED ALL ANCILLARY MATERIALS TO INSTALL COMPONENTS

PROVIDE SUBMITTALS TO OWNER FOR SINK, FAUCET, BATH TUB, TILE, & TOILET

PAINTING NOTES

- ALL WALLS SHOWN WITH BLUE DASHED LINE TO BE PAINTED
- PREPARE ALL INTERIOR WALLS FOR PAINT BY FILLING OR PATCHING HOLES AND CRACKS IN DRYWALL, RE-TEXTURE WALLS AS NEED. PAINT ALL INTERIOR WALLS EXCLUDING WALLS THAT ARE TILE
- PAINT SHALL BE SHERWIN WILLIAMS PRO MAR 200 SATIN FINISH, OWNER TO PICK COLOR



ADDENDUM No. ONE (1)

TO
THE CONTRACT DOCUMENTS
FOR THE

Renovation and Repairs for Cypress Lakes Residence

IN
HERNANDO COUNTY, FLORIDA

SOLICITATION NO. 23-T00040/AP Q 44

Bidders are required to acknowledge receipt of this Addendum via OpenGov prior to the time of the Bid Opening.

The following changes, additions and/or deletions are hereby made a part of the Contract Documents for the above-referenced Solicitation as fully and completely as if the same were fully set forth therein:

A. ADDITIONS

1. Addition of Attachment C – Cypress House Bathroom Fixtures as exhibited in this addendum.

B. QUESTIONS AND ANSWERS

1.Q. What bathroom fixture are to be used?

- 1.A. Please refer to Attachment C – Cypress House Bathroom Fixtures. Any alternate brand must be an equivalent product.

2.Q. Is the mirror and medicine cabinet in the master bathroom getting replaced?

- 2.A. Yes, replace with same or equivalent.

3.Q. Is the light fixture in master bathroom to be replaced?

- 3.A. Yes, the Project Manager will make the light fixture selection. Cost of the light fixture not to exceed One Hundred Dollars (\$100.00).

4.Q. Is the wood siding and trim cypress?

- 4.A. Yes, it is.

5.Q. During site visit noticed rot on bottom of west exterior door.

- 5.A. Replace door and hinges with same or equivalent. Re-use the existing lockset.



PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE, FLORIDA 34604
P 352.754.4020 ♦ F 352.754.4199 ♦ W www.HernandoCounty.us

C. TIMELINE

1. The timeline is hereby revised as follows:

Release Project Date: November 21, 2025

Pre-Proposal Meeting (Mandatory): December 1, 2025, 1:00pm

Cypress Lakes Residence
32375 Cortez Blvd
Dade City, FL 33523

Question Submission Deadline: December 3, 2025, 5:00pm

Response Submission Deadline: ~~December 29, 2025~~ , [January 5, 2025](#), 5:00pm

Contractor Selection Date: January 12, 2026

**BOARD OF COUNTY COMMISSIONERS
OF HERNANDO COUNTY, FLORIDA**

Alisa Pike

For: Carla Rossiter-Smith, MSM PMP GPC
Director of Procurement & Strategic Initiatives

PFB14/PFB16

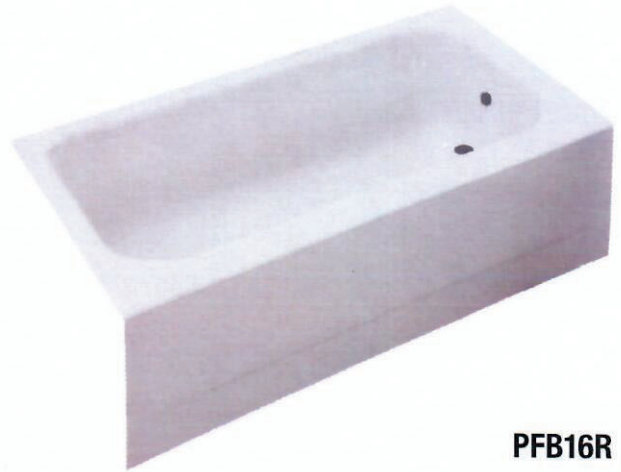
Soaking Tub 60" x 30"



Product Features

- Enameled steel bathtub
- 60" x 30" x 14-1/4"
- 60" x 30" x 16-5/8" AFR
- ADA compliant
- Full-length tile flange
- PFB14 series has 40 degree lumbar support
- Standard and above floor rough-in
- High-gloss, stain-resistant porcelain finish
- Non-skid bottom surface
- Available in white, bone and biscuit
- Available with protective liner (white only)
- Weight: 78 lbs

Codes and Certifications



PFB16R

Model	
PFB14CR	60" x 30" x 14-1/4" bathtub RH non-skid
PFB14CRAWH	60" x 30" x 14-1/4" bathtub LH non-skid w/ protective liner
PFB14CL	60" x 30" x 14-1/4" bathtub LH non-skid
PFB14CLAWH	60" x 30" x 14-1/4" bathtub LH non-skid w/ protective liner
PFB16R	60" x 30" x 16-5/8" bathtub RH above floor RI
PFB16RAWH	60" x 30" x 16-5/8" bathtub RH AFR w/ protective liner
PFB16L	60" x 30" x 16-5/8" bathtub LH above floor RI
PFB16LAWH	60" x 30" x 16-5/8" bathtub LH AFR w/ protective liner

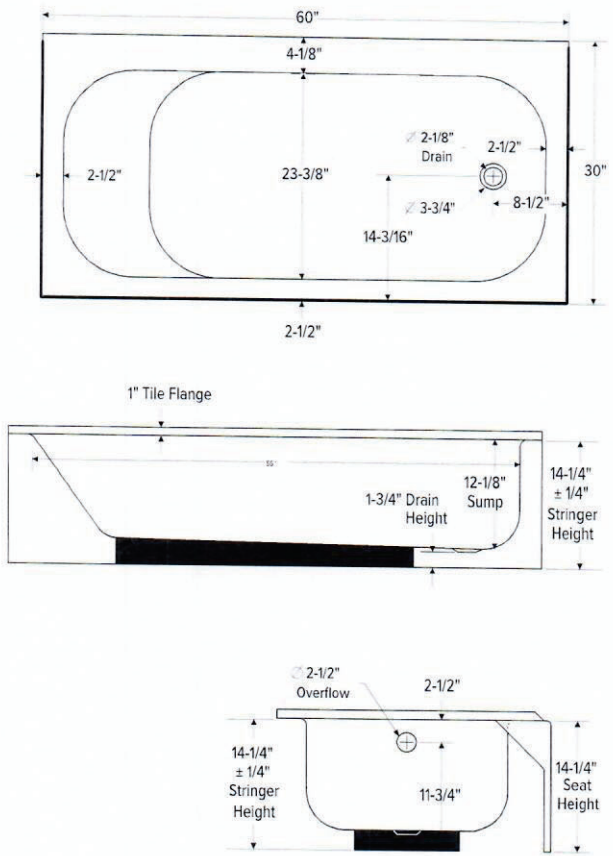
For detailed warranty information, visit ferguson.com/PROFLO-steel-bathing-warranty.

PFB14/PFB16

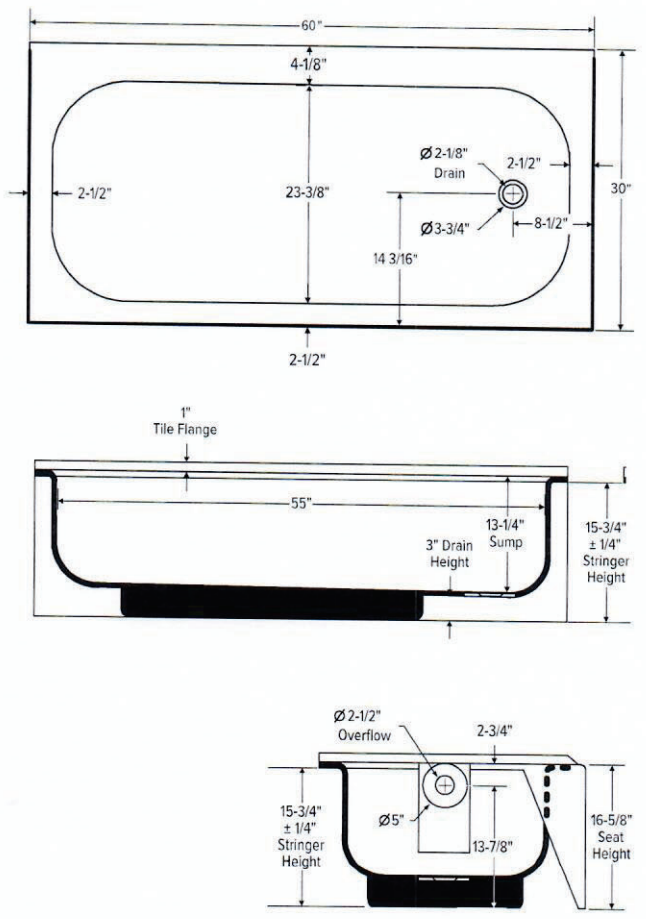
Soaking Tub 60" x 30"



PFB14R/PFB14L Standard rough-in



PFB16R/PFB16L Above floor rough-in



For detailed warranty information, visit ferguson.com/PROFLO-steel-bathing-warranty.

**PF4001/PF4001C/PF4001F/PF4001P/
PF4001WP
ACCUFIT® PRESSURE BALANCE
TUB AND SHOWER FAUCET VALVE WITH STOP**

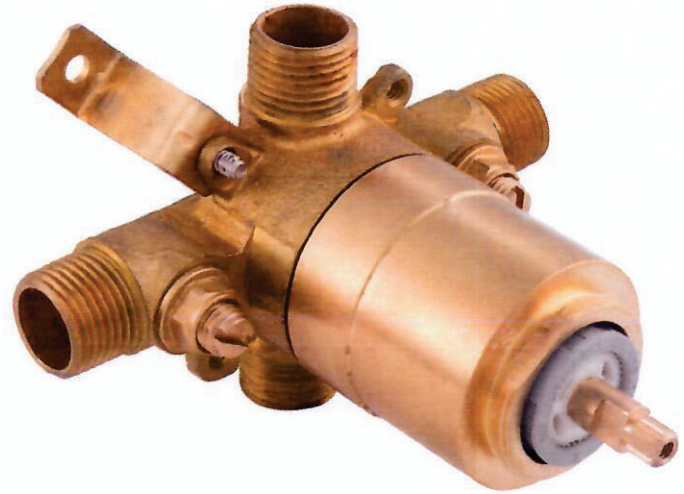


Product Features

- ACCUFIT® Pressure balance valve with integral stops
- One-piece cartridge design for ease of maintenance
- Ceramic Disc Cartridges
- Back-to-back capability
- Cast brass valve body
- Optional air test cap available
- Adjustable temperature limit stop
- Quick remove plaster guard
- Easy mounting brackets

Optional Parts

- | | |
|--------------------|--------------------------------|
| ACF4001AIR | Air test cap |
| ACF4001EXT* | Deep rough extension kit |
| ACF4001GRD2 | Plaster guard |
| ACF4001STOP | Stop valve |
| ACF4001UCRT | Replacement cartridge assembly |



PF4001

Codes and Certifications



- Certified to ASME A112.18.1 / CSA B125.1
- cUPC/IAPMO listed
- Meets or exceeds ASSE 1016-P standards (anti-scald)

Flow Rates (Gallons per minute)

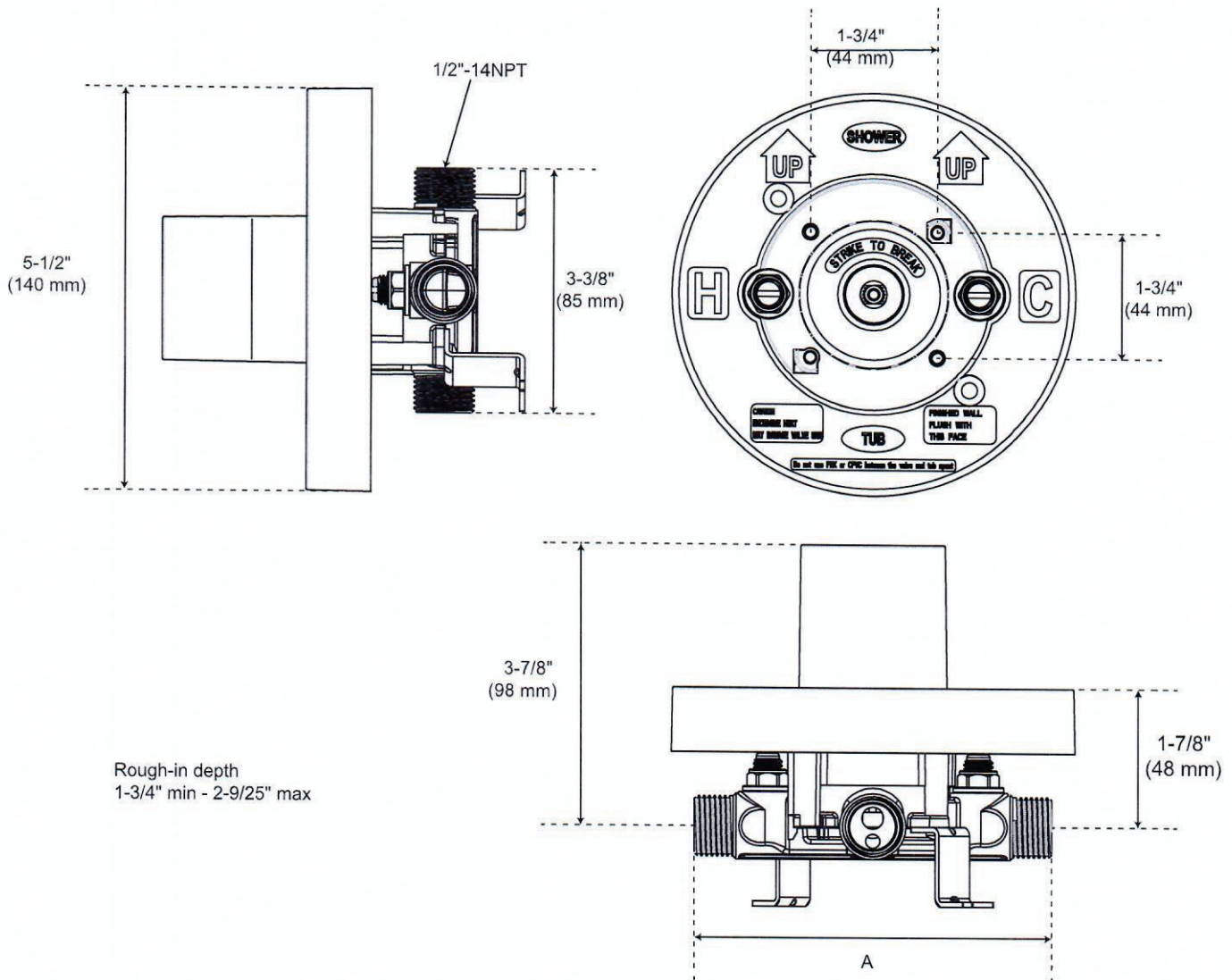
Pressure (psi)	20 psi	40 psi	60 psi	80 psi
Rate (gpm)	3.17	4.49	5.55	6.34

For detailed warranty information, visit ferguson.com/proflo-faucet-warranty.

**PF4001/PF4001C/PF4001F/PF4001P/
PF4001WP**
ACCUFIT® PRESSURE BALANCE
TUB AND SHOWER FAUCET VALVE WITH STOP



	A (in)	A (mm)
PF4001	4-7/8	124
PF4001C	6	152
PF4001F	4-7/8	124
PF4001P	6-1/8	155
PF4001WP	6-3/8	162



For detailed warranty information, visit ferguson.com/proflo-faucet-warranty.

Specifications

PF7611G SINGLE HANDLE TUB AND SHOWER TRIM KIT



Product Features

- Trim only
- Metal lever handle
- Single-function showerhead
- Easy-clean rubber nozzles
- Max. flow rate 1.75 gpm at 80 psi
- Slip-fit spout for 1/2" copper pipe
- Required valve - ACCUFIT PF4001 series

Optional Parts

Valve Extension Kit ACF4001EXT

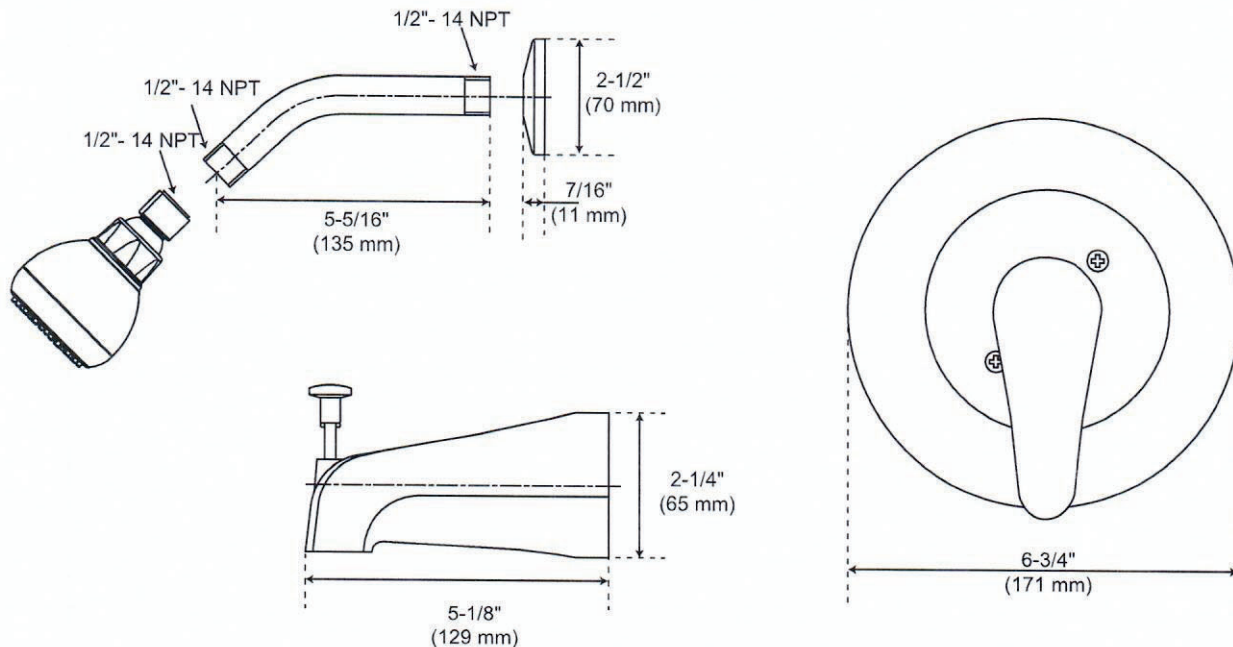
Codes and Certifications



- Certified to ASME A112.18.1 / CSA B125.1
- Handle ADA compliant
- WaterSense Certified



PF7611G



For detailed warranty information, visit ferguson.com/proflo-faucet-warranty.

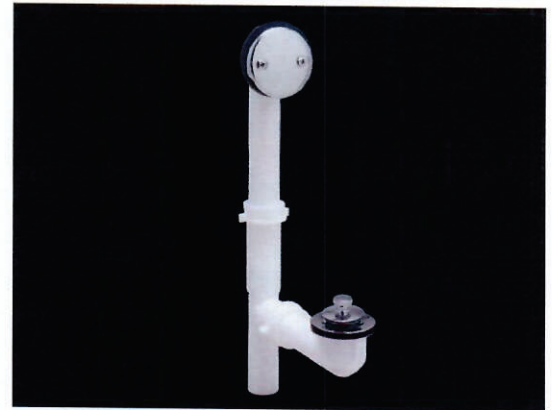
PFW0400 Series

W & O Bath Drain Plastic Tubular

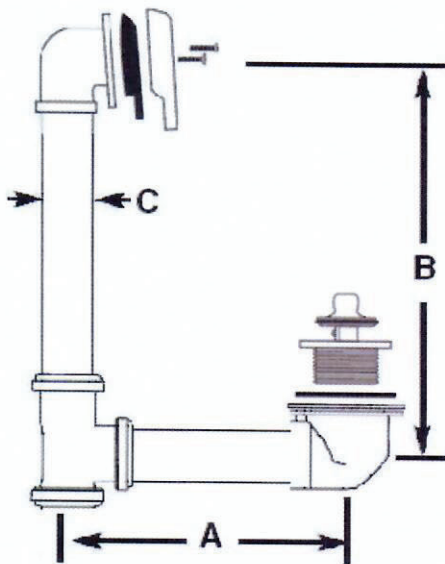


Product Features

- 1-1/2" Plastic tubular
- Available in Lift & Turn and Trip Lever style
- Easy to install - requires only philips head screwdriver
- IAPMO listed
- Caution: Do not use oil-based putty with plastic drains
- Plastic material: polypropylene
- Includes a set of TPR and Poly washers



PFW0400



✓ for Submittal	Model Number	Description	Dimensions						Style	Finish
			A		B		C			
			in	mm	in	mm	in	mm		
	PFW0400	W&O Bath Drain - Plastic Tubular	6.3-8.26	160-210	11.16-15.1	283.5-383.5	1.5	38.1	Lift & Turn	Chrome Plated Trim
	PFW0401*	W&O Bath Drain - Plastic Tubular	6.3-8.26	160-210	11.16-15.1	283.5-383.5	1.5	38.1	Trip Lever	Chrome Plated Trim
	PFW0402	W&O Bath Drain - Plastic Tubular	6.3-8.26	160-210	11.16-15.1	283.5-383.5	1.5	38.1	Trip Lever	Chrome Plated Trim

*With brass drain

Warranty and Codes

This PROFLO product carries a 1-year limited warranty.



Complete Toilet

Two-Piece Elongated ADA Toilet



Product Features

- Includes two-piece toilet combination, plastic slow-close toilet seat, wax ring and flange bolts—all in one box
- 1.28 gpf
- Siphon jet flush
- HyJetic rimless flushing design for enhanced bowl cleaning
- Vitreous china
- 17" Elongated ADA bowl
- Rough-in: 12"
- Flush valve: 3"
- Trapway: 2" fully glazed
- Water spot: 10" x 8"
- Front mounted color match trip lever
- Sanitary bar on bowl for easy cleaning

Optional Accessories/Available Parts

- PF3012FILL Fill Valve Assembly
- PFCTFVPK Flush Valve Assembly
- PF140990PK White Flush Lever
- PFCT301SEAT Elongated Toilet Seat

Codes and Certifications



- IAPMO/cUPC
- EPA WaterSense Certified
- ASME A112.19.2 / CAS B45.1
- MaP Rated 1000g
- ADA Compliant



Available Colors: White (WH)

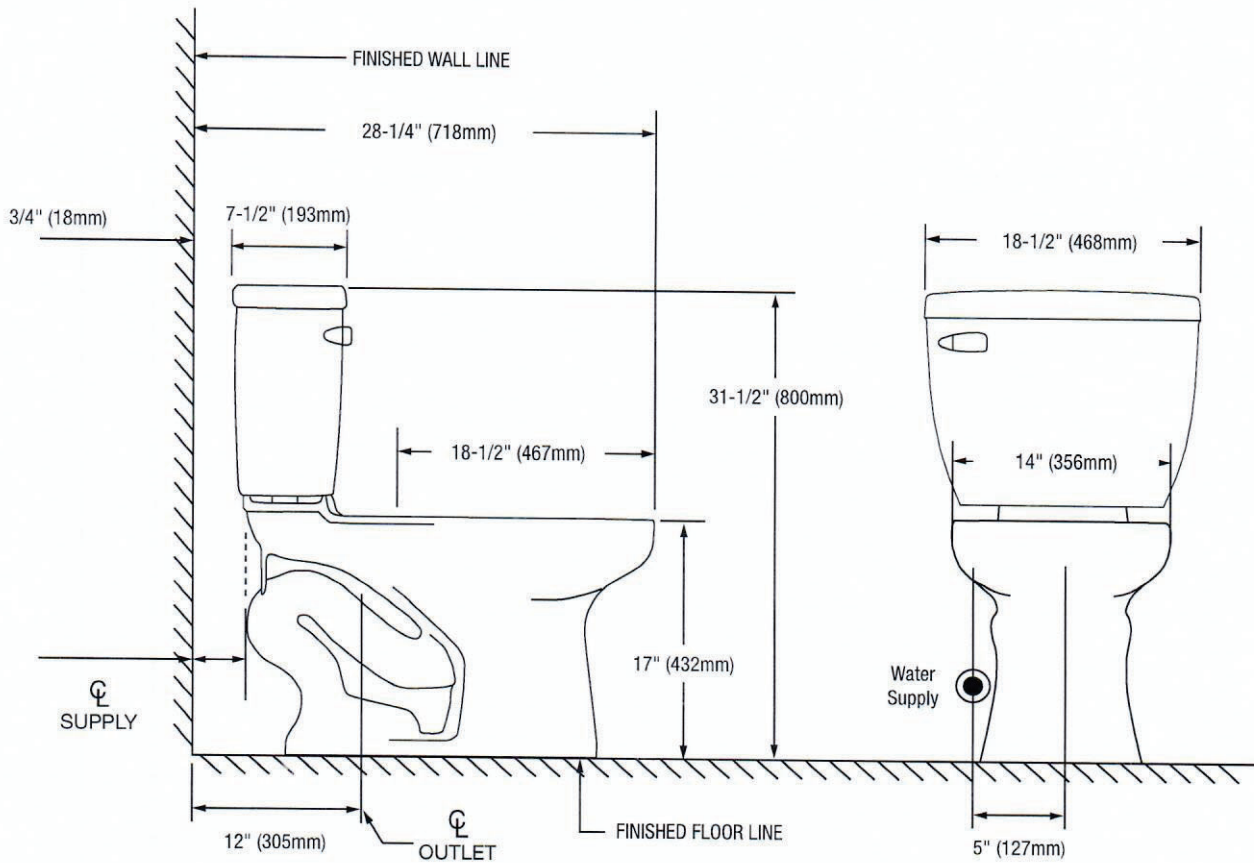
Model

PFCT303HEWH 2-Piece Elongated ADA Complete Toilet

This product comes complete with installation, operating, care and maintenance instructions. All PROFLO fixtures carry a lifetime limited warranty on the vitreous china and a 5-year limited warranty on the fittings. Visit ferguson.com/PROFLO-vitreous-china-warranty for detailed warranty information.

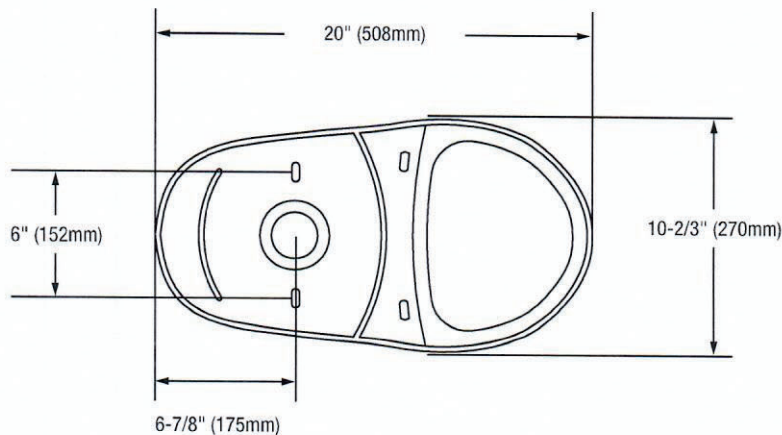
Complete Toilet

Two-Piece Elongated ADA Toilet



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Bowl Footprint Dimensions



Note: All dimensions and specifications are nominal and may vary: Dimensions of 8" and greater have a tolerance of +3%. Dimensions less than 8" have a tolerance of +5%.

Rockaway

Drop-in Lavatory



Product Features

- Vitreous China
- Drop-in
- Concealed Front Overflow
- Available in Single Hole, 4" Centerset or 8" Widespread

Dimensions

- Interior: 16" x 11"
- Exterior: 20-1/2" x 17"
- Depth: 6-1/2"

Codes and Certifications



- IAPMO/cUPC
- ASME A112.19.2
- ADA compliant when installed to ADA requirements



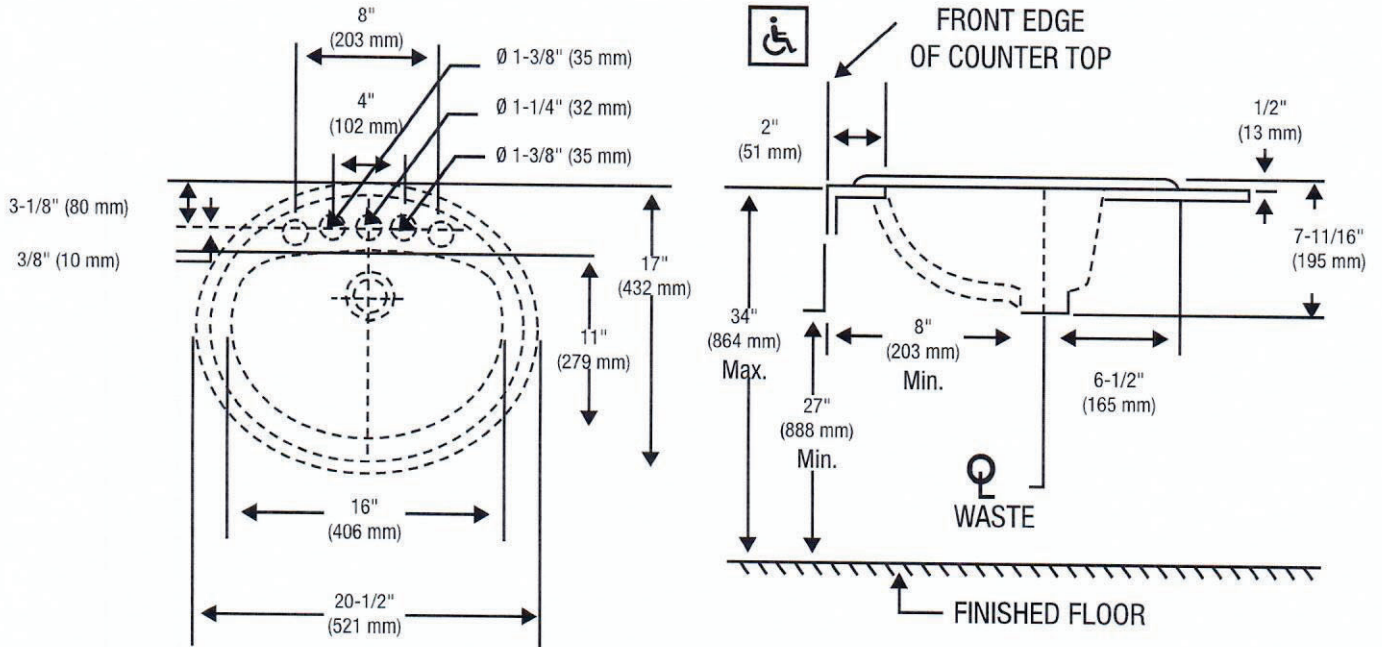
Available Colors: White (WH), Biscuit (BS)

Model	
PF20171WH	20-1/2" x 17" Drop-in Lavatory, Single Hole - White
PF20174WH	20-1/2" x 17" Drop-in Lavatory 4" CC- White
PF20174BS	20-1/2" x 17" Drop-in Lavatory 4" CC- Biscuit
PF20178WH	20-1/2" x 17" Drop-in Lavatory 8" CC- White

This product comes complete with installation, operating, care and maintenance instructions. All PROFLO fixtures carry a lifetime limited warranty on the vitreous china and a 5-year limited warranty on the fittings. Visit ferguson.com/PROFLO-vitreous-china-warranty for detailed warranty information.

Rockaway

Drop-in Lavatory



Note: All dimensions and specifications are nominal and may vary: Dimensions of 8" and greater have a tolerance of +3%. Dimensions less than 8" have a tolerance of +5%. Please utilize the current cutout template for countertop cutouts.

PFWSC5247 TWO HANDLE LAVATORY FAUCET



Product Features

- Flow rate: 1.2 GPM (4.54 L/min) at 60 PSI
- Metal handle
- Ceramic disc cartridges
- With brass pop-up drain
- Requires 3-hole sink with 4" on-center

Optional Parts

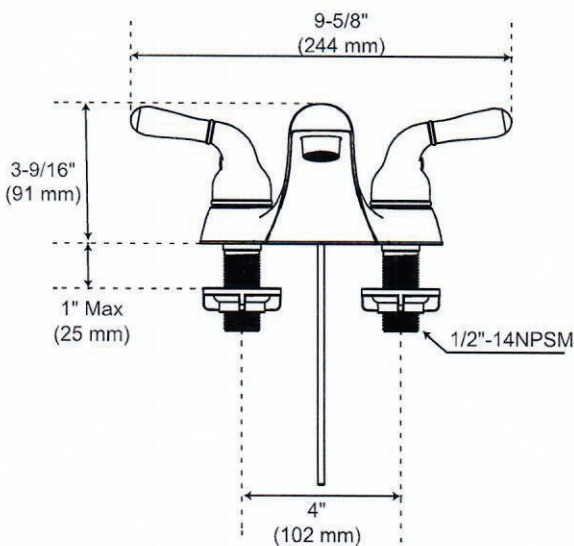
1.0 GPM Aerator	Neoperl 40.2058.000
0.5 GPM Aerator	OBPF530223*
Thick Deck Extension Kit	OBPF1A66D619N
Drain Lift Rod Extension	PF351NA



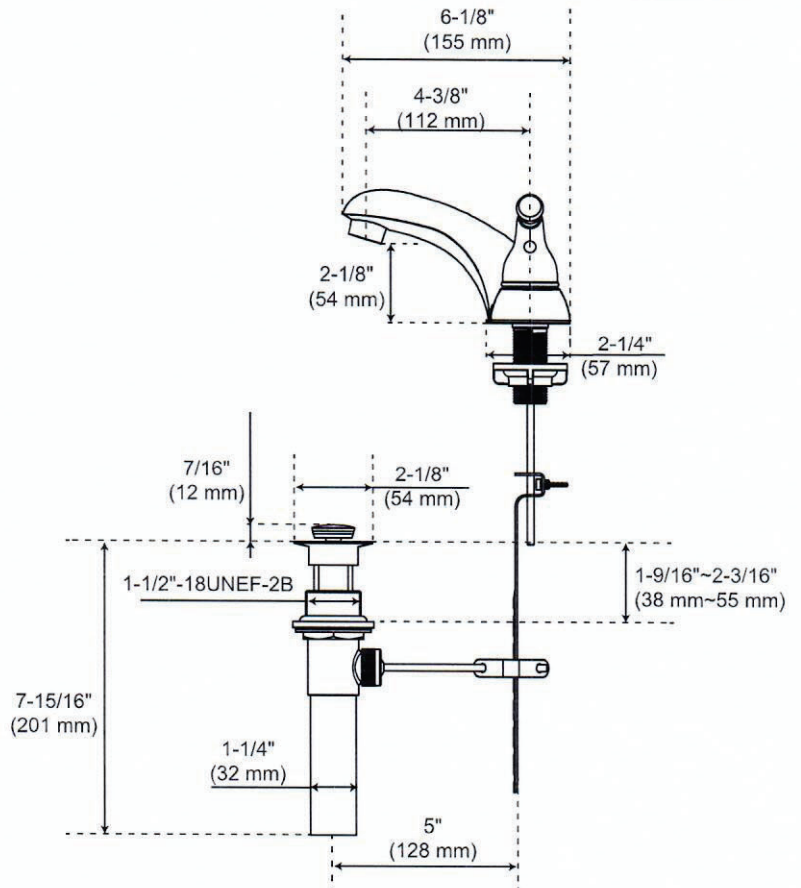
Codes and Certifications



- Certified to ASME A112.18.1 / CSA B125.1
- cUPC/IAPMO listed
- Handle ADA compliant
- EPA WaterSense certified
- NSF/ANSI/CAN61: Q ≤ 1



PFWSC5247



For detailed warranty information, visit ferguson.com/proflo-faucet-warranty.

Anti-Human Trafficking Affidavit

In compliance with Fla. Stat. § 787.06(13), this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Hernando County or any of its subordinate units (the “Governmental Entity”).

1. My name is John Seggie and I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with Seggie Custom Builders LLC, a non-governmental entity (the “Nongovernmental Entity”). I am authorized to provide this affidavit on behalf of Nongovernmental Entity.
3. Neither Nongovernmental Entity, nor any of its subsidiaries or affiliates, uses *coercion* for *labor* or *services*, as such italicized terms are defined in Fla. Stat. § 787.06, as it may be amended from time to time.
4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. This declaration is made pursuant to Fla, Stat. § 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I John Seggie,
that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.
declare

FURTHER AFFIANT SAYETH NAUGHT.

Seggie Custom Builders LLC
Name of Nongovernmental Entity

John Seggie
Printed Name of Affiant

President
Title of Affiant


Signature of Affiant

3/28/25
Date

Foreign Countries of Concern

Pursuant to 287.138 F.S., effective July 1, 2023, the County may not enter into contracts which grants the Vendor/Contractor access to personal identifiable information if: a) the Contractor is owned by the government of a Foreign Country of Concern (as defined by the statute); (b) the government of a Foreign Country of Concern has a controlling interest in the entity; or (c) the Contractor is organized under the law of or has its principal place of business in a Foreign Country of Concern.

Beginning July 1, 2025, a governmental entity is prohibited from extending or renewing a contract with an entity meeting the requirements of (a) to (c) above, if the contract would give such entity access to an individual's personal identifying information.

The Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit Form ("Form") is required by Section 287.138, Florida Statutes ("F.S."), which is deemed as being expressly incorporated into this Form. The Affidavit must be completed by a person authorized to make this attestation on behalf of the Bidder's/Proposer's for the purpose of submitting a bid, proposal, quote, or other response, or otherwise entering into a contract with the County. The associated bid, proposal, quote, or other response will not be accepted unless and until this completed and executed Affidavit is submitted to the County.

Bidder's/Proposer's Legal Company Name: Seggie Custom Builders LLC. does not meet any of the criteria set forth in Paragraphs 2 (a) – (c) of Section 287.138, FS.

Pursuant to Section 92.525, F.S., under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Bidder's/Proposer's Authorized Representative: John Seggie

Title of Bidder's/Proposer's Authorized Representative:
President

Signature of Bidder's/Proposer's Authorized Representative: 

Date: 3/28/25