

LOI Form

LOI

If you would like to complete this Letter of Intent in Word first and copy your answers over later, use the following link: [Download LOI](#)

The rubric that will be used to score your Letter of Intent can be found here: [Download LOI Rubric](#)

Please pay attention to character limits while working on your draft. These limits include spaces.

Organization Name*

Community Service Foundation

Project Name*

Create a brief name for this large capital project. This is how it will appear throughout the PCF grant portal.

1901 Project

EIN*

59-0866939

Incorporation Year*

What year did your organization incorporate? This will be the year listed on your determination letter from the Internal Revenue Service.

1959

Organizational Mission Statement*

What is your organization's mission statement? This should be no longer than one or two sentences.

Strengthening underserved communities and families by providing community betterment support and affordable housing.

Unique Entity ID (SAM)

Please provide your organization's Unique Entity ID number. This is a specific number used by the federal government to identify your organization. **This is different from a DUNS number, which the federal government no longer uses.**

If you do not have a Unique Entity ID number, you can create an account on [SAM.gov](https://sam.gov) and apply for one here (it is free and may take 3-4 days for approval): <https://sam.gov/content/home>

This field is optional as to not stop a qualifying organization from applying. HOWEVER, a Unique Entity ID number will be required if your organization is approved for a grant. Your organization should apply for a number now if it does not yet have one.

Character Limit: 12

389Q7

Annual Operating Budget Size*

Please provide the amount of your annual operating budget (expenditures only) for your entire organization.

\$1,900,000.00

Amount Requested*

The maximum grant amount is \$5 million. You may request up to 5% for grant administration, project management, and other indirect costs. Please be sure your indirect cost rate is represented in the figure you put below.

Note: You will be required to upload a more detailed budget if you are approved for the full application stage. You will need to also attach any bids, estimates, and agreements with contractors or other vendors in relation to the proposed project.

\$542,850.00

Does the total project cost exceed the amount your organization is requesting?*

Please note: Answering "Yes" will cause additional questions to load later in this application.

Examples

ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$150,000 for certain equipment, and will seek other funding and donations for the remaining \$20,000 of the playground. ABC Childcare would select "Yes" for this question.

Better Tomorrow, a mental health provider, is looking to expand their counseling center by two rooms to meet increased service demand arising from the pandemic. Better Tomorrow has secured \$25,000 in private contributions, and wants to request the remaining \$125,000 in this grant. Better Tomorrow would select "Yes" for this question.

DBE Food Pantry is seeking funding for a new HVAC unit for their pantry, and is requesting \$40,000 from PCF to cover the entire cost. DBE Food Pantry would select "No" for this question.

No

Parent Non-Profit/Subsidiaries*

If your organization has a parent non-profit that has multiple subsidiaries, will multiple subsidiaries be applying in this process?

Example

Better Tomorrow is the parent non-profit of three organizations. Two of those organizations want to apply in this process. Both would select "Yes" on this question.

No

Request Specifics

Organization Programming Background*

Please describe the programming your organization offers to the community and the length of time it has been doing so. That is, what does your organization **do** and **how long** has it been doing it?

The Foundation (CSF) owns and manages 187 affordable housing units to low-to moderate income tenants throughout Pinellas County; serves as a community resource for referral and housing assistance and supports underserved communities in finding solutions to community needs through projects that enhance the living environment of residents. Since 1998, when CSF moved its headquarters office to 925 Lakeview Road-located in the Lake Belleview Neighborhood Revitalization Strategy Area, (LBNRSA) the Foundation has strived to achieve coordinated impact with partner organizations:

- 1.CSF's properties in the Lake Belleview Neighborhood Revitalization Strategy Area include Foundation Village- 28 units; Foundation Oaks- 6 units; 1544 South Myrtle- 8 units; 1564 Scranton Ave- 4 units and 1537 Myrtle- 3 units. These units are home to up to 232 residents most vulnerable to homelessness; 100% of the residents are low- to moderate-income families.
- 2.CSF is the lead architect for the Restore Lake Belleview Campaign; coordinated the gathering of 600 petition signatures and generated a network of advocates representing 25 local businesses and organizations. Lake Belleview, a 30-acre natural resource is a treasure for Pinellas County and a centerpiece of the Lake Belleview neighborhood. Its presence enhances the quality of life for everyone and everything around it. Restoring Lake Belleview means a freshwater reserve for residents during extreme droughts; a learning laboratory for environmental education and a recreational oasis preserved for future generations.
- 3.CSF is a Going Home Clearwater Inc. founding member of a coalition comprised of seven (7) nonprofit organizations devoted to reducing homelessness; three properties in Lake Belleview Neighborhood are dedicated to the homeless
4. Adopt Belmont Park. In November 2020, CSF and City of Clearwater partnered to adopt Belmont Park to advocate for its neighbors' priorities; a \$500,000.00 renovation completed in May 2022.

Community Need*

Please describe the community need that exists for your programming. If you are able to cite quantitative, local data, that will strengthen your proposal.

The pandemic reminded us that far too many Americans, disproportionately low-income people and people of color, lack the essential components of healthy communities. Where you live determines your health and

well-being. According to recent to 2020 census data, the LBNRSA is comprised of 75% low to moderate income families; 42% live below the poverty level compared to the city rate of 19%.

The heart of the neighborhood is Lake Belleview, a 30-acre lake that became a sanctuary for neighbors seeking refuge from the COVID-19 pandemic. The Plumb House, one of Clearwater's oldest heritage homes, located on the northeast side of the Lake, is uninhabitable and in disrepair. Once a resource for the county and the Clearwater Historical Society to share history, it is now an opportunity to be the CSF's office as a resource center for housing referrals and assistance, and a hub destination for diverse cultural events and meetings that meet its community's need to sustain healthy daily living through diverse activities. During COVID, CSF operated 6 days per week to serve the increased demand from of the community members and its tenants to navigate rental assistance programs, other financial assistance programs, and human services assistance programs.

The 1901 Project embeds CSF's office in Ed Wright Park to facilitate access from the community, creates a designation for group meetings and preserves a county treasure to better the community. Recovery and resilience during the current crises and future public health crises will improve with nature-based infrastructure and intentional designs to leverage community assets. In partnership with the resident-led Lake Belleview Neighborhood Association, which brings crucial local knowledge to inform decisions, the 1901 Project will facilitate creating a community environment that promotes safety, dignity and healthy wellbeing to affect economic mobility, goals that will only be attained through a strengthened public sector.

Negative Economic Impact*

The following question is the keystone of a strong application in this process. If your organization cannot demonstrate a negative economic impact from the pandemic, your application will not qualify for committee review. If you are uncertain about what constitutes negative economic impact or how to demonstrate it, please contact PCF staff for technical assistance.

Describe your organization's negative economic impact arising from the COVID-19 pandemic. Examples could include:

- A reduction in revenue from 2019 to 2020
- Inflationary pressures
- Increases in demand for services that have not been compensated for through new revenue
- The use of reserves for unbudgeted expenses since the onset of the pandemic, and such use of reserves has prevented the purchase of capital assets
- A need for capital assets to offset community need for which your organization does not have the resources to purchase due to the negative economic harm from the pandemic
- A need for additional capital assets to adapt operations to accommodate health and safety guidelines by the CDC
- Growth in restricted pandemic-related revenue that does not permit capital asset acquisition

Note: If you are applying for both a Small Purchase and Large Project, you may reuse the answer for this question PROVIDED THAT the negative economic impact is relevant to both requests.

Increases in demand for services that have not been compensated for through new revenue:

The Foundation's sustainability plan is intentionally constructed to minimize the rent amounts of its tenants while meeting its operating expenses. As close to a zero cash flow means the residents are paying the lowest

rents possible in order for CSF to remain solvent. As a result, the average rent for CSF properties is 40% below market rates and this enables low- to moderate income citizens to afford housing.

While Pinellas County rents have increased over 30% in the past year, CSF is devoted to operating with minimal cash flow; generating revenue to offset inflationary costs would require a dramatic increase in rent for CSF tenants. CSF means being one of Pinellas County's long-term affordable housing option.

The Payroll Protection Program grants compensated for the decrease in rents received from residents during the Pandemic and enabled the Foundation to maintain its services. 2019-2020 fundraising activities and access to volunteers were worse than expectations with the annual charity golf event cancelled. Additionally, annual community events that build donor relations were cancelled; this included the Community Dinner, Holiday Celebration and bi-annual neighborhood cleanups.

The 1901 Project will support the community's need for assessable resource center and improve the living environment of low-income families while preserving a county treasure.

Proposal Description*

The American Rescue Plan Act requires a request that is reasonable and proportional to the level of economic impact your organization experienced. This means the request you describe below should not be greater than the economic harm your organization has suffered.

Please describe your project proposal and address the following:

- What project will be undertaken with these funds?
- What is the estimated lifespan of the project/property improvement?
- How does it address the negative economic harm you described in the previous question?

1.Originally the Plumb House was built in 1896 as a paint store with apartments upstairs, to coincide with the construction of the Hotel Belleview and the Belleair Community by Henry Plant. The 1901 Project title pays homage to the time, 1901, when the structure was converted into a single-family home by Ralph and Florence Plumb. The 1901 Project investments in both physical and civic infrastructure to create more available property for services and ensures people of color have equitable access to a neighborhood with good community assets. The Plumb House moved to Lake Belleview in December of 1983 and attained historical landmark status as a historical house with the Department of State, Division of Archives, History and Records Management of the State of Florida Master Site. To facilitate the restoration of the Plumb House in compliance with its Historical Status, the Foundation will partner with the Clearwater Historical Society and consult with Pinellas County staff at Heritage Village and Planning Department. With repairs and renovations, we will protect the heritage value by making the house safer, more stable and increasing its lifespan. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. They must be lasting and maintain ongoing appreciation, teach us about the past and the cultures that came before, help create community identity, and provide connections between the past, present, and future.

2.This infrastructure investment will preserve a historical home with a priority for household weatherization, energy efficiency, and other critical infrastructure that will withstand our changing climate. By ensuring that infrastructure design and construction accounts for climate risk, we envision the Plumb House to be vibrant for another 100 years as a centerpiece for Pinellas County residents and visitor, and the Lake Belleview community.

3. Funding will restore the Plumb House, facilitate access to a resource center for housing, financial and human services assistance for low-wealth families, and contribute to the health and wellness of County residents.

Number Served*

How many people will directly benefit from this capital project annually?

6668

Unduplicated vs. Duplicated*

Is the number indicated above duplicated or unduplicated?

Duplicated: A client is counted each time they access services

Unduplicated: A client is counted once, regardless of the number of times they access services

Example: ABC Food Bank operates two mobile food pantries, one in Clearwater and one in St. Petersburg. Taylor, a Pinellas County resident, goes to both food pantries. If ABC Food Bank counts Taylor's visit TWICE, it is **duplicated**. If ABC Food Bank counts Taylor's visit ONCE, it is **unduplicated**.

Unduplicated

Other (Explanation Required)

If you selected "Other" in the previous question, please explain how your organization determined the number of clients that will benefit from the proposed capital project.

Rent vs. Own*

Does your organization rent or own the property for which you are proposing modifications?

Note: Selecting "Rent" will cause more questions to load below.

Rent

Guiding Principles - Client Impact*

The American Rescue Plan Act, which provides the funding for this grant program, aims to ensure an equitable recovery from the COVID-19 pandemic. The term "equity" is defined as:

The consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.

One of the guiding principles of this fund is that it will apply a lens of equity to ensure the needs of specified priority populations are met.

Will this project benefit the community members defined above that have experienced disproportionate negative impacts from the COVID-19 pandemic? If so, how?

To bridge from recovery to equity, we are seeking long-term transformative impacts by recognizing that threats, risks, and trauma are daily conditions experienced in low-income communities and communities of color and deploying resources in a manner that address the underlying conditions that perpetuate disadvantage i.e., a healthy, safe community.

The ARPA Grant resources and the 1901 Project create a rare and important opportunity to build community power and increase trust and belonging through inclusive processes. Being a nonprofit- grassroots community-based organization means that CSF serves, employs, organizes, and advocates for underserved residents. We have the trust, knowledge, skills, and relationships needed to meet the needs of residents who are often neglected and harmed by other institutions. They will be critical to delivering an equitable recovery, and to ensuring residents who lack money and power can actively participate in shaping the future of their neighborhood and community.

In partnership with the Lake Belleview Neighborhood Association and neighbors, we will design cultural activities and meetings to help elevate their health and wellness. And, provide a needed service as a resource center for referral, and financial and social services assistance programs. Because where you live determines your health and well-being, the 1901 Project targets its services to low- to moderate income families most vulnerable to the pandemic and recovery.

Community Connection

The American Rescue Plan Act (ARPA) prioritizes organizations that either have headquarters or carry out the majority of their operations inside Qualified Census Tracts (QCTs). QCTs are a standard method of identifying communities with a large proportion of low-income residents. The U.S. Department of Housing and Urban Development determines what areas qualify as QCT.

To assess if your organization serves or is headquartered in a QCT, use the following link:

https://www.huduser.gov/portal/sadda/sadda_qct.html

In the top right-hand corner, choose the state of Florida and Pinellas County. Then on the left-hand side of the screen, click the box next to “Color QCT Qualified Tracts.” The QCT zones are denoted in purple. You can also map your address by adding it into the address box at the top to see if your location is inside the zones.

Below, please provide the location of your operations and the location of your headquarters, if different.

Headquarters Location*

Please provide your organization's headquarters address as it appears on your Sunbiz account. To check your Sunbiz registration, you may search here: <https://dos.myflorida.com/sunbiz/search/>

925 Lakeview Road, Clearwater FL 33756

QCT Determination - Headquarters*

Is this organization headquartered in a QCT?

Yes

Project Location*

Please provide the address or intersection where the property being modified is.

1380 South Martin Luther King Jr. Ave., Clearwater FL 33756

QCT Determination - Project*

Is this organization's project in a QCT?

Yes

QCT Impact*

PCF understands that just because a project may not be located in a Qualified Census Tract, those who reside in one may access your services and may come to the location where your organization's project will take place.

- If applicable, please describe if you have clients that reside in a QCT as indicated on the map linked above, and the proportion of your clients that come from these areas.
- If your organization does not serve clients from a QCT, you can write "Not Applicable" below.

The 1901 Project will directly impact residents in Census Tracts 258.00 and 259.00.

6,668 residents live the LBNRSA and 44% live below the poverty level; 62% are considered low-to moderate income.

CSF's properties in the LBNRSA include Foundation Village-28 units; Foundation Oaks-6 units; 1544 South Myrtle-8 units; 1564 Scranton Ave-4 units and 1537 Myrtle-3 units. These units are home to up to 232 residents most vulnerable to homelessness.

QCT Determination - Clients*

Does this organization's project benefit residents of QCTs?

Yes

This section aims to capture general demographic data about your organization and to see how you engage with and represent the community you serve. PCF has generalized the demographic data questions more than it has in other processes because of the public nature of this process. PCF understands that identity disclosure can be a sensitive matter and wants to respect your organization's board and staff. If your organization feels comfortable sharing more detailed demographic information, it may do so in the "Community Representation and Connection" section.

Community Representation and Connection*

Describe how your organization is representative of, or has authentic connections to, the community your proposal seeks to serve. You can list other community-based organizations that work on programming with you and/or list examples of your work within this community.

The Foundation is a nonprofit, grassroots community-based organization that serves, employs, organizes, and advocates for underserved residents. The Executive Director serves as the Lake Belleview Neighborhood Association Board Treasure and Past Secretary and serves as the Going Home Clearwater Inc. Board President. The CSF Board of Trustees represent a variety of Pinellas County businesses and organizations in Pinellas County. The Foundation is actively engaged with the City of Clearwater Police Department, the Clearwater Marine Aquarium, the City of Clearwater Recreation Department, City of Clearwater Economic Development Department, City of Clearwater Code Enforcement Division to address blight and safety for Lake Belleview Neighborhood residents. A Foundation housing initiative for Veterans to receive transitional housing in Pinellas County Foundation properties is supported by St. Vincent De Paul Cares and the Veterans Administration. And Project 1901 will enable CSF to partner with the Clearwater Historical Society. During COVID-19 the Foundation played a crucial role in delivering needed rental assistance services and administering public health care kits. Being built for perpetuity, the Foundation provided assurance; it has the trust, knowledge, skills, and relationships needed to meet the needs of residents who are most vulnerable to the pandemic. They will be critical to delivering an equitable recovery, and to ensuring residents who lack money and power can actively participate in shaping the future of their neighborhood and communities.

Leadership Demographics - CEO/Executive Director*

Does your CEO/Executive Director consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

None of the above

Leadership Demographics - Executive Level Leadership Team*

Does your executive leadership team consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

LGBTQ+

Leadership Demographics - Board Membership*

Do your board members consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Rented Property

Tenant Responsibility*

Please explain how your organization is responsible for modifying the building despite being rented. Be sure to describe the length of your organization's lease and to indicate whether or not you have obtained permission from the landlord for the proposed project.

Per the completed Revocable sub-license agreement Plumb House entered on June 23, 2022, by and between the Clearwater Historical Society, the Community Service Foundation and the City of Clearwater, Florida, collectively as "parties". The Parties agree the purpose of the agreement is to continue to provide a location for the historical house "Plumb House" in Ed C. Wright Park.

The term of the agreement shall be for a period of 5 years which begins July 1 and ends on June 30, 2027. The Parties may extend the Agreement for an additional five (5) years if mutually agreed upon writing. At its expense, CSF agree to maintain the house in a safe and sanitary condition in conformance with all applicable laws, and to continue to keep the house restored as nearly as possible to its original condition. At its expense, CSF shall provide all landscaping in the immediate vicinity of the house. The house, its fixture and all other permanent improvement made by CSF at Ed C. Wright Park shall become the property of the City of Clearwater upon termination of this agreement. A copy of the agreement is uploaded with this application.

Financial Overview

Budget Summary*

Please provide a brief sketch of the categories of expenses and the costs needed for your project. If your organization is requesting compensation for indirect costs, be sure to note the percentage (up to 5%) and dollar amount below.

If you are invited to complete the full application, you will be asked to upload current verifiable bids, proposals, price lists [from your potential vendor(s)] from the past 60 days. If a contractor has already been selected for a construction project for which you are requesting funding, you will need to upload their bid. You are strongly encouraged to collect any remaining bids, proposals, and price lists shortly after submitting this LOI.

Estimated Budget to restore and preserve a historical building, the Plumb House.

Total Interior Space Square feet	2350
Site Work	
Concrete Paving for Handicap Parking	\$10,000
Building Repair and Preservation	
Architect/engineer master plan	\$25,000
Permit	\$10,000
Air Condition System	\$30,000
Electrical rewire/panel	\$75,000
Insulation- wall, floor, ceiling	\$30,000
Plumbing	\$15,000
Porch repair ramp/rails	\$25,000
Repair Built-in	\$20,000
Roof	\$45,000
Paint in and out	\$35,000
Chimney restoration	\$10,000
Windows (24 @ \$2,500 each)	\$40,000
Siding	\$50,000
Interior Beam install	\$20,000
Interior floor leveling	\$20,000
Crawl space skirting	\$10,000
Contingency 10%	\$50,000

5% overhead	\$25,850
Total	\$542,850
Please see uploaded budget detail.	

Project Preparedness*

If your letter of intent is approved, you will have 30 days to submit a full proposal. This will require multiple estimates/bids for your project that detail the costs you've sketched out above from potential contractors that would do the actual work.

Where are you in the planning process for the implementation of this project? Please describe your organization's readiness for this project including your ability to collect bids and select contractors and/or vendors. **If you have**

already selected a contractor for the project, you will need to describe how that contractor was chosen.

Example

Better Tomorrow has spoken with contractors about their counseling center expansion project, but has only sought one proposal from a contractor. Better Tomorrow would describe so below, having sketched out the costs in the previous question. Better Tomorrow would indicate its plan to obtain more quotes/bids upon submitting this LOI.

Community Arts 'R Us has begun construction on its new arts center, as it had secured 75% of the funding for it before the pandemic. Therefore, a contractor has already been selected, and is looking to obtain the funding necessary to complete the project. Below, Community Arts 'R Us would explain it has a cost proposal ready to upload from their selected contractor, and is ready to carry out the rest of the project if funding is awarded.

The CSF Board of Trustees reviewed and approved the draft license agreement in May 2022 with the City of Clearwater and the Clearwater Historical Society

CSF met at the Plumb House with Pinellas County experts in historical restoration to review and assess the project scope to include the Director, Pinellas County Park and Conservation Resources, the Operations Manager of the Heritage Village.

CSF reviewed project planning with Paul Palmer, Renker, Eich, Parks, Architects and expert in historic residential property restoration.

CSF met with the Clearwater Historical Society to review the property prior to the lease agreement completion and to discuss project scope.

CSF and City of Clearwater and Historical Society completed a Plumb House license agreement June 2022.

CSF met with D-Mar Construction owners to review project; conduct a historic conditions assessment, design a site plan and estimated budget.

CSF, the Historical Society and D-Mar Construction met with the City of Clearwater Building Review Committee August 17.

D-Mar Construction and Development Inc. is located in the LBNRSA, directly across the street from the Plumb House and Ed Wright Park. The CSF and D-Mar partnered to advocate for a variety of neighborhood projects. D-Mar has contributed to support the initial phases of the 1901 Project to include designing a site plan; attending the Clearwater Building Plan Review Committee meeting as a 1901 Project representative to give guidance and facilitate the permitting process. Their passion for the Lake Belleview neighborhood, preexisting relationship with the CSF and the Clearwater Historical Society, and expertise were criteria that determined selecting D- Mar Construction as the general contractor.

Other Funding Sources*

Please describe any other funding not already mentioned that your organization has applied for or obtained for this project. This includes but is not limited to Community Development Block Grants (CDBG), local government grants (including Tourist Development Council funding), foundation grants, and donors (you do not need to disclose donor identities, simply amount raised that is allocated to this project). This includes any matching grants or in-kind contributions you may have obtained.

If none, please write N/A.

N/A

Changes in Operating Costs*

Please answer this question based on the descriptions below:

- If this project **increases** ongoing operational costs (programmatic, operating maintenance or other costs), how will you compensate for the difference?
- If this project **decreases** ongoing operating costs, how will it do so?
- If this project **does not affect** operating costs, please note so below.

The 1901 Project will increase ongoing operational costs. The 1901 Project sustainability business plan includes soliciting private donors and vendors to sponsor cultural events and festivals for the betterment of the community. The office relocation to the Plumb House will enable CSF to rent its current office to generate revenue and offset operating costs at the Plumb House.

Fund Management Capacity*

Please describe your organization's capacity to manage these potential ARPA funds in terms of fiscal management and financial infrastructure.

This includes, but is not limited to, the use of accounting software that can track a general ledger and multiple accounts and the ability to work on a reimbursement-basis.

The inability to handle a reimbursement-basis grant does not disqualify your organization from applying.

CSF employs a full-time accountant and part-time Certified Public Accountant to complement a full time Asset Manager position. CSF uses QuickBooks and Yardi Property Management accounting software to manage fiscal reporting. Trustees receive quarterly financial reports and the Board Treasurer, a CPA, reviews monthly financial reports, Annual audit reports are conducted by the firm of Carr, Riggs and Ingram LLC. The Executive Director reviews all payments with corresponding documentation prior to signing checks.

Additional Information

Additional Upload

If you have something else to share, you can upload it here in PDF format.

Please note: Due to limitation of this grants system, the upload field will not carry over to the full application if you are moved forward to the full application phase. You will need to upload this file again if you are moved forward in the process.

ARPA Grant Master 2.0.pdf

Anything else to share?

If you have any details to share regarding this grant request, you may do so below.

Per the City of Clearwater 2020-2024 Consolidated Plan, the Lake Belleview Neighborhood needs assessment includes the following data:

- Community Development
- o Concerns

- Little information available regarding public services/support programs, or facilities that offer “one-stop” referrals and assistance to special populations

- o Needs

- One-stop community resource center or directory
- Connect services with a public facility (i.e., place to go for public services)

- o Opportunities

- Underutilized properties that could be used for public parks, etc.
- Coordination with other City planning effort

Most local community groups and organizations have been in existence for over a decade and are well-established in the community. These community groups and organizations include, but are not limited to, Clearwater Neighborhood Housing Services, Inc. (CNHS) and Homeless Empowerment Program (HEP). Additional organizations include the Willa Carson Health and Wellness Center, Clearwater Neighborhood Family Center, Community Service Foundation/Lake Belleview Community Association, and various neighborhood groups.

We are grateful for the opportunity to apply for ARPA funding.

File Attachment Summary

Applicant File Uploads

- ARPA Grant Master 2.0.pdf

Lake Belleview Neighborhood Association

To: The ARPA Nonprofit Capital Project Fund-Pinellas Community Foundation Review Team

From: Dagmar Ortiz, President of the Lake Belleview Neighborhood Association Board

Re: Letter of Support for the Community Service Foundation 1901 Project

This is to express our enthusiastic support for the proposed 1901 Project, to restore and preserve the Plumb House. We share the common commitment with the Community Service Foundation to make contemporary use of a heritage family home.

As you may know, the Lake Belleview Neighborhood Association is the lead organization for our community's residents. We are a diverse neighborhood of over 2,400 residents (32% White; 45% Black; 17% Hispanic, 2% Asian and 4% other) and have a history of collaborative programming with the Community Service Foundation. This includes, the Restore Lake Belleview Campaign, the Belmont Park Renovation, the Paint Your Street Project, Annual Gather for Good Appreciation Dinner, the Holiday Celebration, and ongoing cleanup projects to address blight.

Through the 1901 Project, Lake Belleview children and families will experience programs at the Plumb House designed to promote their health and wellness. And, with the Plumb House being preserved, the prospect of it being placed on the National Historic Register is enhanced and will protect this iconic resource for future generations.

On behalf of the Lake Belleview Neighborhood Board of Trustees and our neighbors, I urge your support of this important Community Project. We offer our wholehearted support of the 1901 Project, to restore the Plumb House, without reservation.



CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
600 CLEVELAND STREET, SUITE 600, CLEARWATER, FL 33755
TELEPHONE (727) 562-4040 FAX (727) 562-4052

CITY MANAGER

September 7, 2022

To whom this may concern:

This is to verify that the applicant (Community Service Foundation) has permission of the owner of record to conduct the proposed 1901 PROJECT, on behalf of the owner's property (Plumb House at 1380 S. Martin Luther King Jr. Avenue, Clearwater, Florida 33756-3420), and that the owner is in concurrence with this application for grant funding.

The 1901 PROJECT will preserve a significant historical heritage home, while promoting the history of Clearwater through serving the public, (specifically the Lake Belleview Neighborhood Revitalization Strategy Area).

Thank you for your consideration.

Sincerely,

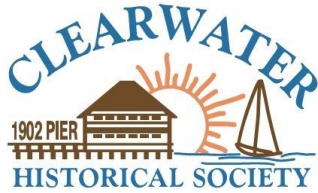
Jon P. Jennings
City Manager

Frank V. Hibbard, Mayor

Mark Bunker, Councilmember
Kathleen Beckman, Councilmember



David Allbritton, Councilmember
Lina Teixeira, Councilmember



To educate, collect, preserve, exhibit and promote the people, culture and events of Clearwater's rich past.

September 5, 2022

To whom this may concern:

This is to verify that the applicant, Community Service Foundation has permission from the Clearwater Historical Society Inc., the owner of record, to conduct the proposed 1901 PROJECT.

On behalf of the Clearwater Historical Society, Inc signed an agreement with the Community Service Foundation for the use of the Plumb House. The Plumb House is a two-story Florida Vernacular wooden home originally built in 1896 and only 1 of 2 surviving in the Central Florida area. The Plumb House served as the hardware store for the Biltmore Hotel and was located in downtown Clearwater near the train station. After the Biltmore was complete the home was bought by C.S. Reynolds to bring his sister from New York to be the first paid teacher in what is now Pinellas County. Pastor Reynolds moved the home to the corner of Lakeview and S Fort Harrison and converted the building into a single-family home in 1901. In 1983 the home was donated to the Clearwater Historical Society after the last Plumb family moved out. The home was moved to the current location and served as our headquarters and house museum until 2015 when the Society moved to the South Ward School to open a larger museum. When we moved out the Plumb House we worked with the neighbors and the Lake Bellview Neighborhood association to make sure the right group would move in and take care of the have services for the neighborhood and Community Services Foundation was a perfect fit.

The 1901 PROJECT will preserve a significant historical heritage home, while promoting the history of Clearwater through serving the public, specifically the Lake Belleview Neighborhood Revitalization Strategy Area.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Allison Dolan". The signature is written in a cursive style.

Allison Dolan, President
Clearwater Historical Society

Clearwater Historical Society, Inc., PO Box 175, Clearwater, FL 33757 clearwaterhistoricalsociety.org

REVOCABLE SUB-LICENSE AGREEMENT PLUMB HOUSE

23 THIS REVOCABLE SUB-LICENSE AGREEMENT is made and entered into on this day June, 2022, by and between the CLEARWATER HISTORICAL SOCIETY, a non-profit corporation, (hereinafter referred to as "Society" or "Licensee"), COMMUNITY SERVICE FOUNDATION, INC., a non-profit corporation (hereinafter referred to as "CFS" or "Sub-Licensee"), and the CITY OF CLEARWATER, FLORIDA (hereinafter referred to as "City" or "Licensor"), and collectively as "Parties".

WHEREAS, the Society is a non-profit corporation which owns a structure known as the "Plumb House"; and

WHEREAS, the "Plumb House" is an historical landmark which has been listed as an historical house with the Department of State, Division of Archives, History and Records Management on the State of Florida Master Site file; and

WHEREAS, since 1983, the structure has been located on real property owned by the City known as Ed C. Wright Park, pursuant to various revocable license agreements between the Society and City; and

WHEREAS, the Revocable License Agreement between the Society and City (Term: July 1, 2022 to June 30, 2037) (hereinafter referred to as "License Agreement") is incorporated by reference and attached hereto as Exhibit A; and

WHEREAS, the Society desires to enter into a Revocable Sub-License Agreement (hereinafter referred to as "Sub-License Agreement" or "Agreement") with CFS for a term of five (5) years with an option for an additional term of five (5) years;

WHEREAS, pursuant to Section 13 of the License Agreement, the City must consent in writing to this Sub-License Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the Parties agree that the above terms, recitals, and representations are true and accurate and are incorporated herein by reference, and the Parties further agree as follows:

1. **Purpose:** The purpose of this Sub-License Agreement is to continue to provide a location for the historical house, "Plumb House" in Ed C. Wright Park. All uses made of the Plumb House shall be in conformance with the deed restrictions contained in the Ed C. Wright Park Deed recorded in Official Records Book 1546, page 521, Public Records of Pinellas County, Florida. as

may be applicable.

The mission of the Community Service Foundation is to support community development and affordable housing services. All uses made by CSF will be consistent with that mission statement.

2. **Term:** The term of this Sub-License Agreement shall be for a period of five (5) years which begins on July 1, 2022 and ends on June 30, 2027. The Parties may extend this Sub-License Agreement for an additional five (5) years under the same terms and conditions if mutually agreed upon writing. The City, at its convenience, may revoke this Sub-License Agreement by giving ninety (90) days written notice.

3. **House Maintenance:** At its expense, CSF agrees to maintain the house in a safe and sanitary condition in conformance with all applicable laws, and to continue to keep the house restored as nearly as possible to its original condition.

4. **Public Access:** CSF shall make the Plumb House available to the general public for tours on a semi-monthly basis in accordance with a schedule to be established by CSF. Additionally, CSF shall have individuals available at said tours to discuss the history of the Plumb House and the history of the City with those members of the general public desiring such information.

Prior to the Plumb House being available to the general public for access, CSF, at its expense, agrees to repair and restore the Plumb House to a safe and sanitary condition and in conformance with all applicable laws. The City may inspect the Plumb House to ensure compliance with this section prior to general public access.

5. **Landscaping:** At its expense, CSF shall provide all landscaping in the immediate vicinity of the house. The landscaping shall be of a type designated and approved by the City's Park and Recreation Department.

The City shall maintain the real property immediately surrounding the house including all landscaping (lawn, shrubs and other landscaping).

6. **Parking:** CSF members and its guests may use the existing parking facilities at Ed C. Wright Park or Ross Norton Park.

7. **Utilities:** At its expense, CSF shall pay all monthly charges for all utilities including water, electric and telephone.

8. **Indemnity and Hold Harmless:** CSF agrees to indemnify and hold the City.

including its officers, agents, and employees, harmless from any claims, losses, lawsuits or injuries for all claims arising out of the restoration, maintenance and use of the Plumb House at Ed C. Wright Park.

Nothing contained herein is intended to serve as a waiver by the City of its sovereign immunity, to extend the liability of the City beyond the limits set forth in Section 768.28, Florida Statutes, or be construed as consent by the City to the sued by third parties.

9. **Insurance:** CSF will, at its own expense, acquire and maintain during the term of this Agreement, sufficient insurance to adequately protect the interests of the parties. Specifically, CSF must carry the following minimum types and amounts of insurance on an occurrence basis or (in the case of coverage that cannot be obtained on an occurrence basis, then coverage can be obtained on a claims-made basis with a minimum three (3) year tail following the termination or expiration of this Agreement).

- a. **Commercial General Liability Insurance coverage, including but not limited to, premises operations, products/completed operations, products liability, contractual liability, advertising injury, personal injury, death, property damage, and sexual molestation and abuse in the minimum amount of \$1,000,000 (one million dollars) per occurrence and \$2,000,000 (two million dollars) general aggregate.**
- b. **Commercial Automobile Liability Insurance coverage for any owned, non-owned, hired or borrowed automobile is required in the minimum amount of \$1,000,000 (one million dollars) combined single limit.**
- c. **Unless waived by the State of Florida, statutory Workers' Compensation Insurance coverage in accordance with the laws of the State of Florida, and Employer's Liability Insurance in the minimum amount of \$100,000 (one hundred thousand dollars) each employee each accident, \$100,000 (one hundred thousand dollars) each employee by disease and \$500,000 (five hundred thousand dollars) aggregate by disease with benefits afforded under the laws of the State of Florida.**
- d. **If CSF is using its own property, or the property of the City or other provider, in connection with the performance of its obligations under this Agreement, then CSF's Equipment Insurance or Property Insurance on an "All Risks" basis with replacement cost coverage for property and equipment in the care, custody and control of others is required.**

c. Prior to the execution of this Agreement, and then annually upon the anniversary date(s) of the insurance policy's renewal date(s) for as long as this Agreement remains in effect, CSF furnish the City with a Certificate of Insurance(s) evidencing all of the coverage set forth above and naming the City and Society as an "Additional Insured." In addition, when requested in writing from the City, CSF will provide the City with certified copies of all applicable policies.

10. Notices: All required notices and correspondence shall be sent by certified mail to the following addresses:

City: City Manager
P. O. Box 4748
Clearwater, FL 34618

Society: Allison Dolan, President
Clearwater Historical Society
P. O. Box 175
Clearwater, FL 33757

CSF: Ed Thiebe, Executive Director
Community Service Foundation, Inc.
925 Lakeview Road
Clearwater, FL 33756

11. Toxic or Hazardous Substances: CSF covenants and agrees not to bring upon, store or generate upon the City's property or the structure itself any substance classified by state or federal government authority as a toxic or hazardous material. CSF further agrees that it shall comply with all governmental and other laws, rules, regulations, codes, statutes including, but not limited to federal, state, county and municipal as they relate to storage, use and disposal of any substance whether toxic or non-toxic, whether such substance is a manufactured or man-made substance and whether the same is a natural substance or man-made.

12. Improvements: The house, its fixtures and all other permanent improvements made by CSF at Ed C. Wright Park shall become the property of the City of Clearwater upon the termination or revocation of this Agreement.

13. Assignments: CSF may not assign any privileges granted under this Sub-License Agreement without written approval by the City.

14. The Parties do hereby covenant and agree that no person shall be excluded from

participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the premises on the basis of race, color, religion, sex, national origin, disability, or any other protected class under federal, state, and local law.

15. CSF agrees to comply with all laws, rules, requirements, orders, directives, codes, ordinances and regulations of governmental authorities and agencies and of insurance carriers during the life of this Agreement. CSF agrees to obtain all necessary permits in accordance with applicable City Code of Ordinances and Florida State law. CSF shall be responsible for conducting Level I or II criminal background checks for its employees and/or volunteers, as may be required by law.

16. This Sub-License Agreement does not relieve the Society of any its obligations and responsibilities under the License Agreement. The Society hereby enters into this Sub-License Agreement.

17. The City hereby consents to this Sub-License Agreement.

18. No Property Rights: This Agreement shall be deemed to be a use agreement of a revocable license and shall not be deemed to be a lease or conveyance of any real property rights nor shall this Agreement constitute an agreement for the use of real property that would subject the Parties to the provisions of any statute regarding landlord and tenant rights. The Society agrees and shall not obtain any prescriptive rights, easements, or other legal or equitable interest in the City's property or any premises of the City by reason of the execution of this Agreement, or by compliance with the terms thereof. The granting of this license does not vest in the Society any interest in the City's Property or any premises of the City which may be mortgaged, encumbered, or liened, and no action of the Society shall cause or create any interests in real estate or any encumbrance upon any such real property.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have caused their duly authorized officers to execute this Revocable Sub-License Agreement on the day and year first above written.

COMMUNITY SERVICE FOUNDATION, INC.

By: Edy Shubert
— President Executive Director

CLEARWATER HISTORICAL SOCIETY, INC.

By: Alvin DOL
President

Countersigned:

Frank Hubbard
Frank Hubbard
Mayor

CITY OF CLEARWATER, FLORIDA

Jon P. Jennings
Jon Jennings
City Manager

Approved as to form:

Owen Kohler
Owen Kohler
Lead Assistant City Attorney

Attest:

Rosemarie Call
Rosemarie Call
City Clerk



REVOCABLE LICENSE AGREEMENT PLUMB HOUSE

THIS REVOCABLE LICENSE AGREEMENT is made and entered into on this 23 day June, 2022, by and between the CLEARWATER HISTORICAL SOCIETY, a non-profit corporation, (hereinafter referred to as "Society" of "Licensee") and the CITY OF CLEARWATER, FLORIDA (hereinafter referred to as "City" of "Licensor"), and collectively as "Parties".

WHEREAS, the Society is a non-profit corporation which owns a structure known as the "Plumb House"; and

WHEREAS, the "Plumb House" is an historical landmark which has been listed as an historical house with the Department of State, Division of Archives, History and Records Management on the State of Florida Master Site file; and

WHEREAS, since 1983, the structure has been located on real property owned by the City known as Ed C. Wright Park, pursuant to various revocable license agreements between the Society and City; and

WHEREAS, the existing Revocable License Agreement between the Society and City expires on June 30, 2022; and

WHEREAS, the Society and the City desire that the License continue for another fifteen (15) year term under the same terms and conditions as the exiting License Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the Parties agree that the above terms, recitals, and representations are true and accurate and are incorporated herein by reference, and the Parties further agree as follows:

1. **Purpose:** The purpose of this License Agreement is to continue to provide a location for the historical house, "Plumb House" in Ed C. Wright Park. All uses made of the Plumb House shall be in conformance with the deed restrictions contained in the Ed C. Wright Park Deed recorded in Official Records Book 1546, page 521, Public Records of Pinellas County, Florida, as may be applicable.
2. **Term:** The term of this Agreement shall be for a period of fifteen (15) years which begins on July 1, 2022 and ends on June 30, 2037. The City, at its convenience, may revoke this License Agreement by giving ninety (90) days written notice.
3. **House Maintenance:** At its expense, the Society agrees to maintain the house in a

safe and sanitary condition in conformance with all applicable laws, and to continue to keep the house restored as nearly as possible to its original condition.

4. Public Access: The Society shall make the Plumb House available to the general public for tours on a semi-monthly basis in accordance with a schedule to be established by the Society. Additionally, the Society shall have individuals available at said tours to discuss the history of the Plumb House and the history of the City with those members of the general public desiring such information.

Prior to the Plumb House being available to the general public for access, the Society or its assigns, agrees to repair and restore the Plumb House to a safe and sanitary condition and in conformance with all applicable laws. The City may inspect the Plumb House to ensure compliance with this section prior to general public access.

5. Landscaping: At its expense, the Society shall provide all landscaping in the immediate vicinity of the house. The landscaping shall be of a type designated and approved by the City's Park and Recreation Department.

The City shall maintain the real property immediately surrounding the house including all landscaping (lawn, shrubs and other landscaping).

6. Parking: The Society members and its guests may use the existing parking facilities at Ed C. Wright Park or Ross Norton Park.

7. Utilities: At its expense, the Society shall pay all monthly charges for all utilities including water, electric and telephone.

8. Indemnity and Hold Harmless: The Society agrees to indemnify and hold the City, including its officers, agents, and employees, harmless from any claims, losses, lawsuits or injuries for all claims arising out of the restoration, maintenance and use of the Plumb House at Ed C. Wright Park.

Nothing contained herein is intended to serve as a waiver by the City of its sovereign immunity, to extend the liability of the City beyond the limits set forth in Section 768.28, Florida Statutes, or be construed as consent by the City to be sued by third parties.

9. Insurance: The Society will, at its own expense, acquire and maintain during the term of this Agreement, sufficient insurance to adequately protect the interests of the parties. Specifically, the Society must carry the following minimum types and amounts of insurance on an occurrence basis or in the case of coverage that cannot be obtained on an occurrence basis, then

coverage can be obtained on a claims-made basis with a minimum three (3) year tail following the termination or expiration of this Agreement.

- a. Commercial General Liability Insurance coverage, including but not limited to, premises operations, products/completed operations, products liability, contractual liability, advertising injury, personal injury, death, property damage, and sexual molestation and abuse in the minimum amount of \$1,000,000 (one million dollars) per occurrence and \$2,000,000 (two million dollars) general aggregate.
- b. Commercial Automobile Liability Insurance coverage for any owned, non-owned, hired or borrowed automobile is required in the minimum amount of \$1,000,000 (one million dollars) combined single limit.
- c. Unless waived by the State of Florida, statutory Workers' Compensation Insurance coverage in accordance with the laws of the State of Florida, and Employer's Liability Insurance in the minimum amount of \$100,000 (one hundred thousand dollars) each employee each accident, \$100,000 (one hundred thousand dollars) each employee by disease and \$500,000 (five hundred thousand dollars) aggregate by disease with benefits afforded under the laws of the State of Florida.
- d. If the Society is using its own property, or the property of the City or other provider, in connection with the performance of its obligations under this Agreement, then the Society's Equipment Insurance or Property Insurance on an "All Risks" basis with replacement cost coverage for property and equipment in the care, custody and control of others is required.
- e. Prior to the execution of this Agreement, and then annually upon the anniversary date(s) of the insurance policy's renewal date(s) for as long as this Agreement remains in effect, the Society furnish the City with a Certificate of Insurance(s) evidencing all of the coverage set forth above and naming the City and Society as an "Additional Insured." In addition, when requested in writing from the City, the Society will provide the City with certified copies of all applicable policies.

10. Notices: All required notices and correspondence shall be sent by certified mail to the following addresses:

City: City Manager
P. O. Box 4748
Clearwater, FL 34618

Society: Allison Dolan, President
Clearwater Historical Society
P. O. Box 175
Clearwater, FL 33757

11. Toxic or Hazardous Substances: The Society covenants and agrees not to bring upon, store or generate upon the City's property or the structure itself any substance classified by state or federal government authority as a toxic or hazardous material. The Society further agrees that it shall comply with all governmental and other laws, rules, regulations, codes, statutes including, but not limited to federal, state, county and municipal as they relate to storage, use and disposal of any substance whether toxic or non-toxic, whether such substance is a manufactured or man-made substance and whether the same is a natural substance or man-made.

12. Improvements: The house, its fixtures and all other permanent improvements made by the Society at Ed C. Wright Park shall become the property of the City of Clearwater upon the termination or revocation of this Agreement.

13. Assignments: The Society may not assign any privileges granted under this License Agreement without written approval by the City.

14. The Parties do hereby covenant and agree that no person shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the premises on the basis of race, color, religion, sex, national origin, disability, or any other protected class under federal, state, and local law.

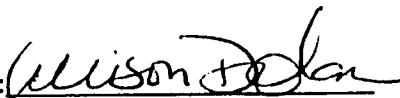
15. The Society agrees to comply with all laws, rules, requirements, orders, directives, codes, ordinances and regulations of governmental authorities and agencies and of insurance carriers during the life of this Agreement. The Society agrees to obtain all necessary permits in accordance with applicable City Code of Ordinances and Florida State law. The Society shall be responsible for conducting Level I or II criminal background checks for its employees and/or volunteers, as may be required by law.

16. No Property Rights: This Agreement shall be deemed to be a use agreement of a revocable license and shall not be deemed to be a lease or conveyance of any real property rights nor shall this Agreement constitute an agreement for the use of real property that would subject the Parties to the provisions of any statute regarding landlord and tenant rights. The Society agrees and shall not obtain any prescriptive rights, easements, or other legal or equitable interest in the

City's property or any premises of the City by reason of the execution of this Agreement, or by compliance with the terms thereof. The granting of this license does not vest in the Society any interest in the City's Property or any premises of the City which may be mortgaged, encumbered, or liened, and no action of the Society shall cause or create any interests in real estate or any encumbrance upon any such real property.

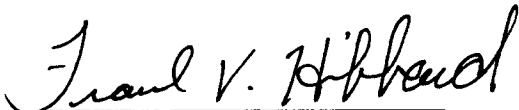
IN WITNESS WHEREOF, the Parties have caused their duly authorized officers to execute this License Agreement on the day and year first above written.


CLEARWATER HISTORICAL SOCIETY, INC.

By: 
President


Countersigned:

CITY OF CLEARWATER, FLORIDA



Frank Hibbard
Mayor


Jon Jennings
City Manager

Approved as to form:


Owen Kohler
Lead Assistant City Attorney

Attest:


Rosemarie Call
City Clerk

D-Mar Construction and Development Inc., 1453 S. Martin Luther King Jr. Avenue, Clearwater FL 33756, is located in the Lake Belleview Neighborhood Revitalization Strategy Area, Census Tract 258.00 directly across the street from the Plumb House and Ed Wright Park.

The Community Service Foundation and D-Mar have partnered to advocate for the Restore Lake Belleview campaign, the Going Home Clearwater homeless reduction projects and share the will and passion to champion for development of the Lake Belleview neighborhood.

D-Mar has contributed their time, talent, testimony, and ties to support the initial phases of the 1901 Project to include designing a site plan; attending the Clearwater Building Plan Review Committee meeting as a 1901 Project representative to give guidance and facilitate the permitting process. (Attendees included the Building Division; Economic Development; Engineering; Environmental; Stormwater; Traffic; Utilities Parks and Recreation and Planning/Zoning) and completed a Plumb House conditions assessment and estimated budget costs.

Their passion for the Lake Belleview neighborhood, preexisting relationship with the Community Service Foundation and the Clearwater Historical Society, and expertise with housing construction were criteria that determined selecting D- Mar Construction as the general contractor for the 1901 Project.



Doreen Caudell, CGC, DBE
President & Owner

With more than two decades of leading D-Mar, Doreen has established a lasting vision and mission which D-Mar applies to all projects. With her guidance as a certified general contractor

in multiple states, D-Mar, a certified WMBE and DBE firm, emphasizes customer service, professionalism, transparency, and giving back.



Andrew Caudell, CGC
Vice President

As a certified general contractor with nearly 40 years of experience, Andrew leads D-Mar's design/build and construction divisions, as well as preconstruction services nationwide. He has extensive experience working with large-scale developers and owners to design and build industrial and commercial developments. With his leadership and expertise, Andrew ensures that no matter the size, complexity or scope, D-Mar delivers projects that exceed owner expectations.

D-Mar is a passionate commercial general contracting company dedicated to building lasting relationships with the clients we serve and, in the communities, where we do business. We relentlessly pursue excellence through integrity, stewardship, accountability, and ingenuity as we build the commercial, industrial, and infrastructure assets that fuel growth and prosperity.

40

Years in Business

0.84

EMR Safety Rating

50M+

Square Feet of Projects Completed

980+

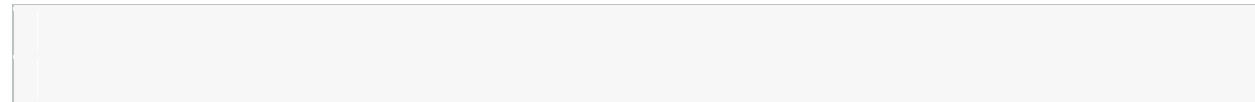
Successful Project Deliveries

D- Mar is a certified general contractor:

Florida Department of Business and Professional Regulation

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1512963
Status:	Current, Active
Licensure Date:	02/19/2007
Expires:	08/31/2024



Other certifications include:

The DBE Certification Program is a Federal Program designed for business owners deemed "socially and economically disadvantaged." **To achieve DBE status a business must meet the following criteria:**

1. Must be an existing "for-profit" business that is currently operational.
2. Must meet the federal definition of a small business concern.
3. Must be an independent business which does not depend on its relationships with another firm or firms. If it is a subsidiary of a corporation, the business must still operate in a self-sufficient manner.
4. The qualifying owner(s) must meet the federal definition of "socially and economically disadvantaged" individuals.
5. The qualifying owner(s) must own a minimum of 51% of the company; and have an investment in their company.
6. The qualifying owner(s) cannot have a net worth that exceeds \$1.32 million (excluding the owner's business and primary residence).
7. The qualifying owner(s) must have day-to-day control of operations and possess an expertise in their work specialty.

And the National Association of Women in Construction (NAWIC).

With more than 115 chapters across the country, the National Association of Women in Construction (NAWIC) offers its members education, support and networking to help advance their careers in construction, build their technical skills, and become leaders.

All women working in construction are eligible for membership, including women builders in the trades, project management, marketing, administration, and executive leadership. Women in related industries who work on construction related business, such as finance, legal, and other

complementary industries, are welcome as well.

Our members include some of the most accomplished women in our profession, many of whom credit NAWIC with helping them advance their careers and grow as individuals and as leaders.

Building Community

We understand fulfilling our mission to build thriving communities takes all of us working together to support and uplift our neighbors. We believe in the power of generosity and active involvement, which is why we participate in community and civic engagement, nonprofit organizations, and other give-back programs. From our work with the [Clearwater Free Clinic](#) and [Pace Center for Girls](#) to [The Florida Aquarium Board of Directors](#) and Chair of [Forward Pinellas](#), Doreen and her team know that communities are more than their physical spaces.

D-Mar's other community engagement:

- [Clearwater Arts Alliance](#)
- [Clearwater Historic Society](#)
- [Clearwater Free Clinic – Martinis and Matisse](#)
- [Clearwater Dental Clinic](#)
- [PACE Center for Girls](#)
- [Arc of Tampa Bay](#)

Engaging Emerging Workforces

We are passionate about leading change and evolution in the construction industry to engage and develop emerging workers. Creating a more inclusive workforce that brings together diverse knowledge and perspectives makes us a stronger, more competitive industry. We take part in initiatives that drive workforce development and offer opportunities for men, women and young people to grow and thrive in the construction industry. Our workforce development efforts:

- [National Association of Women in Construction \(NAWIC\)](#)
- [PTC \(Pinellas Technical College\)](#)
- [ABC \(Associated Builders & Contractors\) Gulf-coast](#)

LEADERSHIP AND INPACT

Our team is comprised of leaders who do and doers who lead. The D-Mar philosophy empowers and enables action. We seek opportunities to lead the growth of our business and the community that has supported us for more than forty years. Doreen and Andrew have continued this tradition through their direct involvement with municipal and industry leaders to inspire vision and build for the future.

Our leadership and impact efforts:

- [Amplify Clearwater](#) (Clearwater Regional Chamber)
- [North Tampa Bay Chamber](#)
- [South Tampa Chamber](#)
- [Tampa Bay Chamber](#)
- [Tampa Bay EDC](#)
- [Pinellas County EDC](#)
- [Florida Restaurant & Lodging Association \(FLRA\)](#)
- [Women in Healthcare](#)
- [Crew Tampa Bay](#)
- [Women's Business Enterprise National Council \(WBENC\)](#)
- [PSTA](#)
- [TBARTA](#)
- [Forward Pinellas](#) (MPO)

Community Contribution

A community is defined in many ways. The power of people contributes directly to this definition. D-Mar takes an intentional approach to charitable giving and building relationships. Whether it be in their backyard or a world away, the D-Mar team makes time to volunteer, donate, and contribute to the needs of every community we serve. D-Mar is a proud sponsor of [Lighthouse Pinellas](#), [Clearwater Jazz Holiday](#), [Habitat for Humanity](#), and the [Homeless Emergency Project](#), among many other organizations making our communities stronger.

A few other ways D-Mar is giving back:

- [Clearwater Jazz Holiday Education](#)
- [HEP – Homeless Emergency Project](#)
- [Lighthouse of Pinellas](#)
- [Salvation Army](#)
- [American Cancer Society](#)
- [Morton Plant BayCare Foundation](#)
- [Charity Works](#) – Monopoly Night
- [American Heart Association](#)

PLUMB HOUSE



PLUMB HOUSE



September 8th, 2022

1453 S. MLK, Jr. Avenue
Clearwater, Florida 33756

T. 727-461-4760
F. 727-442-0752

www.D-Mar.com

FL CGC1512963
FL CGC1504222
FL CGC037589
FL CAC1820370
SC CG 6115169
NC CGC81048
AZ ROC 3222345
NV 0088246
NV ROC 327047
CA CGC1070371

FL DOT DBE Certified
AZ DOT DBE Certified

Plumb House

Overview

Exterior inspection of house shows much of the siding will have to be attended too. All the corner trim and facial must be replaced. The siding is a particular profile not available any longer. It will be necessary to find someplace to re-create the same profile.

Eventually the house will have to be strip all the paint, this will require an inspection for lead paint.

The roof will have to be replaced we should go back with a metal roof of some type 5V crimp would probably be the roof of choice

On preliminary inspection it appears that about 30% to 50% of the floor joists will have to be reinforced.

The Floor joist for the second floor seem to have some softness to it specifically over the large room downstairs. Some selective demolition of the second-floor subfloor will need to be done to inspect the floor joist for the second floor to ensure no termite damage. If the floor joists are intact a beam may be added below the floor joists it would be exposed but would look acceptable for the period of the structure.

North Elevation

- Windows and trim needs to be replaced on the second
- Facia and corner trim needs to be replaced
- Downstairs the railing on the porch needs to be replaced and possibly the railing may need to be increased in height to match existing code
- Downstairs seems to be leaning to the east may have to look at that.
- Handicap ramp will have to be rebuilt and increased in width to 44 inches. Call so it has some structural problems anyway
- Much of the decking on the porch needs to be looked at some may need to be replaced
- Some of the floor joists seem to be a little soft on the porch. May require reinforcing



West Elevation

Second floor exterior wall has quite a bit of rot on the siding and is starting to crumble and falling off.

- Windows need to be replaced and window trim needs to be replaced
- Siding has similar problems upstairs
-

South Elevation

- All windows and trim will need to be replaced
- Siding same condition some areas are rotting and crumbling
- The rear porch off the kitchen is a concrete deck should be replaced with wood to match the rest of the structure
- Porch around the fireplace same issues as the front porch railing may be too short
- Rear porch also has some rot and will need some reinforcement for the joist
- Second floor windows replace trim replaced all corner trim placed fascia replaced chimney needs to be repaired and a new chimney cap added

East Elevation

- Window trim and windows need to be replaced
- Siding has rot some will need to be replaced
- Porch decking has rot needs to be inspected for what needs to be replaced
- Porch joist will need to be reinforced in some areas

North Elevation



West Elevation



South Elevation



East Elevation



**Estimated Budget to restore and preserve a historical building,
the Plumb House.**

Total Interior Space Square feet 2350

Site Work

Concrete Paving for Handicap Parking \$10,000

Building Repair and Preservation

Architect/engineer master plan \$25,000

Permit \$10,000

Air Condition System \$30,000

Electrical rewire /panel \$75,000

Insulation- wall, floor, ceiling \$30,000

Plumbing \$15,000

Porch repair ramp/rails \$25,000

Repair Built-ins \$20,000

Roof \$45,000

Paint in and out \$35,000

Chimney restoration \$10,000

Windows (24 @ \$2,500 each) \$40,000

Siding \$50,000

Interior Beam install \$20,000

Interior floor leveling \$20,000

Crawl space skirting \$10,000

10% Contingency \$47,000

5% overhead \$25,850

Total \$542,850