

# HEARTWOOD RESIDENTIAL DEVELOPMENT

## HOME BUILDER PROPOSAL RFP NO. CRAX-180072-GD

PRESENTED BY:



M O D E R A  
H O M E S

A DIVISION OF



CONCEPT  
COMPANIES

CGC #1515491



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M O D E R A  
H O M E S

# STATEMENT OF QUALIFICATIONS

Modera Home Builders, LLC is a subsidiary of Concept Companies, Inc., an established full-service real estate development and construction company, CGC #1515491. Concept Companies, Inc. consists of 7 independent divisions serving clients across the entire spectrum of construction and real estate development. Modera Home Builders, LLC and our sister brands at Concept Companies, provide an unsurpassed level of service rooted in hands-on experience in real estate sales, comprehensive marketing strategies, a cost-approach to architectural analysis, and timely and smooth real estate closings. Modera Home Builders brings experience to the table with a team resume of over two hundred fifty affordable homes built in the past ten years by qualifying contractor Travis Williams. Travis' passion and vision for building affordable homes is the driving force behind Modera Home Builders. In addition, Modera's sister company, Theory Construction, and their team of professionals have a deep array of experience throughout the City of Gainesville, such as their recent urban-infill development project, 800 Second Avenue and the future home of Merieux Nutrisciences at Cornerstone.

Modera Home Builders has the financial backing of a large-scale construction company while having the low overhead of a small builder. This allows an affordable home builder to have the funding necessary to take on and succeed at a project of this size and scale. What makes Modera unique is the network of professionals and team collaboration throughout the Concept Companies family. Having these in-house professionals at our fingertips is invaluable to our success as an affordable homebuilder.

The name "Modera" comes from a combination of the words "Modern" and "Era", and that is exactly what we will do in the Heartwood project; bringing a new and modern era of revitalization through neighborhood and community building in the Southeast Gainesville area.





## LEADERSHIP

TRAVIS WILLIAMS  
DIRECTOR OF CONSTRUCTION  
MODERA HOMES



Travis has been in the construction industry for twenty years. He started as a laborer who worked for a builder and then became a Certified Building Contractor and started his own business. That business specialized in building quality homes at affordable prices. When Travis joined the Modera Homes division of Concept, he brought that knowledge and partnered with the financial backing of Concept Companies family. Modera is committed to a philosophy of being on time and on budget. Travis's experience ranges from 500 SF, 1 bedroom, 1 bath homes to over 5,000 SF custom designed homes. Some highlights of Travis' career include overseeing 4 active subdivisions with 30 homes under construction at one time. Travis' has a keen ability to manage multiple projects in varying subdivisions all while keeping the homeowner first and making the home-building process enjoyable.

- Licensed Building Contractor
- Residential Home Focus

CARRIE CASON  
REALTOR  
SWIFT CREEK REALTY



Carrie has been involved in all aspects of real estate for many years. She graduated from Florida Real Estate Institute and obtained her Real Estate License in 1996 and began selling homes to the local community in 2001. She also holds her Real Estate Broker's License and received her Graduate of Realtor Institute to further her knowledge in today's real estate market. In 2006, Carrie obtained her Building Contractor License. Carrie leads The Cason Team at Swift Creek Realty, specializing in residential home buying in North Central Florida. Carrie and her team focus on a full-service support system, working with buyers and sellers of all income levels. Her strong relationships and work history with lenders enable her and her team to help make each home buyers dream a reality.

- Licensed Real Estate Broker
- Licensed Building Contractor
- Graduate of Realtor Institute
- BA in Business Administration and Public Relations

**BRIAN CRAWFORD**  
**CEO**  
**CONCEPT COMPANIES**



Brian started with residential home building as a teenager, working for his father's construction company. In 2004 Brian started Concept Construction, which built residential homes in North Central Florida. As Concept continued to grow, Brian branched his business externally into commercial construction and internally by adding in-house division to enable full support of all phases of the construction process. This allows Concept to control the quality of service and costs by reducing the reliance on external vendors.

- Licensed General Contractor
- Florida Roofing Contractor
- Florida Real Estate Agent

**MATTHEW CASON**  
**PRESIDENT**  
**CONCEPT COMPANIES**



Matt began his construction career in 2003, working as a Project Manager for a local construction company. After strong mentor-ship by the owner, Matt branched out on his own. He founded and operated his own construction company focusing on custom-built residential homes in North Central Florida. In 2008, Matt joined Concept as Director of Construction and continued working on residential and commercial construction. After three years at that position and much success, Matt transitioned into Director of Development and currently is the President over all Concept's Divisions. Matt's strong knowledge of all aspects of the construction and home buying process allows for a smooth and pleasurable experience for all home buyers.

- Licensed Building Contractor
- Licensed Real Estate Agent

# TECHNICAL PROPOSAL

## Scope of Work:

Modera Homes is highly qualified to provide the following services:

- Offer insight into the final amenities of the subdivision by analyzing national trends and local real estate data
- Provide feedback and suggestions for value engineering of existing homes plans from pre-construction through completion to maximize cost-effectiveness and affordability
- Implement a focused marketing strategy to capture buyers who are currently searching for affordable homes in the Southeast Gainesville area and to attract buyers who have not previously considered the Southeast Gainesville market
- Manage the home buying process by providing a smooth and efficient experience throughout each stage of the process and culminating with a warranty of each of our homes
- Provide home buyer education through our pre-closing “Modera Homes-Buyer Education Course” designed to give homeowners the knowledge on how to properly maintain and care for their home and community
- Orchestrate a thorough post-construction follow-up to ensure customer satisfaction and to provide an understanding of the ProHome Warranty program

## Our Approach:

- Analyze each plan to provide comprehensive and accurate understanding of the designs and materials desired
- Provide selection packages for customers to easily plan the finishes of their homes, such as: exterior color packages, interior paint packages, flooring packages, lighting packages, cabinets and counter top packages and hardware packages
- Utilize our on-line management program to properly document each job, effectively communicate to the sub-contractors and vendors and to provide timely and thorough updates to the customer throughout the building process
- Develop schedules to meet and exceed a 120-day turnaround from contract to closing
- Have a hands-on approach with each customer to make sure they understand what is going into their home as well as what maintenance is required
- Deliver on time and under budget for every contract

To begin, Modera will partner with our sister brands at Concept Companies to analyze the proposed plans to find any waste and/ or inefficiencies and to ensure an economical approach to construction. We will work hand in hand with Swift Creek Realty and Concept Companies’ marketing department to create a focused and direct avenue of marketing, highlighting the Heartwood Community and the homes being offered.



We will establish a range of selections from exterior colors to the finish of door hardware, to assist the home buyers in their decision making process. Before construction begins on the first home, each home plan from which the customers may choose will have all construction documents detailed and prepared, including budgets and construction schedules. This allows for a quick start once contracts are entered. Modera plans to build a Model home which will act as our on-site sales center. Our desire is to start the construction of this model home as soon as the City will provide approval and to build during the construction of the Heartwood Community infrastructure. By working in parallel, our model home will be completed and ready for display on or before completion of the infrastructure. Instead of building multiple models, which can result in a high carrying costs, we will rely on modern technology, such as virtual reality, augmented reality, and a scale model, all in an effort to bring the customer's dreams to reality. Travis Williams will provide daily oversight of each home and be available as a knowledge resources for our customers. We will partner with several local banks and offer multiple financing programs for buyers. Each homeowner will have the opportunity to visit their home through various stages of construction and follow along through our on-line management program, CoConstruct.

Once construction is complete, we will provide each buyer with a thorough home buyer's education course and workbook, offering a full understand of their home, how it works, and how to maintain their investment. Providence Title, a sister company of Modera Home Builders, will take the customer through the final steps of owning their new home by providing a smooth and timely closing. Modera will stay well involved even after the closing. In addition to our standard ProHome one-year builder's warranty, we will offer an additional year of warranty to every home owner that completes our Home Buyer's education course.

Our Goal with this project is to build a relationship with the City of Gainesville while providing customers with an affordable home and an experience that lasts a lifetime. We desire to assist the City in revitalizing the southeast Gainesville area not only in this project but and in future projects.

Schedule of Work:

Phase 1:	From date of contract to permitting:	5 days
	Includes: Executed contract, all selections made and permits applied for	
Phase 2:	Application of permit to start of construction	5 days
	Includes: Receipt of permit, installation of job-site signs and temp. power pole and toilet.	
Phase 3:	Slab	10 days
	Includes: All work and inspection through the pouring of the slab	
Phase 4:	Shell	20 days
	Includes: Framing, Dry-in, MEP's rough-in	



Phase 5: Exterior finishes and interior concealment	15 days
Includes: Roofing, siding, paint, soffit and fascia, insulation and drywall	
Phase 6: Interior finishes	20 days
Includes: Trim, paint, cabinets and tops, flooring, MEP's finals	
Phase 7: Exterior and interior wrap up	15 days
Includes: Landscaping, flat-work, interior punch, garage door, appliances	
Phase 8: CO, walk-through and closing	30 days
Includes: Receipt of CO, customer walk-through, completion of punch list and closing	
<hr/> Total Days:	<hr/> 120 days

Recommendations:

- We would like to review each design and offer minor design alternations to benefit costs savings without affecting the structure and layout of the plans.
- We want to utilize our ability to purchase directly from established cabinets and flooring vendors. This affords customers greater selections and better quality products at a savings or no additional costs.
- Once awarded the project, we would like to bring together our team, our value vendors and our sub-contractors to meet with the CRA and the Department of Doing to review the project and to brainstorm ideas to yield a truly innovative and customer-centric experience.





M O D E R A  
H O M E S

# PRICE PROPOSAL MODEL #1

Gainesville  
Community  
Redevelopment  
Agency

## Heartwood Community Construction Specifications

### Model (#1)

Drafting & Engineering	Hurricane resistant designed for 140 MPH wind zone (2017 FBCR 6th edition)
Surveying	To pin building envelope on each lot.
Soil Testing	Geotechnical Standard Penetration Testing (2) borings per lot.
Permitting & Inspections	Building authority permitting application and construction inspections
Impact Fees	Builder to pay community / local municipality impact fees
Interior Decorating / Color Selection	Pre-determined community color scheme; choice of (4) color schemes.
Builders Risk Insurance	Insurance to cover project while under construction
Job Site Security / Containment	Silt and/or barrier fence as needed
Dumpster	20 Cu. Yard Construction Dumpster for waste
Port-a-potty	Job site toilet & service
Temp Power	Temporary power pole installation & monthly usage for job site power
Site Prep / Clearing	Grubbing, tree removal, clearing
Fill Dirt	Clean compacted fill dirt to 95% modified proctor
Termite treatment / Pest Control	Provide "Sentricon Always Active" exterior perimeter termite baiting / treatment system, Bora Care borate based termiticide up to 3' above finish floor in bath / wet areas & Taexx "Tubes in the Wall" Pest Control System by Pest Defense.
Foundation Slab	16" X 20" Monolithic footing w/ 3,000 P.S.I. concrete reinforced with (3) #5 continuous rebar (staggered chair); 4" 3,000 P.S.I. concrete slab reinforced with 6"X6" 10/10 W.W.M. over visqueen moisture barrier
Plumbing	Plumbing pipes & labor for home as per plans; (1) shower head in master bath; (3) hose bibs, (1) ice maker box, 3/4" PVC water connection up to 50' from house; 4" DWV sewer connection up to 10' from house, supply lines run overhead through attic space; installation of fixtures included
Plumbing Fixtures	Allowance based on proposal from <u>Sunshine Plumbing</u> Quote#: 7777 dated: 5/ 9/18
Gas Contractor	Natural Gas Piping (if gas appliances are selected)
Sewer Connection	Connection of home to central sewer system
Water Connection	Connection of home to central water supply
Masonry	None Included
Framing	Interior wood framed walls (studs 16" o.c.); set roof trusses, install roof sheathing; wood backing for curtain rods & ceiling fans.
Trusses	Pre-Engineered Roof trusses 140 MPH design load; slope as per plan
Roofing	30 year dimensional asphalt roof shingles over synthetic roof underlayment (vapor barrier); self adhering flashing at valleys; aluminum ridge vent
Exterior Doors & OHDs	Front door allowance \$ 700 Other exterior doors included in base price include: Fiberglass exterior personnel doors; CHI Aluminum full-view overhead garage door w/ frosted glass.
Windows	MI Brand, 3540 Series, white vinyl frame, single hung windows w/ insect screen over operable sash; insulated glass aluminum frame sliding glass doors
Window Sills	Carrara white / grey marble window sills
Fascia, Soffits & Exterior Ceilings	6" Aluminum fascia w/ aluminum drip edge; ventilated aluminum soffit, non-vented vinyl on exterior ceilings
Electrical	200 AMP electrical service, underground electrical meter (connection not included - TBD), copper wiring throughout, smoke alarms, door chime, garage door opener prowire, dooora light switch, switch, outlets as per plan
Electrical Fixtures	Allowance based on proposal from <u>Build.com</u> Quote#: N/A dated: / /18
Low Voltage: Security System	None Included - Builder to offer an optional security system
Low Voltage: Structured Wiring / A.V.	None Included - Builder to offer an optional security system
HVAC & Mechanical	Trane XR 15 SEER (or better) heat pump split system w/ 10KW auxiliary heat strip, programmable digital thermostat, externally vented range hood, exhaust fans in all baths as per plan
Insulation	R-20 Icynene Classic Max Open Cell Foam @ roof area, attic "kneewall", gable ends; R-13 15" garage common wall, bonus room walls; No-Burn Plus XD Fire Redardant Ignition Barrier; Insulation foam sealant around windows and doors
Drywall	1/2" gypsum drywall on interior walls w/ medium knock-down or "orange peel" texture; ceiling rated drywall on ceilings w/ medium knock-down or "orange peel" texture, hardie-backer or dens shield in bathing areas. Drywall corners: square
Stucco / Siding	Textured Portland Cement Based Plaster finish over exterior walls as per plans; Fiber cement horizontal lap siding as per plans, decorative high density foam accents as per plans
Stone / Brick	Exterior cultured stone accents as per plans
Interior Trim	5 1/4" tall colonial base board, colonial trim around doors, 22.5" x 36" attic scuttles; 5 1/4" crown molding in tray ceilings only
Interior Doors	2 panel carrara style; hollow core; split jamb masonite interior doors
Door Hardware	Dead-bolt security locks on all exterior doors, lever lock handle sets.
Painting	Sherwin Williams Paints; Interior: SW Master Hide on ceilings (flat finish); SW Property Solutions on walls (flat finish); SW Pro Industrial Pre-catalyzed Water Based Epoxy on trim and doors (semi-gloss); Includes (3) colors inside; Exterior: SW A100 (satin finish); (2) colors outside
Cabinetry	Allowance based on proposal from <u>Design Concepts</u> Quote#: 1541 dated: 5/ 7 /18
Countertops	Allowance based on proposal from <u>Design Concepts</u> Quote#: 1541 dated: 5/ 7 /19
Tile Work (Walls)	Allowance based on proposal from <u>Gainesville Carpet &amp; FL</u> Quote#: dated: 5/ 8/20
Floor Covering	Allowance based on proposal from <u>Gainesville Carpet &amp; FL</u> Quote#: dated: 5/ 8/21
Appliances	Allowance based on proposal from <u>Lawns</u> Quote#: 540817234 dated: 5/ 8/22
Sod & Landscaping	Allowance based on proposal from <u>Lawn Enforcement</u> Quote#: dated: / /23
Irrigation	Allowance based on proposal from <u>Lawn Enforcement</u> Quote#: dated: / /24
Finish Grading / Fill	Provide fill dirt and final grading for driveway, sod, & landscaping
Driveway / Sidewalks	360 Sq. ft. of 3,000 P.S.I. concrete reinforced with 6"X6" 10/10 w.w.m. including saw cut expansion joints
Shelving	Vinyl coated wire shelving (as shown on plans); close-mesh shelves in pantry; continuous rod for clothes.
Mirrors	42" tall, length of vanity in each bath
Accessories (T.P. Holder, Towel Bars)	Beveled mirrored medicine cabinet; builder will install owner-provided bath accessories such as toilet paper holder, towel bars, robe hooks, etc. (up to (4) per bath). Glass Shower Enclosure as per plans (some models)
Construction Cleaning	Job site cleaning, final cleaning
Misc. Expenses / Contingency	None Included
Builder's Administrative Overhead	Job Related Overhead Expenses: Blower Door Test, Job Signage, Permit box, Fuel, Construction Management, Construction Scheduler, Office / Clerical, Bookkeeping, Indirect Overhead: rent, mortgage, electric, insurance, subscriptions, licensing, phones, etc...
Warranty	Builders Limited Warranty as defined in PHI 15.4 (attached); (1) Year - 24 hour Warranty Servicing shall be provided by ProHome Warranty Management Services.
These specifications were last updated 3/13/2018 and may be altered without written notice at the discretion of Gainesville Redevelopment Agency. Any additional interior décor such as window treatments, furniture, wallpaper, ceiling fans, etc. are not supplied, installed or warranted by Builder.	



<b>Heartwood Community</b>
<b>Preliminary Estimate / Bid Sheet</b>
<b>Model Name:</b> (#1) _____

**Builder Name**

Contact: Travis Williams  
 Phone: (352) 672-8948  
 Email: TRAVISW@MODERAHOMES.NET

<b>Base Price (structural non-variable costs): \$ 223,210.30</b>		
<b>Construction Allowances:</b>		
Surveying		\$ 450.00
Soil Testing	Geotechnical Testing; (Optional)	\$ -
Impact Fees	City of Gainesville (GRU)	\$ 5,000.00
Site Prep / Clearing	Grubbing / tree removal / top soil removal	\$ -
Fill Dirt	( ) truck loads For final grade only	\$ -
Plumbing Fixtures	Based on Proposal from ( <u>Sunshine Plumbing</u> ) See Attached	\$ 650.00
Septic / Sewer Connection		\$ Included in Impact fees
Well / Water Connection		\$ Included in Impact fees
Front Door		\$ 750.00
Electrical Fixtures	Build.com	\$ 1,710.00
Cabinetry	Based on Proposal from ( <u>Design Concepts</u> ) See Attached	\$ 10,440.00
Countertops	Based on Proposal from ( <u>Design Concepts</u> ) See Attached	\$ Included in the cabinet bid.
Tile Work (Walls)	Based on Proposal from ( <u>Gainesville Carpet</u> ) See Attached	\$ 2,545.47
Floor Covering	Based on Proposal from ( <u>Gainesville Carpet</u> ) See Attached	\$ 6,398.23
Appliances	Based on Proposal from ( <u>Lowe's</u> ) See Attached	\$ 1,086.00
Sod & Landscaping		\$ 3,600.00
Irrigation		\$ 1,870.00
Finish Grading / Fill	This includes (2) loads of dirt and final grade ready for flat work.	\$ 750.00
Driveway / Sidewalks	( <u>360</u> ) Sq. ft.	\$ 1,440.00
<b>Allowance Total:</b>		<b>\$36,689.70</b>
Owner Accepted Options Total:		\$
<b>Total Sales Price:</b>		<b>\$ 259,900.00</b>

--	--

**Builder Signature**

**Date:**

05/15/18.



Susan H. Lynch  
5/15/18



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Settings

### Heartwood Model 1

### Shopping List



Create New Group ie. Kitchen, Lighting

Lighting \$1,708.83



Progress Lighting P5674  
Black  
\$227.05 · Qty 5 · 1009 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Progress Lighting P5774  
Black  
\$46.97 · Qty 1 · 1463 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Kichler 8112  
Brushed Nickel  
\$294.84 · Qty 13 · 10903 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Lithonia Lighting FMLWL 48 840  
White  
\$96.12 · Qty 2 · 10000 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Progress Lighting P4319  
Brushed Nickel  
\$307.80 · Qty 2 · 139 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Volume Lighting V9605  
Silver Grey  
\$139.92 · Qty 3 · 33 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Progress Lighting P2159  
Brushed Nickel  
\$174.15 · Qty 3 · 330 In-Stock  
[Edit](#) [Remove](#)

Add To Cart



Progress Lighting P2160  
Brushed Nickel  
\$100.44 · Qty 1 · 1276 In-Stock  
[Edit](#) [Remove](#)

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Chat

- 

Miseno MFAN-4001LED  
Brushed Nickel  
\$309.90 · Qty 2 · 5 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
- 

Miseno E12  
Brushed Nickel  
\$11.64 · Qty 2 · 132 In-Stock  
[Edit](#) [Remove](#)

Add To Cart

- Door Hardware \$594.99** ...
- 

Kwikset 155MRLSQT  
Satin Nickel  
\$170.16 · Qty 6 · 152 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
  - 

Kwikset 156MRLSQT-S  
Satin Nickel  
\$343.14 · Qty 7 · 83 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
  - 

Kwikset 158SQT-S  
Satin Nickel  
\$26.19 · Qty 1 · 1496 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
  - 

Kwikset 154MRLSQT  
Satin Nickel  
\$55.50 · Qty 2 · 150 In-Stock  
[Edit](#) [Remove](#)

Add To Cart

- Accessories \$421.08** ...
- 

Delta 759240  
Chrome  
\$88.89 · Qty 3 · 662 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
  - 

Delta 75950  
Brilliance Stainless  
\$93.60 · Qty 3 · 266 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
  - 

Kohler K-CB-CLR1620FS  
Silver Aluminum  
\$238.59 · Qty 3 · 810 In-Stock  
[Edit](#) [Remove](#)

Add To Cart

List Total: \$2,724.90

Add All to Cart

Project Team >  
1 members

 Invite

TW Travis Williams Owner

 Add Order

Have an order you want to attach to your project, use the button above to add it here.

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 Add Photos

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**Design Concepts by JDG inc.**

P.O. Box 490  
FL 32056  
(386)623-1075  
grecianjon@gmail.com

# ESTIMATE

**ADDRESS**

Travis Williams

**ESTIMATE # 1542**

**DATE 05/07/2018**

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b>			10,440.00
Heartwood model 1 - PER ATTACHED RENDERINGS - kitchen and 2 bathrooms			
- painted white shaker cabinets			
- slab top drawer front			
- all plywood cabinets			
- soft close doors			
- dovetail soft close drawers			
- 3.00 per piece hardware budget			
- 42" uppers			
- hi-def laminate counter-tops			
- delivery, installation, service and warranty included			
<b>option</b>	0	3,089.00	0.00
upgrade to 3cm group A granite with standard edge profile 1 KITCHEN AND 3 BATHROOM UNDERMOUNT SINKS INCLUDED			
-----			
model 1	TOTAL		<b>\$10,440.00</b>

Accepted By

Accepted Date

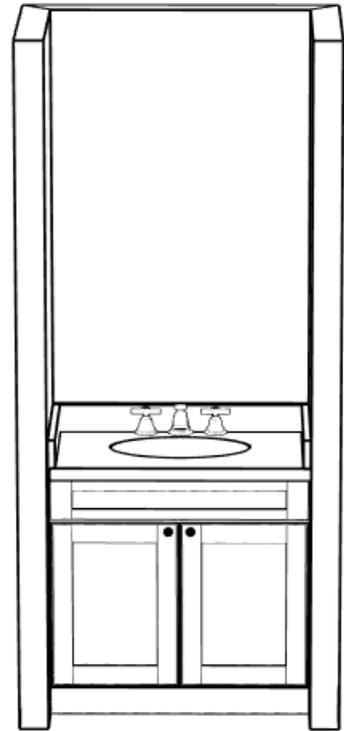


Heartwood model 1  
kitchen





master bath



bath 2

Heartwood - model 1

Gainesville Carpet & Flooring  
 6510 NW 13th Street  
 Gainesville, FL 32653  
 352-378-2627

Proposal #: GA030570  
 Sale Date: 05/08/2018  
 Install Date:  
 Sales Rep: Cain, Rebecca  
 Sales Rep:

Printed 05/08/18 12:38:17

**SOLD TO**

Modera Homes,

**SHIPPED TO**

MATERIALS		QUANTITY	PRICE	TOTAL
(1) Glue down Vinyl Plank	TBD	665.00SqFt		\$724.85
(2) 18X18 Ceramic Tile - Cannes	TBD	155.00SqFt	\$1.25	\$193.75
(3) All In One II	Airwaves	71.00SqYd	\$6.99	\$496.29
(4) 7/16 6lb	Rebond	71.00SqYd	\$3.00	\$213.00
(5) Tec - Grout Unsanded	TBD	1.00Each	\$18.75	\$18.75
(6) Tec - Grout Sanded	TBD	2.00Each	\$17.45	\$34.90
(7) Red Guard		1.00Each	\$75.00	\$75.00
(8) Tec Sturdi Flex	Shore-Flex	4.00Each	\$17.00	\$68.00
(9) 18X18 Ceramic Tile - Cannes	TBD	125.00SqFt	\$1.25	\$156.25
Comments: Master Shower Walls				
(10) Shower Floor	TBD	25.00Each	\$4.00	\$100.00
<b>Materials Subtotal:</b>				<b>\$2,080.79</b>

LABOR		QUANTITY	PRICE	TOTAL
(1) Vinyl Plank --,		665.00 SqFt	\$1.50	\$997.50
(2) Ceramic 18x18 or Larger --,		155.00 SqFt	\$3.75	\$581.25
(3) Carpet New Construction --,		71.00 SqYd	\$3.00	\$213.00
(9) Ceramic Wall Residential --,		95.00 SqFt	\$7.00	\$665.00
(10) Ceramic 16x16 or smaller --,		25.00 SqFt	\$4.00	\$100.00
(11) Ceramic Shower Bench --, ** **		1.00 Each	\$100.00	\$100.00
(12) Mud Pan --, ** **		23.00 SqFt	\$10.00	\$230.00
<b>Labor SubTotal:</b>				<b>\$2,886.75</b>

Comments:

<b>Subtotal:</b>	\$4,967.54
<b>Sales Tax:</b>	\$135.25
<b>Total:</b>	\$5,102.79
<b>Payments:</b>	
<b>Balance:</b>	\$5,102.79



# Sunshine Plumbing and Gas, LLC

5510 SW 41st Blvd  
 Suite 101  
 Gainesville, FL 32608  
 352.339.5791 P

# Proposal

Date	Estimate #
5/9/2018	7777

Bill To
Concept Construction 3917 NW 97th Blvd. Gainesville, FL 32606

P.O. Number	Terms	Rep	F.O.B.	Project
		EW		

Quantity	Item Code	Description	Price Each	Total
1	Labor and Materials	Install new PVC waste and vent piping and new CPVC hot and cold water piping as per plans and specifications provided. Provide complete and operational plumbing system in accordance with Florida Plumbing code. Price includes rough and trim plumbing for: (4) lavatory (1) garden tub (3) toilet (3) shower/tub (1) water heater (1) washing machine (1) kitchen sink, dishwasher (1) laundry sink (2) hosebibb  Connect to well or septic within 20 ft of building Price includes installation of "standard" type contractor supplied fixtures and contractor supplied electric water heater. Price may vary if owner supplied fixtures require additional labor to install.	9,300.00	9,300.00
		Model 1		

By signing I accept this proposal In the event of litigation relating to the subject matter of this Agreement, the prevailing party shall be entitled to receive from the other party its reasonable attorneys' fees and costs.	Signature _____ Full Name _____ Date _____		<b>Total</b>	<b>\$9,300.00</b>
	Phone #	Fax #	E-mail	Web Site
352-339-5791	352-372-7773	info@sunshineplumbingandgas.com	www.sunshineplumbingandgas.com	

OMZR130A

LOWE'S HOME CENTERS, LLC  
ALF 2984

PAGE: 1

PROJECT ESTIMATE

HARTWOOD BLACK

CONTACT: WILLIAMS, TRAVIS  
CUST #: 193993151

SALESPERSON: HOWELL, EDWIN  
SALES #: 1150480

PROJECT NUMBER: 540817234

DATE ESTIMATED: 05/08/18

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
1	848338	FR FS EL RNG LFEF3018TB(-10467	LFEF3018TB	499.00
1	175052	FR 24 DISHWR FFBD2406NB(297497	FFBD2406NB	289.00
1	906304	3" MICRO HOOD COMBO	FFMV1645TB	189.00
1	852865	FR 22.07-CU FT LFSS2312TE(-184	LFSS2312TE	799.00
1	12253	8-FT UNIV DW FILL HOSE	98524	12.98
1	70305	UTLT 8-FT 16-GA 3-WIRE REPLC C	UT010608	5.48
1	118694	4 WIRE RANGE CORD 6-FT	UTR628206	17.98
1	247027	5-FT SS ICE CONNECTOR (-645903	98516	5.98
TOTAL FOR ITEMS				1818.42
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				118.20
TOTAL ESTIMATE				1936.62

This Quote is valid until 06/07/18.

\_\_\_\_\_  
MANAGER SIGNATURE

\_\_\_\_\_  
DATE

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LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

PROJECT ESTIMATE

HEARTWOOD STAINLESS

CONTACT: WILLIAMS, TRAVIS  
CUST #: 193993151

SALESPERSON: HOWELL, EDWIN  
SALES #: 1150480

PROJECT NUMBER: 540817236

DATE ESTIMATED: 05/08/18

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
1	848340	FR FS EL RNG LFEF3054TF(-57999	LFEF3054TF	625.00
1	175058	FR 24 SS DISHWASHER FFBD2406NS	FFBD2406NS	310.00
1	848354	FR OTR MICRO LFMV1645TF(-63205	LFMV1645TF	279.00
1	852869	FR 25.5-CU FT LFSS2612TF(-4884	LFSS2612TF	828.00
1	12253	8-FT UNIV DW FILL HOSE	98524	12.99
1	70305	UTLT 8-FT 16-GA 3-WIRE REPLC C	UT010608	5.48
1	118694	4 WIRE RANGE CORD 6-FT	UTR628206	17.98
1	247027	5-FT SS ICE CONNECTOR (-645903	98516	5.98
TOTAL FOR ITEMS				2084.43
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				135.49
TOTAL ESTIMATE				2219.92

This Quote is valid until 06/07/18.

\_\_\_\_\_  
MANAGER SIGNATURE

\_\_\_\_\_  
DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.  
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

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**LAWN ENFORCEMENT  
AGENCY, INC.**  
P.O. BOX 141091

Estimate

DATE	ESTIMATE NO.
5/11/2018	1649623

NAME / ADDRESS
Modera Homes Travis Williams 3917 NW 97th Blvd. Gainesville, FL 32606

Ormond Beach / Lake City and Ocala Branch

DESCRIPTION	QTY	REP		TOTAL
		P.O. NO.	PROJECT	
		JJ		
New Landscape as Per Plan 1-30 gallon selected tree 18-3 gallon selected shrubbery 42-1 gallon selected shrubbery 2400 square foot St. Augustine 11 cubic yards pine bark mulch				3,600.00
Total Irrigation, to cover all turf and planting beds. The system will be plumbed for future expansion. System includes rain sensor, automatic timer and electronic valves.				1,870.00
Component specification: Hunter turf rotors Hunter Spray heads with a mix of fixed pattern and adjustable nozzles. Hunter LPG 1" electric valve Hunter Controller Hunter Mini Click (rain sensor) - II with bypass switch. Hunter Freeze Click All mainline piping Sch 40 and lateral sch 160 Valve boxes VP 7				
Prep work, clean up and delivery of materials. Also includes all time for set up and travel.				350.00
Sales Tax				7.00%
				0.00
<b>TOTAL</b>				<b>\$5,820.00</b>

**SIGNATURE** \_\_\_\_\_

Phone # 3523723175

Fax # 352-336-7877

katie@lawnenforcement.com

www.lawnenforcement.com



M O D E R A  
H O M E S

# PRICE PROPOSAL MODEL #5B

Gainesville  
Community  
Redevelopment  
Agency

## Heartwood Community Construction Specifications

Model 5-B

Drafting & Engineering	Hurricane resistant designed for 140 MPH wind zone (2017 FBCR 6th edition)
Surveying	To pin building envelope on each lot.
Soil Testing	Geotechnical Standard Penetration Testing (2) borings per lot.
Permitting & Inspections	Building authority permitting application and construction inspections
Impact Fees	Builder to pay community / local municipality impact fees
Interior Decorating / Color Selection	Pre-determined community color scheme; choice of (4) color schemes.
Builders Risk Insurance	Insurance to cover project while under construction
Job Site Security / Containment	Silt and/or barrier fence as needed
Dumpster	20 Cu. Yard Construction Dumpster for waste
Port-a-potty	Job site toilet & service
Temp Power	Temporary power pole installation & monthly usage for job site power
Site Prep / Clearing	Grubbing, tree removal, clearing
Fill Dirt	Clean compacted fill dirt to 95% modified proctor
Termite treatment / Pest Control	Provide "Sentricon Always Active" exterior perimeter termite baiting / treatment system, Bora Care borate based termiticide up to 3' above finish floor in bath / wet areas & Taexx "Tubes in the Wall" Pest Control System by Pest Defense.
Foundation Slab	16" X 20" Monolithic footing w/ 3,000 P.S.I. concrete reinforced with (3) #5 continuous rebar (staggered chair); 4" 3,000 P.S.I. concrete slab reinforced with 6"X6" 10/10 W.W.M. over visqueen moisture barrier
Plumbing	Plumbing pipes & labor for home as per plans; (1) shower head in master bath; (3) hose bibs, (1) ice maker box, 3/4" PVC water connection up to 50' from house; 4" DWV sewer connection up to 10' from house, supply lines run overhead through attic space; installation of fixtures included
Plumbing Fixtures	Allowance based on proposal from Sunshine Plumbing Quote#: / / / / dated: 5/9 /18
Gas Contractor	Natural Gas Piping (if gas appliances are selected)
Sewer Connection	Connection of home to central sewer system
Water Connection	Connection of home to central water supply
Masonry	None included
Framing	Interior wood framed walls (studs 16" o.c.); set roof trusses, install roof sheathing; wood backing for curtain rods & ceiling fans.
Trusses	Pre-Engineered Roof trusses 140 MPH design load; slope as per plan
Roofing	30 year dimensional asphalt roof shingles over synthetic roof underlayment (vapor barrier); self adhering flashing at valleys; aluminum ridge vent
Exterior Doors & OHDs	Front door allowance \$ 750.00 Other exterior doors included in base price include: Fiberglass exterior personnel doors; CHI Aluminum full-view overhead garage door w/ frosted glass.
Windows	MI Brand, 3540 Series, white vinyl frame, single hung windows w/ insect screen over operable sash; insulated glass aluminum frame sliding glass doors
Window Sills	Carrara white / grey marble window sills
Fascia, Soffits & Exterior Ceilings	6" Aluminum fascia w/ aluminum drip edge; ventilated aluminum soffit, non-vented vinyl on exterior ceilings
Electrical	200 AMP electrical service, underground electrical meter (connection not included - TBD), copper wiring throughout, smoke alarms, door chime, garage door opener prewire, decora light switches, switches, outlets as per plan
Electrical Fixtures	Allowance based on proposal from Build.com Quote#: Model 5-B dated: / / /18
Low Voltage: Security System	None Included - Builder to offer an optional security system
Low Voltage: Structured Wiring / A.V.	None Included - Builder to offer an optional security system
HVAC & Mechanical	Trane XR 15 SEER (or better) heat pump split system w/ 10KW auxiliary heat strip, programmable digital thermostat, externally vented range hood, exhaust fans in all baths as per plan
Insulation	R-20 Icynene Classic Max Open Cell Foam @ roof area, attic "kneewall", gable ends; R-13 15" garage common wall, bonus room walls; No-Bum Plus XD Fire Redardant Ignition Barrier; Insulation foam sealant around windows and doors
Drywall	1/2" gypsum drywall on interior walls w/ medium knock-down or "orange peel" texture; ceiling rated drywall on ceilings w/ medium knock-down or "orange peel" texture, hardie-backer or dens shield in bathing areas. Drywall corners: square
Stucco / Siding	Textured Portland Cement Based Plaster finish over exterior walls as per plans; Fiber cement horizontal lap siding as per plans, decorative high density foam accents as per plans
Stone / Brick	Exterior cultured stone accents as per plans
Interior Trim	5 1/4" tall colonial base board, colonial trim around doors, 22.5" x 36" attic scuttle; 5 1/4" crown molding in tray ceilings only
Interior Doors	2 panel carrara style; hollow core; split jamb masonite interior doors
Door Hardware	Dead-bolt security locks on all exterior doors, lever lock handle sets.
Painting	Sherwin Williams Paints; Interior: SW Master Hide on ceilings (flat finish); SW Property Solutions on walls (flat finish); SW Pro Industrial Pre-catalyzed Water Based Epoxy on trim and doors (semi-gloss); Includes (3) colors inside; Exterior: SW A100 (satin finish); (2) colors outside
Cabinetry	Allowance based on proposal from Design Concepts Quote#: / / /18
Countertops	Allowance based on proposal from Design Concepts Quote#: / / /19
Tile Work (Walls)	Allowance based on proposal from Gainesville Carpet Quote#: / / /20
Floor Covering	Allowance based on proposal from Gainesville Carpet Quote#: / / /21
Appliances	Allowance based on proposal from Lowes Quote#: / / /22
Sod & Landscaping	Allowance based on proposal from Lawn Enforcement Quote#: / / /23
Irrigation	Allowance based on proposal from Lawn Enforcement Quote#: / / /24
Finish Grading / Fill	Provide fill dirt and final grading for driveway, sod, & landscaping
Driveway / Sidewalks	360 Sq. ft. of 3,000 P.S.I. concrete reinforced with 6"X6" 10/10 w.w.m. including saw cut expansion joints
Shelving	Vinyl coated wire shelving (as shown on plans); close-mesh shelves in pantry; continuous rod for clothes.
Mirrors	42" tall, length of vanity in each bath
Accessories (T.P. Holder, Towel Bars)	Beveled mirrored medicine cabinet; builder will install owner-provided bath accessories such as toilet paper holder, towel bars, robe hooks, etc. (up to (4) per bath). Glass Shower Enclosure as per plans (some models)
Construction Cleaning	Job site cleaning, final cleaning
Misc. Expenses / Contingency	None Included
Builder's Administrative Overhead	Job Related Overhead Expenses: Blower Door Test, Job Signage, Permit box, Fuel, Construction Management, Construction Scheduler, Office / Clerical, Bookkeeping, Indirect Overhead: rent, mortgage, electric, insurance, subscriptions, licensing, phones, etc...
Warranty	Builders Limited Warranty as defined in PHI 15.4 (attached); (1) Year - 24 hour Warranty Servicing shall be provided by ProHome Warranty Management Services.
These specifications were last updated 3/13/2018 and may be altered without written notice at the discretion of Gainesville Redevelopment Agency. Any additional interior décor such as window treatments, furniture, wallpaper, ceiling fans, etc. are not supplied, installed or warranted by Builder.	



<b>Heartwood Community</b>
Preliminary Estimate / Bid Sheet
Model Name: <u>5-B</u>

Builder Name \_\_\_\_\_

Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

<b>Base Price (structural non-variable costs): \$ 153,077.21</b>		
<b>Construction Allowances:</b>		
Surveying		\$450.00
Soil Testing	Geotechnical Testing; (Optional)	\$ -
Impact Fees	City of Gainesville	\$5,000.00
Site Prep / Clearing	Grubbing / tree removal / top soil removal	\$ -
Fill Dirt	( ) truck loads	\$ -
Plumbing Fixtures	Based on Proposal from ( <u>Sunshine Plumbing</u> ) See Attached	\$650.00 For soaker tub only.
Septic / Sewer Connection		\$ Included in the impact fees
Well / Water Connection		\$ Included in the impact fees
Front Door		\$750.00
Electrical Fixtures	Build.com	\$ 1,250.00
Cabinetry	Based on Proposal from ( <u>Design Concepts</u> ) See Attached	\$ 9,875.00
Countertops	Based on Proposal from ( <u>Design Concepts</u> ) See Attached	\$ Incuded in the cabinet bid
Tile Work (Walls)	Based on Proposal from ( <u>Gainesville Carpet</u> ) See Attached	\$ 1,595.11
Floor Covering	Based on Proposal from ( <u>Gainesville Carpet</u> ) See Attached	\$ 3,506.68
Appliances	Based on Proposal from ( <u>Lowes</u> ) See Attached	\$1,086.00 Black package with no Fridge
Sod & Landscaping		\$3,600.00
Irrigation		\$1,870.00
Finish Grading / Fill		\$750.00
Driveway / Sidewalks	( <u>360</u> ) Sq. ft.	\$ 1,440.00
<b>Allowance Total:</b>		<b>\$31,822.79</b>
Owner Accepted Options Total:		\$
<b>Total Sales Price:</b>		<b>\$ 184,900.00</b>

--

Builder Signature \_\_\_\_\_

Date: 05/15/18.



*Susan H. Lynch*  
*5/15/18*



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### Heartwood Model 5-B

### Shopping List

**Create New Group** ie. Kitchen, Lighting

---

**Lighting \$1,243.04** ...

	<p>Progress Lighting P5674 Black \$90.82 · Qty 2 · 1009 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Progress Lighting P5774 Black \$93.94 · Qty 2 · 1463 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Kichler 8112 Brushed Nickel \$136.08 · Qty 6 · 10903 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Lithonia Lighting FMLWL 48 840 White \$96.12 · Qty 2 · 10000 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Progress Lighting P4319 Brushed Nickel \$153.90 · Qty 1 · 139 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Volume Lighting V9605 Silver Grey \$139.92 · Qty 3 · 33 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Progress Lighting P2159 Brushed Nickel \$116.10 · Qty 2 · 330 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart
	<p>Progress Lighting P2160 Brushed Nickel \$100.44 · Qty 1 · 1276 In-Stock <a href="#">Edit</a> <a href="#">Remove</a></p>	Add To Cart

Chat

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Miseno MFAN-4001LED  
Brushed Nickel  
\$309.90 · Qty 2 · 5 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
- 

Miseno E12  
Brushed Nickel  
\$5.82 · Qty 1 · 132 In-Stock  
[Edit](#) [Remove](#)

Add To Cart

**Door Hardware \$377.03** ...

- 

Kwikset 155MRLSQT  
Satin Nickel  
\$141.80 · Qty 5 · 152 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
- 

Kwikset 156MRLSQT-S  
Satin Nickel  
\$98.04 · Qty 2 · 83 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
- 

Kwikset 154MRLSQT  
Satin Nickel  
\$111.00 · Qty 4 · 150 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
- 

Kwikset 158SQT-S  
Satin Nickel  
\$26.19 · Qty 1 · 1496 In-Stock  
[Edit](#) [Remove](#)

Add To Cart

**Accessories \$180.92** ...

- 

Delta 759240  
Chrome  
\$118.52 · Qty 4 · 662 In-Stock  
[Edit](#) [Remove](#)

Add To Cart
- 

Delta 75950  
Brilliance Stainless  
\$62.40 · Qty 2 · 266 In-Stock  
[Edit](#) [Remove](#)

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**List Total: \$1,800.99**

Add All to Cart

**Project Team** >  
1 members

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TW Travis Williams Owner

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**Design Concepts by JDG inc.**

P.O. Box 490  
FL 32056  
(386)623-1075  
grecianjon@gmail.com

# ESTIMATE

**ADDRESS**

Travis Williams

**ESTIMATE #** 1541

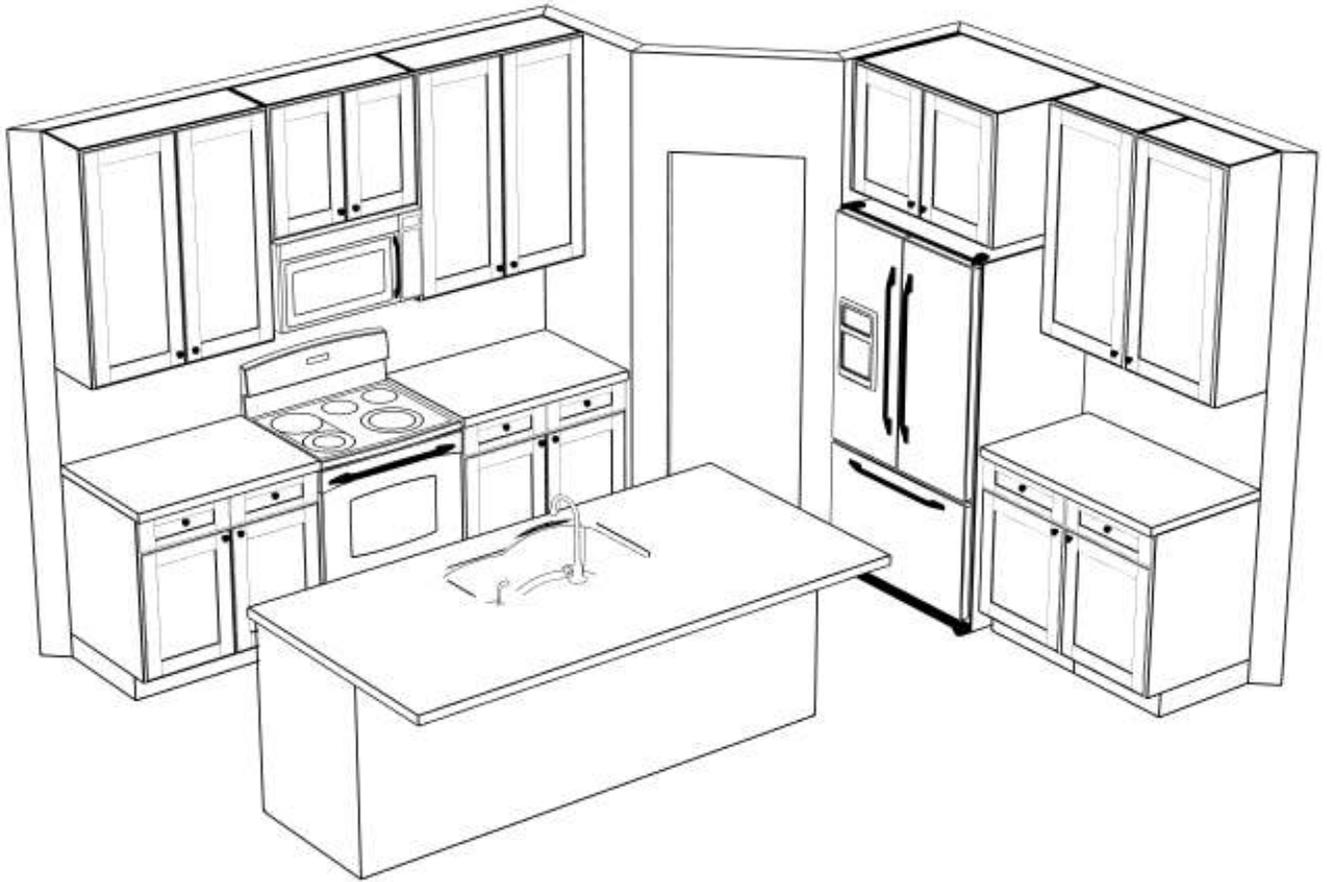
**DATE** 05/07/2018

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b>			9,875.00
Heartwood 5-B model - PER ATTACHED RENDERINGS - kitchen and 2 bathrooms			
- painted white shaker cabinets			
- slab top drawer front			
- all plywood cabinets			
- soft close doors			
- dovetail soft close drawers			
- 3.00 per piece hardware budget			
- 42" uppers			
- hi-def laminate counter-tops			
- delivery, installation, service and warranty included			
<b>option</b>	0	2,756.00	0.00
upgrade to 3cm group A granite with standard edge profile 1 KITCHEN AND 3 BATHROOM UNDERMOUNT SINKS INCLUDED			
Heartwood 5-B model	<b>TOTAL</b>		<b>\$9,875.00</b>

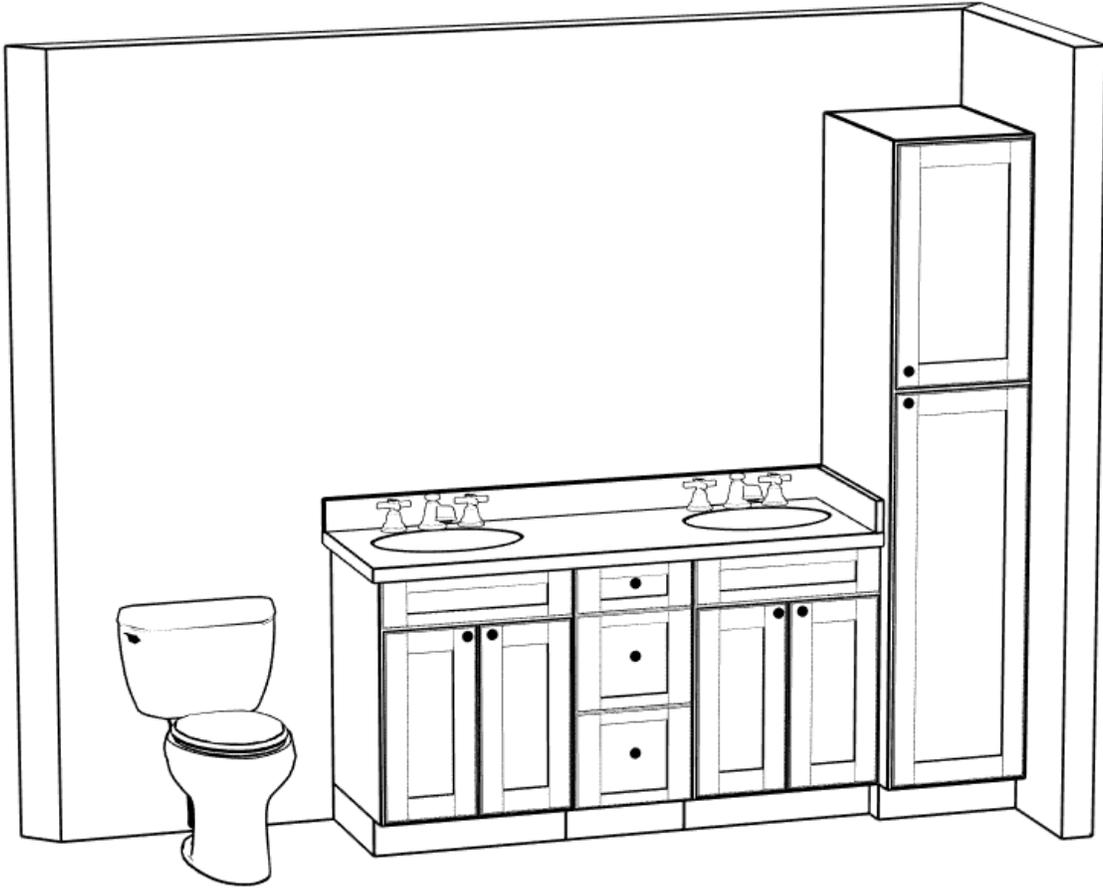
Accepted By

Accepted Date

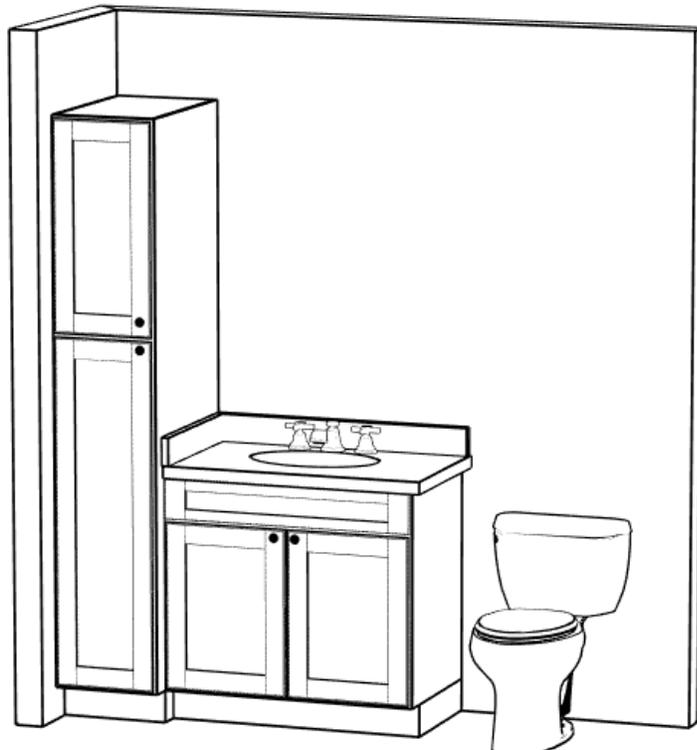


Heartwood 5-B model  
kitchen





Heartwood 5-B model  
bathrooms



Gainesville Carpet & Flooring  
 6510 NW 13th Street  
 Gainesville, FL 32653  
 352-378-2627

Proposal #: GA030570  
 Sale Date: 05/08/2018  
 Install Date:  
 Sales Rep: Cain, Rebecca  
 Sales Rep:

Printed 05/08/18 12:38:17

**SOLD TO**

Modera Homes,

**SHIPPED TO**

MATERIALS		QUANTITY	PRICE	TOTAL
(1) Glue down Vinyl Plank	TBD	665.00SqFt		\$724.85
(2) 18X18 Ceramic Tile - Cannes	TBD	155.00SqFt	\$1.25	\$193.75
(3) All In One II	Airwaves	71.00SqYd	\$6.99	\$496.29
(4) 7/16 6lb	Rebond	71.00SqYd	\$3.00	\$213.00
(5) Tec - Grout Unsanded	TBD	1.00Each	\$18.75	\$18.75
(6) Tec - Grout Sanded	TBD	2.00Each	\$17.45	\$34.90
(7) Red Guard		1.00Each	\$75.00	\$75.00
(8) Tec Sturdi Flex	Shore-Flex	4.00Each	\$17.00	\$68.00
(9) 18X18 Ceramic Tile - Cannes	TBD	125.00SqFt	\$1.25	\$156.25
Comments: Master Shower Walls				
(10) Shower Floor	TBD	25.00Each	\$4.00	\$100.00
<b>Materials Subtotal:</b>				<b>\$2,080.79</b>

LABOR		QUANTITY	PRICE	TOTAL
(1) Vinyl Plank --,		665.00 SqFt	\$1.50	\$997.50
(2) Ceramic 18x18 or Larger --,		155.00 SqFt	\$3.75	\$581.25
(3) Carpet New Construction --,		71.00 SqYd	\$3.00	\$213.00
(9) Ceramic Wall Residential --,		95.00 SqFt	\$7.00	\$665.00
(10) Ceramic 16x16 or smaller --,		25.00 SqFt	\$4.00	\$100.00
(11) Ceramic Shower Bench --, ** **		1.00 Each	\$100.00	\$100.00
(12) Mud Pan --, ** **		23.00 SqFt	\$10.00	\$230.00
<b>Labor SubTotal:</b>				<b>\$2,886.75</b>

Comments:

**Subtotal:** \$4,967.54  
**Sales Tax:** \$135.25  
**Total:** \$5,102.79  
**Payments:**  
**Balance:** \$5,102.79



**Sunshine Plumbing and Gas, LLC**  
 5510 SW 41st Blvd  
 Suite 101  
 Gainesville, FL 32608  
 352.339.5791 P

# Proposal

Date	Estimate #
5/9/2018	7777

Bill To
Concept Construction 3917 NW 97th Blvd. Gainesville, FL 32606

P.O. Number	Terms	Rep	F.O.B.	Project
		EW		

Quantity	Item Code	Description	Price Each	Total
1	Labor and Materials	Install new PVC waste and vent piping and new CPVC hot and cold water piping as per plans and specifications provided. Provide complete and operational plumbing system in accordance with Florida Plumbing code. Price includes rough and trim plumbing for: (3) lavatory (0) garden tub (2) toilet (2) shower/tub (1) water heater (1) washing machine (1) kitchen sink, dishwasher (1) laundry sink (2) hosebibb  Connect to well or septic within 20 ft of building Price includes installation of "standard" type contractor supplied fixtures and contractor supplied electric water heater. Price may vary if owner supplied fixtures require additional labor to install.	6,950.00	6,950.00
		Building F		

By signing I accept this proposal In the event of litigation relating to the subject matter of this Agreement, the prevailing party shall be entitled to receive from the other party its reasonable attorneys' fees and costs.	Signature _____	<b>Total</b> <b>\$6,950.00</b>
	Full Name _____	
	Date _____	

Phone #	Fax #	E-mail	Web Site
352-339-5791	352-372-7773	info@sunshineplumbingandgas.com	www.sunshineplumbingandgas.com

OMZR130A

LOWE'S HOME CENTERS, LLC  
ALF 2984

PAGE: 1

PROJECT ESTIMATE

HARTWOOD BLACK

CONTACT: WILLIAMS, TRAVIS  
CUST #: 193993151

SALESPERSON: HOWELL, EDWIN  
SALES #: 1150480

PROJECT NUMBER: 540817234

DATE ESTIMATED: 05/08/18

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
1	848338	FR FS EL RNG LFEF3018TB(-10467	LFEF3018TB	499.00
1	175052	FR 24 DISHWR FFBD2406NB(297497	FFBD2406NB	289.00
1	906304	30" MICRO HOOD COMBO	FFMV1645TB	189.00
1	852865	FR 22.07-CU FT LFSS2312TE(-184	LFSS2312TE	799.00
1	12253	8-FT UNIV DW FILL HOSE	98524	12.98
1	70305	UTLT 8-FT 16-GA 3-WIRE REPLC C	UT010608	5.48
1	118694	4 WIRE RANGE CORD 6-FT	UTR628206	17.98
1	247027	5-FT SS ICE CONNECTOR (-645903	98516	5.98
TOTAL FOR ITEMS				1818.42
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				118.20
TOTAL ESTIMATE				1936.62

This Quote is valid until 06/07/18.

\_\_\_\_\_  
MANAGER SIGNATURE

\_\_\_\_\_  
DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.  
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS  
ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.  
QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT  
TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE  
OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME  
ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE  
SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR  
QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS;  
OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

OMZR130A

LOWE'S HOME CENTERS, LLC  
ALF 2984

PAGE: 1

PROJECT ESTIMATE

HEARTWOOD STAINLESS

CONTACT: WILLIAMS, TRAVIS  
CUST #: 193993151

SALESPERSON: HOWELL, EDWIN  
SALES #: 1150480

PROJECT NUMBER: 540817236

DATE ESTIMATED: 05/08/18

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
1	848340	FR FS EL RNG LFEF3054TF(-57999	LFEF3054TF	625.00
1	175058	FR 24 SS DISHWASHER FFBD2406NS	FFBD2406NS	310.00
1	848354	FR OTR MICRO LFMV1645TF(-63205	LFMV1645TF	279.00
1	852869	FR 25.5-CU FT LFSS2612TF(-4884	LFSS2612TF	828.00
1	12253	8-FT UNIV DW FILL HOSE	98524	12.99
1	70305	UTLT 8-FT 16-GA 3-WIRE REPLC C	UT010608	5.48
1	118694	4 WIRE RANGE CORD 6-FT	UTR628206	17.98
1	247027	5-FT SS ICE CONNECTOR (-645903	98516	5.98
TOTAL FOR ITEMS				2084.43
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				135.49
TOTAL ESTIMATE				2219.92

This Quote is valid until 06/07/18.

\_\_\_\_\_  
MANAGER SIGNATURE

\_\_\_\_\_  
DATE

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QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS;  
OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.



**LAWN ENFORCEMENT  
AGENCY, INC.**  
P.O. BOX 141091

Estimate

DATE	ESTIMATE NO.
5/11/2018	1649623

NAME / ADDRESS
Modera Homes Travis Williams 3917 NW 97th Blvd. Gainesville, FL 32606

Ormond Beach / Lake City and Ocala Branch

DESCRIPTION	QTY	U/M	REP	
			P.O. NO.	PROJECT
			COST	TOTAL
New Landscape as Per Plan 1-30 gallon selected tree 18-3 gallon selected shrubbery 42-1 gallon selected shrubbery 2400 square foot St. Augustine 11 cubic yards pine bark mulch			3,600.00	3,600.00
Total Irrigation, to cover all turf and planting beds. The system will be plumbed for future expansion. System includes rain sensor, automatic timer and electronic valves.			1,870.00	1,870.00
Component specification: Hunter turf rotors Hunter Spray heads with a mix of fixed pattern and adjustable nozzles. Hunter LPG 1" electric valve Hunter Controller Hunter Mini Click (rain sensor) - II with bypass switch. Hunter Freeze Click All mainline piping Sch 40 and lateral sch 160 Valve boxes VP 7				
Prep work, clean up and delivery of materials. Also includes all time for set up and travel.			350.00	350.00
Sales Tax			7.00%	0.00
<b>TOTAL</b>				<b>\$5,820.00</b>

SIGNATURE \_\_\_\_\_



M O D E R A  
H O M E S

# FEATURED PROJECTS



## SUMMERS RIDGE LAKE CITY, FL



# SUMMERS RIDGE LAKE CITY, FL



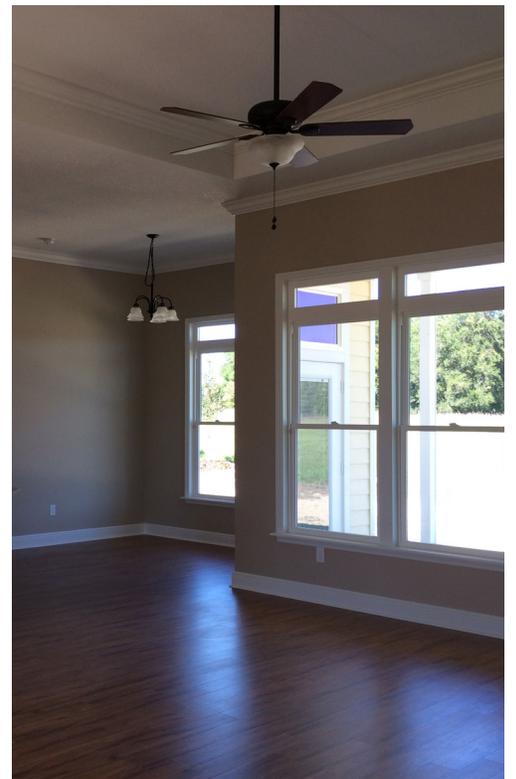
Located in the Summers Ridge subdivision in Lake City, FL. This Model home was completed in March of 2018.

- 1526 Square Feet
- 3 bedroom
- 2 bathroom
- 2 car garage
- Listed at \$189,900



# CINNAMON HILLS ESTATES

HIGH SPRINGS, FL



Project completed by Travis Williams, Director of Modera Homes, prior to employment at Concept Companies.

# CINNAMON HILLS ESTATES

HIGH SPRINGS, FL



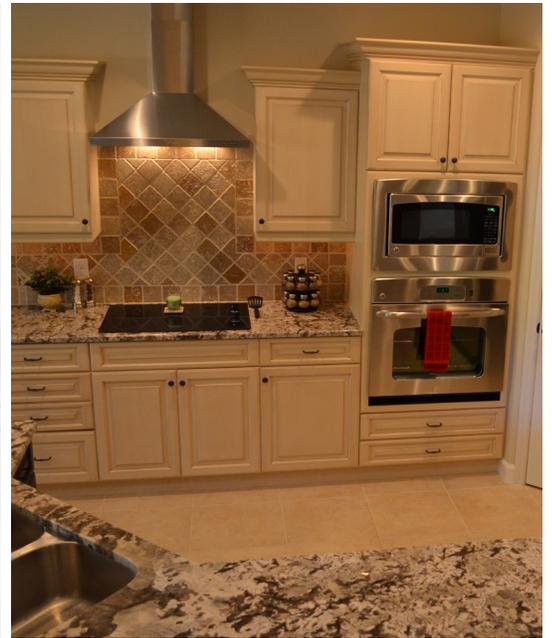
Cinnamon Hills Estates is a gated community in High Springs, FL.

- Lot build outs: 48 of 62
- Average Size: 1900 +/- SF
- Average Sale Price: Mid \$260,000
- Time-line: Total build out 24 months



# NEWTOWN

NEWBERRY, FL

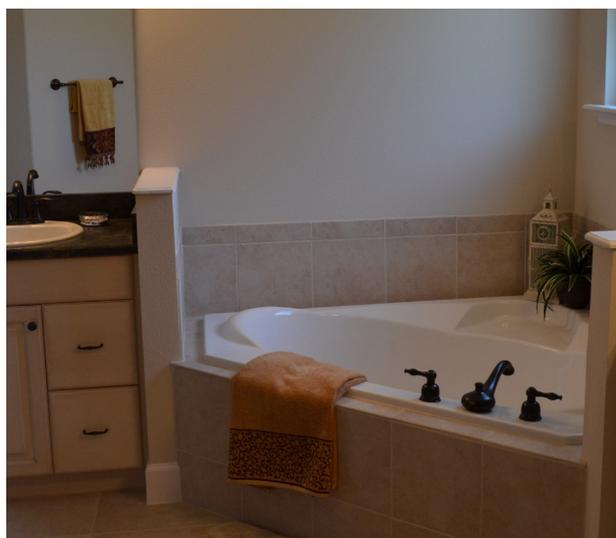


Project completed by Travis Williams, Director of Modera Homes, prior to employment at Concept Companies.



# NEWTOWN

NEWBERRY, FL



Newtown Community is a custom build development located in Newberry, FL.

- Lot build outs: 42 of 44
- Average Size: 1500 +/- SF
- Average Sale Price: Upper \$170,000
- Time-line: Total build out 24 months



# ASHTON RIDGE

HIGH SPRINGS, FL



Ashton Ride is a custom build development located in High Springs, Florida.

- Lot build outs: 18 of 50
- Average Size: 1300 +/- SF
- Average Price: \$120,000
- Time-line: Total build out 24 months

Project completed by Travis Williams, Director of Modera Homes, prior to employment at Concept Companies.



# FOREST CREEK

GAINESVILLE, FL



Forest Creek is a custom build development located in Northwest Gainesville, Florida.

- Lot build outs: 24 of 28
- Average Size: 1650 +/- SF
- Average Price: Low \$200,000
- Time-line: Total build out 30 months



Project completed by Travis Williams, Director of Modera Homes, prior to employment at Concept Companies.

# CURRENT PROJECTS



## Cypress Landing- Lake City, Florida

Lot #88 Spec home  
75% complete  
1350 SF  
3 Bedroom/ 2 Bath  
2 Car garage  
Listed at \$169,500

## Turkey Ridge- Lake Butler, Florida

Lot #7 Spec Home  
75% complete  
1486 SF  
3 Bedroom/ 2 Bath  
2 Car Garage  
Listed at \$178,900

Lot #5 Spec Home (sold 2017)  
1503 SF  
4 Bedroom/ 2 Bath  
2 Car garage  
Sold for \$174,900

## Arbor Greens- Gainesville, Florida

Lot #3 Spec Home  
Permitting Stage  
2087 SF  
4 Bedroom/ 2.5 Baths  
2 Car garage  
Project list price appx. \$340,000





M O D E R A  
H O M E S

# REFERENCES



May 15, 2018

Gainesville CRA

**RE: Concept Construction of North Florida, Inc.  
RFP No. CRAX-180072-GD**

To Whom It May Concern:

This is to advise you that Waldorff Insurance & Bonding, Inc. provides bonding for Concept Construction of North Florida, Inc. Their Surety is Nationwide Mutual Insurance Company, which has an A.M. Best Rating of A+ XV and is listed in the Department of the Treasury's Federal Register with an underwriting limit of \$1,205,022,000. The home office address is One West Nationwide Boulevard, 1-04-701, Columbus, OH 43215.

Concept Construction of North Florida, Inc. is a financially strong, well-managed company and it is a pleasure to recommend them to you for your consideration. They have an excellent reputation with architects/engineers, owners, subcontractors, and suppliers and are considered to be an exceptional contractor in the area.

At this time, we would not anticipate a problem in bonding our client in the amount of \$10,000,000 for a single project or \$20,000,000 aggregately. The surety reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin French".

Benjamin French

Vice President



1110 NORTHWEST 6<sup>th</sup> STREET  
GAINESVILLE, FL 32601

PHONE 352-374-7779  
FAX 850-581-4930

[WWW.WALDORFFINSURANCE.COM](http://WWW.WALDORFFINSURANCE.COM)



January 12, 2017

Concept Companies  
Brian Crawford  
3917 NW 97<sup>th</sup> Blvd.  
Gainesville, Florida 32606

To Whom It May Concern:

I am pleased to provide this letter of reference for Concept Companies. I have had the privilege of a banking relationship with this firm since July 2008 on multiple projects of various size and scope. Concept Companies has always executed their projects professionally and as agreed. All accounts are handled in a very satisfactory manner.

We would not hesitate to work with Concept Companies as a lender on future projects and development ventures that meet our general lending criteria. The company has been very professional in their dealings with our bank during their entire banking relationship and is a valued bank customer. I can personally recommend this company as one with the highest integrity and professional standards that can be found.

Should you need any additional information, please do not hesitate to contact me at 904-262-1421.

Sincerely,

A handwritten signature in black ink, appearing to read "Cecil F. Gibson, III".

Cecil F. Gibson, III  
Commercial Banking Market Executive





January 10, 2017

To Whom It May Concern:

I have worked with Concept Companies over the past ten years on multiple projects of various sizes and scopes. In my experience, Concept Companies has always executed their projects professionally and as promised in their agreements. We would not hesitate to work with Concept Companies as a lender on any future development projects that fall within our general lending criteria.

Concept Companies has proven themselves to be a capable developer and has executed their contracts, commitments, and projects without issue or incident. I have seen first-hand the quality and attention to detail that they put into every project large and small. They have been a reliable and innovative member of the business community, and I would strongly recommend them to anyone for consideration as a developer or partner for any project being evaluated.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Kamienski".

Chris Kamienski  
Community President  
709 S. Ponce de Leon Blvd  
St. Augustine, Florida 32084  
O: 904.342.4910  
F: 904.342.4914  
ckamienski@centerstatebank.com

**709 S. PONCE DE LEON BLVD | ST. AUGUSTINE, FL 32080 | 904.342.4916 | FAX 904.342.4914**

*www.centerstatebank.com*

**LOCAL MARKET DRIVEN | A LONG TERM HORIZON | WORLD CLASS SERVICE | RELATIONSHIP BANKING | FAITH AND FAMILY**





the new learning playground

June 8, 2016

To Whom It May Concern,

As President and Co-Founder of O2B Kids, it is with pleasure that I write this letter of recommendation for Concept Companies.

As we expand our brand in North Central Florida, Concept has been right there with us. We have come to consider them an important part of our core team. Throughout the construction process they have consistently displayed a high level of professionalism, experience and commitment to quality while being reliable and cost-effective.

Our most recent completed project was a redevelopment of an old Bed Bath & Beyond in Oviedo Florida. Concept turned this almost abandoned space into a state of the art facility.

Concept Companies can be depended upon to "take care of business and to turn out an outstanding product." We appreciate what they have done for us and recommend them without hesitation.

Sincerely,

A handwritten signature in black ink that reads 'A P A' followed by a long, sweeping horizontal line.

Andy Sherrard

106 NW 33rd Court • Gainesville, Florida 32607 • Tel: 352-338-9660 • Fax: 352-338-9658





## City of Alachua

**MAYOR GIB COERPER**  
Vice Mayor Robert Wilford  
Commissioner Ben Boukari, Jr.  
Commissioner Shirley Green Brown  
Commissioner Gary Hardacre

**OFFICE OF THE CITY MANAGER**  
**TRACI L. GRESHAM**

December 19, 2016

**RE: LETTER OF REFERENCE – CONCEPT COMPANIES**

To Whom It May Concern:

Concept Companies has worked with the City of Alachua on multiple projects and developed several private projects in Alachua. The firm has worked with the City as a contractor on stormwater remediation efforts and the construction of an office/warehouse space for our Public Services Department. Additionally, Concept Companies, as a developer, has expanded opportunities in Alachua for office and laboratory space for bioscience firms. Their construction of tens of thousands of square feet of such space has been welcomed by the community.

Through all of the work of Concept Companies, they maintain professionalism, responsiveness and are eager to find solutions. Should you have any questions, please feel free to contact me.

Sincerely,

Adam Boukari  
Assistant City Manager

PO Box 9  
Alachua, Florida 32616-0009

*"The Good Life Community"*  
[www.cityofalachua.com](http://www.cityofalachua.com)

Phone: (386) 418-6100  
Fax: (386) 418-6175



# ATTACHMENTS

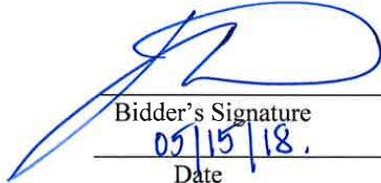
## DRUG-FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that

MODEKA HOMES, LLC. | CONCEPT COMPANIES INC. does:  
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for the drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

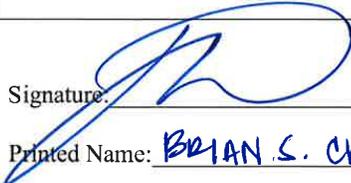
  
Bidder's Signature  
05/15/18.  
Date

**CITY OF GAINESVILLE**

**CERTIFICATION OF COMPLIANCE WITH LIVING WAGE**

**The undersigned** hereby agrees to comply with the terms of the Living Wage Ordinance and to pay all covered employees, as defined by City of Gainesville Ordinance 020663 as amended at 030168 (Living Wage Ordinance), during the time they are directly involved in providing covered services under the contract with the City of Gainesville for Home Builder Contractors for Heartwood Residential Development a living wage of \$12.0673 per hour to covered employees who receive Health Benefits from the undersigned employer and \$13.3173 per hour to covered employees not offered health care benefits by the undersigned employer.

Name of Service Contractor/Subcontractor: MODERA HOMES, LLC.  
Address: 3917 NW. 97 BLVD. GAINESVILLE, FL.  
Phone Number: 352-672-8948.  
Name of Local Contact Person TRAVIS WILLIAMS.  
Address: SAME AS ABOVE  
Phone Number: \_\_\_\_\_  
  
\$ TBD.  
(Amount of Contract)

Signature:  Date: 05/15/18.  
Printed Name: BRIAN S. CRAWFORD.  
Title: CEO, CONCEPT COMPANIES, INC.

**LIVING WAGE COMPLIANCE**  
See Living Wage Decision Tree (Exhibit C hereto)

Check one:

- Living Wage Ordinance does not apply  
(check all that apply)
  - Not a covered service
  - Contract does not exceed \$100,000
  - Not a for-profit individual, business entity, corporation, partnership, limited liability company, joint venture, or similar business, who or which employees 50 or more persons, but not including employees of any subsidiaries, affiliates or parent businesses.
  - Located within the City of Gainesville enterprise zone.
- Living Wage Ordinance applies and the completed Certification of Compliance with Living Wage is included with this bid.

NOTE: If Contractor has stated Living Wage Ordinance does not apply and it is later determined Living Wage Ordinance does apply, Contractor will be required to comply with the provision of the City of Gainesville's living wage requirements, as applicable, without any adjustment to the bid price.

**PROPOSAL RESPONSE FORM – SIGNATURE PAGE**

(submit this form with your proposal)

TO: City of Gainesville, Florida  
200 East University Avenue  
Gainesville, Florida 32601

PROJECT: Home Builder Contractors for Heartwood Residential Development

RFP/RFQ#: CRAX-180072-GD

RFP/RFQ DUE DATE: May 16, 2018

Proposer's Legal Name: BRIAN S. CRANFORD

Proposer's Alias/DBA: MODERA HOMES, LLC. / CONCEPT COMPANIES, INC.

Proposer's Address: 3917 NW. 97 BLVD.  
GAINESVILLE, FL. 32609.

**PROPOSER'S REPRESENTATIVE (to be contacted for additional information on this proposal)**

Name: TRAVIS WILLIAMS.

Telephone Number 352-672-8948

Date: 05/15/18

Fax Number \_\_\_\_\_

Email address \_\_\_\_\_

**ADDENDA**

The Proposer hereby acknowledges receipt of Addenda No.'s \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, to these Specifications.

**TAXES**

The Proposer agrees that any applicable Federal, State and Local sales and use taxes, which are to be paid by City of Gainesville, are included in the stated bid prices. Since often the City of Gainesville is exempt from taxes for equipment, materials and services, it is the responsibility of the Contractor to determine whether sales taxes are applicable. The Contractor is liable for any applicable taxes which are not included in the stated bid prices.

**LOCAL PREFERENCE (check one)**

Local Preference requested:  YES  NO

A copy of your Business tax receipt and Zoning Compliance Permit should be submitted with your bid if a local preference is requested.

**QUALIFIED LOCAL SMALL AND/OR DISABLED VETERAN BUSINESS STATUS (check one)**

Is your business qualified as a Local Small Business in accordance with the City of Gainesville Small Business Procurement Program? (Refer to Definitions)  YES  NO



**John Power, Alachua County Tax Collector**

P.O. Box 142340, Gainesville, FL 32614  
Tax Operations Phone: (352) 264-6968

**EXPIRES** September 30, 2018  
**ACCOUNT** 5593

**2017-2018 ALACHUA COUNTY LOCAL BUSINESS TAX RECEIPT**

<b>OWNER NAME:</b> BRIAN CRAWFORD, PRESIDENT	<b>BUSINESS ADDRESS:</b> 3917 NW 97TH BLVD
<b>TYPE OF BUSINESS:</b> Contractor	<b>DESCRIPTION:</b>

CONCEPT CONSTRUCTION OF NORTH FLORIDA II  
  
3917 NW 97TH BLVD  
GAINESVILLE, FL 32606

DATE	RECEIPT NO.	AMOUNT PAID
09/20/2017	16-0245461	131.25

THIS LOCAL BUSINESS TAX RECEIPT DOES NOT CONFIRM THAT REGULATORY ZONING REQUIREMENTS HAVE BEEN MET. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE.

[www.AlachuaCollector.com](http://www.AlachuaCollector.com)

**\*\*\*ATTENTION\*\*\***

**THIS RECEIPT IS FOR LOCAL BUSINESS TAX RECEIPT ONLY  
CERTAIN BUSINESSES MAY REQUIRE ADDITIONAL STATE LICENSING**

This is a business tax receipt only. It does not permit the receipt holder to violate any existing regulatory or zoning laws of the county or city. It does not exempt the receipt holder from any other license or permit required by law. This is not a certification of the receipt holder's qualifications.

**INFORMATION ONLY**

**(REMOVE OR FOLD BEHIND BEFORE POSTING RECEIPT)**

**THIS RECEIPT IS FURNISHED PURSUANT TO FLORIDA STATUTE CHAPTER 205  
IN ACCORDANCE WITH ALACHUA COUNTY ORDINANCE 07-03.**

This receipt should be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the taxpayer could be subject to the payment of another full local business tax for the same business, profession or occupation.

Taxes/rates are subject to changes under the law.



# Zoning Compliance Permit

City of Gainesville  
Planning & Development Services  
P.O. Box 490, Station 11  
Gainesville, FL 32602-0490  
Phone: 352.334.5023 FAX: 352.334.3259

FOR OFFICE USE ONLY		
ZCP No. _____	Date: ___/___/___	
<input type="checkbox"/> ZCP Approved	<input type="checkbox"/> ZCP Approved with Conditions	<input type="checkbox"/> ZCP Denied

**Part 1 – To be completed by Applicant**

A Zoning Compliance Permit must be completed for the following: Zoning Approval (Home Occupations, Day Care Center etc), Building Inspections Department Approval (Change of Use Permit or Occupancy Permit, if needed), Occupational License Tax and Alcohol Beverage License.

1. Applicant to complete Part 1.
2. Forward the document to the Planning Department (mail or fax **352.334.3259**) for processing
3. Planning staff will Approve, Approve with Conditions or Deny Zoning Compliance Permit.
4. Planning staff will complete Part 2.
5. The completed Zoning Compliance permit will be returned to Applicant as indicated below

Name of Business: Modera Homes, LLC & Concept Companies, Inc.

Address of Business: 3917 NW 97th Blvd

City, State and Zip Code: Gainesville, FL 32606

Business Phone: (352) - 333-3233 Fax: ( ) - \_\_\_\_\_

Proposed Use of Premises: Residential

Applicant Name: Modera Homes, LLC

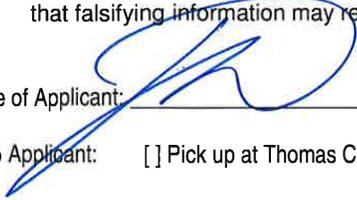
Mailing Address: 3917 NW 97th Blvd

City, State and Zip Code: Gainesville, FL 32606

Phone Number: (352) - 333-3233 Alternate contact: (352) - 672-8948

Please initial the following, indicating that you understand the requirements:

X  I understand that I must comply with current Florida Building Code through the Building Department and obtain any necessary permits; that I must obtain an Occupational License through the Finance Department; that I must meet parking standards for my zoning district; and that falsifying information may result in my Zoning Compliance Permit being revoked.

Signature of Applicant:  \_\_\_\_\_ Date: 05/15/18

Return to Applicant:  Pick up at Thomas Center  Return by Mail  Return by Fax





M O D E R N A  
H O M E S

A DIVISION OF



CONCEPT  
COMPANIES

3917 NW 97TH BLVD  
GAINESVILLE, FL 32606  
CONCEPTCOMPANIES.NET