

**AGREEMENT FOR SHIP/HOME/CDBG HOUSING REHABILITATION BETWEEN THE CITY OF  
OCALA THE HOMEOWNER AND THE CITY SELECTED CONTRACTOR**

THIS AGREEMENT is entered into this 11<sup>th</sup> day of December, 2020, by and between the **CITY OF OCALA**, a Florida municipal corporation ("City"), **MICHAEL FRANCIS AGNEW AND TONIA DENISE AGNEW** 2435 NE 15<sup>TH</sup> Ave. Ocala, Florida 34470 (PID: 24469-000-10) ("Owner") and **R & R BUILDERS LLC.**, a Florida registered corporation proprietor (EIN: 20-1321261), with offices/located at 1 Pecan Run Harbor, Ocala, Florida 34472, ("Contractor").

The City, Owner and Contractor hereto agree as follows:

1. **SERVICES.** Contractor will provide all materials, labor, and equipment to perform and complete all work required for the rehabilitation of the Owner's property located at: 2435 NE 15<sup>TH</sup> Ave. Ocala, Florida 34470 according to the work write-up and plans as described, and pursuant to the scope of service set forth on the attached **Exhibit A - Scope of Work.**
2. **CONTRACT PRICE.** City shall pay Contractor, on behalf of the Owner, for the performance of the work, and in accordance with the contract documents, the Total Bid Price in the amount of **\$44,739.00 (FORTY FOUR THOUSAND, SEVEN HUNDRED THIRTY NINE DOLLARS AND 00/100 CENTS.** It is understood the amounts to be paid will be for satisfactory work actually completed rather than the estimated prices. Payments are to be made, at the unit price and/or lump sums specified for the various items in the Contractor's proposal as provided in the specifications.
3. **CONTRACT TIME** All provisions regarding Contract Time are essential to the performance of this Contract. The required start time after the City-issued Notice to Proceed (NTP) shall be a maximum of ten (10) days to begin work. Work will be substantially completed within ninety (90) days of the issued Notice-to Proceed and completed and ready for final payment in accordance with the Agreement within ten (10) days of substantial completion.
  - A. The Contract Time may be changed only by a Change Order. Any request for an extension in the Contract Time shall be based on written notice delivered to City or its Representative within three (3) days of the occurrence of the event giving rise to the request. Notice of the extent of the request with supporting data shall be delivered within seven days of such occurrence unless the City allows an additional period of time to ascertain more accurate data. All requests for adjustments in the Contract Time shall be

determined by City. Any change in the Contract Time resulting from any such request shall be incorporated in a Change Order.

- B. The Contract Time will be extended in an amount equal to time lost due to delays beyond the control of the Contractor. Such delays shall include, but not be limited to, acts for neglect by the City, or to fires, floods, epidemics, or acts of Nature as determined by the City.
- C. All time limits for Contractor's performance stated in the Contract are of the essence of the Agreement. The provisions of this section shall not exclude recovery by the City or damages (including compensation for additional professional services) for delays by Contractor.

D. CITY RESPONSIBILITIES.

- A. The City will serve as agent for the Owner and administer this Agreement for the Owner as is necessary for the satisfactory performance of this Agreement.
- B. The City will pay the Contractor on behalf of the Owner for satisfactory performance of the Agreement.
- C. The City will require conformance by the Contractor with the terms and procedures set forth in this Agreement, to include the section labeled "Other Provisions."
- D. The City's representatives shall issue all communications to Contractor. City has the authority to request changes in the Work in accordance with the terms of this Agreement and with the terms in **Exhibit A - Scope of Work**. City has the authority to stop Work or to suspend any Work for any reason, including by limited to Contractor default.

E. CONTRACTOR'S RESPONSIBILITIES.

A. **Worksite**

- 1) Contractor shall at all times while work is in progress have a competent resident job superintendent on the Worksite. The superintendent will be the Contractor's representative at the work site, and shall have authority to act on behalf of Contractor. All directions given to the superintendent shall be binding on the Contractor.

- 2) Contractor shall confine construction equipment, stored materials and equipment, and the operations of workers to only those areas prescribed by City. During the progress of the work, Contractor shall keep the premises free from accumulation of waste materials, rubbish, and all other debris resulting from the work. At the completion of the work,
  - 3) Contractor shall remove all waste materials, rubbish, and debris from and about the premises, as well as all tools, appliances, construction equipment and machinery, and surplus materials, and shall leave the site clean and ready for occupancy by Owner. The Contractor shall restore to their original conditions those portions of the site not designated for alteration by the Contractor.
- B. **Subcontractors.** Contractor shall be fully responsible for all acts and omissions of his Subcontractors and other persons and organizations directly or indirectly employed by them.
- C. **Personnel.** The Contractor shall utilize competent employees in performing the work. At the request of the City, the Contractor shall replace any incompetent, unfaithful, abusive and/or disorderly person in Contractor's employ. The City and the Contractor shall each be promptly notified by the other of any complaints received. Smoking is prohibited at Owner's premises and Contractor shall assure that Contractor's employees, subcontractors and subcontractor's employees abide by City's smoking regulations. All Contractor's and sub-contractors' vehicles shall have their company names located on the sides and all personnel shall be required to wear company attire. Contractor shall coordinate services with the City's Rehabilitation Project Manager for purposes of this contract whose phone number is 352-629-8231.
- D. **Alcohol/Drug Use.** The Contractor understands the use and/or possession of alcohol or drugs on a work site is strictly prohibited. This is defined as either coming to the work site under the influence or the use of alcohol/drugs on the work site. The Contractor agrees to inform its subcontractors and employees of this policy. This policy is enforced at all times including lunch, and before and after working hours on the site. Violation of this policy by the Contractor, it employees, or subcontractors shall be grounds for immediate termination of the contract by the Owner, or the City.
- E. **Working Hours.** Normal work hours are from 8:00 A.M. to 5:00 P.M., Monday through Friday. Any changes in the work hours must be agreed to by the City, Owner and Contractor and any subcontractors.

- F. **Signage.** Contractor shall not display any signs, posters, or other advertising matter in or on any part of the work or around the site thereof without the specific approval in writing by City.
- G. **Permits.** The Contractor should promptly secure all necessary permits, inspections and approvals required and allow all inspections of all work by authorized personnel.
- H. **Compliance/Safety.** Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction over the safety of persons or property, or to protect them from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. All, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, shall be remedied by Contractor. Contractor's duties and responsibilities for the safety and protection of the work shall continue until such time as the Work is completed and accepted by City.

F. **HOMEOWNER'S RESPONSIBILITIES.**

- A. **Cooperation.** The Owner shall cooperate with the City and Contractor during the performance of work. The Owner designates the City as its acting agent to oversee, supervise and approve the Contractor's work and compensate the Contractor, when invoiced after the completion of rehabilitation.
- B. **Access.** The Owner will grant access to the subject property. The Owner will continue to occupy said building or property during performance of the work, unless as otherwise agreed by the City, Contractor, and Owner. The City will not be responsible for relocating Owner.
- C. **Personal Property.** The Owner agrees to remove personal property within the construction area so as to not interfere with progress of work. The Contractor shall have easy access in and around the rehabilitation areas for the operation of equipment needed for the performance of work. The Owner will permit necessary movement and replacement of rugs, furniture, and/or storage boxes by Contractor.
- D. **Pets.** The Owner shall secure all pets at a location that does not interfere with the construction process and to allow the Contractor to fulfill the requirements of the contract. Pets are the responsibility of Owner at all times.

- E. **Utilities.** The Owner shall furnish the use of electricity and water to the Contractor, at no additional cost to the Contractor or City, during the rehabilitation process.
- F. **Permission.** The Owner grants the City permission to reserve the right to photograph the rehabilitation process including the building or house for documentation, education and publicity purposes without additional compensation.
- G. **Color Coordination.** All colors shall be chosen by the Owner at the contract signing from the pre-selected colors provided by the Revitalization Strategies Department. This applies to all materials including, but not limited to; roofs; windows; interior and exterior paint; cabinets; flooring; plumbing fixtures; doors; trim; and appliances.
- H. **Storage.** The Owner will be responsible for obtaining any needed additional external storage for the storing of personal items during the rehabilitation process. The City will only provide reimbursement up to \$ N/A for storage and will not be liable for any damages to personal property.
- I. **Liability Insurance.** It is the Owner's discretion whether to obtain homeowner's insurance. It is advised by the City. The City will not be held liable for any damages.
- J. **Lien on Property.**
  - 1) The Owner agrees to remain in possession and occupancy of building and property for not less than fifteen (15) years from the date of this contract. Failure to comply within the provisions set forth constitutes a default and may result in repayment/recapture of the loan. The lien period begins upon execution of this Agreement.
  - 2) The Owner must sign a Deferred Mortgage Loan equal the total cost of rehabilitation set forth in the mortgage documents. The lien holder will be the City. In the event that such amount does not represent the final cost of the rehabilitation services, Owner will sign an amendment to the Deferred Mortgage Loan upon City's request.
- K. **Hold Harmless.** The Owner agrees to indemnify and hold harmless the City and its affiliates from any and all liability resulting from injury, death, sickness, disease, property damage, theft, or any loss and expense by execution of work under this contract. The Owner agrees to pay reasonable attorney's fees if City is required to defend or prosecute any claim or action arising out of this contract not caused by act or omission on the part

of City. It is understood that the Contractor is acting in the capacity of an independent Contractor with the respect to the Owner.

- G. **PROJECT SPECIFICATIONS.** This project will require the Contractor to have the following specifications and documents, which are incorporated by reference:

**Rehabilitation Standards Manual**, located under Community Programs Documents:  
<https://www.ocalafl.org/Home/ShowDocument?id=1331>

- H. **DELAYS AND DAMAGES.** The Contractor agrees to make no claim for extra or additional costs attributable to any delays, inefficiencies, or interference in the performance of this Agreement occasioned by any act or omission to act by the City except as provided in this Agreement. The Contractor also agrees any such delay, inefficiency, or interference shall be accounted for only as an extension of additional time given to complete the work in accordance with the provisions in the standard specifications.
- I. **PERFORMANCE EVALUATION.** At the end of the contract, the City may evaluate the Contractor's performance. This evaluation will become public record.
- J. **CHANGE IN SCOPE.** Should the City and Contractor mutually agree to a change in the scope of services being provided during the term of this Agreement, an agreed to price adjustment shall be set forth in a written amendment to this Agreement. Pricing shall be based on unit prices set forth in this Agreement, when applicable.
- K. **LIQUIDATED DAMAGES.** The Contractor shall pay the City **\$100.00 per day** that expires after the time specified for Substantial Completion until the Work is substantially completed. After Substantial Completion, if the Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times or any proper extension thereof granted by the City, the Contractor shall pay an additional **\$50.00 per day** for each calendar day that expires after the time specified for completion and readiness for final payment until the Work is completed and ready for final payment.
- A. Permitting the Contractor to continue and finish the work or any part of it after the time fixed for its completion, or after the date to which the time for completion may have been extended, will in no way operate as a waiver on the part of the City of any of its rights under the contract.
- B. The liquidated damages set forth herein shall not be accumulative. If Substantial Completion of the Work is not met within the time specified for final completion of all

Work, the liquidated damages shall continue to be at the rate or rates specified for default on Substantial Completion until Substantial Completion is attained. If the Work is not then finally completed, the rate or rates specified for default on final completion shall apply until final completion is attained.

C. The City shall have the right to deduct the liquidated damages from any money in its hands, otherwise due, or to become due, to the Contractor, or to initiate applicable dispute resolution procedures and to recover liquidated damages for non-performance of this Contract within the time stipulated.

L. **TIMELY PAYMENT FOR PURCHASES OF CONSTRUCTION SERVICES.** Payments shall be made no later than the time periods established by Section 218.735, Florida Statutes.

M. **WARRANTY.**

A. The Contractor warrants that all materials, equipment, or supplies furnished and all work performed under this contract will be new, of specified quality, free from faults and defects, free from faulty design, and of sufficient size and capacity and of proper materials to meet in all respects the requirements of the contract. The Contractor shall obtain for the benefit of the City all standard warranties of subcontractors, suppliers, and manufactures of all material, equipment or supplies manufactured, furnished or installed and provide said warranties to the City before final payment will be authorized.

B. Contractor shall provide a one (1) year warranty on materials and a one (1) year warranty on labor. Contractor must provide complete written manufacturers' warranties to the City of Ocala Project Manager before final payment will be authorized.

N. **PUBLIC RECORDS.** The Contractor shall comply with all applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. Specifically, the Contractor shall:

A. Keep and maintain public records required by the public agency to perform the service.

B. Upon request from the public agency's custodian of public records, provide the public agency 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 this chapter or as otherwise provided by law.

C. 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 contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

- D. Upon completion of the contract, transfer at no cost to the public agency, all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY OF OCALA, OFFICE OF THE CITY CLERK; 352-629-8266; e-mail: [clerk@ocalafl.org](mailto:clerk@ocalafl.org); City Hall, 110 SE Watula Avenue, Ocala, FL 34471.

- O. **CITY'S RIGHT TO WITHHOLD PAYMENT.** In the event City becomes informed that any representations of Contractor provided in its billing are wholly or partially inaccurate, City may withhold payment of sums, then or in the future, otherwise due to Contractor until the inaccuracy and the cause thereof is corrected to City's reasonable satisfaction. In the event City questions some element of an invoice, that fact shall be made known to Contractor immediately in writing. Contractor will help effect resolution and will transmit a revised invoice, if necessary. Amounts not questioned by City shall be paid to the Contractor in accordance with the City's procurement policies.

P. **CONTRACTOR REPRESENTATIONS.**

- A. The 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.



- B. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- Q. **EMERGENCIES**. In an emergency affecting the safety of life or property, the Contractor, without special instruction or authorization from the City Project Manager, is hereby permitted, authorized and directed to act at its own discretion to prevent threatened loss or injury. Except in the case of an emergency requiring immediate remedial work, any work performed after regular working hours, on Saturdays, Sundays or legal holidays, shall be performed without additional expense to the City unless such work has been specifically requested and approved by the City Contract Project Manager. The Contractor shall file with the City Project Manager the names, addresses and telephone numbers of their representatives who can be contacted at any time in case of emergency. These Contractor representatives must be fully authorized and equipped to correct unsafe or excessively inconvenient conditions on short notice by the City or the Public Inspectors.
- R. **INDEPENDENT CONTRACTOR STATUS**. City expressly acknowledges the Contractor is an independent contractor, and nothing in this Agreement is intended nor shall be construed to create an agency relationship, an employer/employee relationship, a joint venture relationship, or any other relationship allowing the City to exercise control or discretion over the manner or method by which Contractor performs hereunder.
- S. **INDEMNITY**. Contractor and Owner shall indemnify City and its elected officials, employees and volunteers against, and hold City and its elected officials, employees and volunteers harmless from, all damages, claims, losses, costs, and expenses, including reasonable attorneys' fees, which City or its elected officials, employees or volunteers may sustain, or which may be asserted against City or its elected officials, employees or volunteers, arising out of the activities contemplated by this Agreement including, without limitation, harm or personal injury to third persons during the term of this Agreement to the extent attributable to the actions of Owner, Contractor, its agents, and employees.
- T. **SAFETY/ENVIRONMENTAL**. Contractor is responsible at all times for precautions to achieve the protection of all persons including employees and property. The Contractor shall make special effort to detect hazardous conditions and shall take prompt action where necessary to avoid accident, injury or property damage. EPA, DEP, OSHA, and all other applicable safety laws and ordinances shall be followed as well as American National Standards Institute Safety Standards. All hazardous spills, accidents, injuries or claims or potential claims shall be

reported promptly to the City Risk Management Department. Contractor shall be responsible for all damage to buildings, curbing, pavement, landscaping or irrigation systems caused by the delivery or removal of materials. In no event shall the City be responsible for any damages to any of the Contractor's equipment or clothing lost, damaged, destroyed, or stolen. Prior to completion, storage and adequate protection of all material and equipment will be the Contractor's responsibility.

U. **OTHER PROVISIONS.**

- A. Civil Rights Act of 1964. Under Title VI of the Civil Rights of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to, discrimination under any program or activity receiving Federal financial assistance.
- B. Equal Employment Opportunity. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965 and of the rules, regulations and relevant orders of the Secretary of Labor.
- C. Copeland Anti-Kickback Act. The Contractor will comply with the Copeland "Anti-Kickback" Act (40 U.S.C 3145) as supplemented by Department of Labor regulations (29 CFR part 3).
- D. Secretary of Housing and Urban Development. The Contractor will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR, and all applicable rules and orders of the Department issued thereafter prior to the execution of this Contract. The parties to contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

- V. **ADDITIONAL INSURED.** The "City of Ocala" shall be added to all third party coverage required by and provided for this contract as an "ADDITIONAL INSURED" to General Liability and Business Automobile Liability.

W. **MISCELLANEOUS INSURANCE PROVISIONS.**

- A. Severability of Interests. Contractor shall arrange for its liability insurance to include General Liability, Business Automobile Liability, and Excess/Umbrella Insurance, or be endorsed to include, a severability of interests/cross liability provision, so that the "City

of Ocala" (where named as an additional insured) will be treated as if a separate policy were in existence, but without increasing the policy limits.

B. Insurance Requirements. These insurance requirements shall not relieve or limit the liability of Contractor. The City does not in any way represent that these types or amounts of insurance are sufficient or adequate to protect Contractor's interests or liabilities, but are merely minimums. No insurance is provided by the City under this contract to cover Contractor. No work shall be commenced under this contract until the required Certificate(s) have been provided. Work shall not continue after expiration (or cancellation) of the Certificate and shall not resume until new Certificate(s) have been provided. Insurance written on a "Claims Made" form is not acceptable without City of Ocala Risk Management consultation.

C. Deductibles. Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the latter. Contractor is responsible for the amount of any deductible or self-insured retention.

D. Certificates. Contractor shall provide a Certificate of insurance, issued by an agency authorized to do business in the State of Florida and with an A.M. Best rating\* of at least an A, showing the "City of Ocala" as an Additional Insured for General Liability, and Business Automobile Liability insurance. The City of Ocala, Procurement Department, 110 SE Watula Ave, Ocala, FL 34471 should be shown as the Certificate Holder, and for providing for required thirty (30) day cancellation notice.

\*Non-rated insurers must be pre-approved by the City Risk Manager.

E. Failure to Maintain Coverage. In the event Contractor shall fail to obtain or maintain in full force and effect any insurance coverage required to be obtained by Contractor under this agreement, Contractor shall be considered to be in default of this agreement.

X. **LIABILITY INSURANCE.** General liability insurance, with combined single limits of not less than \$1,000,000 per occurrence, shall be provided and maintained by the Contractor. The only aggregate limit acceptable is a "project aggregate" and the Certificate must show an appropriate endorsement (ISO CG2501 or equal).

A. If the Commercial General Liability form is used:

- 1) Coverage A - shall include premises, operations, products and completed operations, independent contractors, contractual liability covering this contract and broad form property damage coverage.

- 2) Coverage B - shall include personal injury.
  - 3) Coverage C - medical payment, is not required.
- B. If the Comprehensive General Liability form is used, it shall include at least:
- 1) Bodily Injury and Property Damage liability for premises; operations; products and completed operations; independent contractors; and property damage resulting from explosion, collapse, or underground (XCU) exposures.
- Y. **BUSINESS AUTO LIABILITY.** Business Auto Liability insurance shall be provided by Contractor with combined single limits of not less than \$1,000,000 per occurrence and is to include bodily injury and property damage liability arising out of operation, maintenance, or use of any auto including owned, non-owned, and hired automobiles.
- Z. **WORKERS' COMPENSATION.** Contractor shall purchase and maintain Workers' Compensation insurance for statutory requirements and employers liability limits of at least \$1,000,000 each accident, and \$1,000,000 each employee, \$1,000,000 policy limit for disease. Contractor shall be responsible for ensuring any subcontractor has statutory coverage. City need not be named as an Additional Insured, but a subrogation waiver endorsement is required.
- AA. **RELATIONSHIP OF PARTIES.** Neither this Agreement, nor any term, provision, payment or right hereunder shall in any way or for any purpose constitute or cause City to become or be deemed a partner of Contractor in the conduct of its business, or otherwise, or to cause City to become or be deemed a joint adventurer or a member of a joint enterprise with Contractor, as City is and shall remain an independent contractor by reason of this Agreement.
- BB. **TERMINATION.** Either party may terminate this Agreement immediately upon default or breach by the other party, if said party remains in default or breach after receiving written notice and fails to cure such default or breach within thirty (30) days of said notice. Termination of this Agreement shall have no effect upon the rights of the parties that accrued prior to termination.
- CC. **DEFAULT.** This Agreement is critical to the City and the City reserves the right to immediately cancel either in whole or in part any portion of this Agreement due to failure of the Contractor to carry out any obligation, term, or condition of the Agreement. The City will issue a written notice of default effective immediately and not deferred by any interval of time. Default shall

be considered to be any act or failure to act on the part of the Contractor including, but not limited to, any of the following:

- A. Contractor fails to adequately perform the services set forth in the specifications of the Agreement;
- B. The Contractor provides material that does not meet the specifications of the Agreement;
- C. Contractor fails to complete the work required within the time stipulated in the Agreement; and
- D. Contractor fails to make progress in the performance of the Agreement and/or gives the City reason to believe that the Contractor will not or cannot perform to the requirements of the Agreement.

DD. **REMEDIES/OPPORTUNITY TO CURE.** If Contractor defaults on any provision of this Agreement, City may, at its sole discretion, give written notice to Contractor detailing Contractor's violations and giving Contractor an opportunity to cure the default. If such violation is not corrected to the reasonable satisfaction of City within the time required by the City to cure the default, after the date of notice of violation, the City may, without further notice, declare Contractor to be in breach of this Agreement and pursue any and all remedies available at law or equity, including termination of this agreement without further notice and all rights of Contractor hereunder. Notwithstanding City's termination of the Agreement, Contractor shall remain liable to City for damages, costs, or attorney's fees arising prior to such termination. In case of default, the City reserves the right to hire another Contractor to complete the required work in accordance with the needs of the City. City may recover any actual excess costs from the Contractor by: (a) Deduction from an unpaid balance, or (b) Any other remedy as provided by law.

EE. **WAIVER.** The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any circumstance shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.

- FF. **FORCE MAJEURE.** No party shall be responsible for damages or delays caused by Force Majeure or other events beyond the reasonable control of the party and which could not reasonably have been anticipated or prevented. For purposes of this Agreement, Force Majeure includes, but is not limited to, adverse weather conditions, floods, epidemics, war, riot, lockouts, and other industrial disturbances; unknown site conditions, accidents, sabotage, fire loss of or failure to obtain permits, unavailability of labor, materials, fuel, or services; court orders; acts of God; acts, orders, laws, or regulations of the Government of the United States or the several states, or any foreign country, or any governmental agency. In the event that Force Majeure occurs, the parties shall mutually agree on the terms and conditions upon which services may continue.
- GG. **ASSIGNMENT.** Neither party may assign this Agreement or the rights and obligations thereunder to any third party without the prior express written approval of the other party, which shall not be unreasonably withheld.
- HH. **RIGHT OF CITY TO TAKE OVER CONTRACT.** If the work to be done under this agreement shall be abandoned, or if said contractor shall become insolvent, or shall assign this contract or sublet the work hereunder without the written consent of the City, the Project Manager shall then have the power and right to place additional men and equipment on said work and supply additional material, if necessary, and do such work as he may deem advisable for the completion of this contract. In determining the liability of the Contractor, under these circumstances, all sums actually paid for such completion shall be credited to the City, together with other elements of the damage above mentioned and certificate of the Project Manager as to the amount of such liability shall be final and conclusive.
- II. **NON EXCLUSIVITY.** Nothing herein is intended nor shall be construed as creating any exclusive arrangement with Contractor. This Contract shall not restrict City from acquiring similar, equal or like goods and/or services, or executing additional contracts from other entities or sources.
- JJ. **SEVERABILITY OF ILLEGAL PROVISIONS.** Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under the applicable law. Should any portion of this Agreement be declared invalid for any reason, such declaration shall have no effect upon the remaining portions of this Agreement.
- KK. **E-VERIFY.** In accordance with Executive Order 11-116, Contractor shall utilize the U.S. Agency of Homeland Security's E-Verify system, <https://e-verify.uscis.gov/emp>, to verify the

employment eligibility of all employees hired during the term of this Agreement. Contractor shall also require all subcontractors performing work under this Agreement to utilize the E-Verify system for any employees they may hire during the term of this Agreement.

- LL. **NON-DISCRIMINATORY EMPLOYMENT PRACTICES.** During the performance of the contract, the Contractor agrees to not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation or veteran status and will take affirmative action to ensure that an employee or applicant is afforded equal employment opportunities without discrimination. Such action shall be taken with reference to, but not limited to: recruitment, employment, termination, rates of pay or other forms of compensation and selection for training or retraining, including apprenticeship and on-the-job training.
- MM. **PUBLIC ENTITY CRIMES.** Contractor on its behalf and its affiliates agrees and affirms that it has not been placed on the convicted Contractor list following a conviction of a public entity crime as provided for in Section 287.133(2)(a), Florida Statutes, which states that a person or affiliate who has been placed on the convicted Contractor list following a conviction for public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO, for a period of 36 months from the date of being placed on the convicted Contractor list.
- NN. **ATTORNEYS' FEES.** If any civil action, arbitration or other legal proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, sales and use taxes, court costs and all expenses reasonably incurred even if not taxable as court costs (including, without limitation, all such fees, taxes, costs and expenses incident to arbitration, appellate, bankruptcy and post-judgment proceedings), incurred in that civil action, arbitration or legal proceeding, in addition to any other relief to which such party or parties may be entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, administrative costs, sales and use taxes and all other charges reasonably billed by the

attorney to the prevailing party

OO. **JURY WAIVER.** IN ANY CIVIL ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY ANY OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

PP. **TAX EXEMPTION.** City is exempt from all federal excise and state sales taxes (State of Florida Consumer's Certification of Exemption 85-8012621655C-9. The City's Employer Identification Number is 59-6000392. Contractor doing business with City will not be exempted from paying sales tax to its suppliers for materials to fulfill contractual obligations with the City, nor will Contractor be authorized to use City's Tax Exemption Number for securing materials listed herein.

QQ. **PUBLICITY.** Contractor shall not use City's name, logo, seal or other likeness in any press release, marketing materials, or other public announcement without City's prior written approval.

RR. **GOVERNING LAW.** This Agreement is and shall be deemed to be a contract entered into and made pursuant to the laws of the State of Florida and shall in all respects be governed, construed, applied and enforced in accordance with the laws of the State of Florida.

SS. **JURISDICTION AND VENUE.** The parties acknowledge that a majority of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Marion County, Florida. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought only in the courts of record of the State of Florida in Marion County or the United States District Court, Middle District of Florida, Ocala Division. Each



party consents to the exclusive jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court and/or the right to bring an action or proceeding in any other court. Service of any court paper may be effected on such party by mail, as provided in this Agreement, or in such other manner as may be provided under applicable laws, rules of procedures or local rules.

TT. **REFERENCE TO PARTIES.** Each reference herein to the parties shall be deemed to include their successors, assigns, heirs, administrators, and legal representatives, all whom shall be bound by the provisions hereof.

UU. **MUTUALITY OF NEGOTIATION.** Contractor and City acknowledge that this Agreement is a result of negotiations between Contractor and City, and the Agreement shall not be construed in favor of, or against, either party as a result of that party having been more involved in the drafting of the Agreement.

VV. **AMENDMENT.** No amendment to this Agreement shall be effective except those agreed to in writing and signed by both of the parties to this Agreement.

WW. **SECTION HEADINGS.** The section headings herein are included for convenience only and shall not be deemed to be a part of this Agreement.

XX. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.

YY. **RIGHTS OF THIRD PARTIES.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any party to this Agreement.

ZZ. **ELECTRONIC SIGNATURE(S).** Contractor, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this agreement. Further, a duplicate or copy of the agreement that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original agreement for all purposes.

AAA. **ENTIRE AGREEMENT.** This Agreement, including exhibits, (if any) constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the Parties, except to the extent reference is made thereto in this Agreement. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain, or vary any of the terms of this agreement. Acceptance of, or acquiescence in, a course of performance rendered under this or any prior agreement shall not be relevant or admissible to determine the meaning of this Agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and opportunity to make objection. No representations, understandings, or agreements have been made or relied upon in the making of this Agreement other than those specifically set forth herein.

BBB. **CONTRACT DOCUMENTS.** The contract documents that comprise the entire Agreement between the City and Contractor are made a part hereof, and are listed as exhibits. There are no contract documents other than those listed below, and as referenced in Section 6: Project Specifications. If there is a conflict in terms between this Agreement and the contract documents, then the terms of this Agreement will control over the terms of the contract documents listed below.

If there is a conflict within the exhibits or project specifications regarding scope of service, the order of precedence is as follows: (1) Exhibit A, then (2) Project Specifications.

Exhibit A: Scope of Work

CCC. **LEGAL AUTHORITY.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

ATTEST:

Angel B. Jacobs 12 / 22 / 2020  
Angel B. Jacobs Date  
City Clerk

CITY OF OCALA:

Sandra Wilson 12 / 22 / 2020  
Sandra Wilson Date  
City Manager

Approved as to form and legality:

/s/ Robert W. Batsel, Jr. 12 / 22 / 2020  
Robert W. Batsel, Jr. Date  
City Attorney

Reviewed by Department:

Melanie Gaboardi 12 / 22 / 2020  
Melanie Gaboardi, Director Date  
Community Development Services

R & R Builders, LLC:  
James L. Ravenscraft Jr. 12/11/20  
James L. Ravenscraft Jr., Date  
Managing Member

Witnesses for Property/Homeowner:

Charles P. Adolf, Jr. 12/8/20  
Date  
Printed name Charles P. Adolf, Jr.

PROPERTY/HOME OWNER

Michael Francis Agnew 12/8/2020  
Date  
Michael Francis Agnew

C. Giffen 12/8/2020  
Date  
Printed name Cindy Giffen

Tonia Denise Agnew 12/8/2020  
Date  
Tonia Denise Agnew

## Exhibit A CDS 200791

Line Item	Description of Work
1	Roof
	<ol style="list-style-type: none"> <li>1) <i>This work Will Require a Re-Roof Permit.</i></li> <li>2) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.</li> <li>3) Contractor will provide and install, if necessary, up to 320 sq. ft. of deck material (sheathing) and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 320 sq. ft., determined as a change order.</li> <li>4) Insure all roof sheathing/decking is re-nailed per code requirements and passes required inspections.</li> <li>5) Inspect all structural roof components visible during re-roof. Provide and install materials needed to “scab” or reinforce areas of rot or minor damage on trusses.</li> <li>6) If major (requires and Engineer) structural damage is discovered, it must immediately be brought to the attention of the Rehab Inspector to determine how to proceed.</li> <li>7) Provide and install ALL new roof components, 2” Bronze Aluminum Drip-edge, concealed “shingle over” ridge vent (minimum allowance 60 ft.), electrical mast collar (if needed), lead boots for plumbing vent pipes and risers for vents, colored to match roof. Include new vents for any gas appliances remaining in the home (New Boot and Riser Vent colors to complement/match roof covering/house colors).</li> <li>8) Provide and install new materials for any other vent penetration not listed above. Insure all new and existing ventilation ductwork is properly and securely connected to new roof vents.</li> <li>9) Due to shallow pitch roof, dry-in with a code approved “Peel and Stick”, secondary water barrier.</li> <li>10) Provide and install, code compliant, dimensional asphalt shingles, minimum 130 MPH wind rating and minimum 30-year warranty. Owner to choose color following contract signing, and Rehab Specialist must approve. (Lighter, Energy Star colors suggested)</li> <li>11) Remove and properly dispose of all debris and nails around home, and insure no nails are left, especially in driving/parking/walking areas.</li> <li>12) Provide home owner and Rehab Specialist with written copy of roof warranty from contractor and manufacturer, including the shingle color and brand name and model line of shingles and underlayment used, immediately following Roof final inspection.</li> <li>13) <i>NOTE: It is the contractor’s responsibility to schedule and successfully pass all required inspections.</i></li> </ol>

2	Electrical Rehab, Smoke Alarms and Lighting	
<ol style="list-style-type: none"> <li>1) <i>This work Will Require an Electrical Permit.</i></li> <li>2) Remove and properly dispose of existing Electrical Meter Enclosure.</li> <li>3) Remove and properly dispose of interior Load Distribution Panel.</li> <li>4) Provide and install new Meter Enclosure, mast and weather head with integrated 200-Amp Main (minimum) Distribution Panel. Must meet all NEC 2014 requirements as well as be compliant with Ocala Electric Utility's "Metering Enclosure and Equipment Standards" as published 3-02-2018 or Most Current Version.</li> <li>5) Install new Main Disconnect, new Main Breaker for Interior Sub-Distribution Panel (if required) and New Panel must have multiple open slots for exterior/added circuits and any other new NEC 2014 compliant circuits required for the home, unless provided for in a new Interior Distribution Panel.</li> <li>6) Provide and install new NEC Code Compliant, Sub-Distribution Panel inside the home. Reestablish all existing circuits. If any existing circuits are defective or have undersized or Aluminum or Copper Clad Aluminum wiring, provide new code compliant circuit from this panel with all associated wiring and devices needed to comply with NEC 2014 Code. Add any required new circuits to this or the exterior panel as needed for Rehab.</li> <li>7) Provide and install all new code compliant breakers for each circuit, new or pre-existing, including Arc-Fault, GFCI, etc.</li> <li>8) Properly and fully label new Distribution Panel(s) prior to Final Electrical Inspection.</li> <li>9) Provide and install new CO/Smoke Combo Alarms, throughout home per code. Minimum, one Smoke Alarm in each sleeping space and one Combo CO/Smoke Alarm in each common-area immediately adjacent to sleeping space(s). ALL Smoke and CO/Smoke Alarms MUST be Interconnected, <u>hardwired</u>, on a dedicated Arc Fault Breaker and, must have 10-year, non-serviceable, battery backups. Recommended – First Alert Model: 1039806 (Hardwired Smoke/CO Combo, Interconnected) OR EQUAL</li> <li>10) Inspect, check and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices.</li> <li>11) Provide and replace any electrical devices found to be defective or non-functioning at time of inspection, including color matching device cover plates.</li> <li>12) Provide and install new weather rated, GFCI, exterior receptacle outlets on front and rear of home (if not currently present), and if necessary, an additional outlet within 25 feet and in-sight of new HVAC Condenser Unit.</li> <li>13) Provide and install new disconnects, in appropriate locations, for new HVAC System, as needed.</li> <li>14) In the kitchen, provide and install new Flush Mount 32-inch Round LED "Cloud-style" fixture. (Minimum 36-watt equivalent light output at</li> </ol>		

4000K+) Good Earth Model # LF1088-NMS-32LF2-G -or- Equal.

- 15) Provide and install GFCI Outlets or breakers for ALL Outlets in Bathrooms, Kitchen and Laundry/Utility room/area and other “wet” areas, including exterior of home, as current NEC 2014 electrical code requires, if not currently present.
- 16) In bathroom provide and install new, code compliant, dedicated Circuit Breaker(s), for new vent fans/lights. Provide and install new wall switch(s) fan/light functions. Coordinate with Mechanical Contractor as needed.
- 17) Provide and install new Bathroom lighting centered above vanity in bathroom. Provide new switch/circuit as needed. New fixture is to be 3-bulb, “tulip-style” fixture (2-bulb only if necessary to fit) with changeable LED, 60-watt equivalent bulbs. Finish to be chrome or brushed nickel to match plumbing trims.
- 18) Provide and install new LED, Vapor-Sealed/Wet Location approved Recessed-Can or other type light over shower area per code. Provide and install new switch to operate this fixture as needed.
- 19) Remove and dispose of all old light fixtures and ceiling fans, throughout the interior of the home, that are defective or non-functional. Remove and dispose of ALL exterior light fixtures.
- 20) Provide Energy Star Certified, LED Light fixtures appropriate to the individual room or area being served. Exterior lights are to be rated for exterior/wet locations. Interior and exterior fixture finish is to be selected by owner following contract signing, from contractor provided options, unless otherwise specified.
- 21) Provide and install new wall mounted LED fixtures, outside of the front and rear entry doors. Use motion sensing, “dual-bright” type fixtures. Fixture color to be white or black. Portfolio Model # JEM1691A -or- Heath Zenith Model # HZ-4191-WH -or- Equal/Substantially Similar Device (Owner to select Back or White)
- 22) Provide and install new 52-inch, Energy Star Certified, reversible, Ceiling Fan/LED Light Combo in Living Room with new switch(s). Provide and install new Energy Star Certified Ceiling Fan/LED Light Combo(s), two in bedroom and at each remaining location an existing fixture is inoperable, damaged or unsafe. These fans will be 42” to 46” Matte white on white with changeable, LED Bulbs (Minimum 3-bulb), rated at 60-Watt Equivalent and 3000-4000 kelvin color range. All fans to operate from pull chains in conjunction with existing or new wall mounted snap switches. Insure a “Fan Box” is used or installed at each location, per code.
- 23) Insure all fixtures throughout home have appropriate size/design LED Energy Star Certified bulbs, of proper lumens and between 3000K and 4000K light color range.
- 24) In laundry room, provide new LED cloud-type light fixture suitable for the area being served.

- 1) ***This work WILL require a Building and Plumbing permit.***
- 2) ***Redesign bathroom layout to better accommodate ADA needs. New toilet and vanity are to be on the right side and low-curb shower against back wall. New layout should accommodate approximately 30-32-inch vanity, new elongated toilet and low curb shower stall as well as new 30" left In-swing door.***

***NOTE: This work shall be completed within 3 working weeks from date physical work commences on the bathroom, unless other arrangements are made and agreed to in writing with the Contractor, Owner, and Rehab Specialist.***

- 3) **Remove and properly dispose of old sink, toilet and tub/shower in bathroom.**
- 4) **Gut the bathroom back to the bare framing/studs, ceiling and floor joists, from floor to ceiling. Remove and dispose of any studs, furring, or framing that is heavily damaged, rotted or otherwise unusable. Remove and properly dispose of existing 24" door and frame. Use caution not to damage adjoining walls/finishes.**
- 5) **Remove and properly dispose of all bathroom floor and base tiles back to sub-floor.**
- 6) **Remove sub-floor to expose floor joists.**
- 7) **Repair or replace any rotted or damaged framing/sub-framing materials. If necessary, scab new floor joists under the bathroom area.**
- 8) **Provide and install new  $\frac{3}{4}$ " sub-floor material and "Hardi" Tile Backer or Dura-Rock underlayment to prep for new floor tile.**
- 9) **Properly replace all damaged or rotted studs, joists or sill plates in the exposed walls, ceilings and sub-floor. If old studs need to remain and be "sistered or scabbed", apply proper treatment to kill any remaining mildew, mold or decay that may be present.**
- 10) **Remove and dispose of all old plumbing valves and stops.**
- 11) **Relocate and rough-in new shower drain in proper location, if/as needed.**
- 12) **Make all necessary repairs to existing pressure or drain pipes within the exposed areas.**
- 13) **Provide and install new materials, as needed, to ensure all drain pipes are functioning properly.**
- 14) **If necessary, hydro-jet or "snake" drain pipes throughout home, including but not limited to tub/shower, toilet, bathroom vanity drain and kitchen sink/drain, to provide or re-instate free and proper drainage to "clean-out" or "sewer tie-in", as needed.**
- 15) **Make all repairs and modifications necessary to surrounding walls, ceilings, floors and plumbing to accommodate a new 32"x 60" +/- Low-curb shower and 84" high (Minimum) solid surface or 12" x 24" (minimum) tile surround, including new shampoo/soap niche centered between valve and gooseneck or at rear of shower area (Owner to select).**
- 16) **Provide and install new rot-proof substructure for the curb, so that the curb is between 3-1/2" and 4" finished height. Azek or similar material**



suggested.

- 17) Insure code approved shower pan liner is used and required slope to new drain is maintained and all inspections are passed.
- 18) Shower floor tile may be no larger than 2" x 2" in size and shall match the larger floor tiles throughout remainder of bathroom area.
- 19) Wall tile (12" by 24" minimum size) may be substituted for solid surface walls, with all other listed appurtenances remaining (niche, towel bar, etc.). Owner to select wall surface colors or tile color(s) from contractor provided options.
- 20) Curb Cap and niche-sill must be one solid piece of material such as marble, granite or cultured materials.
- 21) Provide and install new tiled bathroom floor. Owner to select tile and grout colors from contractor provided selections, but colors shall be lighter/neutral in nature and shall coordinate with shower tile selections.
- 22) Provide and install new Delta "Classic" Chrome Lever-style Shower Faucet with Valve and Trim, gooseneck centered at/about 78"-80" Above Finished Floor (coordinate height with owner), trim to be Chrome or Brushed Nickel finish (Owners choice).
- 23) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for shower. 42" on large back wall of shower area and a vertical or horizontal 16" to 18" on each end of the shower enclosure (Total of 3 bars to be installed in shower area) Coordinate the exact height and layout with owner prior to installation of backing or grab bars.
- 24) Provide, install and finish all new cementitious tile backer/wall board in shower stall area (Min. 84-inches up) and new moisture-resistant gypsum wall board on all other exposed walls in bathroom. Provide materials and labor necessary to repair ceilings if/as needed and retexture bathroom, walls and ceiling, with matching smooth or light Orange-peel texture.
- 25) Provide and install one large recessed shampoo/soap niche, centered on front or rear wall, for shampoo and soap storage and new towel bar in shower area on rear wall. Towel bar to be same finish as trims or matching tile.
- 26) Provide and install 24" to 30" towel bar on upper rear shower wall.
- 27) Provide and install new Chrome, Delta showerhead with pull down hand shower. Model #75490 suggested, OR Equal
- 28) Provide and install three (3) new ADA Chrome Grab Bars, with escutcheons, in shower area. One 42" long mounted horizontally, from 33" rear to 36" front in elevation, on large wall and one each 16" to 18" mounted vertically or horizontally at the outer edge of each end of the shower area, at approximately 48" centered AFF if vertical or 33" to 36" if horizontal. Confirm heights and locations with owner before placement of deadwood or final installation.
- 29) Provide and install new standard recessed mirrored medicine cabinet with three shelves to the left of the vanity.
- 30) Provide and install new mirror, centered over vanity, below light



fixture.

- 31) Provide and install new ¼ turn plumbing stops, escutcheons and supply lines for the hot and cold-water supplies Provide all required drain pipes and traps, etc.
- 32) Provide and install new Single Lever, Delta “Classic” Vanity Faucet, (4” center set) in Chrome, matching the shower valve trim.
- 33) Provide and apply “Kilz-type” mildew/stain resistant primer, OR Equal on walls and ceilings.
- 34) Provide and apply at least two finish-coats of Low/No VOC, Semi-gloss latex enamel on new Gypsum walls. Sherwin-Williams ProMar 200 OR Equal. Owner to choose color following contract signing.
- 35) Provide and apply full coverage finish-coat of Low/No VOC, WHITE, Semi-Gloss or Gloss Latex Enamel on all door(s)+ and trim in Main/Hallway Bathroom.
- 36) Provide and apply a full coverage coat of Sherwin Williams Low/No VOC or EQUAL/Better, Mildew Resistant, Ceiling White, Flat Latex Enamel to ceilings in bathroom.
- 37) Provide and install new 36” high +/-, ½” AC plywood, bathroom Vanity cabinet with solid surface top with back and side splash and integrated 18” +/- sink. Cabinet to have durable, moisture resistant or mica-type finish face.
- 38) Provide and install new ¼ -turn supply stop, escutcheon and supply line, new wax ring and new flange or stainless-steel flange repair ring (if broken or damaged) and nylon flange bolts (suggested). Insure new toilet is level and secured properly and does not leak, use matching grout or caulk around base of new toilet at floor.
- 39) Provide and install new American Standard Cadet, “Right Height”, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and seat/lid OR Equal/better.
- 40) Provide and install additional, new 24” – 30” +/- towel bar, new towel hook on wall near vanity and new toilet paper holder. Chrome finish. Location to be selected by owner.

4

**Whole Home HVAC & Mechanical**

- 1) Design, provide, and properly install a new whole home Mini-Split HVAC system.
- 2) Provide Manuals J & D and System Specific AHRI Certificate and all other documentation, as needed for permitting, to design and install a new HVAC to the home using Multi-zone Mini-split HVAC System.
- 3) Suggested to use ceiling cassettes (due to lack of adequate wall space) with remote zone ducting capabilities for the Master bedroom/bathroom and the living room/kitchen/dining area OR four (4) properly sized ceiling cassettes (one for each area) and either a high or low wall mount unit for the East living space. All units should be run from one main condenser unit. *(If an alternate system design is suggested, it must be pre-approved by the Rehab Inspector prior to purchase or installation.)*

- 4) The system selected/installed shall have a minimum five-year full warranty and **MUST** be Energy Star Certified for this Region.
- 5) All ceiling cassettes shall be fully and properly insulated, plumbed and leak tested as needed before final mechanical inspection.
- 6) Provide owner with proper training and education on the operation, use and routine maintenance requirements of the system and its various components and thermostat use.
- 7) Provide all documentation to owner and a copy of the model and serial numbers, warranty information, and copies of Manual J & D and AHRI Certificate to the owner and Rehab Inspector at the Rehab Final Inspection.
- 8) Provide and install new 80CFM bathroom vent fan/LED lights in Bathroom. Use Delta Breez "Green Builder" Model #80HLED or Equal/Better. Light and fan shall be switched separately.
- 9) Insure new fan is properly vented to exterior of home through the roof vent (provided), using semi-rigid aluminum duct materials, properly sized per manufacturers specifications, securely attached and fully sealed per code.
- 10) Electrician to provide new dedicated circuit(s) and switches for fan/light.
- 11) Fan switch shall be motion activated with manual override type switch.

<b>5</b>	<b>Windows</b>
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- 1) *This work WILL Require a Permit.*
- 2) Remove and properly dispose of ALL old windows.
- 3) Provide, Install and seal (Sashco – Big Stretch Elastomeric Caulk or Equal) new, ENERGY Star Certified (For Florida), vinyl or fiberglass, Single-Hung, double insulated, Low-E, Argon filled windows in all locations on the home, Size-to-Size Match, except where the code requires something different.
- 4) Insure window units are properly fastened and completely sealed around frames per code.
- 5) Window color to be White Interior and Exterior.
- 6) 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 insure a clean and complete, "Like-New" (Matching) finished appearance.
- 7) Insure at least one window in each bedroom/sleeping area, will meet the requirements of the FBC 2017, Existing Building Code, Chapter 702, and related. If this can be achieved by using a code approved window of a different operational type (e.g. Egress Casement or Horizontal Slider), that is acceptable. NOTE: 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.
- 8) Repair openings (Interior and Exterior), sills when damaged or if/when

opening must be modified for egress. Opening should be “like new” upon completion (Egress requirements are the responsibility of the contractor)

- 9) Following installation of new windows, Prime and Paint (minimum 2-coats) with Sherwin Williams Multi-Purpose Primer and ProMar 200 Interior, OR Equal/better, around all interior window frame openings. Best match to existing wall colors.
- 10) If interior walls are damaged on surfaces around window frames, paint entire wall corner to corner or full room as needed to match.

<b>6</b>	<b>Water Heater</b>	
	<ul style="list-style-type: none"> <li>1) <i>This work WILL require a Plumbing permit.</i></li> <li>2) Drain, remove and properly dispose of old water heater.</li> <li>3) Remove and dispose of old cold-water valve and associated piping.</li> <li>4) Provide and install all materials needed to properly reconstruct hot and cold water supplies to and from the new water heater to all necessary connections (Laundry, bathroom, kitchen, etc.)</li> <li>5) Provide and install new ¼-turn, brass ball valve at cold-water inlet, per code. Provide all other pipes, fittings and materials needed to properly complete the installation of the new water heater to all hot and cold water supplies to and from the new water heater to all necessary connections (Laundry, bathroom, kitchen, etc.)</li> <li>6) Provide and install new 40 Gallon, dual element 5500/5500-Watt, standard electric water heater, with 12-year warranty. Suggested models Rheem Model #XE40M12CS55U1, OR A.O. Smith Model EG12-40H55DV -OR- Equal/Better.</li> <li>7) Provide and install new pan and drain.</li> <li>8) Provide and properly install new elevated stand for pan and water heater. Secure water heater per code.</li> <li>9) If required, construct a weather resistant, vented, readily accessible enclosure around new water heater to protect it from exterior elements and to fully seal out rodents, snakes or other wildlife.</li> <li>10) Electrician shall provide a new Code Compliant Disconnect and connection to the house power with properly sized circuit breaker, to insure safe operation of water heater. (If existing components meet code, no changes are necessary)</li> <li>11) Insure all equipment has been properly registered and that all warranty registrations, paperwork or documents have been filled out and provided to the owner. Provide copy of same information (Not including full operator’s manual(s)) to Rehab Specialist at Final.</li> </ul>	
<b>7</b>	<b>Insulation</b>	

	<ol style="list-style-type: none"> <li>1) Provide and install, if required, soffit baffle vents along perimeter of attic cavity, before installing new/upgraded insulation materials.</li> <li>2) Provide and install new or upgraded insulation throughout 100% of attic cavity (excluding East Living Space) to bring level of insulation up to R-30 (or as close as conditions and code permit).</li> <li>3) Provide and install, if needed, new gasket seal around attic access.</li> <li>4) Provide and install Fiberglass “Batt-style” insulation, or Equal, on Attic Access panel</li> <li>5) Provide all required depth gauges throughout attic, visible from the direction of the attic access and per code.</li> <li>6) Following completion of attic insulation, provide a signed certificate indicating the Brand Name, type of material, depth, finished R-value and the total square footage covered/installed for the home to the owner and Rehab Specialist.</li> </ol>	
8	Front Entry Railing	
	<ol style="list-style-type: none"> <li>1) Design, Provide and Install a new Aluminum Railing, constructed of all new materials and in a workman-like manner. Material shall be 1-1/4-inches to 2-inch round, Schedule 40 tubular, mill-finish Aluminum, designed to serve and support the intended purpose.</li> <li>2) All railings shall be welded at all seems, joints, corners, connections and mounting plates. An alternative Smooth Modular Aluminum Railing System may be used if designed of equivalent strength to the welded system. Specify railing design in bid.</li> <li>3) All mounting plates and connections that are to be fastened to walls, ramps and porch or other solid surfaces shall be of 1/4-inch minimum thickness and sized appropriately for the location and type of connection, with a minimum of four (4) mounting holes spaced at least 2-inches apart from one another.</li> <li>4) Railings are to be constructed on both sides of front entry.</li> <li>5) In addition, a rail shall be installed at the median point, vertically, between the base and upper railing. This rail shall be constructed of aluminum materials placed with the 1-1/2” horizontal projection and running parallel with the upper railing.</li> <li>6) All grab surfaces (Railings, etc.) are to be free of sharp edges or rough surfaces. All corners shall be softened or eased, and ALL ending rails shall have approximately 5-1/2-inch Inside Radius/12-inch Outside Radius +/-.</li> </ol>	
ADD	<b><i>REV - Master Bedroom Closet Floor Repair (Addendum 11/6/2020 Pre-bid)</i></b>	
	<ol style="list-style-type: none"> <li>1) Pull back existing floor covering to expose the area of damage in the sub-floor.</li> <li>2) Carefully cut-out sub-floor as needed to create an area suitable for a repair to be properly and securely made.</li> <li>3) Provide all necessary materials needed to fully repair the sub-floor and completely seal from the crawl space below.</li> <li>4) Provide and install an elastomeric exterior grade of caulk or sealer to</li> </ol>	

fill in the joints in the wood materials.

- 5) Replace the existing floor covering back into its previous location.

<b>9</b>	<b>PERMITS</b>	
	<ol style="list-style-type: none"> <li>6) It is the responsibility of the Contractor and/or Subcontractors to obtain any/all required permits necessary to perform the work described above and to properly post/display them clearly at the job site.</li> <li>7) It is also the responsibility of the Contractors and Sub Contractors to insure all required inspections are requested and passed, up to and including the Final inspections from the City of Ocala Building Department and the Community Development Services Department.</li> </ol>	
<b>Q-10</b>	<b>OPTIONAL – Fascia and Soffit (NOT INCLUDED)</b>	
	<ol style="list-style-type: none"> <li><del>1) This work WILL require a Building and Plumbing permit and inspection(s).</del></li> <li><del>2) Provide and install new Bronze woodgrain aluminum fascia around entire perimeter of home.</del></li> <li><del>3) Provide and install new vented, white aluminum soffit around perimeter of entire home, up the rake of the underside of the rafter tails.</del></li> <li><del>4) Make all code compliant allowances necessary for existing or new penetrations such as lights, cable and other electrical penetrations.</del></li> </ol>	
<b>O-11</b>	<b>OPTIONAL - Front/Rear Entry Doors &amp; Storm Door</b>	
	<ol style="list-style-type: none"> <li>1) Remove and properly dispose of Front Entry Storm Door.</li> <li>2) Remove and properly dispose of Front and Rear Entry doors, jambs and trim.</li> <li>3) Provide, Install and Properly Seal new pre-hung, Fiberglass door units (similar in design and operation to existing doors) on rot-proof jambs, double-bored for entry locks and deadbolts with Stainless Steel Security hinges at all locations. Insure doors open and close smoothly and are fully sealed from exterior elements, light, water, air, etc. Insure 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.</li> <li>4) Rear Entry Door will need to be ordered as a “Cut-Down Unit” to properly fit opening. Approximate size is 32”x76” but it is the contractors’ responsibility to properly measure and order new door unit to fit opening. Confirm Door Swing during Pre-bid Meeting.</li> <li>5) Provide and install new, rot resistant (“Azek” or similar), exterior trim and new interior casing (same or similar to existing) on all doors.</li> <li>6) Prime and paint new doors, jambs and trim, interior and exterior,</li> </ol>	

(Sherwin Williams paint products as otherwise specified, or equal/better) colors to match existing 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 being replaced.

- 7) Provide and install Peephole Viewer, Model DS238, OR Substantially Equivalent, into new Front Entry Door, at a height agreed to by owner. Color to match door or door hardware.
- 8) Provide and install matching Lever-Style (ADA), Kwikset “SmartKey” Entry Locksets with Deadbolts, keyed to match existing Front Door lock, at all three (3) entry door locations. Provide “re-keying tool” and instructions to owner at Final. (Finish color of lock hardware to be Brushed/Satin Nickel or similar).
- 9) Provide and properly install new Larsen Storm Door, at Front Entry Door location, Model # 14604042 OR Equal/Substantially Similar, with required lever and lock hardware set. Straight or curved lever to be selected by owner following contract signing. Hardware finish to match Entry Door hardware. Door and hardware Colors to be selected by owner, following contract signing.
- 10) NOTE: Confirm proper door swing and threshold seal. Confirm levers from exterior Entry Door and storm door do not interfere with one another for proper function.
- 11) Contractor to provide all required trim, or other required components necessary to properly mount and install new storm door, in a workmanship like manner.
- 12) Any additional fillers or trim, must also be primed and painted to coordinate with the surrounding doors, jambs, frames, etc.

<b>O-12</b>	<b>OPTIONAL – Pressure Wash and Paint (NOT INCLUDED)</b>	
	<ol style="list-style-type: none"> <li><del>1) Carefully pressure wash/clean/prep all exterior walls of the home, including gables, for new primer and paint.</del></li> <li><del>2) Use “Big Stretch” or Equal/Better water based elastomeric caulk to fill all cracks and small gaps around home. Make any other repairs to larger holes/damage around the perimeter of the home as needed, before painting.</del></li> <li><del>3) Provide and apply at least one “Full Coverage Coat” of Sherwin Williams “PrimeRx Peel Bonding Primer” OR “Extreme Bond Primer” OR Equal/Better (Provide MSDS Sheets for any requested alternate – MUST be pre-approved by Rehab Inspector) to all exterior walls and gables and windows and doors, as appropriate.</del></li> <li><del>4) Provide and apply a minimum of one “Full Coverage Coat” of Sherwin Williams “SuperPaint Exterior Acrylic Latex” or Equal/Better (Provide MSDS Sheets for any requested alternate – MUST be pre-approved by Rehab Inspector), additional coats if necessary to provide consistent color, texture and sheen, to all exterior walls, gables and windows and doors, as appropriate. Owner to select color(s) following contract signing and it must also be approved by the Rehab Inspector. Only lighter color(s) may be selected for the body of the home. Trim color</del></li> </ol>	



may be contrasting.

Q-13

**OPTIONAL – Kitchen Rehab  
(NOT INCLUDED)**

- ~~1) Remove and properly dispose of kitchen sink, counter and sink base and adjoining cabinets. Remove and dispose of kitchen floor covering and where necessary, cut-out and remove sub-floor in areas floor is “soft or spongy”.~~
- ~~2) Make all necessary repairs to the floor joists, sub-floor and walls, specifically, under and behind the sink and range areas. Inspect other areas of the sub-structure under the kitchen area and make repairs as needed.~~
- ~~3) Provide and install new sub-flooring and any other underlayment needed to level kitchen floors in areas of repair.~~
- ~~4) Provide and install new waterproof vinyl plank floor tiles, as close a match as possible to existing floor covering, over 100% of the kitchen area.~~
- ~~5) Provide and install new solid wood/plywood kitchen sink base cabinets, the same size and general layout to previous cabinet unit(s), from wall (right) to edge of range, and properly secure to exterior walls. Provide and install all necessary fillers, moldings and trim pieces necessary to provide a complete and “like-new” finish.~~
- ~~6) Provide and install new 25-inch +/- Roll-form or custom-built Mica-type countertop (Or equal/better) with 4-inch integrated backsplashes, side-splashes against each wall and end caps as needed. Provide and apply a thin, neat (color-matched) caulk bead where counter or backsplash meets the walls.~~
- ~~7) Owner to work with contractor to select cabinets and counter tops following contract signing, from contractor provided options.~~
- ~~8) Provide and install new 33”x 22” x 7”-9” Deep, Double Basin Stainless Sink. Apply a clear adhesive-sealant caulk under and around the entire rim of the sink during installation and insure a neat finish when sink is secured in place.~~
- ~~9) Provide and install new Delta Stainless 1-handle Deck Mount High-Arc Kitchen Faucet with separate pullout sprayer. Stainless, Chrome or Brushed nickel finish, Owner to select.~~
- ~~10) Provide and install all new ¼-turn supply stops, supply lines and drain lines, from sink to wall connection, for kitchen sink and insure no leaks exist.~~

**Exhibit A CDS/200791**

	Contact: Cindy Giffen	
<b>Solicitation No: CDS /200791</b>	Email: cgiffen@ocalafl.org	
	Phone: (352) 629-8261	
<b>Bid Name: Rehabilitation of Residential Home - Agnew</b>		
	<b>Vendor: R &amp; R Builders</b>	
	<b>Location: Ocala, FL</b>	
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>LUMP SUM COST</b>
1	Roof Work	\$8,089.00
2	Electrical Rehab	\$7,500.00
3	Bathroom Rehab	\$7,000.00
4	HVAC / Mechanical	\$9,000.00
5	Windows	\$5,000.00
6	Water Heater	\$1,200.00
7	Insulation	\$1,200.00
8	Front Entry Railing	\$1,500.00
9	Master Closet Floor Repair	\$700.00
10	Permits	\$750.00
11	<i>Front / Rear Entry Doors</i>	\$2,800.00
<b>Total Bid Amount:</b>		<b>\$44,739.00</b>



**Villie M. Smith, CFA, ASA**  
 Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

**2020 Certified Assessment Roll**

**24469-000-10**

[GOOGLE Street View](#)

Prime Key: 606952

[MAP IT](#) - [BETA MAP IT+](#) -

Property Information

AGNEW TONYA DENISE  
 AGNEW MICHAEL FRANCIS  
 2435 NE 15TH AVE  
 Ocala FL 34470-3718

Taxes / Assessments:

Map ID: 195

Millage: 1001 - Ocala

M.S.T.U.

PC: 01

Acres: .62

Situs: 2435 NE 15TH AVE Ocala

Current Value

Land Just Value	\$18,315		
Buildings	\$25,627		
Miscellaneous	\$241		
Total Just Value	\$44,183	Impact	
Total Assessed Value	\$41,750	<u>Ex Codes:</u> 01 38	(\$2,433)
Exemptions	(\$25,000)		
Total Taxable	\$16,750		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$18,315	\$25,627	\$241	\$44,183	\$41,750	\$25,000	\$16,750
2019	\$18,315	\$25,123	\$254	\$43,692	\$40,811	\$25,000	\$15,811
2018	\$16,484	\$24,268	\$271	\$41,023	\$40,050	\$25,000	\$15,050

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6411/0031</a>	06/2016	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">6284/1595</a>	10/2015	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2401/1594</a>	08/1997	60 CRT ORD	0	U	I	\$100
<a href="#">2275/0764</a>	08/1996	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$11,813
<a href="#">1522/0966</a>	08/1988	25 PER REP	9 UNVERIFIED	U	I	\$100
<a href="#">1425/1255</a>	04/1987	71 DTH CER	0	U	I	\$100
<a href="#">1425/1256</a>	02/1977	74 PROBATE	0	U	I	\$100

Property Description

SEC 04 TWP 15 RGE 22  
 N 260 FT OF E 145 FT OF E 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4  
 EXC N 75 FT

Land Data - Warning: Verify Zoning

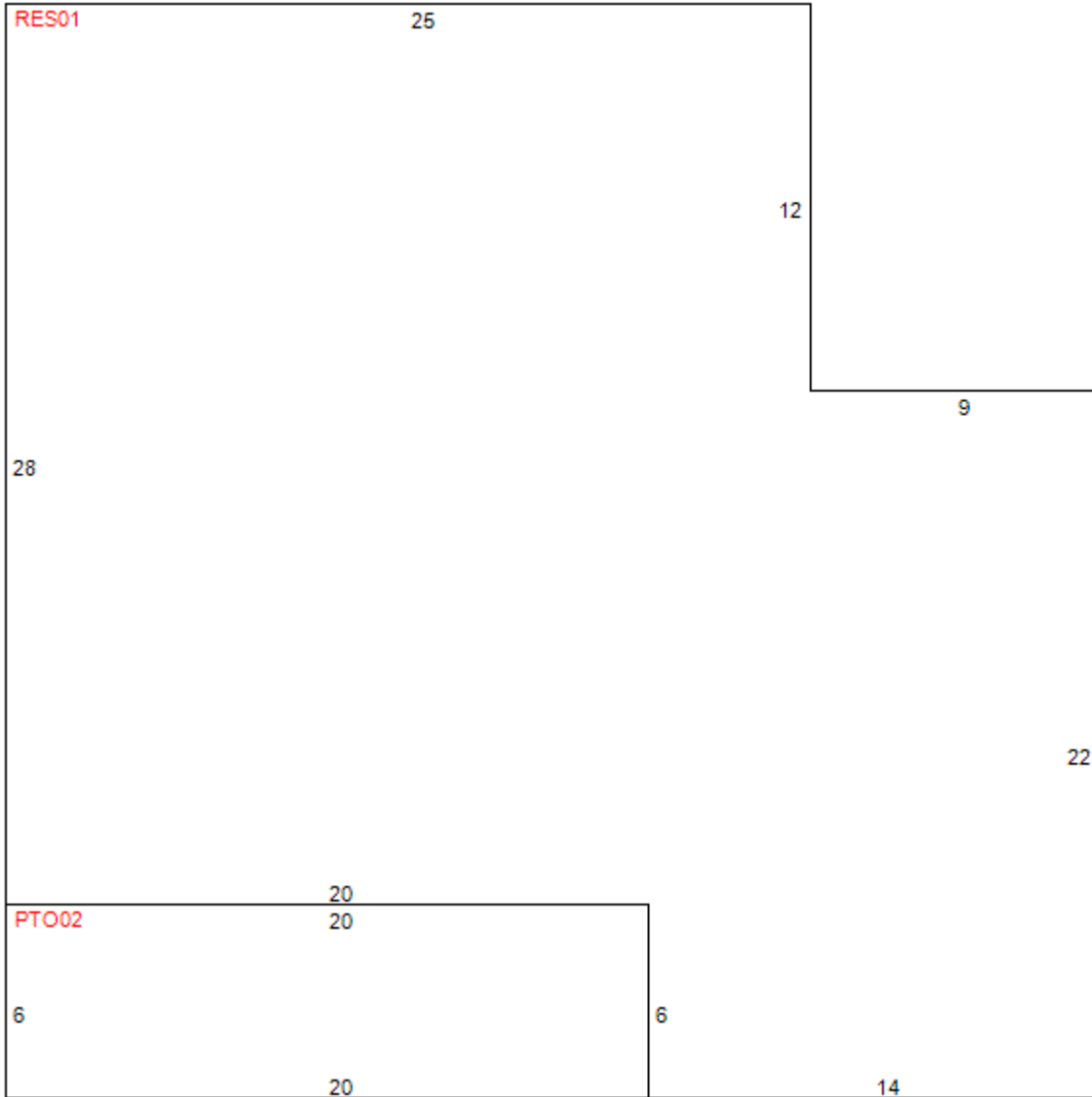
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
-----	------	-------	-------	--------	------------	------	-----	-----	-----	-------	-------	------------

0100 185.0 145.0 R1A 185.00 FF 100.0000 1.00 0.99 1.00 18,315 18,315  
 Neighborhood 4998 - RESIDENTIAL IN 4&5-15-22 Total Land - Class \$18,315  
 Mkt: 8 70 Total Land - Just \$18,315

[Traverse](#)

**Building 1 of 1**

RES01=L25D28R20D6R14U22L9U12.L25D28  
 PTO02=D6R20U6L20.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 4  
**Quality Grade** 400 - FAIR  
**Inspected on** 2/21/2017 by 210

**Year Built** 1965  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 136

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0114	- WALLBOARD	1.00	1965	N	0 %	0 %	928	928
PTO 0201	- NO EXTERIOR	1.00	1965	N	0 %	0 %	120	120

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 06 ASPHALT SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> N			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
250 WALLS MASONRY	40.00		SF	50	1965	3	0.0	0.0
045 LEAN TO	42.00		SF	15	2010	1	7.0	6.0
105 FENCE CHAIN LK	100.00		LF	20	2010	1	0.0	0.0
							Total Value -	\$241

Appraiser Notes

UDU (12X10) N/A

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Amount	Issued Date	Complete Date	Description
<u>Cost/Market Summary</u>				
Buildings R.C.N.	\$44,185	2/23/2017		
Total Depreciation	(\$18,558)			
Bldg - Just Value	\$25,627		<b>Bldg Nbr</b>	<b>RCN</b>
Misc - Just Value	\$241	2/23/2017	1	<b>Depreciation</b>
Land - Just Value	\$18,315	3/17/2020		<b>Depreciated</b>
Total Just Value	\$44,183	.		\$25,627



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
R & R BUILDERS, LLC

### Filing Information

**Document Number** L04000049853  
**FEI/EIN Number** 20-1321261  
**Date Filed** 07/02/2004  
**State** FL  
**Status** ACTIVE

### Principal Address

1 PECAN RUN HARBOR  
OCALA, FL 34472

Changed: 04/29/2011

### Mailing Address

1 PECAN RUN HARBOR  
OCALA, FL 34472

Changed: 04/29/2011

### Registered Agent Name & Address

RAVENS CRAFT, JAMES L JR  
1 PECAN RUN HARBOR  
OCALA, FL 34472

Name Changed: 01/29/2016

Address Changed: 04/29/2011

### Authorized Person(s) Detail

#### **Name & Address**

Title Managing Member/President

RAVENS CRAFT, JAMES LJR  
1 PECAN RUN HARBOR  
OCALA, FL 34472

Title Member

RAVENS CRAFT, RITA C  
 1 PECAN RUN HARBOR  
 OCALA, FL 34472

Title Managing Member

Ravenscraft, Joseph Todd  
 1 PECAN RUN HARBOR  
 OCALA, FL 34472

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	02/12/2019
2020	01/23/2020
2020	09/29/2020

### Document Images

<a href="#">09/29/2020 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/23/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/17/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/18/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/29/2014 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/19/2014 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/29/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/19/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/30/2009 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">06/30/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/02/2004 -- Florida Limited Liability</a>	View image in PDF format

<b>TITLE</b>	FOR SIGNATURES - Housing Rehabilitation Agreement - R&R...
<b>FILE NAME</b>	FOR SIGNATURES - ... (CDS-200791).pdf
<b>DOCUMENT ID</b>	55b367fc5b579c916a0b835942b494e0bd3a03ca
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	● Completed

## Document History



SENT

**12 / 22 / 2020**

10:27:06 UTC-5

Sent for signature to Robert Batsel Jr. (rbatsel@ocalalaw.com), Sandra Wilson (swilson@ocalafll.org), Angel Jacobs (ajacobs@ocalafll.org) and Melanie Gaboardi (mgaboardi@ocalafll.org) from biverson@ocalafll.org  
IP: 216.255.240.104



VIEWED

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11:43:59 UTC-5

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IP: 216.255.247.51



SIGNED

**12 / 22 / 2020**

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IP: 216.255.247.51



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IP: 216.255.240.104



SIGNED

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IP: 216.255.240.104

<b>TITLE</b>	FOR SIGNATURES - Housing Rehabilitation Agreement - R&R...
<b>FILE NAME</b>	FOR SIGNATURES - ... (CDS-200791).pdf
<b>DOCUMENT ID</b>	55b367fc5b579c916a0b835942b494e0bd3a03ca
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<b>STATUS</b>	● Completed

## Document History



**12 / 22 / 2020**  
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IP: 216.255.240.104



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16:55:45 UTC-5

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The document has been completed.