Exhibit B – Work Write Up Contract# CHS/260731A

The City of Ocala is soliciting bids from qualified Florida-licensed general, building, or residential contractors to perform construction of a single-family residential home located at **1011 W Silver Springs Pl. Ocala, FL. 34475-6472.** Contractor will provide all labor, materials, and equipment necessary to perform the services as described in **EXHIBIT B - Work Write Up**, **EXHIBIT C - Building Plans (Digital Format)**, and in strict accordance with the current **Florida Building Code**. Work shall be coordinated with the City Rehabilitation/Inspection Specialist, Christopher Lewis, 352-629-8333, **clewis@ocalafl.gov**

This work includes but is not limited to the following:

EXHIBIT A – Scope of Work –

- **Plate Height** – Eight feet (8') - Typical
- **Exterior Wall Construction** – CMU/stucco
- **Roof Pitch** – 5/12
- **Roof Sheathing** – ½" CDX
- **Roof Dry-In** – Code-compliant water/moisture barrier– 100% of Roof
- **Eve Drip** – 2" Aluminum drip-edge, Color to be selected by Homeowner following Contract signing.
- **Shingles** – 30 yr. Architectural, 130 m.p.h. rated (Or better) (Provide written warranty, brand, model, and color to owner and Rehab Inspector following installation)
- **Shingle Color** – To be selected by Homeowner following Contract signing.
- **Vent Penetrations** - 4"-6" Bath Vent Boots (2 – Sized per Fan Requirement), 8-10" Range Hood Vent Boot (1), Ridge Vent is to be "Shingle Over" ("Cobra Vent") style. Boots/vents shall be color matched to shingles.
- **Fascia / Soffit** – Aluminum, woodgrain Fascia and vented aluminum soffit, typical (Color to be selected by Homeowner following Contract signing
- **Interior Studs** – Wood / #2 Spruce-Stud spacing 2x4@16" o.c.
- **Insulation** – R-30 Fiberglass Batt in attic (min.), R-13-15 Fiberglass Batt in walls or ¾" R-MAX (masonry) equal/better
- **Exterior Wall Finish** – Fiber cement siding/paint(frame), Stucco/paint(masonry)
- **Front Entry Ceiling-** Exterior drywall w/knockdown texture
- **Windows** – Single Hung, Colonial, White Vinyl, Low-E, Argon Filled, with grids in the glass and screens, Energy Star Certified for Florida. Windows shall have marble sills. Window openings shall be waterproofed. Bathroom windows shall be obscure/tempered. SGD shall follow window specs. Security bar shall be installed on SGD. Windows shall have vertical blinds. SGD shall have vertical blinds.

- **Entry Doors (Exterior Rated)** – Fiberglass on rot-proof jambs with rot-proof exterior trim and Stainless-Steel Security Hinges, with door stops, ADA COMPLIANT THRESHOLD Typical
    - Front Entry – Inswing – 3′-0″ x 6′-8″, 6-panel (or similar design) Fiberglass or Steel with Fan Lite, Peephole Viewer, Model DS238, OR Equivalent and with Kwikset SmartKey Lever-style ADA Keyed-Entry lockset and matching deadbolt in Brushed Nickel or Oil Rubbed Bronze finish.
    - Rear Entry - Inswing – 3′-0″ x 6′-8″, 6-panel (or similar design) Fiberglass with ½-light with up/down/tilt blinds in the glass with Kwikset SmartKey Lever-style ADA Keyed-Entry lockset and matching deadbolt in Brushed Nickel or Oil Rubbed Bronze finish.
    - Storm Door – On front entry, install a full-light storm door with retractable window and screen. Use Larson Model # 14604032 OR substantially Similar with all necessary hardware, matching front entry door hardware and color.
    - SGD-Follow window specs.
- **Interior Doors** – Colonial style, 6-panel wood grain, hollow-core, pre-hung with Kwikset, ADA - lever style hardware (Privacy locks on bedrooms and bathrooms and Passage on other rooms, in Brushed Nickel or Oil Rubbed Bronze to match Entry Doors, and 2-1/4″ colonial casing, typical. All sizes per plans.
- **Interior Trim** – All interior trim styles to match. Colonial style finger-jointed, Casing 2-1/4″, Base 3-1/4″
- **Ceiling/walls** – 1/2″ Gypsum Lightweight Ceiling Board w/knockdown texture.
- **Electric Service** – Overhead, 200 AMP Main Minimum
- **Meter Enclosure** – Per NEC and OEU “Metering Enclosure and Equipment Standards”
- **Smoke/CO Detectors** – Smoke detectors must be hard-wired and interconnected with non-serviceable 10-year battery backups.
- **Light / Fan Switches/Receptacles** – Toggle Style typical (white)
- **Doorbell- Standard builder-grade** (shall be hard-wired)
- **Lighting** -ALL Light Fixtures and Ceiling Fans to be ENERGY Star Certified (4000K +/- unless otherwise specified)
    - **Exterior** – Provide LED Motion Security Floodlights on each corner of the home. Front and Rear Switched separately.
        - **Entry Doors** – Standard bracket-mount fixtures with LED changeable-type bulbs
        - **Recessed Exterior Fixtures** – To be “Wet Location” approved, LED with white trim.
    - **Interior** –
        - **Kitchen** – Recessed can fixtures to be LED Energy Star Certified

  - **Kitchen / Dining Area** – LED Energy Star Certified Area Light suited for the location and service needed.
  - **Bathroom(s)** – to have three (3) bulb tulip-style LED fixtures or with changeable LED bulbs.
- **Ceiling Fan/LED Light Units** – 44-inch to 52-inch in bedrooms, 52-inch in Living/Family room and bedrooms
  - All fans shall have a reverse airflow option, Minimum 3000 CFM Capable Air movement.
  - All fans-Give owner color choices
  - All ceiling fan/Lights are to have changeable-type LED Bulbs/fixtures.
- **Water and Sewer Connections** - Provide and install completely new connections to City of Ocala Water and Sewer Connections.
- **Plumbing** – ¼-turn Stops - Typical (Kitchen sink, Refrigerator/Ice Maker, Dishwasher, Bathroom vanities, Toilets, laundry supplies and hose bibs)
  - **Kitchen:** Double Basin Stainless Steel (33" X 22" X 8" Deep)
    - Delta Classic Stainless 1-handle, High-arc faucet with separate pull-out sprayer
  - **Bathroom(s):** Delta Classic Tub and/or Shower Valve w/ Integrated Stops
    - Delta Classic Chrome, Single lever shower trim
    - Delta In2ition Chrome Shower Head, mounted at 80" to 84" A.F.F. – Typical with slide bar
      - (Model #75588 OR Equal)
    - Delta Classic Chrome, Single lever Vanity Faucet – Typical
    - Each tub/shower area to have recessed soap/shampoo niche shelves in each. Owner location choices
    - White, American Standard Cadet Series, 2-piece, ADA/Comfort/Right Height, "WaterSense Certified," 1.28 GPF, Elongated Toilets w/ seat and lid– Typical Both Bathrooms
    - ADA Grab Bars w/ escutcheons (3) in all Showers, Tub/Shower Combos – 1 Large 36"- 42" on back wall and 1 (each) 12"- 18" Left and Right Sidewalls, vertical –Install adequate wood backing- Owner-approved locations/Typical
    - Install recessed, 3-shelf, mirrored medicine cabinets to the left or right of the vanity sink.
    - Install wall mirror, centered above each vanity sink.
    - Install Towel bars in tub/shower area(s), and on the wall of the bathroom(s)
    - Install toilet paper dispensers in the most logical location to service the commode

- Install towel hook or ring next to the vanity sinks in the most logical location(s)

- **Cabinets – All Cabinets to be solid wood/plywood construction, w/pulls, handles, or knobs as appropriate.**
  - Kitchen
    - Lower Cabinet units per plan, doors and drawers, standard height. Cabinets shall contain 1 drawer stack.
    - Upper Cabinet Units 30" +/- per plan w/matching box covering exhaust duct.
    - Formica-type countertops with integrated 4" backsplash per plans – typical(minimum)
  - Bathroom(s)
    - Master 36" Counter height with solid surface top and 18" oval or integrated vanity sink
    - Guest 36" Counter height with solid surface top and 18" oval or integrated vanity sink
- Closet Shelving – ClosetMaid Shelf-type wire shelving typical in closets
  - All bedroom closets and above washer and dryer area: ClosetMaid Shelf and Rod type
  - ClosetMaid Pantry/Close Mesh type Wire shelving (5) typical in pantry/laundry/linen
- **Mechanical** – Split Air Source Heat Pump – 16SEER2 Minimum System Requirements Per Current Florida Building Codes, - Mechanical and FBC, Energy Conservation Code Requirements
  - Illuminated, Digital Thermostat Required, Matched/Compatible with HVAC System.
  - 16
    SEER2 minimum rating
  - Secondary "Wet-switch" in condensate line required.
  - AHRI Certificate and Energy Calculations and Manual D & J Required. Provide additional copies to Rehab Inspector.
    - In each Bathroom – Provide and install "Delta Breez Green Builder," Model 80HLED (OR Equivalent) Bathroom Exhaust Fans with 4-inch Semi-Rigid Aluminum Duct to Roof Penetration. Fans to be run on a dedicated GFCI circuit, with the LED Light on a separate switch.
    - In Kitchen – Provide and install rigid metal duct for Microwave/Range Hood Ventilation through the roof to exterior.
    - In laundry install Dryerbox® type venting.
- **Flooring** – Waterproof Vinyl Plank Flooring Throughout (Owner to select Color from contractor provided selections following contract signing. Lighter colors suggested)

  - Bathroom Floors – Ceramic Tile
  - Roll-in Shower, to be Porcelain or Ceramic Tile.
- **Bath Wall Tile-**Ceramic to the ceiling with bullnose trim, floor to ceiling.
- **Appliances** – All appliances (Frigidaire equal or better) to be Energy Star Certified (Except Range and Microwave)
  - **Appliances to be black, white, or stainless**
    - Refrigerator/Freezer, 20 c.f. or larger
    - 30-inch Smooth-top, Freestanding Electric Range with Self-Cleaning Oven
    - Dishwasher, top controls, provide all necessary power cords, drain, and supply hoses.
    - 30-inch, Over-the -range Microwave Oven/Vent Hood, with Exterior ventilation.
    - (Range, Refrigerator, Dishwasher and Microwave MUST be same Brand/matching model line and finish color)
- **Paint – All primer(s) to be Sherwin-Williams Multi-Purpose Interior/Exterior Latex Primer, Equal or Better. All Interior Paint to be Sherwin Williams ProMar 200, low/no VOC OR Equal or Better. All Exterior Paint to be Sherwin-Williams SuperPaint, equal or Better. Paint shall be applied with enough coats (minimum 2), free of trash and debris, in a uniform film, to cover, mask, or obscure the substrate to which it is applied, or the colors underneath. Provide enough coats for complete and even coverage without bleed-through. All paintable surfaces shall be primed and painted.**
  - Interior
    - Ceilings to be Flat White Ceiling Paint
    - Wet/Damp areas to be Semi-Gloss finish
    - All other areas to be Satin finish
    - All trim to be Gloss finish
  - Exterior
    - Ceilings (if paintable) to be exterior-rated, Flat White Ceiling Paint
    - Walls to be Satin
    - All Trim to be Gloss finish
- **Concrete Driveway** - Provide and install a new concrete driveway and apron, location TBD. Approximate allowance of 750 square feet at 4" thick.
- **Sidewalk/ADA Ramps** – Provide a concrete ramp/walk from home to driveway, location TBD. (Do not exceed 1:12 slope)
- **Landscaping** – Provide a minimum of 5000 square feet of sod, Argentine Bahia, around home after final grade. Remaining lot to be graded smooth. Sod shall be tightly laid and rolled. Any dead sod shall be removed and replaced. Unsodded lot shall be seeded

(Argentine Bahia seed), protected with hay, and watered until accepted. Standard USPS mailbox, black, on 4x4 pt post w/house numbers on both sides.

- **House Numbers**-Code approved. Shall not be peel-and-stick type.
- **Elevations**-Contractor shall include a survey of the finished floor elevation, proposed spot elevations, and flow arrows in the site plan to indicate the direction of drainage flow. A final plot plan with finished floor elevation, spot elevations, and flow arrows must be submitted to the stormwater division before CO is issued. Finished floor elevation should also be shown in relation to the crown of the road.

Pre-Bid Meeting & Site Visit

Date – Time – Location: TBD

Contract Time

The required start time after the City-issued Notice to Proceed (NTP) shall be a maximum of ten (10) calendar days to begin work. Work will be completed and ready for final payment within one hundred twenty (120) days of the issued NTP.

Liquidated Damages

The Contractor shall pay the City **$250.00** for each calendar day that expires after the time specified for completion, until work is completed.

Required Licensing

Bidder must be a State of Florida Licensed General, Building or Residential Contractor, for the work specified in this bid. Contractor must register with the City of Ocala upon award.

Required Permit(s)

Contractor will be responsible for obtaining all City of Ocala permits at no additional cost to the City.

Pricing

Pricing must include all costs necessary to complete this project, including but not limited to labor, materials, subcontracts, administrative and overhead, engineering, and permitting fees.

Warranty

Contractor will provide a twelve (12) month material and labor warranty from the date of completion, against operational failure caused by defective material or workmanship which occurs during normal use. All manufacturer warranty documentation and owner/operator manuals must be provided in a binder before final payment request.

General Specifications

1. All work to be completed as outlined in **EXHIBIT A - Work Write Up –**, **EXHIBIT C - Building Plans**,**– and must meet Current Ocala Electric Utility, Metering Enclosure and Equipment Standards** and is in strict accordance with the Current **Florida Building Code.** If **EXHIBIT A** or **EXHIBIT C** are ever in conflict with the Current **Florida Building Code**, the Building Code shall prevail. Upon formal award of bid, an additional copy of the Digital Plans, with Engineer's Seal, will be provided to the prevailing Contractor.

2. The project shall have all the permits (IE: building, plumbing, electrical, and mechanical permits) required for the project. The contractor is responsible for purchasing the permits and ensuring that his/her sub-contractors purchase their required permits. All building/structural, plumbing, electrical, and mechanical inspections must be made by the City of Ocala Growth Management, Building Department. The contractor is required to notify the Building Department at (352) 629-8421 for each of the required inspections. When calling for an inspection, you will need the permit number, address, owner's name, and contractor's name (on plumbing, electrical, and mechanical inspections, the plumber, electrician, or mechanical company is the contractor). All permits and other related required documents shall be properly displayed at the project work site from the time work commences until all inspections have been properly approved and a Certificate of Occupancy has been given for the project by the Growth Management Building Department.

3. Hours of work are to be Monday – Friday 8:00 AM – 5:00 PM, unless other arrangements are pre-approved and agreed to by all interested parties in writing. No work will be permitted on City-observed holidays.

4. No work shall be covered without Rehab Inspector inspection.

5. Contractor will be responsible for inspectors' overtime.

6. Saturday work must be approved, in writing, at least forty-eight (48) hours in advance.

7. Contractor to supply "Porta John" on the project upon commencement of on-site work.

8. Contractor is responsible for maintaining the property until final acceptance.

9. Contractor to supply an appropriately sized construction skip for demolition/construction debris.

10. All company trucks must have a visible company name/logo on the outside of the vehicle.

11. All employees of contractors and sub-contractors must have a shirt with company name/logo and/or a badge with picture ID, company name, and employee name to be worn at all times.

12. Work areas to be cleaned of debris daily by the contractor.

13. In the event of default by the awarded vendor, the City reserves the right to utilize the next rated bidder, meeting specifications, as the new vendor. In the event of this occurrence, the next rated bidder,

meeting specifications, shall be required to provide the items at the prices as contained on their bid for this project.

14. Work shall be completed immediately.

Contractor Operations

1. Contractor will operate as an independent contractor and not as an agent, representative, partner, or employee of the City of Ocala, and shall control his operations at the work site, and be solely responsible for the acts or omissions of his employees.

2. The contractor shall obtain and pay for any licenses, additional equipment, dumping and/or disposal fees, etc., required to fulfill this contract.

    a. The contractor must have, rent, or otherwise obtain sufficient equipment to complete work. The City will not pay for rental of additional equipment, purchases of equipment, etc.

3. Contractor and employees will always be courteous to the public while at the work site.

4. Contractor must always provide a valid telephone number and address to the City Project Manager. The telephone must be answered during normal working hours, or voicemail must be available to take a message.

5. All wages, taxes, and workers' compensation of all contract employees shall be paid by the Contractor.

6. If the Contractor is advised to leave a property by the property owner or their representative, the Contractor shall leave at once without altercation. Contractor will then contact the City Project Manager within 24 hours and advise of the reason for not completing the assigned project.

7. It is understood and agreed that the contractor shall not assign, sublet, or transfer any of the rights and duties under the terms of this agreement without written approval of the City.

8. The contractor will exercise every necessary precaution for the safety of the property and the protection of all persons and/or property located adjacent to or making passage through said property. All claims and repairs are to be made by the Contractor in a timely manner (48 hours).

9. No work shall commence, nor will any permits be issued, until all associated contracts have been approved and signed by all applicable parties involved.

Exhibits

- Exhibit A – Work Write-Up – GRNT20-0044
- Exhibit C – Building Plans (Digital Format)
- Exhibit D –Boundary Survey

At project closeout and before final payment, Contractor shall submit to homeowner a 3-ring binder to include:

- Prime Contractor's information w/warranty
- Subcontractor information
- Registered roof warranty and claim information
- All owner manuals/instructions
- All other warranty information
- Color choices (**all color/product choices and/or changes to previously agreed-upon choices shall be done in writing**)