

002313

AGREEMENT

THIS AGREEMENT, is made this ___ day of _____, 2002,* by and between the GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic ("Agency") and the CITY OF GAINESVILLE, a municipal corporation of the State of Florida ("City"), to facilitate the rehabilitation and resale of the property located at 407 NW 8th Street, as further described on Exhibit A.

WHEREAS, in furtherance of the Community Redevelopment Plan for the Fifth Avenue Pleasant Street Community Redevelopment Area, the Agency acquired the property at 407 NW 8th Street to allow for the rehabilitation and resale for homeownership of this architecturally/historically significant property; and

WHEREAS, the Agency has determined to utilize the City's expertise in accomplishing this task and to that end enters into this Agreement with the City; and

WHEREAS, the City shares the Agency's desire to rehabilitate rather than demolish architecturally/historically significant structures and through this Agreement is willing to commit its energies to do so.

NOW, THEREFORE, in consideration of the mutual premises contained herein, the parties agree as follows:

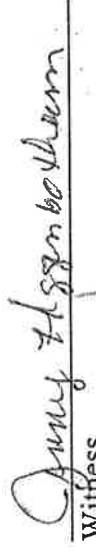

1. For Ten Dollars (\$10.00) and other valuable consideration, the Agency shall transfer title of the property located at 407 NW 8th Street to the City. Said transfer shall occur within a reasonable time after execution of this Agreement.
2. The City shall rehabilitate the property and, upon successful completion of the rehabilitation, sell the property to an eligible homebuyer for use as an owner occupied single-family residence, at its then fair market value. The rehabilitation and sale of the property shall generally be in accordance with the following:

The property must be repaired or remodeled to meet applicable housing/building code requirements for a single-family residence and in accordance with the "Final Work Write-up and Cost Estimate" dated March 19, 2001, attached as Exhibit B. The renovation must be sensitive to the historical character of the neighborhood. No significant alteration of the appearance or materials of the exterior of the existing structure would be allowed which would detract in any way from the historic appearance or differ from historically correct materials. The use of wooden picket fencing, rather than chain link fencing, would be required at the front of the property, if an area fence is provided. The construction of any garage, outbuildings, or other structures, if provided, would have to be appropriate to the historical character of the neighborhood. A restrictive covenant requiring use by an owner occupant for single-family residential use for a minimum of ten years will be required.

3. The City shall utilize the standard rehabilitation program subsidy, purchase and sale, and construction documents in this process to the extent consistent with the foregoing requirements. During the course of the rehabilitation, the Agency shall reimburse the city for one-half of the approved payments made by the City to the contractor performing the rehabilitation, to a maximum amount of \$ 56,960.50.
4. Upon sale of the rehabilitated property, the City shall transfer one-half of the net proceeds of the sale to the Agency.

ATTEST:


Clerk of the Commission


Witness

Witness

CITY OF GAINESVILLE


Thomas D. Bussing, Mayor

GAINESVILLE COMMUNITY
REDEVELOPMENT AGENCY


Wayne Bowers, Executive Director

* Date executed by last party.

APPROVED, AS TO FORM AND LEGALITY
By: 
Walter Mathews, IV, Asst. City Atty.
City of Gainesville, Florida

Exhibit A

Commence at the Northwest corner of Block 3 Brown's Addition to the City of Gainesville, run thence South 207.5 feet to Point of Beginning; thence run East 100 feet; thence South 50 feet; thence West 100 feet; then North 50 feet to Point of Beginning; being a part of Lot 5, Block 3, Brown's Addition to Gainesville.

Tax Parcel I.D. #13623-000-000

EXHIBIT B
FINAL WORK WRITE-UP
&
COST ESTIMATE

NAME: CRA/HD Special Project
ADDRESS: 407 NW 8th St.
CASE NO: House Recycling - 3

DATE: March 19, 2001
PAGE: 1 of

	GSR	CODE	INC	PR	GPI
<p>I. SITEWORK</p> <p>The contractor will provide proof of all certifications required for LBPaint abatement for him/herself and workers.</p> <p>A. Pest Extermination and Protection</p> <p>1. Tent existing structure to eliminate wood destroying organisms. Treat foundation to destroy subterranean termites. Furnish report and guarantee from properly licensed and bonded pest control company that adequate treatment has been provided. Chemicals shall be of a type that will cause the least inconvenience to the homeowner. The contractor shall be responsible for all damages to plants, property and furniture caused by such treatment.</p> <p>B. Lead-Based Paint Hazards Cleanup</p> <p>1. During construction, remove debris as it is generated. Avoid accumulating debris. On completion, all excess building material shall be removed from the site. Rake the site clean of construction debris. Remove all windows which shall be wrapped in 6-mil visqueen and duct taped securely before being disposed of.</p> <p>2. Visqueen shall be laid along the dripline of the house in a 10 ft. width to capture all paint scraping. The plastic shall be rolled up, taped and discarded properly at the end of each day. Landscape cloth may be substituted and may be preferable as water percolates through the cloth. The plastic shall capture all paint flakes.</p> <p>3. Daily Cleanup (See Clearance Testing below)</p> <p>D. Clearance Testing</p> <p>Safe work practices and lead-based paint cleanup.</p> <p>1. Areas where surfaces are disturbed shall be isolated with visqueen so that paint dust does not spread to other areas. Each workday, the work area must be vacuumed with a HEPA vacuum cleaner. Dust must be minimized. Whenever dust is created, if it is identified as lead-based paint, workers including subcontractors must wear appropriate OSHA facemasks and other protective gear. Work and cleanup shall be done according to chapter 14 of the U.S. Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. This shall apply to confined work areas only.</p> <p>2. The cleanup of the work area shall be done so that the area will pass a clearance test. If the area does not pass the clearance test, the area shall be recleaned until the area passes. Trisodium Phosphate washes will be used. See attachment Chapter 14 of HUD Guidelines mentioned above. Cleanup of work</p>			\$		
			\$		

LEGEND

GSR - General Specifications Reference
 INC - Improvements Necessary to Correct Incipient Problems
 GPI - General Property Improvements

CODE - Improvements Necessary to Meet Code Requirements
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NOTE: EQUIPMENT AND/OR MATERIALS SPECIFIED BY MANUFACTURER, BRAND NAME, MODEL NUMBER, ETC. MAY BE SUBSTITUTED WITH AN ITEM OF EQUAL QUALITY UPON PRIOR APPROVAL BY HOMEOWNER AND REHABILITATION SPECIALIST.

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	BID PRICES		
	GSR	CODE INC	PR GPL
<p>The contractor will provide proof of all certifications required for LBPaint abatement for him/herself and workers.</p> <p>A. Door Preparation</p> <ol style="list-style-type: none"> 1. Remove the front entrance door and trim and prepare the openings for a refurbished door and Larsen prehung storm door. Square up the openings. Replace any damaged wood in the openings. 2. Remove the bedroom entrance doors and prepare the openings for new prehung fiberboard panel doors. <p>B. Bathroom Addition and Heater Closet</p> <ol style="list-style-type: none"> 1. Construct a frame on pier addition to the rear of the dwelling according to the drawings. The addition shall house the bathroom and the utility closet. 2. The floor structure shall have (2) 2 x 10 p.t southern yellow pine band joists and 2 x 8 p.t. southern yellow pine floor joists on 16 inch centers. Subflooring shall be ¾" tongue and groove plywood and ½" underlayment grade plywood. 3. Walls shall be 2 x 4 southern yellow pine 16 inches on center. Frame for a two-section triangular window undereave on the south elevation. The sheathing shall be ½" OSB with a vapor barrier and 1 x 6 pine novelty siding which matches existing. Window, corner and door trim shall be 1 x 6 p.t. pine 4. Construct partitions and door opening as shown. The partition between the vanity and toilet shall end at a height of 7'6". Linen closet shall end at this height as well. Frame for a 2'0" x 6'8" bifold door unit. 5. The rafters shall be 2 x 8 southern yellow pine on a slope of approximately 4 in 12. The ceiling shall be vaulted except over the tub, utility closet where the ceiling height shall be approximately eight ft. 6. Install 1/2" imperial board at walls and/or ceilings of the newly constructed addition. Veneer plaster smooth. Install new colonial trim and 1 x 6 base with rounded top edge. <p>C. Window Preparation</p> <ol style="list-style-type: none"> 1. Remove all of the windows and trim. Prepare the openings for the installation of wood sash windows of the same size as those removed. See the "Proposed" drawing for sizes and locations. <p>D. Handrails</p> <ol style="list-style-type: none"> 1. Construct handrails at both sides of steps at front entrance. Construct using 1 ½" diameter galvanized pipe. <p>E. Roof Preparation and Replacement</p> <ol style="list-style-type: none"> 1. Remove the existing roof covering down to the 	\$		
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<p>sheathing.</p> <ol style="list-style-type: none"> Replace all damaged sheathing, rafters, soffit material, trim including fascia. Replace any rusted out flashing material with new 26 gauge galvanized flashing or the proper flashing boot. Replace/repair damaged brackets with matching brackets made of pressure treated material. Fascia material shall be pressure treated. Install FHA dripedge over 1x2 p.t. strips around the perimeter. Install fiberglass class A, sealomatic architectural shingles over #15 felt over the entire roof. Flash all vents through the roof. The homeowner shall select the shingle color. <p>F. Exterior Work</p> <ol style="list-style-type: none"> Front Porch - Replace all rotten or warped flooring with air dried/kiln dried pressure treated tongue and groove flooring. Construct railings of chamfered 2 x 4 p.t. top rail with 2 x 2 p.t. subtoprail, 2 x 2 p.t. 5 3/4" o.c. and 2 x 4 p.t. Railing height shall be 30 - 32 inches. Repair front porch trim work to like new condition matching the original in style. Replace rotten siding with new matching novelty siding and fill holes and old flue areas with new siding. Joints shall be staggered. Replace rotten framing members uncovered during the course of the work. Remove the front door. Have the door professionally dipped and stripped. Remove the exterior and interior trim and jamb and replace with new clear ponderosa or Arkansas pine. Install a drip cap above the door. 	\$		
<p>6. Interior</p> <ol style="list-style-type: none"> Stairway - Construct a new stairway with 36" clear width from the dining room to upstairs. Reinstall the original stripped and revarnished newel post, fir top rail and square pickets. Enclose the stairway. Frame for a 2'6" x 6'8" prehung door unit to the under stair closet. The door and closet interior shall be one-hour fire rated. Reframe the upstairs according to the "Proposed" drawing. Cover all floors with 1/2' underlayment grade plywood fastened with construction glue and screws. Install 1 x 6 pine base moldings with rounded routed top throughout the interior. Dining room and living room material shall be free of knotholes for varnishing. Construct and install 1 x 6 box columns of clear pine at the living room/dining room opening, supporting a 1 x 6 	\$		

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box beam and 1 x 6 boxed decorative brackets. Construct a wall 32' inches high with 1 x 6 cap. Panel the wall sections with beadboard birch plywood.			\$	
IV. INSULATION/VENTING				
A. Blown				
1. Blow in cellulose insulation into the attic over the entire heated area to an R-30 rating including walls and floors accessible underroof through dormers.			\$	
2. Insulate the walls of the addition with R-11 fiberglass kraftback insulation.			\$	
3. Install R-19 insulation under the floors of the entire dwelling.			\$	
B. Weatherstripping				
1. Install wodd and vinyl weatherstrip on the front entrance. Install oak and vinyl saddle threshold at the front entrance, beveling door to fit threshold.			\$	
V. DOORS AND WINDOWS				
III				
A. Doors to be installed				
1. Exterior				
a. Front Entrance - 3'0" x 6'8" x 1 3/4" refurbished door. Trim the interior with 1 x 4 clear pine that shall be stained and varnished.			\$	
b. Front Entrance - 3'0" x 6'8" x 1 1/4" white Larsen full storm screen door.				
2. Interior - all doors shall be trimmed with 1 x 4 clear pine which shall be stained and varnished.				
a. Heater closet - Two 2'0" x 6'8" x 1 3/8" masonite four panel prehung units.				
b. Bedrooms - 2'8" x 6'8" x 1 3/8" masonite four panel prehung door unit.				
c. Bathroom - 2'6" x 6'8" x 1 1/8" prehung masonite four panel pocket door and 2'0" x 6'8" x 1 1/8" masonite bifold panel door unit.				
d. Bathroom Entrance - 2'8" x 6'8" x 1 3/8" masonite four panel prehung door unit.				
e. Downstairs bedroom closet - 4'0" x 6'8" x 1 1/8" four panel masonite bifold door and a 2'0" x 6"8" x 1 1/8" four panel masonite bifold door unit.				
f. Upstairs bedroom closets - 5'0" x 6'8" x 1 1/8" masonite four panel door units				
g. Understair closet - 2'6" x 6'8" x 1 3/8" four panel prehung one hour fire rated pine door unit.			\$	

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<p>The contractor will provide proof of all certifications required for LBPaint abatement for him/herself and workers.</p> <p>B. Door Hardware Hardware to be installed will be Kwikset Titan antique brass locksets or an APPROVED equal.</p> <ol style="list-style-type: none"> 1. Titan single cylinder deadbolt on the front entrance. 2. Entrance locksets - Titan antique brass finish on the front entrance door. 3. Privacy locksets - Titan antique brass finish on all bedroom entrance and bathroom doors. 4. Passage locksets - Titan antique brass on both heater closet doors and the stair closet door. <p>C Wood Window - Install Vetter primed wood sash insulated glass windows with three vertical muntins in the top sash over one (three over one). The muntins may be snap in. Windows will be trimmed like the originals. Install windows of the same size as the originals. Install one new window in the bathroom.</p> <p>D. Install two Fixed triangular windows above the bath vanity. Trim as shown on the Elevation drawing.</p>					
		\$			
		\$			
		\$			
VI. FINISHES					
<p>A. Walls and Ceilings</p> <ol style="list-style-type: none"> 1. Cover all new walls with ½" imperial board. Veneer plaster the bathroom and the new closets smooth. 2. Construct an airtight plenum. 3. Install 1/2" imperial board at newly constructed furnace closet and altered areas of bedrooms and stairway. 6. Veneer finish to match adjoining surfaces as close as possible. Reinstall salvaged or install new trim at new openings and base to match adjoining trim. 7. Repair areas where rewiring or plumbing has caused damage to walls 8. Cover duct chases with ½" imperial board and finish with veneer plaster to match finish of the room in which it is installed. <p>B. Tub Surround</p> <ol style="list-style-type: none"> 1. Install 4" x 4" ceramic tile to a height of 6'6" around three sides of the tub. The homeowner shall select the color from stock items. The installations shall include soap dish and towel bar. <p>C. Carpet and Vinyl Flooring</p> <ol style="list-style-type: none"> 1. Install FHA approved resilient sheet vinyl according to best trade practices. Prepare surface with latex underlayment. Sand smooth before installing vinyl. The homeowners shall have an allowance of \$14 per sq. yd. excluding preparation, installation, and tax. Install shoe 					
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		\$			

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			GPT
<p>The contractor will provide proof of all certifications required for LBPaint abatement for him/herself and workers.</p> <p>mould around the perimeter and binder bars over exposed edges.</p> <p>2. Install FHA approved carpet over 40lb. pad over all floors except the kitchen, bath, utility area, and stairs. The owner shall select carpet and shall have an allowance of \$14 per square yd. excluding tax, delivery, prep, pad and installation.</p>	\$		
<p>D. Painting</p> <p>Use Benjamin Moore, or Coronado Encapsulant Paint or an approved equal encapsulant prepared for and applied according to General Specifications and HUD and OSHA guidelines. Workers shall be EPA certified trained workers and shall be supervised by an EPA certified lead paint supervisor. Prepare work areas with visqueen or landscape cloth for a distance of 10 ft. out from the exterior wall. According to HUD and OSHA guidelines. Workers must wear properly fitted half masks and suits.</p> <p>1. Exterior (Owner's Choice of Three Colors)</p> <ol style="list-style-type: none"> Wet scrape the exterior to remove dirt and loose and flaking paint. A HUD and EPA approved heat gun may be used. Caulk, fill holes and cracks to prepare for painting. Paint all exterior wood surfaces, doors and trim with acrylic encapsulant paint sprayed on according to manufacturer recommendations using two coats to achieve proper mills. The encapsulant shall be tinted to match finish coat. The finish coat shall be semi-gloss acrylic latex exterior paint. Prime the addition with acrylic latex primer and paint with semi-gloss acrylic latex paint with enough coats for good coverage. Varnish the exterior wood door with exterior grade marine varnish, using a minimum three coats, sanding lightly between coats. <p>B. Interior Painting (Owner's Choice of Three Wall Colors and a Ceiling White)</p> <ol style="list-style-type: none"> After preparation and sealing of stains, paint the interior with semi-gloss or eggshell latex paint as selected by the rehab specialist. Use enough coats for good coverage New interior doors shall be painted with gloss latex paint. New base moldings throughout the house and the dining room to living room partition, beam and columns shall be stained and varnished. 	\$		
	\$		
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		GSR	CODE	INCL	PR	GPI
<p>The contractor will provide proof of all certifications required for LBPaint abatement for him/herself and workers.</p>						
VII. EQUIPMENT/FURNISHINGS						
<p>A. Cabinets - Some cabinets may need to be special ordered. Allow time. Field verify sizes. Discuss any changes with the rehab specialist.</p> <ol style="list-style-type: none"> 1. Install Norcraft or an APPROVED equal natural finish maple picture frame cabinets according to the "Kitchen Layout" drawing. Scribe to the wall. All cabinets shall be level and fastened with screws. 2. Install a square edge laminated plastic countertop on the base cabinets. Install with screws and make level. The homeowner shall select the countertop material from available patterns. 4. Bathroom Vanity - Install a five-ft maple picture frame vanity cabinet in the bathroom. The installation shall include a white cultured marble vanity top. Fasten with screws. Make level. The top shall be secured to the vanity base. Caulk at the wall. 						
<p>B. Smoke Detector</p> <ol style="list-style-type: none"> 1. Install direct wire, UL listed smoke detectors in locations as required by code. Install according to manufacturer recommendations. 						
<p>C Bath Accessories</p> <ol style="list-style-type: none"> 1. Install a white accessory set with soapdish, towel bar, paper holder and tooth brush holder. Install an 18" x 36" white frame medicine cabinet. Install a select glass 3 x 3 mirror centered above the face bowl. 						
<p>D. Refrigerator</p> <ol style="list-style-type: none"> 1. Install a 18 CF frostfree refrigerator, Magic Chef, Tappan or an APPROVED equal in the location of the existing refrigerator. The homeowner shall select the color from stock colors. The contractor and the homeowner shall look for a refrigerator with a depth of 28 inches or less. The homeowner shall have an allowance of \$425, excluding tax and delivery. 						
<p>E Gas Range</p> <ol style="list-style-type: none"> 1. Install a 30" natural gas fueled range with clock and timer in the location of the existing range. The homeowner shall select the color from stock colors. Install and test all lines for proper operation. Homeowner allowance is \$400, excluding tax, installation, and delivery. 						
<p>F Range Hood</p> <ol style="list-style-type: none"> 1. Install a 30" lighted/vented range hood above the range. Vent hood through the wall. Homeowner to choose color from stock selection. 						
			\$			
			\$			
			\$			
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			\$			
			\$			

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<p>The contractor will provide proof of all certifications required for LBPaint abatement for him/herself and workers.</p> <p>replacement of all 2 wire 120 volt receptacles with 3-wire receptacles which are wire supplied or GFI protected. Eliminate all old wiring in its entirety.</p> <p>3. Connect power to all equipment and appliances as per manufacturer recommendations.</p> <p>4. Install the following light fixtures:</p> <ul style="list-style-type: none"> a. Kitchen - 4 ft. two 40 watt lamp fluorescent fixture on the kitchen ceiling. b. Bedrooms - 12" bent glass ceiling fixtures to be switch operated. c. Dining Room- Thomas M 2018-81 "bronze finish with opal swirl glass shade d. Bathroom - two 12" round pendant globe bathroom ceiling fixtures and Thomas SL 7216-18 white double wall sconce above the vanity. e. Upstairs Hall - 6" Thomas SL8682--35 fixture. f. Entrance foyer and Stairway - Thomas SL 8449-1 bell style foyer light. f. Front Porch - M5612-33 14" cast aluminum open bottom coach lamp next to the front door. 				
<p>C. Plumbing</p> <ul style="list-style-type: none"> 1. General <ul style="list-style-type: none"> a. Rough -in new plumbing with new CPVC piping and new PVC waste lines to all plumbing locations as shown on "Proposed" drawings. Plumb new waste lines to point of entry of dwelling perimeters making all necessary connections complete. Plumb new water supply to meter connection. b. Plumb new supply and waste lines for washing machine hook-up to location shown on "Proposed" floorplan. c. Install a 40 gal. energy efficient natural gas fueled water heater in the location shown on the 'Proposed' drawing. Install hot lines to all plumbing fixtures in the house. The installation shall meet all applicable code requirements. 2. Bathroom <ul style="list-style-type: none"> a. Install Price Pfister metal dual lever control faucet set and PVC waste connection at bathroom vanity. Install an all-metal pop-up drain assembly. Install new supplies and cutoff valves. b. Install new Price Pfister metal scald guard tub and shower faucet valve, diverter spout and showerhead assembly. Install a new pop-up drain assembly and drain escutcheon. c. Install an American Standard vitreous china siphon jet water closet combination. Installation to be 				
				\$

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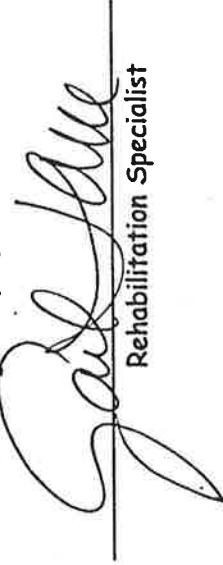
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complete with innards, supply line, and cut-off valves and a Briggs #8144 solid plastic closed front closet seat and cover.				
d. Install an American Standard 5' porcelain on steel recessed type tub with Price Pfister metal tub and shower faucet assembly with metal diverter spout and standard showerhead. Install a new pop-up drain assembly and drain escutcheon.				
2. Kitchen				
a. Install a 21" x 33" x 8" deep stainless steel double well sink in the new countertop. The installation shall include new PVC waste connection, new supplies, and metal cutoff valves. Install Price Pfister dual control metal lever handle faucet set and spray.			\$	
TOTALS			\$	
NET			\$	
P & O			\$	
ESTIMATE			\$	

NOTE: Dwelling will () will not (XX) be occupied during construction.


 Rehabilitation Specialist

CERTIFICATION

This certifies that the work indicated is sufficient to meet local housing code requirements, and HUD Section 8 housing code requirements, and the cost-effective energy conservation standards.

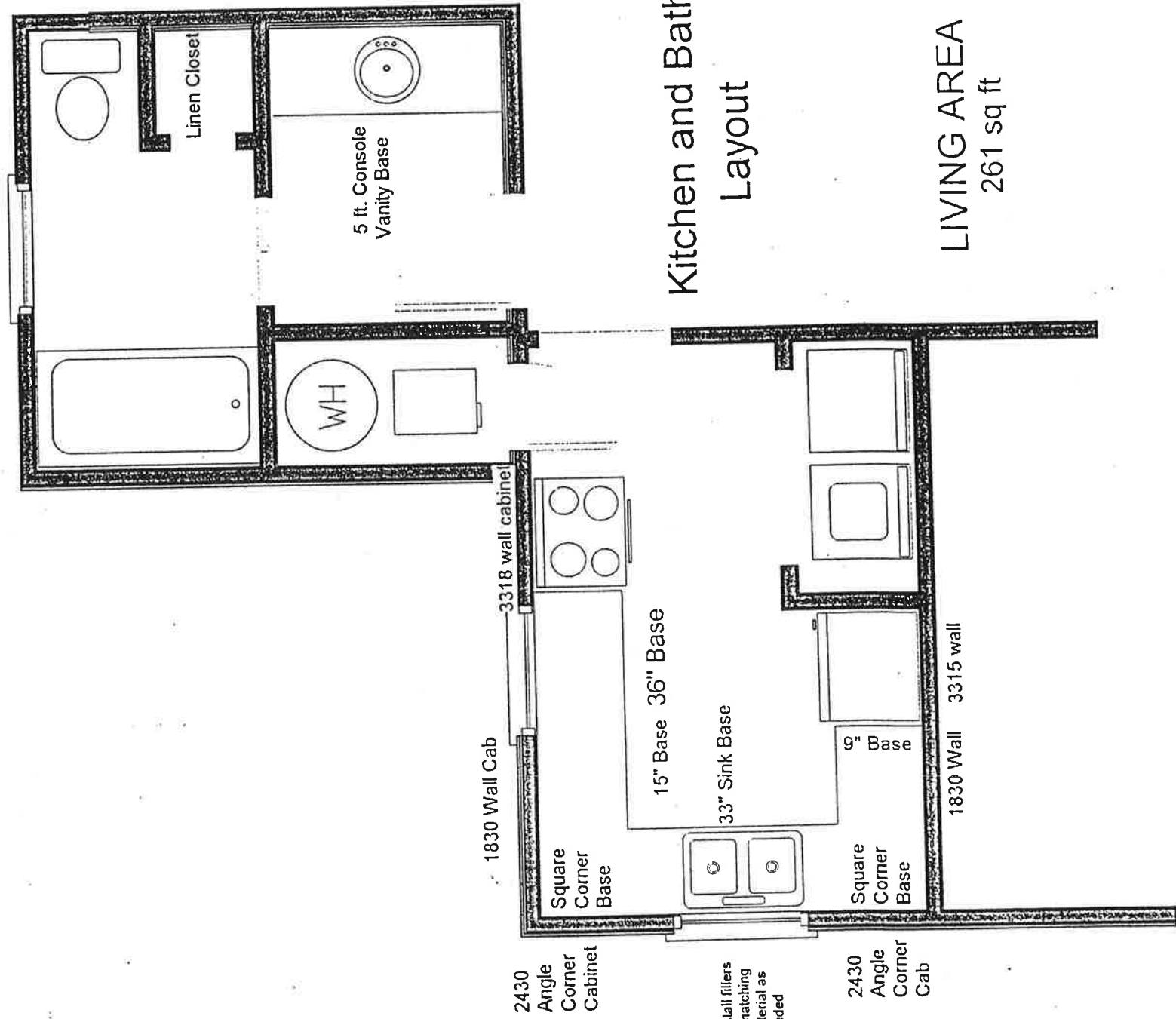

 Rehabilitation Specialist Date

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Kitchen and Bathroom Layout

LIVING AREA
261 sq ft

2430
Angle
Corner
Cabinet

*Install fillers
of matching
material as
needed

2430
Angle
Corner
Cab

1830 Wall Cab

3318 wall cabinet

Square
Corner
Base

15" Base 36" Base

33" Sink Base

9" Base

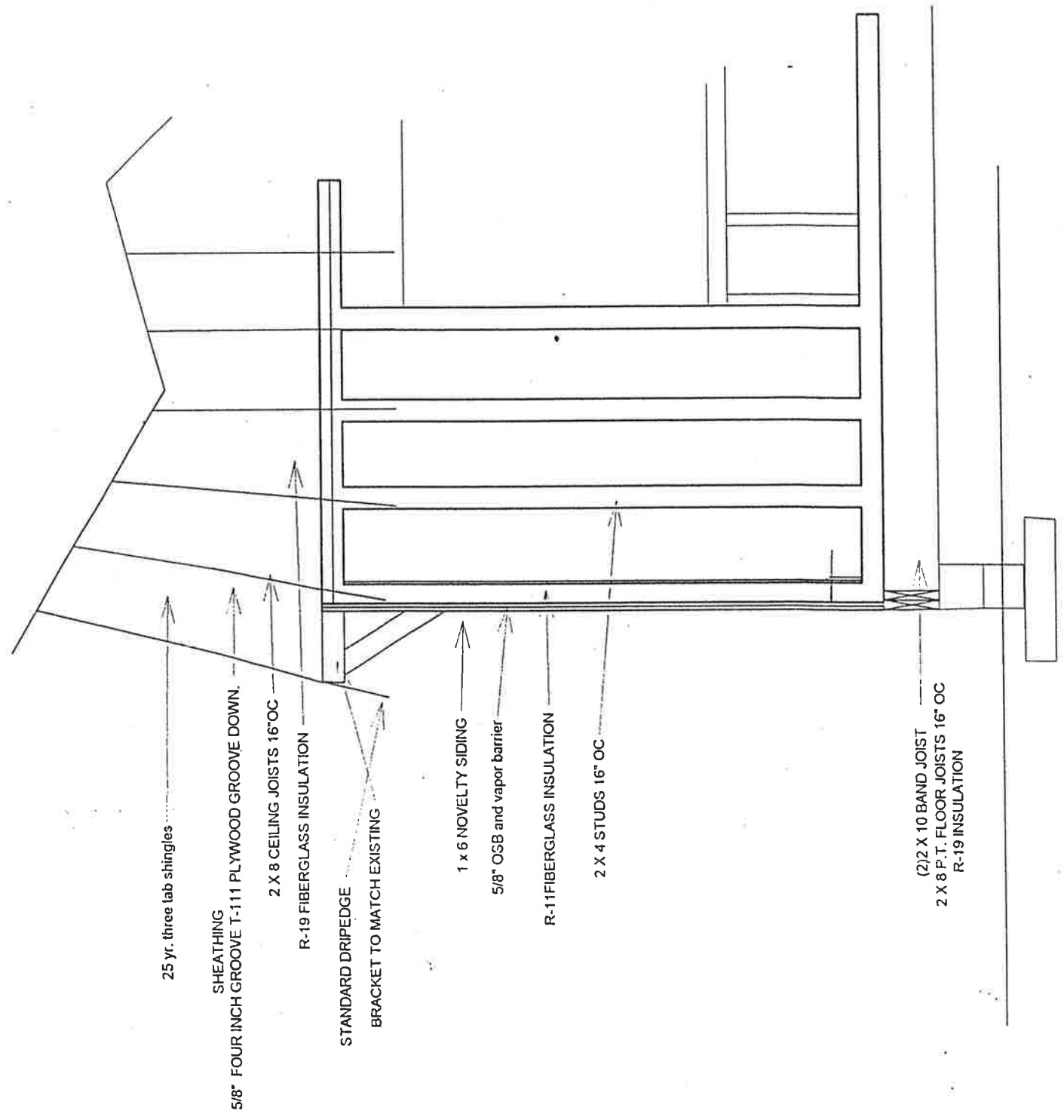
Square
Corner
Base

1830 Wall 3315 wall

Linen Closet

5 ft. Console
Vanity Base

WH



25 yr. three tab shingles

SHEATHING

5/8" FOUR INCH GROOVE T-111 PLYWOOD GROOVE DOWN.

2 X 8 CEILING JOISTS 16" OC

R-19 FIBERGLASS INSULATION

STANDARD DRIPEDGE
BRACKET TO MATCH EXISTING

1 x 6 NOVELTY SIDING

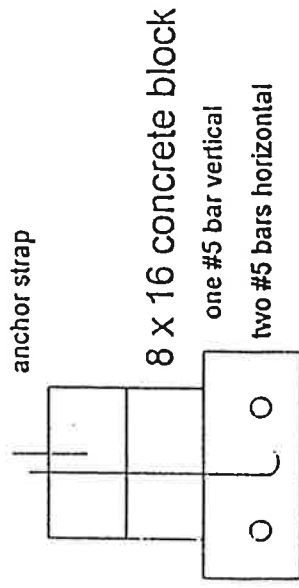
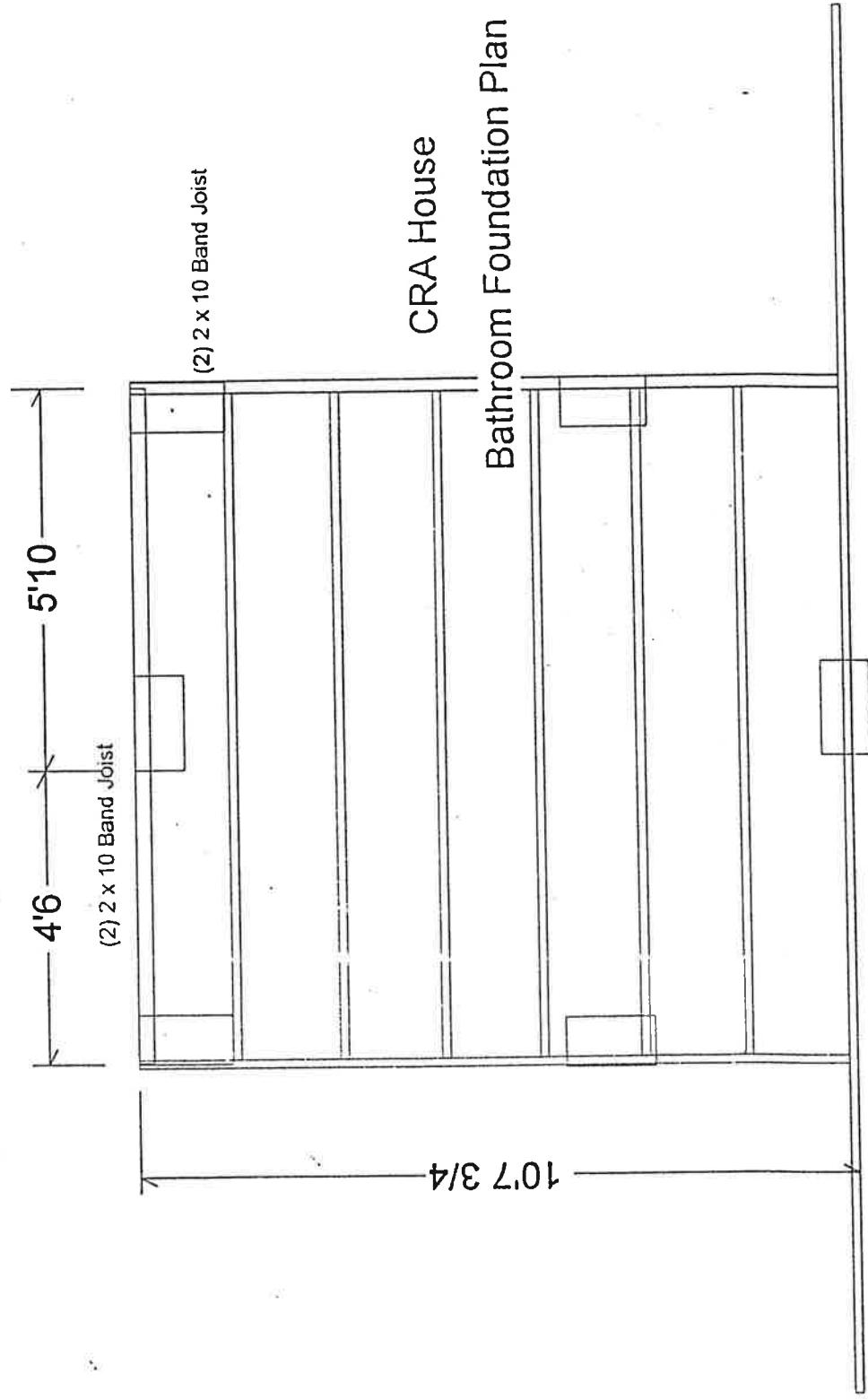
5/8" OSB and vapor barrier

R-11 FIBERGLASS INSULATION

2 X 4 STUDS 16" OC

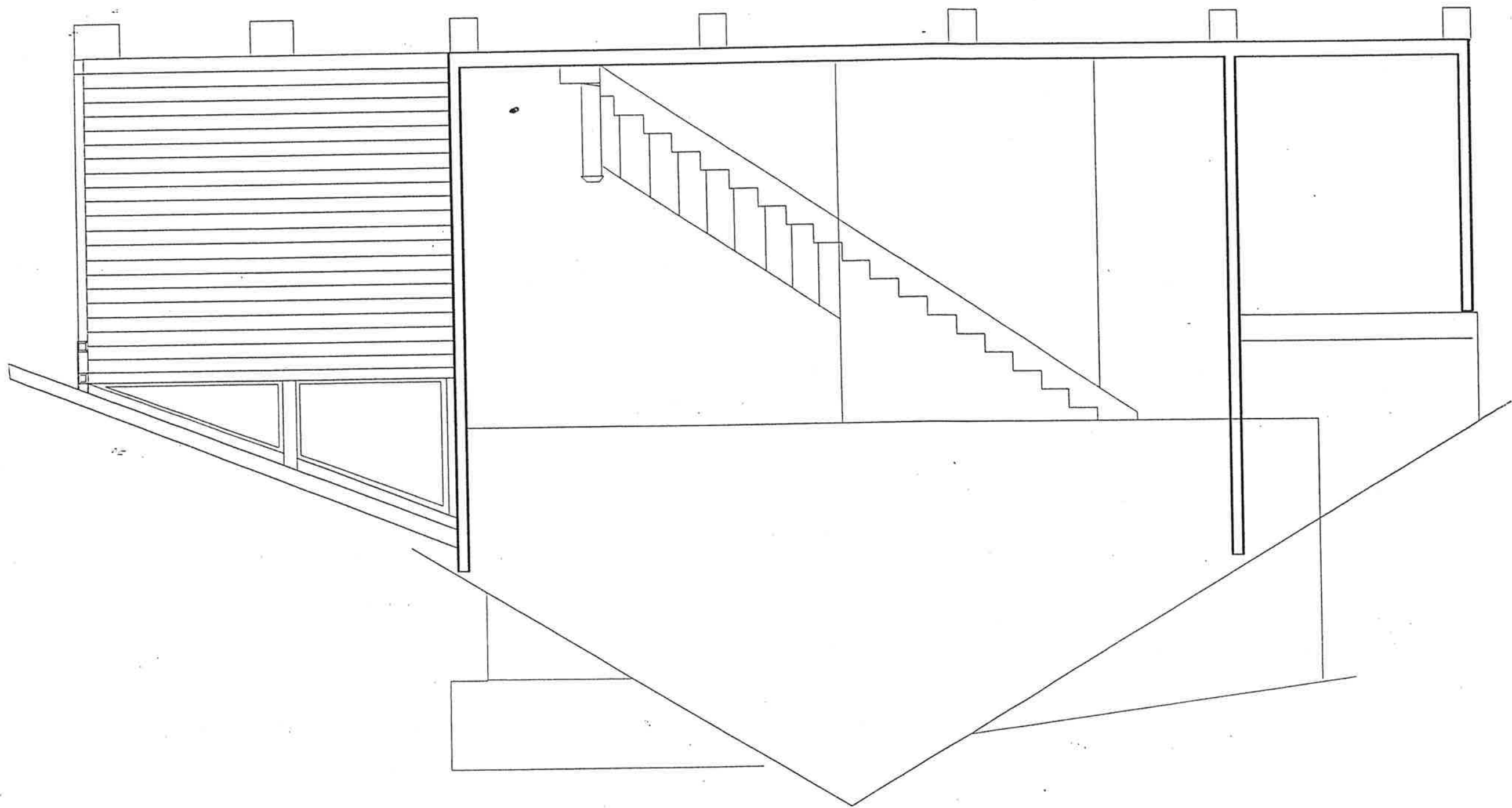
(2) 2 X 10 BAND JOIST

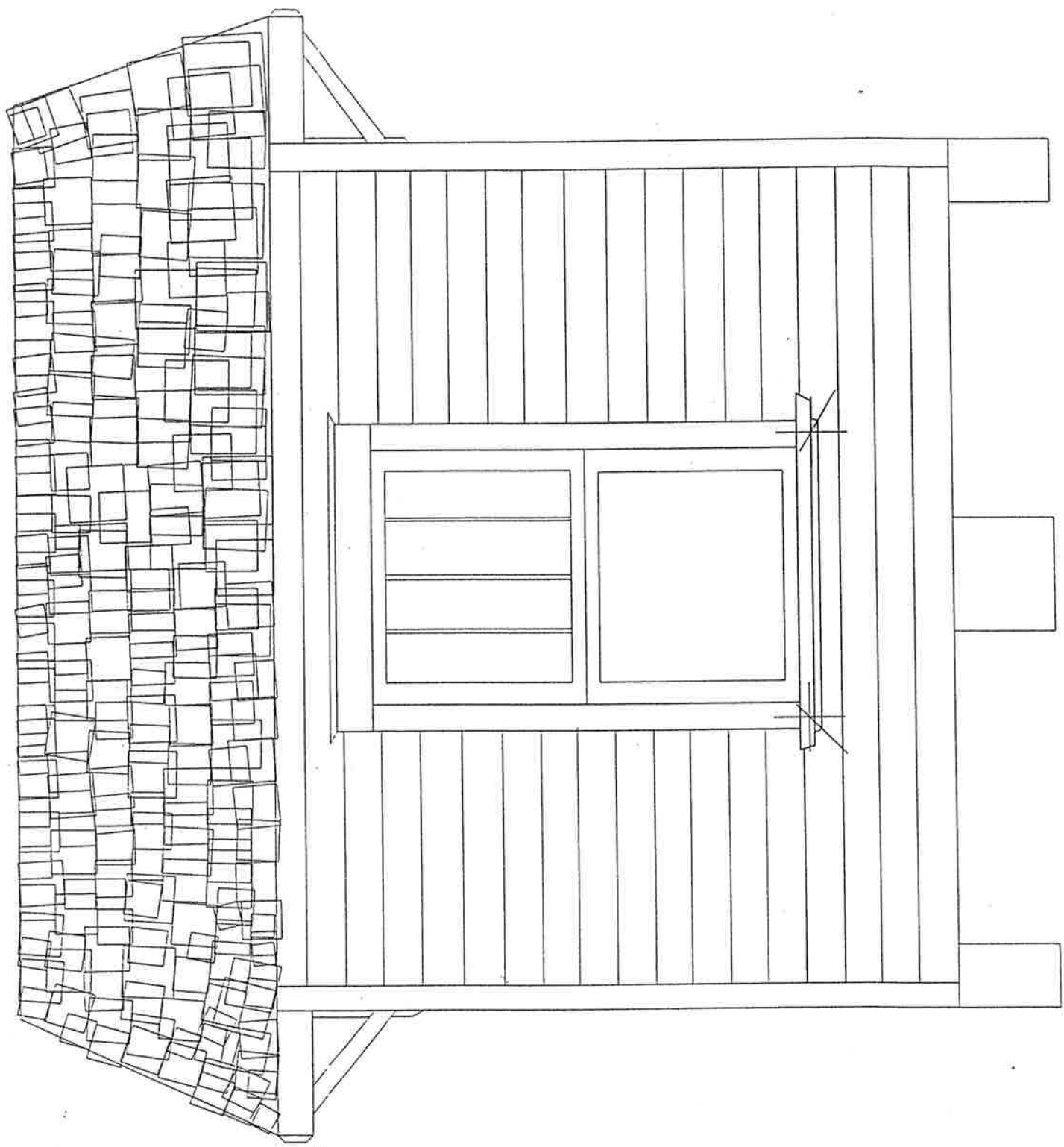
2 X 8 P.T. FLOOR JOISTS 16" OC
R-19 INSULATION



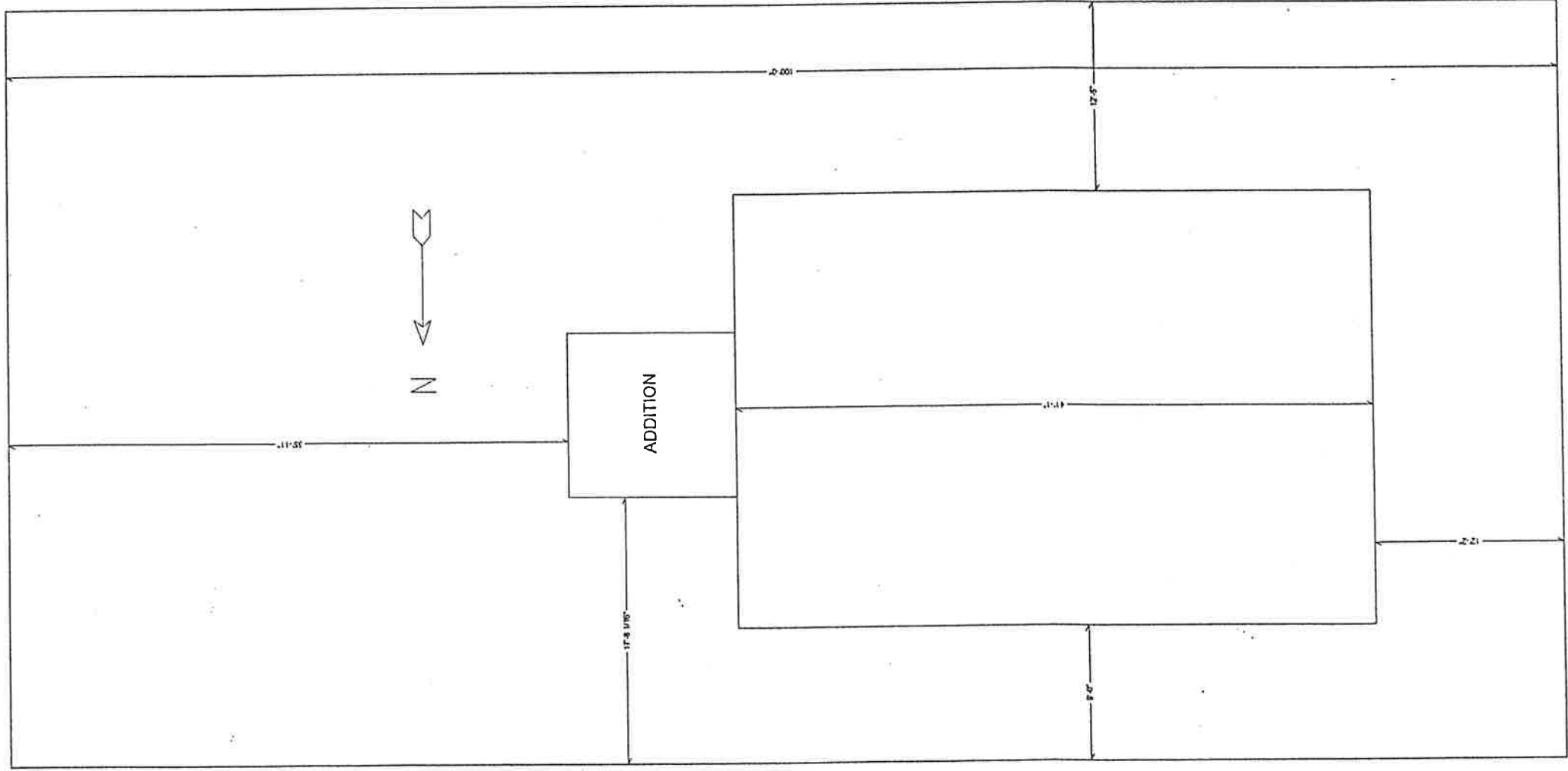
Poured Footing and Pier

poured concrete footing sized
 according to wind load
 calculations



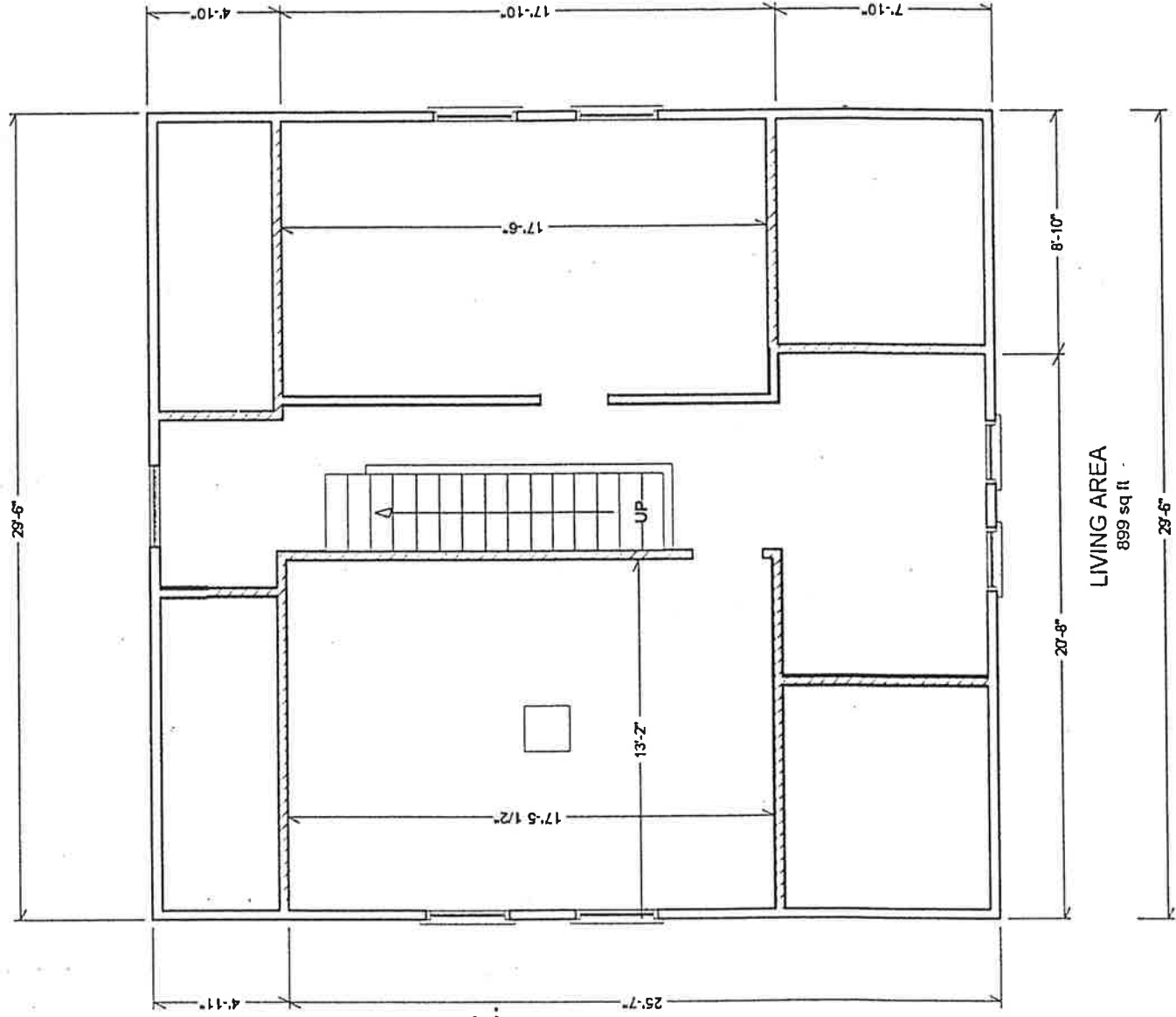


BATHROOM ADDITION
REAR ELEVATION

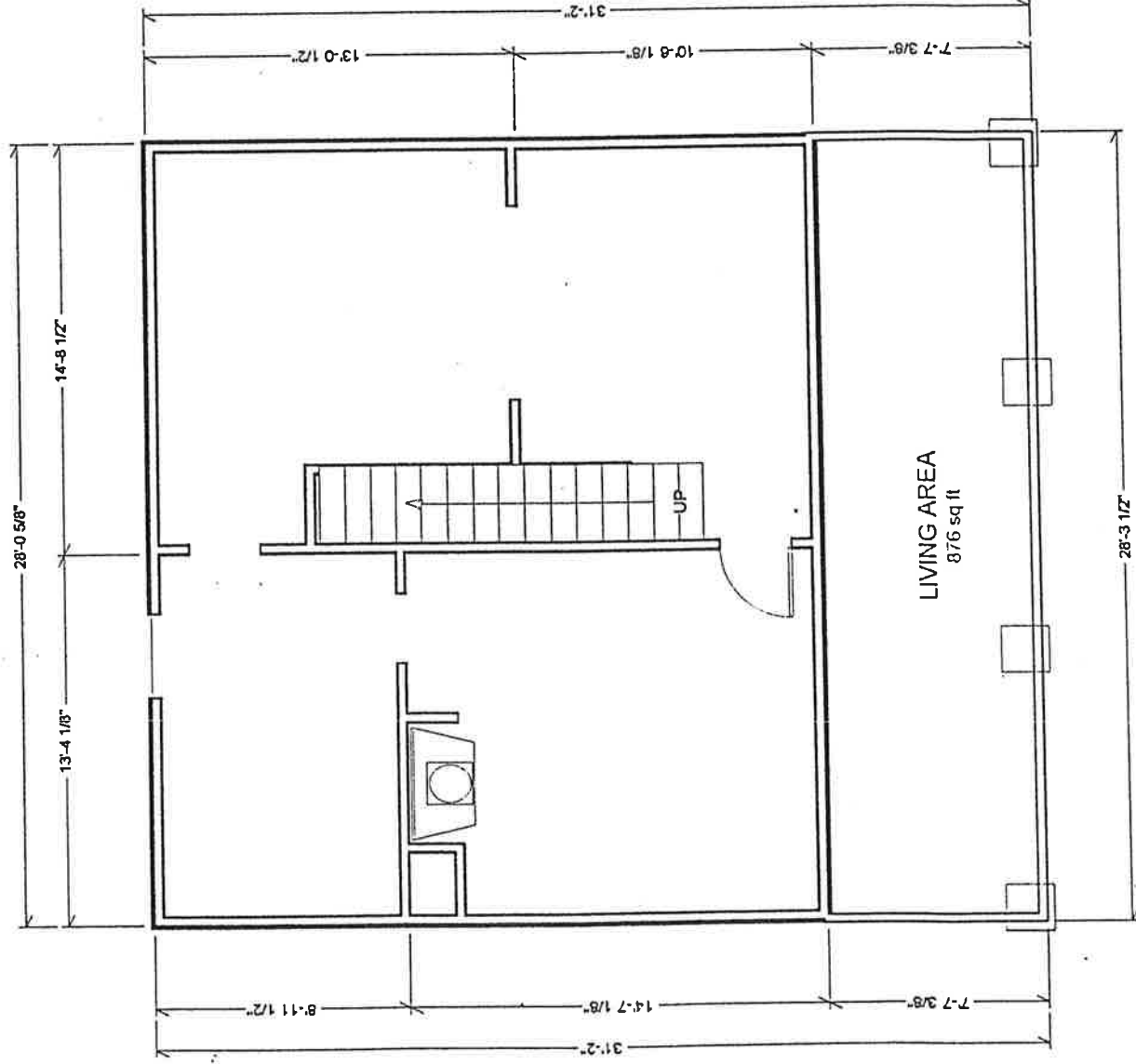


CRA HOUSE
SITEPLAN
407 NW 8TH ST.
TP 13623-000-000-01

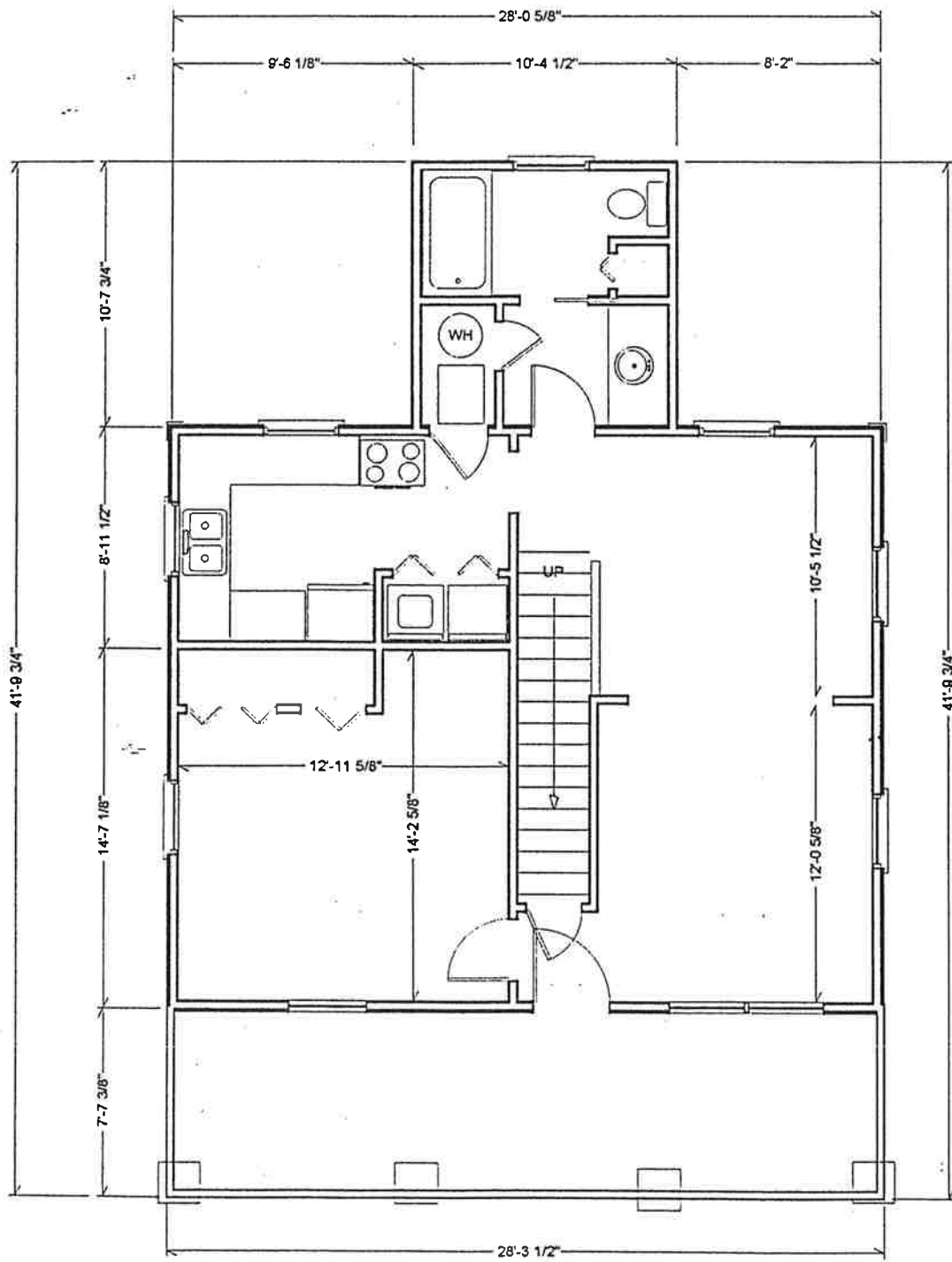
CRA House
407 NW 8th St.
Second Floor
Existing



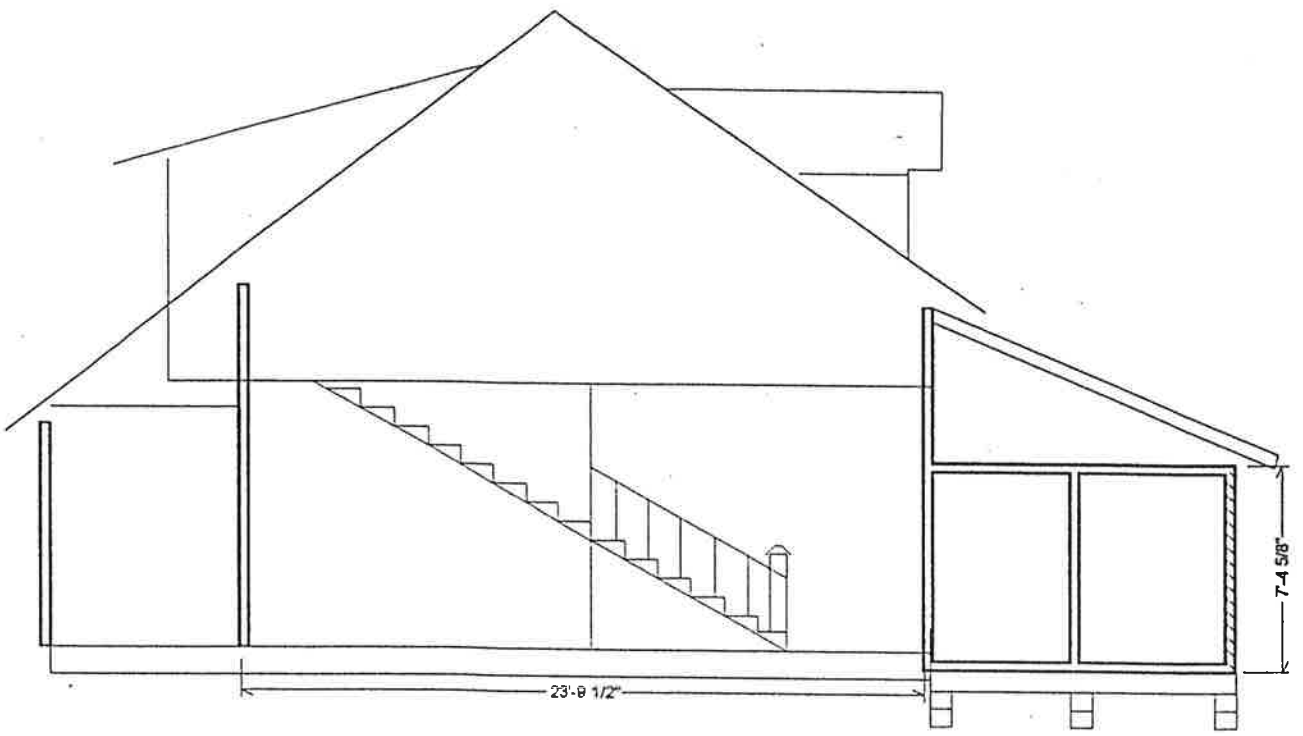
CRA House
407 NW 8th St.
"As Is"



CRA HOUSE
 FIRST FLOOR
 "PROPOSED"

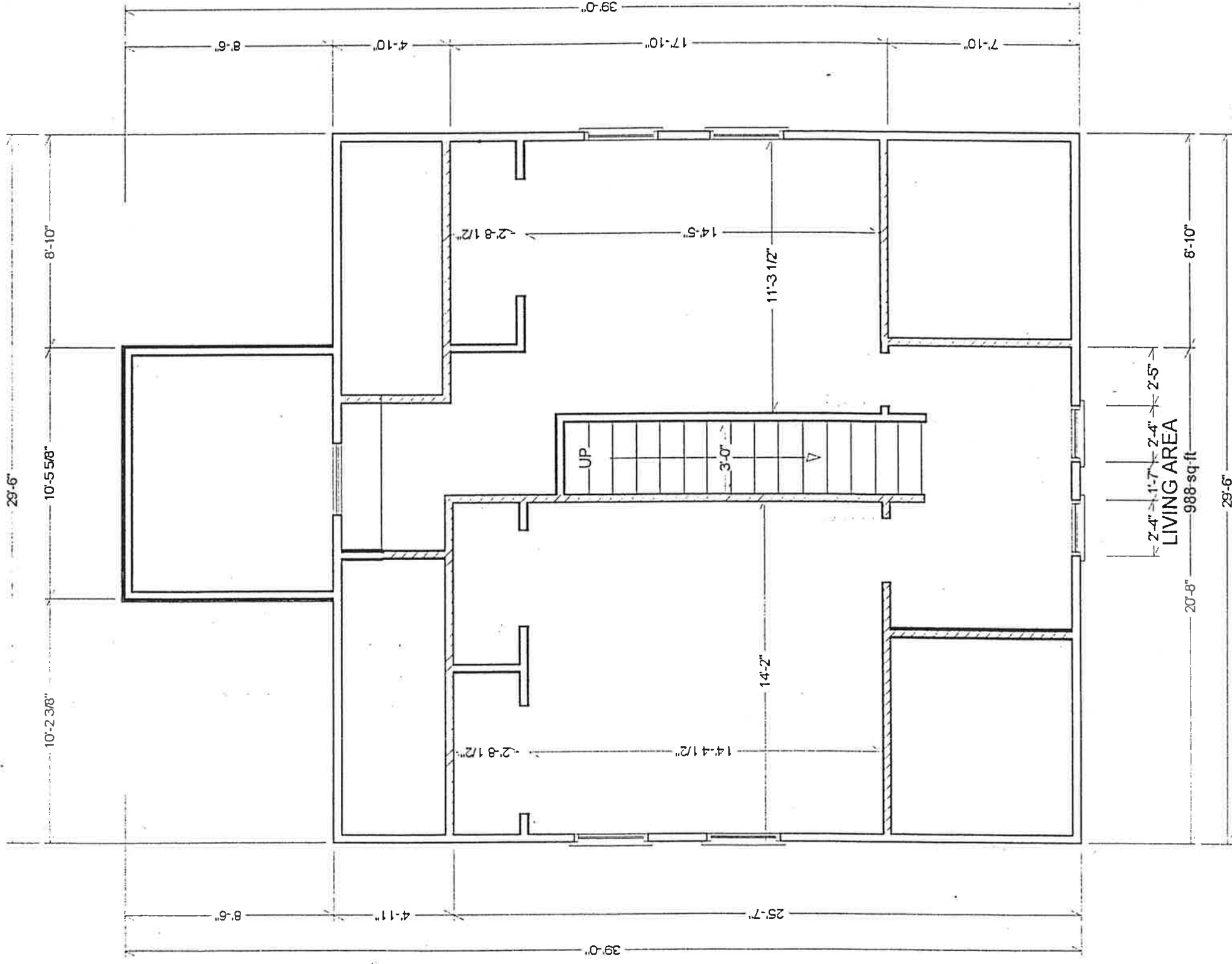


LIVING
 80 sq ft



STAIR SECTION

LIVING AREA
 80 sq ft



CRA HOUSE
 SECOND FLOOR
 "PROPOSED"