



Legislative#200090

City of Gainesville
Procurement Division
200 E University Avenue, Rm 339
Gainesville, FL 32601
(352) 334-5021(main)

REQUEST FOR QUALIFICATIONS (RFQ):

#CRAX-200029-GD: New Home Builders for Heartwood Neighborhood, Gainesville, FL

DUE DATE FOR SUBMITTING PROPOSAL ON DEMANDSTAR.COM: May 20, 2020, 3:00PM

PRE-PROPOSAL MEETING: ☒ Non-Mandatory ☐ Mandatory ☐ Includes Site Visit ☐ N/A
PRE-PROPOSAL MEETING DATE/TIME: Thursday, April 30, 2020, 1:30pm
PRE-PROPOSAL MEETING LOCATION: Zoom (CTRL+Click link below to access):
<https://zoom.us/j/91822959237?pwd=WUfKYkRjOWJ6THRkRy8rV0xOcXpOQT09>
Meeting ID: 918 2295 9237
Password: 8ZRDXd

BIDDER QUESTIONS DUE DATE: Thursday, May 7, 2020, 3:00pm

SUMMARY OF SCOPE OF WORK:

The Heartwood Neighborhood, located at 1717 S.E. 8th Ave, and former Kennedy Homes site, is being redeveloped by the Gainesville Community Reinvestment Area (GCRA) into a 34 single family home subdivision. The City of Gainesville is seeking home builder contractors to build homes on these properties.

For questions relating to this solicitation, contact:

Gayle Dykeman, Procurement Specialist 3, dykemangb@cityofgainesville.org

Bidder is not in arrears to City upon any debt, fee, tax or contract: ☒ Bidder is NOT in arrears ☐ Bidder IS in arrears
Bidder is not a defaulter, as surety or otherwise, upon any obligation to City: ☒ Bidder is NOT in default ☐ Bidder IS in default

Bidders who receive this bid from sources other than City of Gainesville Procurement Division or DemandStar.com MUST contact the Procurement Division prior to the due date to ensure any addenda are received in order to submit a responsible

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # 1 2

Legal Name of Bidder: THE FLANAGAN COMPANIES INC.

DBA: _____

Authorized Representative Name/Title: TIM FLANAGAN / PRESIDENT

E-mail Address: TIM@FLANCO.BIZ FEIN: 59-266-3317

Street Address: 4118 N.W. 69th ST GAINESVILLE, FLA 32606

Mailing Address (if different): _____

Telephone: (352) 336-0743

Fax: () _____

By signing this form, I acknowledge I have read and understand, and my business complies with all General Conditions and requirements set forth herein; and,

- ☒ Proposal is in full compliance with the Specifications.
☐ Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

SIGNER'S PRINTED NAME: TIM FLANAGAN

DATE: 5/13/20

This page must be completed and uploaded to DemandStar.com with your Submittal.

STATEMENT OF QUALIFICATIONS
The Flanagan Companies Inc
RFQ #CRAX-200029-GD

1) Project Understanding & Approach

The Flanagan Companies has been involved in multiple City projects over the last 20 years. We have a proven track record of successful interaction with City staff with regards to the importance of communication and timely performance in constructing a client's house. We have built over 250 homes, mostly on the east side of Gainesville with proven positive outcomes. Our strengths are our small, tight nit, experienced staff of three. Combined, we have over 90 years of construction experience. Spring chickens we are not!

Communication is the key to any successful business. We strive to be realistic with homeowners regarding pricing in this trying environment. Weekly construction scheduling updates are sent to every homeowner as a standard practice.

We have a proven, diverse group of subcontractors and suppliers who are familiar with our company's demands for quality and competitive pricing. We seek and accept bid solicitations from any subcontractor or supplier, including local small business, with proven abilities to perform to our company standards.

2) Time to Completion

Depending on the size and complexity of the home, we set a typical 180 day build time in our contract language. The 180 days start after permit issuance. Acts of God/Nature (pandemics, hurricanes, etc.) are excluded from this timeline and would require the completion timing to be adjusted accordingly.

3) Proposed Project Staff – see attached resumes for following:

Tim Flanagan – Owner/President
Roberta Gastmeyer – Owner/VST
Stan Kutz – Project Manager

4) Qualifications of Firm

Refer to previous replies.

Tim Flanagan
The Flanagan Companies, Inc.

tim@flancco.biz
(352) 494-6905 cell • (352) 336-0743 office
TheFlanaganCompanies.com

The Flanagan Companies is a small commercial and residential home building company specializing in affordable home construction.

About Us

- Local area builder since 1998 with excellent reputation for high-quality, on-time, on-budget construction.
- Speculative and contract builder and remodeler with more than 400 successful local projects including contract workforce residences for the City of Gainesville and Neighborhood Housing Development Corp (NHDC); speculative move-up residences; residential and commercial renovations

Education/Licenses/Affiliations

- 1984 Graduate of UF School of Building Construction
- State of Florida Certified Building Contractor since 1985
- State of Florida Certified Roofing Contractor since 1993
- Member Builders Association of North Central Florida since 1997
- Executive Board member and VP of Alachua County Habitat for Humanity 2012-2017

Projects

Gainesville CoHousing LLC

Exclusive builder for innovative project in NW Gainesville designed to create a cooperative, sustainable, and inter-generational community of 23 homes.

City of Gainesville Projects

Contracted with City of Gainesville to build houses in Cedar Grove and various infill lots in East Gainesville neighborhoods

Neighborhood Housing & Development Corp

Contract with Neighborhood Housing & Development Corp to build in multiple neighborhoods including Lake Forest Farms, Bella Meadows, North Pointe at Ironwood

Habitat for Humanity Restore

2317 SW 13th Street, Gainesville

Major interior remodel over 6000 square foot total gut & rebuild

Academy for Five Element Acupuncture School

315 SE 2nd Ave, Gainesville

Major interior renovation for over 7000 square feet commercial space total gut and rebuild

VetSpace

3911 NW 7th St, Gainesville

Built new homeless veteran halfway house and remodeled existing on-site building

WHY CHOOSE US

As a small, family-owned business, The Flanagan Companies guarantees personal attention to every project. Tim, wife & co-owner Roberta, and long-time project-manager Stan Kutz have a proven record of paying attention to detail and taking the time to fully understand their client's needs, desires, budget and timeline, ensuring successful outcomes.

Roberta Gastmeyer
4118 NW 69th St
Gainesville FL 32606

office@flanco.biz
(352) 494-9662 cell • (352) 336-0743 office

Core Strengths

- Broad knowledge of business practices, principles, and finances
- Excellent communication, teamwork and interpersonal skills
- Motivated self-starter capable of managing multiple projects simultaneously
- Strong attention to detail, but able to see "big picture"
- Efficient, organized, able to prioritize and adapt to frequent change
- Absolute integrity and excellent judgment in maintaining confidential nature of duties

Volunteer Work

Sierra Club: Perform variety of duties for 20+ years with local group of national environmental organization; currently serving as Treasurer/Bookkeeper (15 years) and Membership Chair (10 years.)

Sierra Club ICO: Work with local agencies to provide outdoor experiences to youth from disadvantaged backgrounds. Currently serving as Chaperone and Treasurer/Bookkeeper (8 years.)

Cultural Arts Coalition: Currently serving as Treasurer/Bookkeeper (7 years) for non-profit agency whose mission is to educate and empower the community through use of arts, culture and social awareness

Palm Breeze Youth Services: Served as Treasurer/Bookkeeper (6 years) for non-profit agency dedicated to providing at-risk teenagers meaningful employment opportunities.

Employment

The Flanagan Companies, Inc. 1992 – present
Co-owner of residential building company specializing in affordable workforce housing.

- Perform all bookkeeping functions and provide financial reporting/analysis of cash flow, sales, job costing, projections.
- Manage and maintain office computer hardware/software systems and related technology.
- Review and manage health, liability, workers comp, property, and automobile insurance policies
- Create and maintain organized filing systems for all financials, project and building information, correspondence, etc.
- Provide customer, vendor, subcontractor correspondence and coordination.

Four Score Properties, Inc. 1996 – present
Co-owner of real-estate investment company.

- Research current information regarding government regulations, taxes, population growth, property values.
- Find and analyze properties for possible purchase, negotiate property purchase/sales contracts.
- Make lease agreements, collect rents and deposits, supervise eviction in rent agreement violation cases.
- Schedule repairs and maintenance with vendors, resolve client complaints and conflicts.
- Maintain and analyze all financial records.

Computer Programmer Analyst

Independent Contractor	1991 - 1992
Restaurant Management Systems, Inc.	1989 - 1991
Independent Contractor	1988 - 1989
Digital Office Systems International, Inc.	1985 - 1988
Veterans Health Administration	1984 - 1985

Education

BA Psychology
University of Florida, 1981

Post-Baccalaureate and Graduate work,
Computer Information Science
University of Florida, 1982 - 1984

Stanley G. Kutz
3 SW 84th Street
Gainesville, FL 326207
(352) 331-3730

OBJECTIVE

A challenging position where my education, training and experience will be utilized to further organizational goals and where upward mobility is based on experience and job performance.

PROFESSIONAL EXPERIENCE SUMMERY

Over 35 years of technical and practical experience in various fields in the construction industry to include fire sprinkler system installation and inspection, plumbing, underground utilities and building construction. Experience in supervisory positions of ever increasing scope and responsibility. Excellent communication and problem-solving skills.

ACHIEVEMENTS

Project Manager for Building and Roofing Contractor
The Flanagan Companies, Inc., Gainesville, Florida 1998-present

Supervises the construction of single family homes from the foundation installation to the final home inspection. Orders all construction materials. Lines up all sub-contractors. Orders up all home inspections.

Supervisor for Fire Protection Installation Company
T.B. Fire Protection, Jacksonville, Florida 1996-1997

Supervised the installation of fire protection sprinkler in new buildings constructed on the University of Florida campus.

Supervisor for Multi-licensed Contractor
Dave Lincoln Contracting, Inc., Naples, Florida 1985-1996

Supervised the installation of fire sprinkler systems, fire pumps, plumbing systems, underground utilities and building construction. Conducted NFPA mandatory sprinkler inspections. Experiences range from single family homes to multi- family dwellings of twenty stories plus commercial work of all sizes.

EDUCATION

Diploma, Riverdale High School, Ft. Myers, Florida 1981

License, Water Based Fire Protection Systems, State of Florida Dept. of Insurance and Treasurer, Division of State Fire Marshall



CONSTRUCTION AGREEMENT

Date _____

This is a contract for new construction between **THE FLANAGAN COMPANIES, INC.**, hereafter called **CONTRACTOR**, and _____, hereinafter collectively called **OWNER**.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

A. CONTRACT DOCUMENTS

The Contract between OWNER and CONTRACTOR is made up of the following documents and all said documents are incorporated into to this Agreement by this reference:

B. GENERAL SCOPE OF WORK

CONTRACTOR agrees to furnish labor and materials and shall perform all of the work necessary to construct the project as set forth in Plan by _____ and dated _____. The Plans and Specifications, as well as any subsequent change orders cover all items of work, labor and materials needed for the construction of this project on the following described real property (*address or legal description*):

_____. This property is owned by OWNER prior to the commencement of construction, and the cost of the property is not included in the Contract Price.

C. CONTRACT PRICE

The total Contract Price which OWNER pays CONTRACTOR for the work under this contract is the fixed amount of \$ _____

New Residential Construction, Remodeling, Light Commercial Construction

4118 NW 69th St, Gainesville FL 32606 📍 352-336-0743 📍 TheFlanaganCompanies.com

License # CBC034320, CCC056849

D. CHANGE ORDERS

OWNER agrees to pay CONTRACTOR for any change or plan deviation which results in either additional cost to the CONTRACTOR, or additional time spent by the CONTRACTOR. OWNER further agrees to pay for said deviation or change at the time the work pertaining thereto is performed. CONTRACTOR uses cost plus 10% plus 10% formula for additions or reductions for allowances and work performed.

E. MATERIAL PRICE INCREASE

In the event of significant delay or material price increase occurring during the performance of the contract through no fault of the CONTRACTOR, the Contract Sum, time of performance, and contract requirements shall be equitably adjusted by Change Order. A change in the price of an item of material shall be deemed significant when the price of an item increases 25% between the date of the contract and the date of installation.

F. SOIL CONDITIONS

Contractor does not expressly or impliedly warrant or guaranty soil or subsurface conditions of the subject Property. Buyer is responsible for the cost of any associated with any remedies and/or prescriptions recommended by soil tests. Buyer assumes the risk of any and all loss or damage to the subject Property caused by soil or substance conditions, whether or not any such adverse conditions could have been discovered prior to closing by appropriate testing.

G. DRAW SCHEDULE

OWNER agrees to pay CONTRACTOR pursuant to the following schedule:

- 10% Signing of Contract
- 15% Slab Poured
- 15% Roof Dried In
- 20% Framing/Mechanical Inspection Complete
- 15% Doors/Base Installed Ready for Paint
- 15% Cabinets & Tops Installed
- 10% Final Certificate of Completion from City

H. WARRANTY

CONTRACTOR warrants the product for a period of (1) year against material defects in workmanship. CONTRACTOR agrees to pass all manufacturers warranties to OWNER, and OWNER agrees to look solely to the manufactures of the various products incorporated into the project for relief in the event of product failure. Warranty begins upon OWNER'S final draw payment to CONTRACTOR.

I. GENERAL PROVISIONS

- (1) Wherever brand names or model numbers are called out in these specifications, an equivalent product of equal cost and value may be substituted upon OWNER'S acceptance.
- (2) Concrete slabs are likely to crack to some degree. CONTRACTOR does not warrant slab, driveway or walkways to be free of normal cracks; however, CONTRACTOR warrants against cracks where the height differential exceeds 1/8".
- (3) Hairline cracks may appear in stucco/plaster to some degree. CONTRACTOR does not warrant stucco/plaster to remain free of hairline cracks.

(4) Note that when the OWNER has their power, cable TV and telephones hooked up and activated, that the various entities involved may charge a service fee. Said fees are not included in the Contract Price.

J. RELEASE OF LIEN

CONTRACTOR agrees to provide OWNER with lien releases from any lienor giving proper notice, as a condition precedent to Contractor's receipt of each progress payment as well as the final payment. Florida's Construction Lien Law found at chapter 713 Florida Statutes, describes the procedure whereby owners may protect themselves against construction liens on their property.

K. FLORIDA STATUTE SECTION 404.056

In accordance with Florida Statutes Section 404.056, the following language must be included in every construction contract for a residential dwelling. Radon Gas: Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

L. CONSTITUTES ENTIRE AGREEMENT

This Contract constitutes the entire agreement between the parties, and any changes, amendments or modifications are void unless they are reduced to writing and signed by the parties.

M. CONSTRUCTION INDUSTRY RECOVERY FUND SECTION 489.1425

PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR, FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 NORTH MONROE ST, TALLAHASSEE FL 32399, 850-487-1395.

N. INSURANCE

CONTRACTOR shall maintain such insurance as will protect it and OWNER from claims under worker's compensation acts and any other claims for property damage, other than the Work itself, or bodily injury, including deaths, which may arise from CONTRACTOR'S operations under this Contract. CONTRACTOR shall provide certificates of insurance to the OWNER prior to the commencement of the Work under this Contract. Insurance coverage shall be maintained without interruption from the date of commencement of the Work until the date of Final Payment.

O. FEES, PERMITS, TAXES

CONTRACTOR shall give all notices and comply with all laws, ordinances, rules and regulations and orders of any public authority bearing on the performance of the Work under this Contract. CONTRACTOR shall comply with Federal, State and local tax laws, social security acts, unemployment compensation acts and workmen's compensation acts insofar as applicable to the performance of this Contract. CONTRACTOR shall provide to OWNER copies of all documents pertaining to construction process.

OWNER _____ Dated _____

CONTRACTOR _____ Dated _____

Timothy Flanagan / President

PART 3 – PRICE PROPOSAL

3.1 Price Proposal

What is the price of the required Home Warranty (2-10)? \$ 2,50 / \$1000 SALES PRICE INCLUDING LAND

Please respond to the following question:

- My company can bond for over \$300,000 X
- My company cannot bond for more than \$300,000* _____

***Note:** City will consider companies that cannot bond for more than \$300,000; however, these builders will only be able to build one home at a time.

No home pricing information is required for the building of homes at this time. Pricing will be required when home projects are bid for each home buyer.

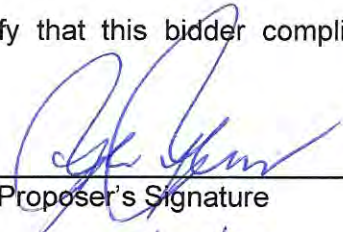
DRUG-FREE WORKPLACE FORM

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

THE FLANAGAN COMPANIES INC. does:
(Name of Proposer)

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 bidder complies fully with the above requirements.



Proposer's Signature

5/13/20

Date

In the event of a tie bid, bidders with a Drug Free Workplace Program will be given preference. To be considered for the preference, this document must be completed and uploaded to DemandStar.com with your Submittal.

PROPOSER VERIFICATION FORM

LOCAL PREFERENCE (Check one)

Local Preference requested: ☐ YES ☒ NO

A copy of the following documents must be included in your submission if you are requesting Local Preference:

- Business Tax Receipt
- Zoning Compliance Permit

QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS (Check one)

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Small Business? ☐ YES ☒ NO

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Service-Disabled Veteran Business? ☐ YES ☒ NO

LIVING WAGE COMPLIANCE

See Living Wage Decision Tree: (Check as appropriate)

☐ 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.

REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA

Is Bidder registered with Florida Department of State's, Division of Corporations, to do business in the State of Florida?

☒ YES ☐ NO (refer to Part 1, 1.6, last paragraph)

If the answer is "YES", provide a copy of SunBiz registration or SunBiz Document Number (# 510651)

If the answer is "NO", please state reason why: _____

THE FLANAGAN COMPANIES INC.
Bidder's Name

TIM FLANAGAN / PRESIDENT
Printed Name/Title of Authorized Representative

[Signature] \ 5/13/20
Signature of Authorized Representative Date

This page must be completed and uploaded to DemandStar.com with your Submittal.

2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# J10651

Entity Name: THE FLANAGAN COMPANIES, INC.

Current Principal Place of Business:

4118 NW 69 STREET
GAINESVILLE, FL 32606

Current Mailing Address:

4118 NW 69 STREET
GAINESVILLE, FL 32606 US

FEI Number: 59-2663317

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FLANAGAN, TIMOTHY J
4118 NW 69 STREET
GAINESVILLE, FL 32606 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title VST
Name GASTMEYER, ROBERTA
Address 4118 NW 69TH ST
City-State-Zip: GAINESVILLE FL 32606

Title PD
Name FLANAGAN, TIMOTHY
Address 4118 NW 69TH ST
City-State-Zip: GAINESVILLE FL 32606

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERTA GASTMEYER

VST

01/17/2020

Electronic Signature of Signing Officer/Director Detail

Date

REFERENCE FORM

Name of Bidder: THE FLANAGAN COMPANIES INC.

Provide information for three references of similar scope performed within the past three years. You may include photos or other pertinent information.

#1 Year(s) services provided (i.e. 1/2015 to 12/2018): 8/2019 - 5/2020

Company Name: Antoinette Wallace
Address: 2661 NW 47 Terr
City, State Zip: Gainesville FL 32606
Contact Name: Toni Wallace
Phone Number: _____ Fax Number: _____
Email Address (if available): TONI WALLACE 7 @ GMAIL .COM

#2 Year(s) services provided (i.e. 1/2015 to 12/2018): 8/2019 - 5/2020

Company Name: Lynne Salzburg
Address: 2687 NW 47 Terr
City, State Zip: Gainesville FL 32606
Contact Name: Lynne Salzburg
Phone Number: _____ Fax Number: _____
Email Address (if available): ZEMAWOLF @ YAHOO .COM

#3 Year(s) services provided (i.e. 1/2015 to 12/2018): 5/2019 - 2/2020

Company Name: Lee Wilberschied
Address: 2616 NW 47 Ter
City, State Zip: Gainesville FL 32606
Contact Name: Lee Wilberschied
Phone Number: _____ Fax Number: _____
Email Address (if available): L. WILBERSCHIED @ CSU OHIO .EDU

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. THE FLANAGAN COMPANIES INC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) See instructions. 4118 NW 69TH ST	Requester's name and address (optional)
	6 City, state, and ZIP code GAINESVILLE FL 32606	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
5	9	-	2	6	6	3	3	1 7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Robert Carberry</i>	Date ► 5/10/20
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-1395

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

	STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CBC034320	ISSUED: 08/13/2018
BUILDING CONTRACTOR FLANAGAN, TIMOTHY JOSEPH THE FLANAGAN COMPANIES INC	
	
Signature	
LICENSED UNDER CHAPTER 489, FLORIDA STATUTES EXPIRATION DATE: AUGUST 31, 2020	

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 New Home Builders for Heartwood Neighborhood, Gainesville, Florida a living wage of \$12.5962 per hour to covered employees who receive Health Benefits from the undersigned employer and \$13.8462 per hour to covered employees not offered health care benefits by the undersigned employer.

Name of Service Contractor/Subcontractor: _____

Address: _____

Phone Number: _____

Name of Local Contact Person: _____

Address: _____

Phone Number: _____

Amount of Contract: \$ _____

Printed Name/Title of Authorized Representative

Signature of Authorized Representative

Date



City of Gainesville

Budget and Finance Department
Purchasing Division

Addendum Publish Date: May 1, 2020

New Home Builders for Heartwood Neighborhood, Gainesville FL RFQ #: CRAX-200029-GD ADDENDUM NO. 1

Bid Due Date: May 20, 2020, 3:00pm (Local Time)

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary.

1. Any questions regarding this solicitation shall be submitted in writing to the City of Gainesville Procurement Division by 3:00pm, (local time), Thursday, May 7, 2020. Submit questions to: dykemangb@cityofgainesville.org

2. Please find attached:

A copy of the Code of Silence period information (Financial Procedures Manual Section 41-424 Prohibition of lobbying in procurement matters) that was distributed during the non-mandatory pre-bid meeting.

3. Following is a review of the Pre-Bid Meeting that was held via Zoom Conference on April 30, 2020:

- a. City of Gainesville Staff represented by Gayle Dykeman, Procurement Specialist III, Scotty Goodloe, Procurement Specialist III (assisting in running the technical aspects of the Zoom meeting), Daniel Gil, Project Manager I, Gainesville Community Reinvestment Area, Phimetto Lewis, Housing Program Coordinator, Neighborhood Improvement Department.
- b. Vendor attendance: Bruce Cianci, Cianci Construction, Michael Beard, Elevated Design and Construction LLC, and Tim Flanagan, The Flanagan Companies Inc.
- c. Gayle Dykeman commenced the meeting by reviewing important areas of the solicitation, including the solicitation schedule, submittal due date, all communication must go through Gayle Dykeman throughout the duration of the solicitation. All submittals must be entered in DemandStar.com by the due date and time – DemandStar is programmed to reject any bids that are entered after that time. DemandStar is a free tool for vendors to use to submit bids. Briefly discussed the minimum qualifications for consideration. Discussed Living Wage, Local Preference and Small and Veteran Disabled Business incentives. Gayle indicated that the pricing requested for the Home Warranty would not be considered in the evaluation of the submittals, but is actually an information gathering tool for the City's budget planning work.
- d. Daniel Gil provided a brief overview of the scope of work as it is written in the solicitation, and took questions from the vendors:
- e. Question: There are 12 models. Are we bidding on all 12 models in this bid?

Answer: No, the builders will bid on homes as buyers have acquired funding and are ready to build. No quotes are required on homes for this solicitation.



City of Gainesville

Budget and Finance Department
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- f. Question: Will the 2018 appraisals for the homes still apply or will new appraisals be conducted?

Answer: The City will not provide updated appraisals.

- g. Question: Will Home Buyers have an opportunity to meet the builders before they make a decision on which builder to hire to build their home?

Answer: There will be a Home Buyer information session that will likely include the builders, so potential home buyers will have an opportunity to meet the home builders..

- h. Question: Is the contract going to be between the home owner and the builder?

Answer: Yes, the contract will be between the home owner and the builder. The City will grant a 'right to build' to the builder so the cost of the lot is transferred to the end of the build.

- i. Question: Will the pricing be GMP (Guaranteed Maximum Price)?

Answer: Yes

- j. Question: What model is Scherer Building? What is the price of the model home currently being built?

Answer: Model 5C, \$177,000, includes an allocation for landscaping

- k. Question: What is the role of Scherer Construction?

Answer: Scherer will represent the Homeowners Association and make sure the Covenants regarding the exterior finishes of the homes are met.

- l. Question: Can the exterior of the homes be altered?

Answer: The exterior of the homes must meet the specifications as called out in the drawings and the Home Owners Association Covenant and cannot be altered. There will be two option for interior finishes. Home Owners must select one of the two options..

- m. Question: Do you have any qualified buyers at this time?

Answer: No, however we do have a list of over 800 people who have indicated an interest in purchasing a home in the Heartwood Community.

- n. Question: How will change orders be handled? Will they be an agreement between the home owner and the builder? Between the City and the Builder? Between Scherer, as the representative of the Home Owners Association?

Answer: Change orders will be handled by the contractor and home buyer under their contract.

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City of Gainesville

Budget and Finance Department
Purchasing Division

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER COMPANY NAME:

THE FLANAGAN COMPANIES INC.

SIGNATURE:

LEGIBLY PRINT NAME:

TIM FLANAGAN

DATE:

5/13/20



City of Gainesville

Budget and Finance Department

Purchasing Division

CITY OF GAINESVILLE FINANCIAL SERVICES PROCEDURES MANUAL

41-424 Prohibition of lobbying in procurement matters

Except as expressly set forth in Resolution 170116, Section 9, during the Cone of Silence as defined herein no person may lobby, on behalf of a competing party in a particular procurement process, City Officials or employees, except the Procurement Division or the procurement designated staff contact person. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

Cone of Silence period means the period between the issue date which allows for immediate submittals to the City of Gainesville Procurement Division in response to an invitation to bid, or a request for proposal, or qualifications, or information, or an invitation to negotiate, as applicable, and the time that City Officials or the Procurement Division, or City Department awards the contract.

Lobbying means when a person seeks to influence or attempt to influence City Officials or employees with respect to a decision of the City, except as authorized by procurement procedures.



City of Gainesville

Budget and Finance Department
Purchasing Division

Addendum Publish Date: May 7, 2020

New Home Builders for Heartwood Neighborhood, Gainesville FL
RFQ #.: CRAX-200029-GD
ADDENDUM NO. 2

Bid Due Date: May 20, 2020, 3:00pm (Local Time)

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary.

1. The due date for questions has now passed. The City cannot respond to any further questions regarding this solicitation. Please find attached:

A copy of the Cone of Silence period information (Financial Procedures Manual Section 41-424 Prohibition of lobbying in procurement matters) that was distributed during the non-mandatory pre-bid meeting.

2. Following are answers to questions that were submitted to the City prior to the questions deadline:
 - a. Question: 2-10 Home Warranty – The warranty rate is directly based on the final sales price of the house and will fluctuate per each house due to this. Can you please provide the amount that you would like this warranty to be based on?
 - b. Answer: The pricing requested for the Home Warranty would not be considered in the evaluation of the submittals, but is actually an information gathering tool for the City's budget planning work. Since it is unknown what the price of homes will be, we are only looking for a ball park number, should the City chose to budget for this as an incentive to home buyers.
 - c. Question: Bidder Minimum Qualifications –
 - i. Page 5 of 25, 2.3a) notes past 5 years
 - ii. Reference Form page 21 of 25 noted (1/2015 to 12/2018). Are these the years you want or do you want go from 2015 to 2020 as noted on page 5?

Answer: The dates on the Reference Form are to be used as an example of the format of the dates we are looking for - the "past 5 years" are the dates that the city is looking for in your response. The Reference Form also, in the instructions, indicates 'past three years' – this is incorrect for this solicitation, the City is looking for the 5 most recent years of references that your company can provide.

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City of Gainesville

Budget and Finance Department
Purchasing Division

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 2 by his or her signature below, and a copy of this Addendum to be returned with proposal.

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 2 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER COMPANY NAME:

THE FLANAGAN COS. INC.

SIGNATURE:

LEGIBLY PRINT NAME:

TIM FLANAGAN

DATE:

5/13/20



City of Gainesville

Budget and Finance Department

Purchasing Division

CITY OF GAINESVILLE FINANCIAL SERVICES PROCEDURES MANUAL

41-424 Prohibition of lobbying in procurement matters

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