

**AMENDMENT TO
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY RESIDENTIAL
REHABILITATION PROGRAM
GRANT AGREEMENT**

THIS AMENDMENT TO THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY RESIDENTIAL REHABILITATION PROGRAM GRANT AGREEMENT (“Amendment”) is entered into on December 19, 2025 between the **NMCRA**, a public body corporate and politic (the “NMCRA”), having an address at 735 N.E. 125th Street, Suite 100, North Miami, Florida 33161), **HOGGINS CONSTRUCTION UNLIMITED LLC** (“Contractor”) a Florida Incorporated Company (the “Contractor”) having an address at **1843 S. DIXIE HIGHWAY, POMPANO BEACH FL 33060**, and **Marise Champagne** (“Owner”) (the “Grantee”), having an address at **300 NW 132TH ST, NORTH MIAMI, FL 33168**. The **NMCRA**, Contractor, and Owner shall collectively be referred to as the “Parties”.

RECITALS

WHEREAS, on December 19, 2025, the Parties entered into a **NMCRA RESIDENTIAL REHABILITATION PROGRAM GRANT AGREEMENT** (“Agreement”) which is attached hereto as Exhibit “A”; and

WHEREAS the **NMCRA** desires to amend the Agreement to include additional rehabilitation services (“Services”); and

WHEREAS the Services are estimated to cost an additional Seventeen Thousand Five Hundred Dollars and 00/100 Cents (\$17,000.00).

NOW THEREFORE, in consideration of the mutual terms and conditions set forth below, the Parties agree as follows:

1. **Article 3** is hereby amended to reflect a total amount of Forty-seven Thousand Hundred Dollars and 00/100 Cents (\$47,000.00) in **NMCRA** funds being utilized for the rehabilitation of the subject property.
2. **Exhibit B.** The revised scope of services is hereby amended to include the additional requested services and the total contract amount.
3. All other terms and conditions of the Agreement remain in full force and effect.

[The remainder of this page is intentionally left blank]

EXHIBIT "A"

Legal Description of the Property



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 11/26/2025

PROPERTY INFORMATION	
Folio	06-2125-016-0660
Property Address	300 NW 132 ST NORTH MIAMI, FL 33168-0000
Owner	MARISE M CHAMPAGNE
Mailing Address	300 NW 132 ST N MIAMI, FL 33168
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,337 Sq.Ft
Living Area	984 Sq.Ft
Adjusted Area	1,110 Sq.Ft
Lot Size	7,740 Sq.Ft
Year Built	1950



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$232,200	\$232,200	\$185,760
Building Value	\$108,558	\$108,558	\$108,558
Extra Feature Value	\$2,607	\$2,607	\$2,607
Market Value	\$343,365	\$343,365	\$296,925
Assessed Value	\$86,914	\$84,465	\$82,005

BENEFITS INFORMATION			
Benefit	Type	2025	2024
Save Our Homes Cap	Assessment Reduction	\$256,451	\$258,900
Homestead	Exemption	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION			
OVERBROOK SHORES NO 3 PB 50-59			
LOT 6 BLK 16			
LOT SIZE 60.000 X 129			
OR21469-4573 05 2003 1/ QCD			
COC 24520-2753 05 2006 5			

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$36,192	\$34,465	\$32,005
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$61,914	\$59,465	\$57,005
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$36,192	\$34,465	\$32,005
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$36,192	\$34,465	\$32,005

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/14/2011	\$104,000	27966-4212	Qual by exam of deed
12/17/2010	\$63,000	27548-0844	Not exposed to open-market; atypical motivation
12/17/2010	\$55,000	27548-0840	Financial inst or "In Lieu of Foreclosure" stated
05/06/2010	\$50,700	27458-0838	Financial inst or "In Lieu of Foreclosure" stated

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

EXHIBIT “B”

Scope of Work

Sealed Bid Submission to: North Miami CRA Residential Rehabilitation Program

Contractor

Name: Hoggins Construction Unlimited
Address: 1843 S. Dixie Highway
City/State/Zip: Pompano Beach, FL 33060
Telephone: 754-222-6465
Email: HcOffice2000@gmail.com

Homeowner/Project

Name: Marise Champagne
Address: 300 NW 132 Street
City: North Miami, FL 33168
State/Zip: FL 33168

Sealed Bid Due:

Date: October 24, 2025
Time: 2:00 PM

Bid Opening:

Date: _____
Time: _____

All Sealed Bids must be delivered to:

North Miami CRA's Office
735 NE 125th Street, Suite 100
North Miami, FL 33161,

Attention: Gaetan Cesar

Bid Procedures Cover Page

**NORTH MIAMI CRA
HOME REPAIR/IMPROVEMENT PROGRAM
Mandatory Pre-Bid
File # MChampagne5334**

October 17, 2025

TO: Contractors from Qualified List attending Pre-Bid Conference
FROM: Marie-Frantz Jean-Pharuns 786-426-1854
SUBJECT: **MANDATORY** Pre-Bid Conference for
Home Repair/Improvement Program

PROJECT MEETING SITE: **Marise Champagne**
300 NW 132 Street
North Miami, FL 33168

BID DUE DATE AND TIME: **October 24, 2025 BY 2:00 PM**

Please review the following:

- 1) Contractors who want to bid on this project must attend the Pre-Bid Conference.
- 2) Contractors will be responsible for verifying all job conditions, measurements, code requirements and pricing prior to bid submission.
- 3) Contractors must submit his/her bid on the form provided in a sealed envelope. The envelope is to display:
 - a. **Name of customer**
 - b. **Full address**
 - c. **Bid due date and time**
 - d. **The name of the City in which the customer(s) resides**
- 4) Any additions, deletions or changes to the form will disqualify the bid.
- 5) The bid document must be signed and dated by the qualifier or its assignee.
- 6) The bid should be hand delivered to:

North Miami CRA's Office
735 NE 125th Street, Suite 100
North Miami, FL 33161,
Attention: Gaetan Cesar
- 7) The bid closing date is the **“due date”** cited above. The Contractor's bids must be turned in no later than 2:00 PM on the due date.
- 8) Any bids received late will be disqualified.

If you have any questions, you may contact Marie-Frantz Jean-Pharuns

SPECIFICATIONS FOR WORK

WITH ADDENDA
NORTH MIAMI CRA
HOME REPAIR/ IMPROVEMENT PROGRAM
JANUARY 16, 2024

PROPERTY OWNER: **Marise Champagne
300 NW 132 Street
North Miami, FL 33168**

CONTACT NUMBER: **786-704-5334**

FILE NUMBER: **MChampagne5334**

GENERAL CONDITIONS

All interior and exterior work shall be done in a clean, professional, workmanship type manner with all O.S.H.A. safety laws and rules observed.

Contractor shall not place any debris or equipment on adjacent properties. Contractor must clean all areas affected by work under this Contract. All left over debris must be removed and disposed of by legal means. Property must be left in broom clean condition daily. All related construction items removed or replaced shall become the property of contractor unless prior agreement with Homeowner has been reached in writing and approved by the North Miami CRA. The contractor shall not use the Homeowner's residential bulk pickup and the regular trash pickup system to remove construction debris.

The Contractor shall provide all necessary materials, equipment and shall perform the services with the standard of skill, care, and due diligence, which a competent and suitable qualified person performing such services would reasonably be expected to exercise in accordance with the Work Specifications. The work shall be performed in a "Workman Like Manner." Contractor to include cost of services of any licensed professional, if necessary, in procuring permits for the work.

All work to be performed in the Contract Agreement, including plans, and bid specifications shall comply with all current building codes, ordinances, and permitting requirements from the North Miami CRA. This includes the current Florida Building Code with the latest revisions. All applicable State and Federal Statutes must be followed (i.e., Davis Bacon, Child Labor Laws, etc.) Failure to comply with general conditions may result in suspension or removal from the program.

The Contractor certifies that the location of the proposed work has been examined, as necessary to fully understand the nature of the obligation. Contractor is responsible for verifying all existing dimensions and job site conditions prior to submitting his bid. The work should be completed in the time limit(s) specified and in accordance with the plans and Work Specifications.

The Contractor must obtain all required permits within fifteen (15) days of the issuance of the Notice to Proceed. Construction work must begin within thirty (30) days from the date of the Building Permit issuance and shall be carried out at a rate that ensures its full completion: no later than ninety (90)

days for work issued by the North Miami CRA from the date of the issuance of the Notice to Proceed. The Contractor is responsible for scheduling and coordinating all subcontractor work.

All permits, inspections, process fees, Notice of Commencement, Engineering , Notice of Termination or survey required to complete the following tasks shall be the responsibility of the Contractor.

The Contractor agrees to provide a one (1) year general warranty for all work performed under these specifications and a 5/10/15-year roof warranty. This will include all labor and materials. If certain items require different warranty periods, these items will be cited in the individual specifications.

To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Homeowner and the North Miami CRA and its agents and employees, from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the work or providing of materials to the extent caused in whole or in part by negligent or wrongful acts or omissions of, or a breach of this agreement by, the contractor, a subcontractor, anyone directly or indirectly employed by them or anyone whose acts they are legally responsible.

No verbal agreements are to be made between the Contractor and Homeowner. It is understood that the work contained in these specifications shall be done. **There shall be no private agreements of any kind between the Homeowner and the Contractor.**

No changes will be permitted to the Contract Agreement unless of an emergency nature, code violations, a requirement by the Building Department, a request for modification, or other instances as deemed necessary to complete the project. If said changes occur, a Change Order shall be approved and executed by the Homeowner, the Contractor, and the North Miami CRA prior to the start of the change order work.

Whenever a material, item, article, appliance, or piece of equipment is identified in the Contract Agreement including plans and bid specifications by reference to manufacturers of vendor's names, trade names, model numbers, catalog numbers, or otherwise, the NMCRA, will have made its best efforts to name such reference. Any such reference is intended merely to establish a standard; and, unless it is followed by the words "**no substitution is permitted**" because of form, fit, function and quality, any material, item, article, appliance, or equipment from other manufacturer's and vendors which will perform or serve the requirements of general design will be considered equally acceptable provided the material, item, article, appliance, or equipment so proposed is, in the sole opinion of the NMCRA, equal in substance, approval granted by the NMCRA in the form of an executed change order prior to the installation of the material, item, article, appliance, or equipment.

When a specification refers to an "allowance", the Contractor is to permit the Homeowner to select the product to be installed, providing the pre-tax cost of the product does not exceed the allowance. The product selected must meet the standards specified in these specifications.

If there are conflicts between the Homeowner and the Contractor, the requirements cited in the Work Specifications shall prevail. Exception: Contractor and Homeowner must get written approval from the Homeowner or Condo Association and/or Property Manager for all work items.

The Contractor acknowledges that the agent of the North Miami CRA shall perform pre and post inspections of all work performed. Final and full payment for all work completed pursuant to the Work

Specifications (as amended/modified, if applicable) shall be made upon completion of all inspection(s) required by the program and the work has been deemed satisfactory.

Homeowner shall provide the Contractor access to the property; Monday thru Saturday, 8am thru 6pm.

Homeowner shall provide the water and electric services necessary to accomplish this work.

It is the Homeowner responsibility to remove and replace all personal property to facilitate the performance of the work. This includes, but is not limited to rugs, furniture, antennas, and alarm system.

Contractor shall repair/relocate/ re-attach any phone wires affected by this work, Homeowner responsible for all TV cables or satellite wiring. Contractor shall reattach any electrical wires removed while working.

Contractor shall be responsible for any damage done to Homeowner's home, furnishings, and personal property, because of the work performed by Contractor under these Bid Specifications.

GENERAL REQUIREMENTS

GENERAL PAINT SPECIFICATIONS

Unpainted materials require priming and two coats of paint. Tint the primer per color selection. Previous paint surface should receive two coats of paint. All stains should be spot-primed before painting. Unless otherwise mentioned in the specifications, all paint must be mid-grade or better, and minimum 15 years warranty paint, which are ZERO VOC products, for interior paint and ZERO OR LOW VOC 100% acrylic products, for exterior paint. Acceptable paint manufacturers (unless specified in the line item) are Benjamin Moore, Sherwin Williams, Glidden/ICI, Behr, PPG, Olympic, Valspar or approved equal. Housing Inspector shall verify brand and VOC level. The North Miami CRA is to select all colors and confirmed in writing. Upon completion, contractor must provide the North Miami CRA a list of all paint code numbers for later color matching.

CLEAN UP

Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment and machinery at the completion of the workday. Clean interior and exterior work in a professional, workmanship type manner with all O.S.H.A. safety laws and rules observed.

- Remove all debris daily and broom clean the worksite at all times.
- Contractor shall not use residential bulk and regular trash pickup system to remove construction debris.

- All related construction items removed will become the property of the Contractor, unless a prior agreement is reached (in writing) with the North Miami CRA.

PERMITS AND MISCELLANEOUS FEES

All permits, inspections, process fees, impact fees, miscellaneous fees, Notice of Commencement, Notice of Termination, engineering or survey required to complete the following tasks shall be the responsibility of the Contractor.

- For the Home Inspector, the contractor must have on site the complete permit package for all trades (permit cards, applications, drawings, etc.).
- Uniform Mitigation Verification Inspection Form - Upon completion of the work specifications, the Contractor must completely fill-out the Uniform Mitigation Verification Inspection Form, include supplying four photographs to accompany this form to validate each attribute marked in questions 3 through 7 and performing research to determine permit history and year house built.
 - Submitted form MUST contain the Homeowner signature.
 - Submitted form MUST contain the Inspector's Wind Mitigation Certificate of Completion.

GENERAL ROOF SPECIFICATIONS

Install sheathing end joints over rafters. All supporting verge rafters shall extend back into the roof at least four feet. Brace all sagging portions of the roof with same size lumber to nearest bearing wall. Use purlins when necessary. The first two hundred and twenty-four (224) square feet or linear feet of unforeseen rotten or damaged sheathing replacement will be included in the contract price. Replacement of any additional sheathing requires the Housing Inspector's verification and authorization prior to replacement. **Note: the contractor must examine the fascia, sub-fascia and soffit. Exposed beam, rafters, joists, fascia (with sub-fascia) and soffit replacement will not count as additional wood and no change order allowed for replacement.** An Engineer Certification is required for repair/replacement of roof framing components of structural concern. Install the roofing material, its components and vents in strict compliance with the Florida Building Code, Florida Product Approval (or Miami/Dade NOTICE OF ACCEPTANCE).

- The Contractor agrees to provide a Fifteen(15) years for tile, (10) years for shingle and seven (7) for flat all work performed under roofing specifications. This will include all labor and

materials. During warranty period, Contractor shall promptly make such corrections as may be necessary. Homeowner is to notify the contractor of all roof defects promptly upon observation.

EXTERIOR

01) LOW SLOPE ROOF (Front porch, Garage area,) \$ 20,000.00

Remove all damaged fixtures, utility wiring, electrical conduits and their components from fascia and soffits and reattach after completion of work.

Remove all decorative foam posts, columns, band, beams to bare wood beams and posts from front of property.

Remove, replace, reinforce all rotten, damaged, fascia, soffits, beams

Remove all existing roofing covering, underlays, and flashings to bare sheathing.

Remove all protruding nails or staples. Sweep sheathing clean of all foreign materials and haul away all roofing debris from property at once. Decking to match existing. Furnish and install new underlayment mechanically fastened to the deck, two layers of fiberglass ply sheet, solid mopped with hot asphalt and one layer of Modified Bitumen solid mopped with hot asphalt. Where required, install new 3 inches white galvanized drip edge, galvanized steel valley, return/wall flashing, lead stacks on all plumbing projections, pitch pan at electrical service mast, and new roof jacks. Upon completion of work, Contractor will provide the Homeowner with the manufacturer's warranty and Contractor's five-year warranty against leaks.

a) Reinforce / repair/replace all damaged, termite ridden, fascia, soffits, rafters, beams joists throughout. As required, remove wiring (Electrical ~ cable- phone etc) attached to the fascia board to remove and replace any termite ridden, missing, damaged fascia board and reattach once replacement is completed as per FBC. Furnish and install new 1" X 2" pressure treated furring . Fascia, soffit (including soffit covering) replacement shall be with matching size and material. Miter outside corner and secure all fascia and soffit with non-corrosive nails. Minimum length of fascia and soffit shall be 5 feet. As required, the contractor must remove and reattach all attachments to fascia and soffit removed after fascia and soffit replacement. Paint replaced fascia and soffit to a uniform color.

b) Replace all damaged, missing soffits, soffit vents; provide a finished painted wood trim on exposed continuous vent flange. Block in the ends of the soffit vents. Haul away all debris from property at once. Soffit vents replacement shall be with matching size and material. All soffit vent shall be secured with non-corrosive nails. As required, the contractor must remove and reattach all attachments to soffits repair and soffit vents replacement

Apply two coats of primer and paint to replaced fascia, rafters and soffits (etc) to match existing color.

02) STUCCO -FRONT

\$ 5,000.00

Conduct a full inspection of the existing porch after removal of all the foams at the front of property. (e.g., ceiling, columns, railings, finishes. Protect all surrounding areas, including doors, windows, siding, landscaping, and walkways, using tarps or plastic sheeting. Pressure wash the entire exterior surface to remove dirt and residue. Grout out and fill small cracks with elastomeric patching compound. Install new galvanized metal lath (wire mesh) over the prepared substrate using corrosion-resistant fasteners. Overlap lath joints by a minimum of 1 inch and secure tightly around corners, windows, and doors. Apply proper corner beads, weep screeds, and expansion joints as per building code and manufacturer specifications. Apply three-coat stucco system (scratch, brown, and finish coats). Finish Coat shall be flat. Blend repaired areas to achieve a uniform surface texture. Ensure all joints, seams, and fasteners are properly sealed and finished for a professional appearance. All work shall comply with the Florida Building Code.

Contractor shall provide warranty for workmanship and materials for 5 years .

TOTAL BASE BID: \$ 75,000.00

PROPERTY OWNER: Marise Champagne 300 NW 132 Street, North Miami, FL 33168

Marie-France Jean-Pharand, Home Inspector
786-425-1854

AGREEMENT

I/We agree that each item in this specification has been discussed in my/our presence and I/we understand the contents. It is agreed that if unforeseen conditions or additional building code violations are revealed during construction, a non-code related item will be deleted to accommodate the cost of correction. Homeowner further understands that all work items may not be completed based upon budgetary limitations. By our attested signature(s), I/we agree to abide by these conditions.

CONTRACTOR'S SIGNATURE FOR SUBMISSION OF BID

CONTRACTOR SIGNATURE:



CONTRACTOR PRINTED NAME:

Ronnie Hoggins

DATE: 10/22/25

COMPANY NAME:

Hoggins Construction Unlimited

PROPERTY OWNER: Marise Champagne 300 NW 132 Street, North Miami, FL 33168

Marie Frantz Jean-Phanous, Home Inspector
786-420-1854

TELEPHONE: 754-222-6465

TELEPHONE:

FINAL ACCEPTANCE OF SCOPE OF WORK (CONTRACTOR AND HOMEOWNER)

HOMEOWNER #1 SIGNATURE:

HOMEOWNER #1 PRINTED NAME:

DATE:

HOMEOWNER #2 SIGNATURE:

HOMEOWNER #2 PRINTED NAME:

DATE:

CONTRACTOR NAME:

CONTRACTOR SIGNATURE:

DATE:

Sealed Bid Submission to: North Miami CRA Residential Rehabilitation Program

Contractor

Name: _____
Address: _____

City/State/Zip _____
Telephone _____
Email: _____

Homeowner/Project

Name: _____
Address: _____

City _____
State/Zip _____

Sealed Bid Due:

Date: _____
Time: _____

Bid Opening:

Date: _____
Time: _____

All Sealed Bids must be delivered to:

**North Miami CRA's Office
735 NE 125th Street, Suite 100
North Miami, FL 33161,**

Attention: Gaetan Cesar

Bid Procedures Cover Page

**NORTH MIAMI CRA
HOME REPAIR/IMPROVEMENT PROGRAM**
Mandatory Pre-Bid
File # MChampagne5334

October 17, 2025

TO: Contractors from Qualified List attending Pre-Bid Conference

FROM: Marie-Frantz Jean-Pharuns 786-426-1854

SUBJECT: **MANDATORY** Pre-Bid Conference for
Home Repair/Improvement Program

PROJECT MEETING SITE: **Marise Champagne**
300 NW 132 Street
North Miami, FL 33168

BID DUE DATE AND TIME: **October 24, 2025 BY 2:00 PM**

Please review the following:

- 1) Contractors who want to bid on this project must attend the Pre-Bid Conference.
- 2) Contractors will be responsible for verifying all job conditions, measurements, code requirements and pricing prior to bid submission.
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- 7) The bid closing date is the "**due date**" cited above. The Contractor's bids must be turned in no later than 2:00 PM on the due date.
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SPECIFICATIONS FOR WORK

WITH ADDENDA

**NORTH MIAMI CRA
HOME REPAIR/ IMPROVEMENT PROGRAM
JANUARY 16, 2024**

PROPERTY OWNER: **Marise Champagne
300 NW 132 Street
North Miami, FL 33168**

CONTACT NUMBER: **786-704-5334**

FILE NUMBER: **MChampagne5334**

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When a specification refers to an "allowance", the Contractor is to permit the Homeowner to select the product to be installed, providing the pre-tax cost of the product does not exceed the allowance. The product selected must meet the standards specified in these specifications.

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GENERAL PAINT SPECIFICATIONS

Unpainted materials require priming and two coats of paint. Tint the primer per color selection. Previous paint surface should receive two coats of paint. All stains should be spot-primed before painting. Unless otherwise mentioned in the specifications, all paint must be mid-grade or better, and minimum 15 years warranty paint, which are ZERO VOC products, for interior paint and ZERO OR LOW VOC 100% acrylic products, for exterior paint. Acceptable paint manufacturers (unless specified in the line item) are Benjamin Moore, Sherwin Williams, Glidden/ICI, Behr, PPG, Olympic, Valspar or approved equal. Housing Inspector shall verify brand and VOC level. The North Miami CRA is to select all colors and confirmed in writing. Upon completion, contractor must provide the North Miami CRA a list of all paint code numbers for later color matching.

CLEAN UP

Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment and machinery at the completion of the workday. Clean interior and exterior work in a professional, workmanship type manner with all O.S.H.A. safety laws and rules observed.

- Remove all debris daily and broom clean the worksite at all times.
- Contractor shall not use residential bulk and regular trash pickup system to remove construction debris.

- All related construction items removed will become the property of the Contractor, unless a prior agreement is reached (in writing) with the North Miami CRA.

PERMITS AND MISCELLANEOUS FEES

All permits, inspections, process fees, impact fees, miscellaneous fees, Notice of Commencement, Notice of Termination, engineering or survey required to complete the following tasks shall be the responsibility of the Contractor.

- For the Home Inspector, the contractor must have on site the complete permit package for all trades (permit cards, applications, drawings, etc.).
- Uniform Mitigation Verification Inspection Form - Upon completion of the work specifications, the Contractor must completely fill-out the Uniform Mitigation Verification Inspection Form, include supplying four photographs to accompany this form to validate each attribute marked in questions 3 through 7 and performing research to determine permit history and year house built.
 - Submitted form MUST contain the Homeowner signature.
 - Submitted form MUST contain the Inspector's Wind Mitigation Certificate of Completion.

GENERAL ROOF SPECIFICATIONS

Install sheathing end joints over rafters. All supporting verge rafters shall extend back into the roof at least four feet. Brace all sagging portions of the roof with same size lumber to nearest bearing wall. Use purlins when necessary. The first two hundred and twenty-four (224) square feet or linear feet of unforeseen rotten or damaged sheathing replacement will be included in the contract price. Replacement of any additional sheathing requires the Housing Inspector's verification and authorization prior to replacement. **Note: the contractor must examine the fascia, sub-fascia and soffit. Exposed beam, rafters, joists, fascia (with sub-fascia) and soffit replacement will not count as additional wood and no change order allowed for replacement.** An Engineer Certification is required for repair/replacement of roof framing components of structural concern. Install the roofing material, its components and vents in strict compliance with the Florida Building Code, Florida Product Approval (or Miami/Dade NOTICE OF ACCEPTANCE).

- **The Contractor agrees to provide a Fifteen(15) years for tile, (10) years for shingle and seven (7) for flat all work performed under roofing specifications. This will include all labor and**

materials. During warranty period, Contractor shall promptly make such corrections as may be necessary. Homeowner is to notify the contractor of all roof defects promptly upon observation.

EXTERIOR

01) LOW SLOPE ROOF (Front porch, Garage area,) \$20,000.00

Remove all damaged fixtures, utility wiring, electrical conduits and their components from fascia and soffits and reattach after completion of work.

Remove all decorative foam posts, columns, band, beams to bare wood beams and posts from front of property.

Remove ,replace, reinforce all rotten, damaged, fascia, soffits, beams

Remove all existing roofing covering, underlays, and flashings to bare sheathing.

Remove all protruding nails or staples. Sweep sheathing clean of all foreign materials and haul away all roofing debris from property at once. Decking to match existing. Furnish and install new underlayment mechanically fastened to the deck, two layers of fiberglass ply sheet, solid mopped with hot asphalt and one layer of Modified Bitumen solid mopped with hot asphalt. Where required, install new 3 inches white galvanized drip edge, galvanized steel valley, return/wall flashing, lead stacks on all plumbing projections, pitch pan at electrical service mast, and new roof jacks. Upon completion of work, Contractor will provide the Homeowner with the manufacturer's warranty and Contractor's five-year warranty against leaks.

a) Reinforce / repair/replace all damaged, termite ridden, fascia, soffits, rafters, beams joists throughout. As required, remove wiring (Electrical – cable- phone etc) attached to the fascia board to remove and replace any termite ridden, missing, damaged fascia board and reattach once replacement is completed as per FBC. Furnish and install new 1" X 2" pressure treated furring . Fascia, soffit (including soffit covering) replacement shall be with matching size and material. Miter outside corner and secure all fascia and soffit with non-corrosive nails. Minimum length of fascia and soffit shall be 5 feet. As required, the contractor must remove and reattach all attachments to fascia and soffit removed after fascia and soffit replacement. Paint replaced fascia and soffit to a uniform color.

b) Replace all damaged, missing soffits, soffit vents; provide a finished painted wood trim on exposed continuous vent flange. Block in the ends of the soffit vents. Haul away all debris from property at once. Soffit vents replacement shall be with matching size and material. All soffit vent shall be secured with non-corrosive nails. As required, the contractor must remove and reattach all attachments to soffits repair and soffit vents replacement

Apply two coats of primer and paint to replaced fascia, rafters and soffits (etc) to match existing color.

02) STUCCO -FRONT \$ 5,000.00

Conduct a full inspection of the existing porch after removal of all the foams at the front of property. (e.g., ceiling, columns, railings, finishes. Protect all surrounding areas, including doors, windows, siding, landscaping, and walkways, using tarps or plastic sheeting. Pressure wash the entire exterior surface to remove dirt and residue. Grout out and fill small cracks with elastomeric patching compound. Install new galvanized metal lath (wire mesh) over the prepared substrate using corrosion-resistant fasteners. Overlap lath joints by a minimum of 1 inch and secure tightly around corners, windows, and doors. Apply proper corner beads, weep screeds, and expansion joints as per building code and manufacturer specifications. Apply three-coat stucco system (scratch, brown, and finish coats). Finish Coat shall be flat. Blend repaired areas to achieve a uniform surface texture. Ensure all joints, seams, and fasteners are properly sealed and finished for a professional appearance. All work shall comply with the Florida Building Code.

Contractor shall provide warranty for workmanship and materials for 5 years.

03) PRESSURE CLEAN AND PAINT EXTERIOR SURFACES OF HOUSE \$ 6,500

Reason for painting exterior: the existing exterior paint is peeling, fading, chalky, and past its typical life expectancy.

a) Install approved address numbers, on the house, so they are plainly visible from the street or road fronting the property. The residential buildings numbers shall be at least four inches tall and one-half inch wide.

04) Provide Labor and materials to install four (4) 180-degree white solar-powered motion sensor outdoor integrated LED lights: 2 at North Elevation, 2South Elevation, and one at West Elevation.

\$ 500.00

TOTAL BASE BID: \$ 32,000.00

AGREEMENT

I/We agree that each item in this specification has been discussed in my/our presence and I/we understand the contents. It is agreed that if unforeseen conditions or additional building code violations are revealed during construction, a non-code related item will be deleted to accommodate the cost of correction. Homeowner further understands that all work items may not be completed based upon budgetary limitations. By our attested signature(s), I/we agree to abide by these conditions.

CONTRACTOR'S SIGNATURE FOR SUBMISSION OF BID

CONTRACTOR SIGNATURE:

CONTRACTOR PRINTED NAME:

DATE:

COMPANY NAME:

PROPERTY OWNER: Marise Champagne 300 NW 132 Street, North Miami, FL 33168

Marie-Frantz Jean-Pharuns, Home Inspector
786-426-1854

TELEPHONE:

TELEPHONE:

FINAL ACCEPTANCE OF SCOPE OF WORK (CONTRACTOR AND HOMEOWNER)

HOMEOWNER #1 SIGNATURE:

HOMEOWNER #1 PRINTED NAME:

DATE:

HOMEOWNER #2 SIGNATURE:

HOMEOWNER #2 PRINTED NAME:

DATE:

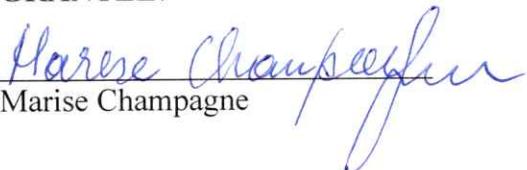
CONTRACTOR NAME:

CONTRACTOR SIGNATURE:

DATE:

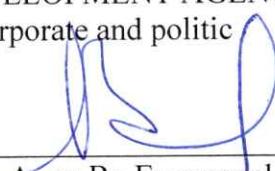
IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their respective and duly authorized representatives effective as of the date first written above:

GRANTEE:


Marise Champagne

NMCRA:

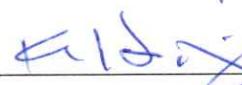
NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY, a public
body corporate and politic

By: 

Anna-Bo Emmanuel, Esq.
Executive Director

CONTRACTOR:

HOGGINS CONSTRUCTION UNLIMITED LLC,
A Florida limited Liability Company

By: 

Hoggins Ronnie,
Project Manager

Attest:

By: 

Vaness Joseph, Esq.
NMCRA Secretary

Approved as to form and legal sufficiency:

By: 

Taylor Duma LLP
NMCRA Attorney