



Heartwood Community Construction Specifications

Model

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 _____ Quote#: _____ dated: __/__/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 \$ _____ 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 _____ Quote#: _____ 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 Retardant 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 _____ Quote#: _____ dated: __/__/18
Countertops	Allowance based on proposal from _____ Quote#: _____ dated: __/__/19
Tile Work (Walls)	Allowance based on proposal from _____ Quote#: _____ dated: __/__/20
Floor Covering	Allowance based on proposal from _____ Quote#: _____ dated: __/__/21
Appliances	Allowance based on proposal from _____ Quote#: _____ dated: __/__/22
Sod & Landscaping	Allowance based on proposal from _____ Quote#: _____ dated: __/__/23
Irrigation	Allowance based on proposal from _____ Quote#: _____ dated: __/__/24
Finish Grading / Fill	Provide fill dirt and final grading for driveway, sod, & landscaping
Driveway / Sidewalks	_____ 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.



Gainesville
Community
Redevelopment
Agency

<h1>Heartwood Community</h1>
Preliminary Estimate / Bid Sheet
Model Name: _____

Builder Name _____

Contact: _____

Phone: _____

Email: _____

Base Price (structural non-variable costs): \$

Construction Allowances:

Surveying		\$
Soil Testing	Geotechnical Testing; (Optional)	\$
Impact Fees	City of Gainesville	\$
Site Prep / Clearing	Grubbing / tree removal / top soil removal	\$
Fill Dirt	(____) truck loads	\$
Plumbing Fixtures	Based on Proposal from (_____) See Attached	\$
Septic / Sewer Connection		\$
Well / Water Connection		\$
Front Door		\$
Electrical Fixtures		\$
Cabinetry	Based on Proposal from (_____) See Attached	\$
Countertops	Based on Proposal from (_____) See Attached	\$
Tile Work (Walls)	Based on Proposal from (_____) See Attached	\$
Floor Covering	Based on Proposal from (_____) See Attached	\$
Appliances	Based on Proposal from (_____) See Attached	\$
Sod & Landscaping		\$
Irrigation		\$
Finish Grading / Fill		\$
Driveway / Sidewalks	(_____) Sq. ft.	\$
Allowance Total:		\$
Owner Accepted Options Total:		\$
*****Total Uerqu'Rt leg:		\$

Builder Signature _____ **Date:** _____