INVITATION TO BID (ITB)
BID # FY 2017-2018-CRA002

FLORIDA DIVISION OF EMERGENCY MANAGEMENT (FDEM) GRANT
RESIDENTIAL WIND MITIGATION RETROFIT IMPROVEMENTS

EXHIBIT G – 925 NE 6TH STREET – ASSESSMENTS AND REPORTS

PREPARED BY:
HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA)
AND
PROCUREMENT DEPARTMENT
SCOPE OF WORK

The Contractor shall provide engineering, labor, materials, tools, storage, staging, scaffolding, hoisting, taxes, insurance, hauling, equipment and supervision required for the proper and complete performance of the scope of work in accordance with the Contract Documents and this Exhibit G. The separation of those documents into various sections is for convenience only and is not intended in any way to limit the scope of this Bid. Without limiting the generality hereof, the work also includes but is not limited to the following:

ASSESSMENTS AND REPORTS INCLUDED HEREWITH BY EXHIBIT G (All Products will have acceptable Miami Dade NOA’s):

1. 925 NE 6th Street - Residential Property Wind-Storm Protection Assessment

SCOPE OF WORK:

1. This scope of work includes but is not necessarily limited to furnishing and installing the following:
   a. Complete removal of existing damaged roof cover materials on flat deck
   b. Repair of 1660 SF damaged roof decking as required
   c. New built up modified bitumen roofing on flat deck
   d. Replacement of 100 SF of main roof damaged/broken tiles
   e. Remove / replace gable end vents
   f. Replacement of one (1) skylight
   g. Accordion storm shutters at two (2) proposed glazed window openings
   h. Materials for three (3) storm protected exterior doors
   i. Removal of the three (3) existing exterior doors and door frames
   j. Installation of the three (3) new storm protected exterior doors
   k. Trash removal and disposal from the subject site
   l. The systems designed, built, and/or installed by the Contractor are to be complete in every respect with all related accessories. Installed system shall be in accordance with the Contract Documents, manufacturer’s specifications, the State of Florida, national and local codes, and all authorities having jurisdiction.
   m. Install all components of this subcontract square, level, plumb, true and horizontally / vertically “in-line.”

2. The Contract Documents indicate the general Scope of the project in terms of design concept, the dimensions of the building, and the type of architectural and structural components. Contractor understands and agrees that Contractor is to furnish all items required for proper completion of Contractor’s Work without adjustment to the contract price. It is intended that the Work be of sound quality and construction and that Contractor, for the contract Price, shall be solely responsible for the inclusion of all items indicated, described or implied by the Contract Documents, and that Contractor’s Work shall comply with applicable code requirements and the reasonable intent of the Contract Documents, shall be 100% operable and functional and compatible in all respects with the other portions of the Work.

COORDINATION & SUBMITTALS:

3. The Contractor shall be responsible to ensure the systems design, materials furnished, and installation of all work under this Scope of Work are complete systems and that each are in accordance with all contract documents, building codes, local and federal codes, and all governing authorities having
jurisdiction. All work to be fully coordinated and sequenced with all other trades and/or affected building components.

4. The systems designed, built and installed by the Contractor are to be complete in every respect with all related accessories. Installed system to be in accordance with the contract documents.

5. Provide copies of warranties, owner manuals, operation instructions per the contract specifications to CRA when requested by CRA and absolutely prior to final payment.

6. Provide Owner training (if applicable) at turnover prior to final payment.

7. The Contractor hereby acknowledges and agrees that it has been made aware of and hereby agrees to comply with the following schedule for the Subcontract Work:

   a. Within seven (7) days of the date of executed contract the Contractor will submit the “Submittal and Purchase & Delivery Schedules” for Contractor review and approval. Also, the initial package of submittals is due within seven (7) calendar days of the date of executed contract, unless otherwise noted. The submittal schedule shall include all submittal items requiring approval, the submittal date for each, requested review duration, and return dates. No time extension will be granted, nor will any consideration be given for claims arising out of Contractor’s failure to submit any shop drawing, product data, samples, or other related submittals according to the schedule or otherwise in a manner which otherwise does not allow adequate lead time for CRA’s review, or does not allow for ample time for revision, resubmission and subsequent review by CRA and Owner as required.

8. The Contractor shall submit shop drawings, product data submittals, product samples, color samples and delivery schedule within one (1) week after the execution of this subcontract. Contractor shall submit electronic copies of all specifications, shop drawings, samples, and material maintenance data. No time extension will be granted, nor will any consideration be given for claims arising out of Contractor’s failure to submit any shop drawing, product data, samples, or other related submittals according to the schedule or otherwise in a manner which otherwise does not allow adequate lead time for CRA’s review, or does not allow for ample time for revision, resubmission, and subsequent review by CRA and Owner as required.

9. Any fees resulting from the CRA, City or their related consultants due to the review of or issuance of field corrective information due to the improper installation or interpretation of the components of the current construction documents will be borne by the Contractor.

10. The Contractor shall be responsible to obtain the project CRA and Engineer’s approval prior to making any repairs and/or deviations from the Contract Documents.

GENERAL SCOPE:

11. The Contractor acknowledges that they have visited the site and are completely familiar with the existing conditions and have incorporated these conditions into their contract price. Any existing site conditions will not be considered for additional compensation. Contractor to notify CRA in writing of any interferences, unacceptable conditions, or prior defective work by others that would affect the proper and timely execution of Contractor’s work. Unless such notice is given, Contractor shall be barred from making any claims and shall be responsible for any damages caused by the redoing of Contractor work.
12. The Contractor understands and agrees that invoicing or billings for stored material shall be accompanied with an appropriate insurance policy insuring such materials against loss due to vandalism, theft, fire, etc. The materials will be stored satisfactorily to the Contractor and properly marked. Payment for offsite stored materials is subject to CRA’s prior approval.

13. The Contractor agrees to provide competent full time on-site supervisory personnel acceptable to the General Contractor during the performance of the work. The Contractor will provide a full-time Project Manager or Superintendent who is familiar with the Project, capable of making decisions, speaks English and has the authority to increase/decrease internal manpower.

14. Coordinate with the CRA’s Representative as to the sequence of operations for this trade.

15. The Contractor shall provide for continuous (daily) and final clean-up of the Contractor’s debris. All construction debris must be disposed of in a legal manner. This will be strictly enforced.

16. Include all applicable sales tax.

17. Provide insurances, workman’s compensation, any and all taxes, labor, and etc. necessary for completion of this scope of work.

18. The Contractor is required to provide and pay for all necessary Permits, Fees and Notices required for and associated with the complete performance of the Subcontract Work and the cost of same is included in the Subcontract price.

19. Protect all existing conditions, work, materials, and equipment from inclement weather, theft and vandalism. The Contractor has included protection for materials in the Contractor’s scope of work from damage and performance of the work.

20. The protection of all excavations, adjacent structures, roads, sidewalks, overhead and underground utilities from the Contractor’s equipment is the responsibility of the Contractor during mobilization and demobilization periods.

21. The Contractor shall be responsible for the protection of any work that has been previously installed. This protection shall include visqueen, paper, plywood or any other means necessary to provide a complete protection system. Protect adjacent areas surfaces and structures from damage from this scope of the work. Protect commenced, ongoing and completed work of this scope until final acceptance.

22. The Contractor may have to work overtime to properly complete a work program or maintain job schedule requirements and therefore the costs (labor, etc.) will be the responsibility of the Contractor and is included in the Subcontract amount. Overtime due to delays by other trades is not included.

23. The Contractor shall provide all cutting and patching as it relates to the Contractor’s Scope of Work.

24. Contractor’s bid proposal, with any listed inclusions, exclusions and/or clarifications is superseded by this Subcontract.

25. The Contractor agrees to give top priority to maintaining quality in all its work. Quality is defined as: Conformance with the Contract requirements. Contractor agrees to attend a Pre-Installation Conference prior to commencing work to review the Contract Documents and requirements.
26. Reasonable out of sequence work may be required to complete the Contractor scope of work as directed by the General Contractor. It is understood that several mobilizations may be required to complete the Contractors scope of work.

27. All costs for failed tests and inspections shall be the responsibility of the Contractor.

28. All costs associated for off-site storage for other trades due to delay by the Contractor shall be the responsibility of the Contractor.

STORAGE, SHIPPING AND DELIVERY:

29. The Contractor shall furnish off-site conditioned storage, if required, until project is ready for installation. The ambient conditions of this storage shall be coordinated with the CRA’s Superintendent to minimize the moisture changes in the materials and products after delivery and installation.

30. Provide proper storage and dunnage of materials. This includes storing doors flat a minimum of 4” above slab. Losses due to improper storage are the responsibility of Contractor.

FIELD MEASUREMENTS AND LAYOUT:

31. In the event it is not possible to take field measurements before fabrication, the Contractor shall provide adequate installation tolerances and scribe trim to fit.

32. Contractor shall visit the job site and shall verify designers / CRA’s dimensions and details prior to initial Bid submittal. Contractor shall notify CRA of any errors, omissions, discrepancies and/or conflicts in construction documents, before Bid submittal, which would affect the Bid pricing. All discrepancies not brought to the attention of the CRA prior to final Bid submittal shall be corrected by the Contractor at no additional costs.

33. The Contractor shall furnish all layout required for the proper performance of this scope of work.

PERMITS:

34. The Contractor shall provide all notifications and obtain all applicable permits. The Contractor will pay all fees and levies as required by the authorities having jurisdiction. The Contractor shall provide notice of any utilities interruption required for this scope of work; the Contractor shall coordinate and notify all affected entities and agencies in a timely manner.

GENERAL CONDITIONS:

<table>
<thead>
<tr>
<th>General Conditions</th>
<th>Contractors will guarantee in writing all materials and workmanship for a period of one (1) year from the date of final acceptance by the CRA/owner and will, at their own cost repair or replace all work or damage caused by work of Contractors which becomes defective during the term of the guarantee.</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Conditions</td>
<td>Contractors shall perform all work in compliance to the FBC 2017.</td>
</tr>
<tr>
<td>General Conditions</td>
<td>Contractors to submit (3) copies of shop drawings to CRA.</td>
</tr>
<tr>
<td>General Conditions</td>
<td>Power and water will be provided by Contractor</td>
</tr>
<tr>
<td>General Conditions</td>
<td>It is not the intent of these documents to show every minor detail of construction. The Contractor is expected to furnish and install all items required to complete the work with good workmanship and assure proper working order.</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>General Conditions</td>
<td>No deviations shall be made from these documents without the prior written approval of the CRA.</td>
</tr>
<tr>
<td>General Conditions</td>
<td>All work and material shall be free from defects, and damage, and shall be new and fully operational upon final acceptance by the client.</td>
</tr>
<tr>
<td>General Conditions</td>
<td>The Contractor shall supervise all work outlined in scope of work.</td>
</tr>
<tr>
<td>General Conditions</td>
<td>Contractors are to be licensed within the community of the authority having jurisdiction.</td>
</tr>
<tr>
<td>General Conditions</td>
<td>All wood in direct contact with masonry or concrete shall be pressure treated. All wood in concealed locations shall be fire retardant wood.</td>
</tr>
</tbody>
</table>

**END OF SCOPE**
RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach
Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single-Family Home Self-Structure Building

925 NE 6th Street
Hallandale Beach, FL 33009
PROJECT INFORMATION

<table>
<thead>
<tr>
<th>In Regards To</th>
<th>925 NE 6th Street, Hallandale Beach, FL 33009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared For</td>
<td>City of Hallandale Beach</td>
</tr>
<tr>
<td>Requested By</td>
<td>Community Redevelopment Agency</td>
</tr>
<tr>
<td>Soil &amp; Weather</td>
<td>Dry Soil &amp; Sunny • 79 °F</td>
</tr>
<tr>
<td>Assessment Date</td>
<td>November 30, 2017</td>
</tr>
<tr>
<td>Year Built</td>
<td>1955-1962</td>
</tr>
<tr>
<td>Property ID</td>
<td>5142-22-36-0060</td>
</tr>
</tbody>
</table>

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal “wear and tear,” such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for “on-going” maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone.
The property consists of Legal Description as follow: GULFSTREAM ESTATES 37-6 B LOT 6 BLK 1. Records in Broward County Property Appraiser’s Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 925 NE 6th Street in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

The subject property is one-parcel of residential property containing approximately 1,858.00 adjusted square feet for a residential single-family home and attached no covered motor-vehicle carport or garage noted around the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground slab-on-grade foundation type structure. The property was built in the years of between 1955-1962. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden made material.

**EVALUATION OF ROOF SYSTEM & WINDOW-DOOR OPENINGS**

The subject residential single-family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as stones in the other exterior surfaces as well.

The main clay tile roof system appears to be in poor condition because of cracked, damaged and poorly repaired tiles and excessive granular loss noted on the flat BUR roof sections. Damaged roof tiles are recommended to be repaired/replaced immediately. The flat BUR roof rolled composition materials have excessive granular loss and the deterioration is consistent. The subject property interior ceilings have some water intrusion and penetration damages by the skylight frames on the main tile roof. Poor repairs noted on the previous broken tile damages in the subject property.

The roof wooden fascia boards, and soffit/eaves have severe deterioration and rot. The fascia boards and soffit panels have severe wood destroy organism damages in the subject property. Those damaged roof system components and fascia boards and soffit need to be partially replaced along with proper screens and they all should be maintained as needed in the future.

The window glazed openings have storm protection with the exception of two windows. These two window glazed openings and exterior doors/frames are recommended to be replaced with storm protected built-in storm shutters. The three exterior door panels, frames, and sashes are deteriorated along with seals are in poor condition and recommended to be replaced with proper exterior door panels as well.
All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

**OVERALL ASSESSMENT & RECOMMENDATIONS**

After viewing the structure inside and out, making various assessments and judgments, it is this inspector’s opinion; the subject property building needs partial replacement of the main clay tile roof along with proper maintenance and servicing. The flat BUR roofs need to be fully replaced. The two window glazed openings need built-in storm shutters to be fully protected, exterior door panels and frames also are in need of full replacement.

The wooden fascia boards, eaves, and soffit panels are damaged and deteriorated; and they should be partially replaced along with roof repairs and replacement.

All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged roofs, exterior doors, and the window openings.

As with any residential property self-structure shell buildings of these one is almost sixty-three-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible.

Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.
Respectfully submitted,

Omer Zeyrek, PhD
CGC, CCC, PMP, CPI, CMA, CRM, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932
ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To

925 NE 6th Street, Hallandale Beach, FL 33009

<table>
<thead>
<tr>
<th>Prepared For</th>
<th>City of Hallandale Beach</th>
<th>Estimate Date</th>
<th>November 30, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requested By</td>
<td>Community Redevelopment Agency</td>
<td>Estimate Expires</td>
<td>January 29, 2018</td>
</tr>
<tr>
<td>Facility Type</td>
<td>One-Story SFH (3/2) – 1,858 S.F.</td>
<td>Year Built</td>
<td>1955-1962</td>
</tr>
</tbody>
</table>

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

Main Shingle Roof Removal & Replacement Work Items

- Removal of Existing Damaged Roof Cover Materials $ 
- Main Roof Damaged/Broken Tiles & A Skylight Replacement $ 
- New Flat Asphalt BUR Roof Installations with Fascia Boards $ 
- Trash Removal from the Subject Site with Dumpster $ 
- Sub-Total for Roof Systems Repairs & Replacement Cost $

Glazed Window Openings Built-In Storm Shutters Installation Materials

<table>
<thead>
<tr>
<th>Window Size</th>
<th>Quantity</th>
<th>Material Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 24” X 24”</td>
<td>1</td>
<td>$</td>
</tr>
<tr>
<td>2. 12” X 60”</td>
<td>1</td>
<td>$</td>
</tr>
<tr>
<td>Sub-Total for Window Shutters Materials</td>
<td>2</td>
<td>$</td>
</tr>
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</table>

YapiGroup.com
<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Preparation &amp; Removal &amp; of Existing Windows &amp; Door Frames</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Window Glazed Openings Shutters Installation &amp; Adjustment</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td><strong>Sub-Total for Window Openings Cost of Estimate</strong></td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Non-Glazed Standard Storm Protected Exterior Door Openings Materials</td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>1. 36” X 80” Door</td>
<td>3</td>
<td></td>
<td>$</td>
</tr>
<tr>
<td><strong>Sub Total 3-Exterior Door Materials</strong></td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td><strong>GRAND TOTAL OF COST ESTIMATE</strong></td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td><strong>Grand Total for Entire Project Cost</strong></td>
<td></td>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

Printing/Reproduction for Plans, Engineering, Additional Site and/or Building Department Visits, Testing Services, Permit Fees that are required by the City of Hallandale Beach-Building Department, and any extra fees required by the work and/or city officials are not part of this assessment report.
As Photographed on

Thursday, November 30th, 2017

(1)

The subject property building face South

(2)

The subject property East elevation view

(3)

The subject property North elevation view
<p>| (4) | The subject property West elevation view |
| (5) | The subject property main entry door view and the address signage 925 |
| (6) | The subject property main entry door side view |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(7)</td>
<td>The subject property main tile roof damaged/broken/cracked roof tiles need to be replaced</td>
<td></td>
</tr>
<tr>
<td>(8)</td>
<td>The subject property main tile roof damaged/broken/cracked roof tiles need to be replaced</td>
<td></td>
</tr>
<tr>
<td>(9)</td>
<td>The subject property main tile roof damaged/broken/cracked roof tiles need to be replaced</td>
<td></td>
</tr>
</tbody>
</table>
The subject property severely deteriorated flat BUR roof has excessive granular loss that needs to be replaced.
<table>
<thead>
<tr>
<th>(13)</th>
<th>The subject property wall-truss attachment view in the attic</th>
</tr>
</thead>
<tbody>
<tr>
<td>(14)</td>
<td>The subject property roof deck thickness view in the attic</td>
</tr>
<tr>
<td>(15)</td>
<td>The subject property nail spacing view in the attic</td>
</tr>
</tbody>
</table>
(16)

*The subject property roof deck nail size view in the attic*

(17)

*The subject property partial view of the attic*

(18)

*The subject property partial view of the attic*
| (19) | \(\text{The subject property damaged, leaking skylight needs to be replaced on the main tile roof surface}\) |
| (20) | \(\text{The subject property severely deteriorated fascia boards and soffit/eaves need to be replaced}\) |
| (21) | \(\text{The subject property severely deteriorated and rusty exterior doors need to be replaced}\) |
(22) The subject property most of the window glazed openings have built-in storm shutters

(23) The subject property some window glazed openings have no built-in storm shutter

(24) The subject property exterior doors need to be replaced