

**REQUEST FOR PROPOSALS
FROM
DESIGN-BUILD CONTRACTORS
VILLAGE WEST HOMES, LLC**

**COLLABORATIVE DEVELOPMENT CORPORATION
NEIGHBORHOOD HOUSING SERVICES OF SOUTH FLORIDA
3628 Grand Avenue
Miami, FL 33133**



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MAY 27, 2014

VILLAGE WEST HOMES REQUEST FOR PROPOSALS FROM DESIGN-BUILD CONTRACTORS OF SINGLE FAMILY HOMES

INVITATION TO BID

Proposals (Bids) for the construction of affordable single family homes for sale in the Village West Island District of Coconut Grove will be received by the Owner, Village West Homes, LLC at the office of the Collaborative Development Corporation, 3268 Grand Avenue, Coconut Grove, FL 33133. The proposals are due by **JUNE 27, 2014 AT 4 PM.**

The purpose of this Request for Proposals is to seek the services of a Design-Build Contractor to build 1-6 single family homes on scattered sites in the Village West sector of the Coconut Grove community in the City of Miami, FL.

The homes will be designed and built in accordance with all applicable codes and ordinances, including the City of Miami Planning Department Village West Island Design Guidelines and Appendix A: Neighborhood Conservation Districts, Section A.2. (NCD-2) as adopted in the Miami 21 Zoning Code of the City of Miami, latest amendment.

Homes will be constructed in compliance with all applicable codes and ordinances, including Florida Building Code, City of Miami and Miami-Dade County building code requirements and to US HUD's Housing Quality Standards. The project should also incorporate local energy efficiency and environmental ("green") standards.

The project is funded by the City of Miami HOME (Home Investment Partnership) Program administered by the City of Miami Department of Community & Economic Development and other supplemental sources, and as such, bidder must comply with all applicable federal, state and local ordinances, including, but not limited to, Code Compliance, Release of Grant Conditions (environmental requirements), Fair Housing Act, and Section 3 of the Housing and Urban Act of 1968 (Section 3) requirements - This is a Section 3 covered activity. Section 3 requires that job training employment opportunities be directed to low and very low income persons and contracting opportunities be directed to businesses that are owned by low and very low income Coconut Grove/City of Miami residents first, and Miami-Dade County residents second, or that employ at least 30% of these persons as employees.

General contractors and subcontractors must have current licenses/certificates and insurances in accordance with State of Florida statutes and the City of Miami necessary to provide the services being requested in this RFP.

The Owner, Village West Homes LLC consists of the Collaborative Development Corporation and Neighborhood Housing Services of South Florida (CDC/NHSSF) and is responsible for acquisition of the properties, providing construction financing, locating eligible buyers, undertaking site environmental reports, providing initial boundary and surveys of utilities and infrastructure, and providing project criteria.

Consideration will be given to Service-Disabled Veterans, M/WBE, and SBE entities

The Owner shall not be responsible or liable for any costs or expenses incurred by the applicant in the preparation and/or submission of the proposal.

PROPOSAL SUBMISSION REQUIREMENTS

A **MANDATORY** PRE-PROPOSAL CONFERENCE WILL BE HELD ON **JUNE 9, 2014 at 10:30am** at the Collaborative Development Corporation, 3268 Grand Avenue, Miami, FL to discuss the project, scope of work and conduct an inspection of the job site. Any company interested in submitting a proposal must attend this meeting or their proposal will not be considered. The meeting space has limited capacity so we request that no more than two representatives from any one company attend the meeting.

Bid packages will be available at:

Go Green Document Services
3715 Grand Avenue, Coconut Grove, Miami, FL 33133
Contact: Glen Diston (786) 360-2041
info@ggdsi.com.

The deadline for submitting questions related to the RFP is **JUNE 20, 2014**.

The Design-Build Contractor shall provide the following information as part of the bid:

1. Narrative: History of Prime Contractor/Relevant Experience – provide 3-5 references
2. Narrative: Development Team Background and Experience
3. Elevations of Proposed Village West Homes
4. Provide Costs/Schedule of Values on the AIA Standard Form 702 and 703.
5. Provide Construction Schedule
6. Evidence of Insurance Requirements – provide evidence of the following insurances:

Commercial General Liability

- | | | |
|----|---|--------------|
| A. | Limits of Liability | |
| | Bodily Injury and Property Damage Liability | |
| | Each Occurrence | \$ 1,000,000 |
| | General Aggregate Limit | \$ 2,000,000 |
| | Products/Completed Operations | \$ 1,000,000 |
| | Personal and Advertising Injury | \$ 1,000,000 |
| B. | Endorsements Required: | |
| | City of Miami included as an Additional Insured | |
| | Contingent and Contractual Liability | |
| | Premises/Operations Liability | |
| | Explosion, Collapse and Underground Hazard | |
| | Loading and Unloading | |

Business Automobile Liability

- | | |
|----|---|
| C. | Limits of Liability |
| | Bodily Injury and Property Damage Liability |
| | Combined Single Limit |
| | Any Auto |

- Including Hired, Borrowed or Non-Owned Autos
- Any One Accident \$ 1,000,000
- D. Endorsements Required
- City of Miami listed as an additional insured

Worker's Compensation

- Limits of Liability
- Statutory-State of Florida
- Waiver of subrogation

Employer's Liability

- A. Limits of Liability
- \$500,000 for bodily injury caused by an accident, each accident.
- \$500,000 for bodily injury caused by disease, each employee
- \$500,000 for bodily injury caused by disease, policy limit

Umbrella Policy (Excess Follow Form)

- A. Limits of Liability
- Bodily Injury and Property Damage Liability
- Each Occurrence \$ 3,000,000
- Aggregate \$ 3,000,000
- City of Miami listed as an additional insured

Owners & Contractor's Protective

- Each Occurrence \$ 1,000,000
- General Aggregate \$ 1,000,000
- City of Miami listed as named insured

Payment and Performance Bond \$ 250,000

- City of Miami listed as an obligee

Builders' Risk

- Causes of Loss: All Risk-Specific Coverage Project Location
- Valuation: Replacement Cost
- Deductible: \$ 2,500 All other Perils
- 5% maximum on Wind
- City of Miami listed as loss payee
- A. Limit/Value at Location or Site \$ _____
- B. Coverage Extensions: As provided by the carrier

The above policies shall provide the City of Miami with written notice of cancellation or material change from the insurer not less than (30) days prior to any such cancellation or material change, or in accordance to policy provisions.

Companies authorized to do business in the State of Florida, with the following qualifications, shall issue all insurance policies required above:

The company must be rated no less than "A-" as to management, and no less than "Class V" as to Financial Strength, by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent. All policies and /or certificates of insurance are subject to review and verification by Risk Management prior to insurance approval.

PROJECT CRITERIA

GENERAL NOTES AND REQUIREMENTS:

The project is funded by the City of Miami HOME Program, administered by the Department of Community & Economic Development, 444 S.W. 2nd Avenue, 2nd Floor, Miami, Florida 33130. All proposers must be familiar with eligibility criteria; submission requirements; general conditions; regulatory requirements; general City of Miami reservations as found at <http://www.miami.gov/communitydevelopment/pages/housing>

The Owner is **VILLAGE WEST HOMES, LLC** located at 3268 Grand Avenue, Coconut Grove, FL 33133. Tel 305-446-5150, Fax 305-446-9898, info@cdc-florida.org. VILLAGE WEST HOMES consists of COLLABORATIVE DEVELOPMENT CORPORATION (CDC) and NEIGHBORHOOD HOUSING SERVICES OF SOUTH FLORIDA (NHSSF). Contact: J.S. Rashid

The Owner's Representative/Project Manager is **ODUA GROUP** located at 14951 S.W. 157 Court, Miami, FL 33196. Tel 786-255-8858. Contact: Ola D. Aluko

The Owner's Architectural Consultant is **KADUSHIN ASSOCIATES ARCHITECTS PLANNERS INC.** (KA) located at 3969 Loquat Avenue, Coconut Grove, FL 33133. Tel 305 445-8680. Contact: Abraham Kadushin. The KA schematic plans provided in this RFP represent guidelines and criteria for the design and construction of the Village West Homes. These include information provided herein and include Schematic Design Documents and Outline Specifications for a 3-Bedroom/2 Bath, 1265 sf model and a 4-Bedroom/2 Bath, 1468 sf model. Proposers are expected to make revisions that would enhance or expand the homes but should not change the design intent or substantially change the layouts presented.

Surveys and Soils Tests: Attachment 2

Surveys and Soil Tests for 3346 William, 3797 Frow and 3745 Frow were prepared by: RS CONSTRUCTION & MANAGEMENT LLC, CONSTRUCTION MANAGERS AND GENERAL CONTRACTORS, 10031 Pines Blvd Suite 239, PEMBROKE PINES FL, 33024, (954) 3648355 Cell (954) 292-2210 Fax (954) 432-9266. Contact: ZIA SIDDIQUI, PROJECT MANAGER

Environmental Site Assessments: Attachment 3

Phase 1 Reports for 3346 William, 3797 Frow and 3745 Frow were performed by U.S. South Engineering & Testing Lab, Inc., Miami Lakes, FL.

The selected Design-Build Contractor will be responsible for a turnkey project, including residential plan preparation and reviews, obtaining all building permits, providing the services and materials required for the entire job, deliver final cleanup of entire home and site, provision of manuals, warranties and guarantees.

The AIA Standard Form of Agreement between Owner and Design-Build Contractor (AIA-A141-2004 edition) will be utilized for this project.

There will be liquidated damages in the amount of \$250 per day for exceeding the schedule

SITE DESIGN CRITERIA

The project will include up to six (6) scattered parcels of land zoned for single family residential use, all located in the Village West section of Coconut Grove in the City of Miami.



VILLAGE WEST HOMES SITES:

Site #1:	3346 William Avenue	01-4121-007-4880
Site #2:	3797 Frow Avenue	01-4120-006-0640
Site #3:	3755 Frow Avenue	01-4120-006-0571
Site #4:	3745 Frow Avenue	01-4120-006-0570
Site #5:	3604 Percival Avenue	01-4121-007-0780
Site #6:	3749 Oak Avenue	01-4120-006-0800

SITE #1 AND SURROUNDING NEIGHBORHOOD PHOTOGRAPHS

Lot #1: 3346 William Avenue (50' x 116')



MIAMI 21 ZONING CODE

SITE ZONING: R-1/T-4.1

SETBACKS:

FRONT: 20 FT MINIMUM AND 25 FT MAXIMUM
PORCHES SHALL BE ALLOWED TO ENCROACH ON FRONT
SETBACK AREA FOR 10 FT MAXIMUM DEPTH

SIDES: 5 FT MINIMUM

REAR: 20 FT MINIMUM IN PRINCIPAL BUILDING AND 5 FT IN
ACCESSORY/OUT BUILDING

PARKING: (2) SPACES REQUIRED ON SITE

OFF-STREET PARKING SHALL BE LOCATED BEHIND FRONT
BUILDING LINE (TANDEM ARRANGEMENT PARKING ALLOWED)

GARAGE DOORS SHALL ONLY BE ALLOWED TO FACE STREET IF
THEY OCCUR A MINIMUM OF 40' FROM FRONT OF PROPERTY

LOT AREA: 5000 SQ FT MINIMUM
50 FT BY 100 FT TYPICAL

HEIGHT: 25 FT / THREE STORIES MAXIMUM

FAR: 0.60 GROSS LOT AREA MAXIMUM

LOT COVERAGE: 0.40 GROSS LOT AREA MAXIMUM

SPECIAL SITE DESIGN ELEMENTS:

- Preservation of existing coral stone entrance arch and mailbox structures
- Water permeable walkways and parking areas
- Reducing heat-island effect through plantings
- Preservation of existing trees and vegetation
- Use Royal Poinciana street trees and/or fruit trees i.e. mango, avocado

GREEN CRITERIA:

In accordance with the City of Miami Department of Community Development checklist, the following mandatory elements are to be included:

- Water-Conserving Fixtures (toilets, shower heads, faucets)
- Energy Star-rated Appliances (refrigerator, stove)
- Efficient Lighting – interior/exterior (insulated ceiling lights, compact fluorescents)

- Low/No Volatile Organic Compounds (VOC) Paints/Primers
- Storm Drain Labels
- Construction Waste Management
- New Owner Manuals/Orientation

COCONUT GROVE NEIGHBORHOOD CONSERVATION DISTRICT (NCD-2)

From the Village West Island District Home Design Guidelines – Architecture and Urban Community Design

ARCHITECTURAL FEATURES – CARIBBEAN ISLAND STYLE DESIGN AND DETAILING

To protect and reinforce West Coconut Grove’s unique aesthetic character, new residential design shall be compatible with Caribbean vernacular styles. The method of construction, building configuration, scale and materials shall be designed to promote architectural harmony in Coconut Grove Village West. Appropriate residential design elements include:

Porches

Balustrades

“Tin” Roofs – Hip or Gable types

Bahama Shutters

Gingerbread Trim

Keystone Corners

Island Colors

Ornamental Framework

Pediments

Arches

Columns

Dormers

Porte Cocheres (carports)

Preservation of historic site features whenever possible: existing coral stone walls, piers, mailboxes, entrance structures

ILLUSTRATIVE HOME ELEVATIONS



SCHEMATIC DESIGN PLANS - See Attachment 1

DRAWING INDEX

Title Sheet

- S-1 Site Plans for 3346 William Ave.
- S-1.1 Typical Site Plan for 3-Bedroom/ 2 Bath Home
- S-1.2 Typical Site Plan for 4-Bedroom/ 2 Bath Home

- A -1 3-Bedroom/ 2 Bath Floor Plans (with Reverse Plan)
- A -2 4-Bedroom/ 2 Bath Floor Plans (with Reverse Plan)
- A -3 3 Bedroom Elevations - Type 1
- A -4 3 Bedroom Elevations - Type 2
- A -5 3 Bedroom Elevations - Type 3
- A -6 4 Bedroom Elevations - Type 1
- A -7 Wall Section Schematics

OUTLINE SPECIFICATIONS

To assist you, section and tables references from the 2010 Florida Residential Code (FRC) are provided throughout these sample specifications. Look for these references in parentheses.

Section 1

Footings, Foundation, Slab-on-Grade and Radon-Resistant Construction

A. Soil tests. In areas likely to have expansive, compressible, shifting or other unknown soil characteristics, Owner and/or the building official may require a soil test to determine the soil's characteristics at a particular location. This test shall be made by an approved agency using an approved method. (Section R401.4 FRC)

B. Compressible or shifting soil. When top or subsoils are compressible or shifting, such soils shall be removed to a depth and width sufficient to assure stable moisture content in each active zone and shall not be used as fill or stabilized within each active zone by chemical, dewatering or presaturation. (Section R401.4.2 FRC)

C. Site should be excavated and the footings designed to comply with Section R403 of the FRC.

D. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6" within the first 10'. (Section R401.3 FRC)

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6" (152 mm) of fall within 10', drains or swales shall be provided to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

E. Footings shall be constructed using minimum 2,500-psi concrete (Table R402.2 FRC).

F. Concrete shall conform to the latest revised Standard Specification for Portland Cement, ASTM C595-03. All concrete, except footers, shall have a minimum 28-day compressive strength of 2,500 psi (Table R402.2 FRC). The minimum interior concrete slab thickness is 4". Follow American Concrete Institute (ACI) 318-05. At interior concrete slabs, install 6 x 6/W1.4 x W1.4 WWF over a 6 mil vapor barrier over a properly compacted crushed rock or sand base. Base shall have a minimum 4" thickness. WWF to be located in the upper 1/3 to 1/2 of slab.

G. All exterior walls shall be supported on continuous solid concrete footings which shall be of sufficient design to accommodate all loads according to Section R301 FRC and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill that has been tested by an approved agency. Footings are to be in accordance with Figure 403.1(1) 'Footing A'/Monolithic Slab-on-Grade Exterior wall. Footings will contain two parallel runs of #5" rebar, with 3" minimum of cover, and staked and saddled. Rebar should be lapped a minimum of 12" and bent around corners and footer steps. (Section R403.1.1 FRC).

H. The dwelling site shall be in accordance with Section R318 of FRC. This shall include, but not limited to, soil treatment for subterranean termite prevention, as well as preparation of the building site and removal of debris (Section R318.7 FRC). The exterminator shall provide a contract, which the homeowner, at his option, can keep in effect for a period of five years.

Foundations

A. Foundation construction shall be capable of accommodating all loads according to Section R301 of FRC and transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested by an approved agency in accordance with accepted engineering practice.

Radon-Resistant Construction

A. All seams in the 6 mil sub-slab vapor barrier shall be lapped a minimum of 12" and covered with 2" w. pressure sensitive/non-deteriorating tape (FRC F302.5). Paper tape or cloth tape shall not be used.

B. All penetrations (pipes, conduit, etc.) of the 6 mil sub-slab vapor barrier shall be sealed per F302.7 of the FRC.

C. All joints in the concrete slab shall be sealed with an approved sealant per FRC F303.3.3.

D. Comply with all applicable provisions of Chapter F3 of the FRC regarding Radon-Resistant Construction.

Section 2

Floor Coverings

A. All rooms to receive unglazed ceramic tile, Daltile or equal.

B. Install tile and grout in accordance with applicable requirements of ANSI A108.1 through A108.13, manufacturer's instructions, and TCA Handbook recommendations.

C. Over interior concrete substrates, install in accordance with TCA Handbook Method F113, dry-set or latex-portland cement bond coat, with standard grout, unless otherwise indicated

D. Use 4" h. coved ceramic tile base at bathrooms. Baseboards at all other rooms are to be finger-jointed pine, painted with one coat primer and two coats of latex enamel. Miter cut all corners to fit.

Section 3

NOTE: This project is located in a High-Velocity Hurricane Zone as defined in FRC Section R202. As such, all construction shall comply with Chapter 44 of the FRC.

A. Exterior Walls to consist of 8" reinforced single wythe CMU in a running bond pattern. Exterior mortar joints to be struck flush.

B. Wall reinforcement to be installed in accordance with FRC R606.9.

C. Lintels to be reinforced concrete, designed to support the load imposed. (FRC R606.10)

D. Sills at window openings to be precast two-tier type, and reinforced.

E. A continuous reinforced bond beam shall be located at the top of the CMU wall and shall be installed in accordance with FRC 609.2 through R609.2.6.

F. Exterior wall covering to be stucco.

1.) Stucco on CMU walls: (2) coats minimum (3/8" thick scratch coat and 1/4" thick finish coat).

2.) Stucco on wood sheathed walls (gable end walls of roof): (3) coats (scratch, brown and finish) over metal lath (installed with self-furring nails) over 15# roofing felt.

3.) Exterior use of Portland cement plaster (stucco) shall comply with the application requirements of ASTM C 926 (Section R703.6 FRC). Portland cement plaster by Quikcrete or equal.

G. Soffits, eaves, and porch ceilings shall be finished in T1-11, 5/8" thick yellow pine plywood, with grooves at 4" o.c. Prime and paint with 2 coats. Install 1" wide continuous prefinished aluminum soffit strip vent at eaves and porch soffits. Note 1-1/2" wide x 2-3/4" h. decorative rafter tails at 16" o.c. at soffits. Rafter tails fabricated from ripped pressure-treated 2 x 6 members. Rafter tails to be primed and finished with 2 coats of paint on all sides. (FRC Section R806)

Windows

A. All window frames to be aluminum single-hung type. All glazing to be clear, double-paned insulating glass, and shall be impact-resistant to comply with Section R4410.2 of the FRC (High-Velocity Hurricane Zones – Windows, Doors, Glass and Glazing). Note grille patterns on the exterior elevation drawings. The vapor seal on the glazing must have a minimum ten-year warranty. All windows shall have a minimum one-year warranty on the operation of the window. It is preferred that all windows have a National Fenestration Rating. Note that emergency egress units are required at bedrooms that do not have a door to the exterior. Sash removal is not an acceptable method to achieve the required opening. Refer to FRC Section R310.

Screen frames are to be aluminum to cover the openable area of the window. Screening material is to be nylon or aluminum.

B. Windows are to receive a cultured marble bottom sill. The remaining three sides of the window opening are to be finished with drywall and J channel. Contractor may elect to finish window openings with painted or stained wood.

Exterior Doors

A. Front and rear swinging doors are to be pre-hung, metal, insulated, three panel, solid, 1 3/4" thick and 3' wide similar to Therma Tru #203HD or similar. (Section R311.2 FRC)

B. Metal doors are primer-painted at the factory and must be finish-painted with two coats by the contractor on all six sides (owner's choice of color).

- C. Sliding door to be aluminum and to be manufactured by the window manufacturer. See Paragraph A above under the Window section for requirements for the sliding door glazing, warranty, etc.
- D. Framing material for swinging doors shall be 3/4" pine with magnetic or compression weather-stripping.
- E. Exterior swinging door frames and trim must receive one coat of primer and two coats of latex enamel (the outside brick mold must be covered with exterior grade paint or aluminum bent to fit).
- F. Door hardware and locksets are to be by Titan Quickset or equal. Lever handle is preferred. Doorstops are required. Deadbolt and standard locksets are both required on all exterior doors and all locks are to be keyed alike.
- G. All exterior doors to comply with Section R4410.2 of the FRC (High-Velocity Hurricane Zones – Windows, Doors, Glass and Glazing).

Cabinets

Cabinet and drawer fronts shall be made of solid wood fronts (not particleboard), factory finished with 12" shelf depth. Cabinet ends shall be finished with appropriate veneer. Cabinets shall be Kitchen Cabinet Manufacturer's Association (KCMA) Approved and contain the KCMA Label. Install blocking for upper cabinets during framing.

All cabinets are to be pre-drilled and attached to the wall blocking with pan-head screws. Sheetrock screws shall not be used for this application.

Countertops shall be molded roll-backed, laminated plastic or Formica with finished ends and sealed at the cut out for the sink. Other appropriate materials may be used when approved.

Building Thermal Envelope

A. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped, or otherwise sealed with an air barrier material, suitable film, or solid material:

1. All joints, seams, and penetrations
2. Openings between window and door assemblies and their respective jambs and framing.
3. Utility penetrations.
4. Behind tubs and showers on exterior walls.
5. Attic access openings.
6. Other sources of infiltration.

Ref: Florida Building Code 2010 – Energy Conservation - Section 402.4 – Residential Energy Efficiency.

B. Building envelope air tightness and insulation installation shall be demonstrated to comply with either of the following options:

1. Blower door test per 402.4.2.1 of the Florida Building Code 2010 – Energy Conservation.
2. Visual inspection option per 402.4.2.2 of the Florida Building Code 2010 – Energy Conservation.

Invitation to Bid/Request for Proposal from Design-Build Contractors for Village West Homes

Both methods require acceptable written documentation to be submitted to the Owner for approval before commencing further work which may conceal defects discovered during the testing or inspection.

Section 4

Interior Walls

Studs are to be #2 stud grade 2" x 4" in interior walls placed 24" on center. Use pressure treated wood at bottom plate. Where partition walls meet other partition walls, "T's" are to be constructed for proper backing for drywall. Exception: Sheetrock wall clips installed per manufacturer will meet this requirement. In the case of "T's", it is preferred that the structural material not block the wall area.

Interior Doors and Trim

A. Interior doors are to have molded wood fiber facings, wood stiles, wood or MDF rails and engineered low density composite core similar to Masonite or equal. Doors to be raised panel and 1-3/8" thickness. Doors are to be equipped with 3 hinges and door stops. All passage doors from room to room including bedroom doors shall be a minimum 3' door.

B. Trim is to be finger-jointed pine or better.

C. Closet to have shelves are to be wire type with integral hanging rod. Shelves are to be adequately supported from each wall stud with suitable brackets to support a 200-lb. load. One shelf is to be installed in the closet over the washer and dryer.

D. Doors are to receive one coat of primer and two finish coats of paint on all six sides. Trim is to be primed and then to receive two coats of latex enamel paint. Nail holes and depressions should be filled prior to the final coat of paint.

E. Door hardware and locksets are to be by Titan Quickset or equal. All interior doors shall be equipped with brass-plated or other durable metal finished knobs. Plastic is not permitted. Install locks for bedrooms, bathrooms and other doors as needed. Lever handle is preferred. Doorstops are required.

Covering and Decorating

A. Walls will be finished with 1/2" gypsum board, taped and sanded to a smooth surface.

B. Bathroom and kitchen areas: Water resistant gypsum board (commonly called green board) must be used on all walls in the bathroom and within six horizontal feet of wall surfaces where the drywall can be splashed such as kitchen sink, next to water heater and/or washer. When a tub/shower unit is on an exterior wall, provide a vapor barrier and water-resistant gypsum board behind the tub/shower unit. Water-resistant gypsum, when used on ceilings must be rated for the span.

C. All ceilings are to receive a smooth finish. Ceilings shall be 5/8" for 24" on center framing.

D. All walls are to receive (1) coat of latex primer.

All walls are to receive two coats of washable, latex enamel with a finish that reflects a sheen. Low luster or semi-gloss latex is preferred.

E. Paint to be of one color choice throughout.

F. Contractor is to leave all unused paint upon completion of project with homeowner for touch-up purposes.

Section 5

Ceiling and Roof Framing: Comply with Span Limitations

NOTE: This project is located in a High-Velocity Hurricane Zone as defined in FRC Section R202. As such, all construction shall comply with Chapter 44 of the FRC.

A. Roof trusses will be constructed with a minimum 4"/12" pitch and a minimum 2' overhang at eave. Trusses shall be for the building and geographical area and include sealed drawings of a licensed engineer of the design and layouts, to include all the information listed in R802.1.6.1 of the FRC. Trusses are to be braced laterally according to the manufacturer's directions. (Section R802.1.6.3 FRC)

Roof trusses must be fastened to top plate with hurricane clips on each end of each truss on the exterior surface of the wall attaching the rafter to the wall. Truss tie must catch at least 2" of top chord.

B. Attic access doors are to be 22" x 30". The door opening shall be built up with 7/16" OSB or better between the trusses or joists so that no insulation spillage will occur when the attic door is removed. The door will be constructed of 5/8" drywall, framed, painted and insulated with two layers of R-19 fiberglass batts glued to the attic side of the door. NOTE: In the event that a house has both flat ceilings and vaulted ceilings, and if the vaulted ceiling separates the two sections of flat ceilings, each area of the house with a flat ceiling must have an attic access door. (Section 807.1 FRC)

C. Roof sheathing is to be 5/8" O.S.B nailed with 10d nails at 4" o.c. at edge and 8" o.c. in field.

D. All lookouts (fly rafters) for rake overhangs up to 23-1/2" are to be constructed using 2" x 4" SYP or SPF lumber.

Roofing underlayment is to be 30-lb. asphalt impregnated builders felt (Section R905.2.3 IRC)

E. Roofing to be bare (unpainted) galvalume panels, with ridges at 12" o.c.. Panels shall be a minimum of G-90 corrosion resistant, and shall not be less than 26 gauge in thickness. Install panels in accordance with Chapter 9 of the FRC and with the manufacturer's installation instructions. (Section R905.10.5 of the FRC). Roofing shall also comply with the applicable sections of R4402.7 of the FRC.

F. Valley Flashing by the roofing manufacturer. Exposed flashing at roof/wall intersections by roofing manufacturer. All flashing to comply with FRC Section R4402.6.6. Color to match roof color.

G. Roof venting shall be by an integral vent in the roof ridge cap piece of the galvalume roofing.

Section 6

Porches and Decks

Exterior Columns

A. Columns to be fiberglass composite, similar to HB & G "Permacast" or equal. Cap and base by column manufacturer.

B. Note split columns are to be installed at pilaster locations.

C. Columns to be painted with 2 coats.

Exterior Decorative Porch Brackets

A. Decorative brackets to be polyurethane, similar to Fypon or equal.

B. Brackets to be painted with 2 coats.

Exterior Railings

A. Exterior railings must be of ACQ (0.25 lbs/CuFt) treated materials with vertical pickets spaced less than 4" apart and with the bottom horizontal member less than 4" above the porch surface. See the exterior elevations for railing configuration.

B. All members to be primed and painted with 2 coats.

Section 7

Insulation

Ceiling and wall insulation values must correspond to the documentation submitted to CDC. These calculations must be provided in one of the following forms:

A. Documentation from REScheck or other approved software that the building envelope meets the Code requirements.

REScheck is a US DOE free download at: <http://www.energycodes.gov/rescheck/download.stm>

B. The design values of component efficiencies listed in Table 402.1.1 of the Florida Building Code Energy Conservation 2010. Provide written documentation of the proposed assembly R or U values for approval by CDC before commencing construction .

C. Engineered designs that meet the Code. Provide written documentation for approval by CDC before commencing construction.

- Ceiling – Contractor is to install air infiltration baffles between all trusses to provide adequate passage of outside air in the attic. The top end of each baffle must end above the required depth of the insulation. All insulation in the attic must extend to the outside of the exterior wall line.

NOTE: Consult the manufacturer's installation instructions for the proper depth of blown materials in order to meet the desired R-value for the insulation.

- Wall insulation– Rigid E.P.S. material.

NOTE: Any other substitute insulation method must be approved by CDC.

Section 8

HVAC: HVAC systems shall be installed by a licensed HVAC contractor (R101.6).

A. The HVAC unit shall be an electric heat pump, with an air handler that has adequate emergency heating strips. Unit is to have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 14.00 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 7.4 (Table 503.2.3(2) of the 2010 Florida Energy Conservation Code).

B. Ductwork can be either galvanized, insulated trunk or ductboard trunk with flex duct to the registers. Ductwork must be in compliance with Mechanical Code. Flex duct feeder lines must be a minimum of 18" away from the end of the supply trunk.

C. All ducts, air handlers, filter boxes, and building cavities which form the primary air-containment passageways for air distribution systems shall be considered ducts or plenum chamber, shall be constructed and sealed in accordance with 503.2.7.2 of the 2010 Florida Building Code – Energy Conservation, and shall be shown to meet duct tightness criteria in Section 403.2.2.1 (Ref. Section 403.2.2 of the 2010 Florida Building Code – Energy Conservation).

C. Bathrooms will have a fan light combination fixture. The fan must be ventilated by metal or aluminum duct THROUGH THE DEDICATED ROOF, WALL, OR GLOBE VENT to the outside with an approved hood. NOTE: The minimum ventilation rate shall be 50 cfm for intermittent ventilation. (FRC R303.3 Exception)

D. Dryer vent material passing through walls will have a metal thimble through the wall to the exterior hood and to be connected to the dryer. All fixed vent material beyond the dryer must be of rigid metal. Flexible transition ducts used to connect the dryer to the exhaust duct system shall be limited to single lengths, not to exceed 8 feet (M1502.1). Use a screw-type clamp to make connections. or screws may be used to connect the flex duct to rigid metal duct.

Section 9

Electric Wiring: NFPA 70 2005

A. Service is to be overhead style unless otherwise designated. Contractor shall be responsible for the payment of design, construction, and or coordination of all electric service connections with FPL.

B. Breaker box is to be 200 amp, 30 circuit or more. Murray, General or an equal type is recommended with all breakers (size the box to allow for future addition of two circuits, minimum). Wiring will be in nonmetallic cable.

C. Bathroom, kitchen and exterior are to have Ground Fault Circuit Interrupter (GFCI) protection. NOTE: There MUST be two separate, dedicated circuits to the kitchen counter top (Section NEC 210.52B) besides the other required circuits. Bath GFCI's must be dedicated. (Section NEC 210.11C3)

D. A 220-volt dryer outlet is to be provided and installed.

E. A 220-volt range outlet is to be furnished and installed.

F. A doorbell with buttons at each exterior door is to be furnished and installed.

G. A range hood with a minimum 150 CFM rating and a light is to be installed vented to the exterior of the building. Use ducting sized and ducting material per manufacturer's recommendations. Provide a finished cover over exposed ducting. Hood color to be chosen by owner.

H. All rooms must have switch-operated ceiling light fixtures. Exterior doors must have switch-operated outside mounted lights. Ceiling fan to be installed in living room. All halls shall have a three-way switch put in a convenient location.

I. The contractor will furnish and install approved ceiling fan bar/brackets in all bedrooms, living room and dining/family rooms.

J. Dwelling is to have one wired-in electric smoke alarm with a battery back-up in each bedroom and outside of each bedroom (see plan) (all alarms to be wired together for simultaneous activation).

NOTE: THERE SHALL BE A SMOKE ALARM WITHIN EIGHT FEET

OF EACH BEDROOM DOOR (on the hallway side). Smoke alarms must be installed per NFPA 72. . The smoke detectors shall not be on a dedicated circuit so that it is inconvenient for the resident to leave the circuit de-energized. Consult FRC Section R314 and the smoke alarm manufacturer's installation instructions for further information.

K. All wiring is to be according to NFPA 70 2005 Edition (National Electric Code). The electrician is to obtain a rough-in and a final inspection by a certified electrical inspector (Section R102.9 International Residential Code IRC). Contractor or subcontractor to provide and post all permits. NOTE: Contractor will ensure that the certified electrical inspector places rough-in and final inspection stickers in an appropriate location as proof of compliance.

L. Contractor must wire houses for one cable tv outlet and two telephone outlets (see owner for choice of room locations).

M. Kitchens shall include switch-operated lighting over the cooking area, the sink area, and the general or dining area.

Exterior Luminaries:

Shall be located at all entrances and provide adequate lighting.

Interior Luminaries:

Each room, hall, stair, and walk in closet shall have a minimum of one switch-operated overhead light. Kitchens shall include switch-operated lighting over the cooking area, the sink area and the general or

dining area. Bathrooms shall be equipped with switch-operated lighting over the lavatory area and the general area.

Section 10

Plumbing

A. Kitchen sink must be a double bowl, minimum of 7" deep, 33" x 22" in size constructed of stainless steel or other CDC approved material and manufactured by Elkay or equivalent.

B. Water closet is to be 1.6 gallon and made by Mansfield (mfg. num. 121-SL) or an equal.

C. Lavatory vanity must be 19" x 24" to 30" (see drawing for larger unit). It should match the kitchen cabinets and be complete with one-piece sink top/basin. Sinks shall be 15" minimum diameter; made of fiberglass, acrylic, porcelain, or, cultured marble.

D. Bathtub/shower combination is to be 60" x 30" x 72" one-piece fiberglass by Aquaglass or equal (builder's model) with built in surround.

E. Bathroom must receive one shower rod, one 24" towel bar and one tissue rack. Medicine cabinet is to be surface mounted with a 4-bulb light bar above and the same width as the vanity. All bathrooms shall have a medicine cabinet with mirror 16" wide by 20" tall (minimum). Lights are to be wall switch operated.

F. All faucets are to be washerless, lever handle type. Shower faucet valves shall be pressure balanced anti-scalding type manufactured by Delta or equivalent. Adjustment directions shall be provided to the owner.

G. Drains are to be of PVC.

H. Water supply piping for potable water systems may be installed with any material specified in the most current Florida State Plumbing Law, Regulations and Code.

I. Water heater is to be electric fueled, tankless or a minimum forty (40) gallon conventional model. Tankless heaters may be of any kind listed in the most current Florida State Plumbing Code. A temperature and pressure relief device must be installed on all conventional water heaters. This device shall be discharged into either a floor drain or open receptacle. Conventional heaters shall be manufactured by Ruud or equivalent.

J. Install washer/dryer hook-ups in a plastic, wall mounted box with proper finish face cover installed. Washer hose shut-offs are to be one-quarter turn ball type.

K. The plumbing contractor must provide all permits and ensure inspection stickers are placed in appropriate locations as proof of compliance with existing plumbing codes and regulations.

NOTE: Contractor shall be responsible for the payment of design, construction and/or coordination of all water connections and meters beyond the property line and into the Public Right of Way. Design/Construction/Coordination shall be with Miami Dade WASD.

Section 11

On-Site Improvements

A. Finish grade shall fall a minimum of 6 inches away from foundation walls within the first 10 feet. (FRC Section R401.3)

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be provided to ensure drainage away from the structure.

B. All lawn areas shall be seeded and straw-covered with an adequate seed, lime and fertilizer at the proper application rate. All slopes in excess of 3:1 within 10 feet of the home, driveway and/or walkway (within 50 feet of the home) shall receive sod or other approved erosion control materials which will enhance the establishment of a permanent ground cover.

C. A minimum (1) shade tree shall be installed in the first layer of the site per 5.6.3(a) of the Miami 21 Ordinance.

D. A minimum of (5) bushes (balled and burlapped) shall be installed along the front facade to conceal the base of the exterior wall.

E. All elements comprising the building's thermal envelope, including all exterior joints, seams, or penetrations, shall be caulked with a 25-year caulking, gasketed, taped or covered with moisture-vapor-permeable sheathing or house wrap.

F. Contractor will furnish and install house numbers. A minimum of 4" in height. (FRC Section R319)

E. Contractor will furnish a mailbox installed in appropriate location, front loading panel frame, and piano hinged jamb.

Walks and Driveways

A. Sidewalks on the property are to be 42" wide and 3-1/2" thick of poured 2500 psi concrete. The sidewalk should be placed from the front porch stairway landing to the street.

B. Exterior concrete shall be 2500 psi and air-entrained. (FRC Table R402.2) (Porches, driveway slabs, and other concrete exposed to the weather).

C. Slabs described in Items 'A' and 'B' above shall be placed on clean, thoroughly compacted sand or crushed rock free from organics or other deleterious materials (FRC R4404.4.5).

Section 12

Warranties

A. Contractor shall furnish a written material and labor warranty on the dwelling for a period of one year after completion.

B. Contractor is to instruct the homeowners on the adjustment procedure of the anti-scald shower faucets.

C. Contractor will instruct the homeowners on the location of HVAC filters and the approved replacement schedule, as well as proper operation of HVAC equipment.

General

All labor and materials required to fully complete the job shall be furnished by the contractor for a turnkey job. Standard materials necessary to complete the house, which are not listed, shall be furnished by the contractor. The contractor shall comply with the Construction Documents and all applicable codes. The construction will be inspected for full compliance of the minimum standards of all jurisdictions, including amendments, and where applicable, Universal Design and Minimum Design Standards.

Upon completion of the house, all material, scrap, trash and debris shall be removed from the property, and the interior of the house will be in a broom clean condition. The lawns will be finish graded, seeded, and straw-covered with the appropriate fertilizer for a neat appearance. Vegetative landscaping (trees and bushes) will be installed.

The contractor shall contact for rough-in inspections in a timely manner and shall provide photos of the foundation excavation before and after pouring. Also, photos shall be required of the foundation wall and any pier alignment for placement of anchor bolts.

Contractor shall be responsible for notifying all applicable agencies for compliance and pay all applicable fees for permits to complete the necessary tasks. Install a service line to the city sewer line, and install a new water line from existing water main, including new stop box for new shut-off valve. The installation must be inspected by the appropriate agency and a certificate provided.

ATTACHMENT 1 – SCHEMATIC DESIGN PLANS**DRAWING INDEX**

Title Sheet

S-1 Site Plans for 3346 William Ave.

S-1.1 Typical Site Plan for 3-Bedroom/ 2 Bath Home

S-1.2 Typical Site Plan for 4-Bedroom/ 2 Bath Home

A -1 3-Bedroom/ 2 Bath Floor Plans (with Reverse Plan)

A -2 4-Bedroom/ 2 Bath Floor Plans (with Reverse Plan)

A -3 3 Bedroom Elevations - Type 1

A -4 3 Bedroom Elevations - Type 2

A -5 3 Bedroom Elevations - Type 3

A -6 4 Bedroom Elevations - Type 1

A -7 Wall Section Schematics

ATTACHMENT 2 – SITE SURVEYS AND SOILS REPORTS

Site #1:	3346 William Avenue	01-4121-007-4880
Site #2:	3797 Frow Avenue	01-4120-006-0640
Site #3:	3745 Frow Avenue	01-4120-006-0570

ATTACHMENT 3 – SITE ENVIRONMENTAL ASSESSMENTS

Site #1:	3346 William Avenue	01-4121-007-4880
Site #2:	3797 Frow Avenue	01-4120-006-0640
Site #3:	3745 Frow Avenue	01-4120-006-0570